

COMMERCIAL AREA : 3660 SQ. FT. = 1 } PARKING SPACES
1 APARTMENT
(UNDEVELOPED, COMMERCIAL - 5, APT. = 6)

NORTHWARD - ROAD

PROPOSED
PARKING FOR
THE BEE CO.

10023-25 HARFORD ROAD
BALTIMORE COUNTY

ZONE: B.L. 11TH DISTRICT

N. 52° 55' N. 12.26'

N. 34° - 16' E. 1.53' +

N. 42° - 35' N. 182.85'

60' R/W.

TREES

RAILROAD

WOOD FRAME
2 STORY BLDGS.
WITH SECOND
FLOOR APT.
ABOVE LIQUOR
STORE

1 2 3 4

PARKING SPACES

STORE

LIQUOR STORE

8" SEWER LINE

CURBING

PROPERTY LINE

542° - 29' N 87.10' W

544° - 11' N 68.81'

24" WATER LINE - MIDDLE OF ROAD

HARFORD ROAD

SCALE:
1" = 30'-0"

NOTE:
PARKING
LOT TO BE
SURFACED
WITH CURB
PROPOSED
MATERIAL
THE OWNER
CHIPS

VACANT
B.L.
ZONE

• TREES

BAR. 2C
NE:HE
SECTION 11
BLK. N-2626
TYP. VAR.
MARKED
BY GED
PROG. 1-1971
BY GED

Pursuant to the advertisement, posting of property, and public hearing on this above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner,

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit six (6) parking spaces in lieu of the required nineteen (19) spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of May, 1975, that the herein Petition for a Variance to permit six (6) parking spaces in lieu of the required nineteen (19) spaces should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of May, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 109
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Gerald E. Topper, Esq.
1610-11 Munsey Building
Baltimore, Md. 21202
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of December, 1974.

S. Eric DiNenna,
Zoning Commissioner

Petitioner The Bee Corporation

Petitioner's Attorney

Reviewed by Franklin T. Hogsan, Jr.,
Chairman,
Zoning Plans
Advisory Committee



December 9, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attn: Mr. Franklin Hogsan

Dear Sir:

An inspection at the subject site revealed that there is sufficient space at the rear of the property to provide the required parking. It is hazardous to park along Harford Road, and along Northwind Road. Therefore, if adequate parking is not provided, problems are anticipated on the highway.

The 1973 average daily traffic count on this section of Harford Road is ... 10,000 vehicles.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

by: John E. Meyers

CL:JEHsbk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 6, 1974

Gerald E. Topper, Esq.
1610-11 Munsey Building
Baltimore, Maryland 21202

RE: Variance Petition
Item 109
The Bee Corporation - Petitioner

Dear Mr. Topper:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located at the southeast corner of Harford and Northwind Roads and was the subject of previous review by this Committee which resulted in the returning of this petition to the property owner due to non-compliance with initial comments. The petitioner has amended his request for variance of the number of parking spaces from 12 spaces to 6 spaces, which adequately but not sufficiently provides parking area in accordance with County specifications.

Although there is sufficient land area to the rear of this property to provide additional parking area, the petitioner contends that the use of said area for parking would result in the elimination of several trees of aesthetic value.

This request for a Variance arises from a previous zoning violation matter concerning non-compliance with the approved plan for this site.

Gerald E. Topper, Esq.
Re: Item 109
January 6, 1974

Page 2

The submitted plan should be revised prior to the hearing to indicate the proposed widening and improvements for Northwind Road, as stated in the comments of Bureau of Engineering. Please note with particular interest the comments of the State Highway Administration concerning this Variance request.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hogsan, Jr.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

December 26, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #109 (1974-1975)
Property Owner: The Bee Corporation
S/E cor. of Harford and Northwind Roads
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.28.6 to permit 6 parking spaces instead of the required 19 parking spaces.
No. of Acres: 3650 sq. ft. District: 11th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #134 (1973-1974) remain valid and applicable to this Item #109 (1974-1975), and are referred to for your consideration.

This submitted plan must be revised to correctly indicate the proposed future improvements for Northwind Road and Harford Road and the proposed highway right-of-way widening; further information may be obtained from the Baltimore County Bureau of Engineering.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:RAN:PMR:as

R-SE Key Sheet
11 NE 20 Pos. Sheet
NE 11 E Topo
71 Tax Map

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



December 18, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #109, Zoning Advisory Committee Meeting, December 10, 1974, are as follows:

Property Owner: The Bee Corporation
Location: SE/c of Harford and Northwind Roads
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 409.28.6 to permit 6 parking spaces instead of the required 19 parking spaces
No. of Acres: 3650 sq. ft.
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

After a field inspection of the property, it appears that additional parking could be provided without destroying many or no trees.

Very truly yours,
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204DONALD J. ROOP, M.D., M.P.H.
DEPUTY CLERK AND COUNTY HEALTH OFFICER

December 4, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 109, Zoning Advisory Committee Meeting,
December 10, 1974, are as follows:

Property Owner: The Bee Corporation
Location: SE/C of Harford & Northwind Rds.
Existing Zoning: B-1.
Proposed Zoning: Variance from Sec. 409.28.6 to permit
19 parking spaces instead of the required
19 parking spaces.
No. of Acres: 3650 sq. ft.
District: 11th

Metropolitan water and sewer are available.

Since this is a variance for parking, no health hazard
is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

SHVB/mco

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#75-162-A

District: 11th Date of Posting: 1-9-75
Posted for: Heating Man Jan 22 11:25 A 11:45 PM
Petitioner: The Bee Corp.
Location of property: SE/C of Harford Rd. & Northwind Rd.
Location of Signs: 1 Sign on Harford Rd. 1 Sign on Northwind Rd.
Remarks: 10:23 Harford Rd.
Posted by: Paul N. Hara Date of return: 1-14-75

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 2, 1975
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once for each
of one time successive weeks before the 27th
day of JANUARY, 1975, the first publication
appearing on the 26th day of JANUARY
1975.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

POSTING FOR A VARIANCE

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

FOR THE BEE CORPORATION

1974, by J. Milton Green, Registered Engineer and Surveyor. The improvements shown being made to 1975.

Being the property of The Bee Corporation, to show to the public and to the Board of Commissioners of Baltimore County, Maryland, the improvements shown being made to 1975.

January 27, 1975 at 10:00 A.M. Public Hearing, Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
S. ERIC DINENNA
Zoning Commissioner of Baltimore County

ROSEDALE, MD. January 25, 1975

TO CERTIFY, that the annexed advertisement was
in THE OBSERVER, a weekly newspaper published
in Roseville, Baltimore County, Md., one time before the
27th day of January, 1975, the publication
appearing on the 9th day of January, 1975.

THE OBSERVER
Robert G. Smith
Advertising Mgr.

Cost of Advertisement \$24.80

1974, by J. Milton Green, Registered Engineer and Surveyor. The improvements shown being made to 1975.

Being the property of The Bee Corporation, to show to the public and to the Board of Commissioners of Baltimore County, Maryland, the improvements shown being made to 1975.

January 27, 1975 at 10:00 A.M. Public Hearing, Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
S. ERIC DINENNA
Zoning Commissioner of Baltimore County

ROSEDALE, MD. January 25, 1975

TO CERTIFY, that the annexed advertisement was
in THE OBSERVER, a weekly newspaper published
in Roseville, Baltimore County, Md., one time before the
27th day of January, 1975, the publication
appearing on the 9th day of January, 1975.

THE OBSERVER
Robert G. Smith
Advertising Mgr.

Cost of Advertisement \$24.80

BALTIMORE COUNTY, MARYLAND No. 17492

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Feb. 13, 1975 ACCOUNT 01-662

AMOUNT \$53.16

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

The Bee Corporation
10023 Harford Rd.
Baltimore, Md. 21234
Advertising and posting of property #75-162-A

329716 13 53.16

BALTIMORE COUNTY, MARYLAND No. 17419

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 6, 1975 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

The Bee Corporation
10023 Harford Rd.
Baltimore, Md. 21234
Petition for Variance #75-162-A

329716 13 53.16

