

76-70-XA #21 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ANNA M. SCHULTZ

I, or we, HARRY L. SCHULTZ and Anna M. Schultz, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 232.2 to permit a side yard of three and (3.5) feet instead of the required ten (10) feet and a side yard of zero (0) feet instead of the required ten (10) feet, and from Section 232.1 to

permit a front yard of zero (0) feet instead of the required ten (10) feet, and from Section 409.2b.(4) and from any other applicable provision of the (see of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Beltway taking resulted in odd shaped lot, and widening of Harford Road made it still, thus strict compliance with the Regulations would cause practical difficulty and unreasonable hardship.
2. The requested variances are in strict harmony with the spirit and intent of the Regulations, and this variance will have no adverse effect upon the health, safety and general welfare of the area.

*Regulations to permit the provision of thirteen (13) parking spaces in lieu of the required fourteen (14) spaces, a variance of only one (1) parking space, and from Section 409.2c.(4) to permit parking and parking spaces within zero (0) feet of the street property/right-of-way line in lieu of the required eight (8) feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address
Baltimore County 21234

Protestant's Attorney
Address
Baltimore County 21234

Address 204 W. Pennsylvania Avenue
Townson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of August, 1975

that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of October, 1975, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

76-70-XA #21 **PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ANNA M. SCHULTZ

I, or we, HARRY L. SCHULTZ and Anna M. Schultz, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for living quarters in a commercial building in a commercial zone pursuant to section 230.13 and other applicable provisions of the Regulations as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address
Baltimore County 21234

Protestant's Attorney
Address
Baltimore County 21234

Address 204 W. Pennsylvania Avenue
Townson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of August, 1975

that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of October, 1975, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR ZONING VARIANCE FROM AREA PARKING AND HEIGHT REGULATIONS

and PETITION FOR SPECIAL EXCEPTION

NE Corner of Harford Road and California Avenue, 9th Election District
Harry L. Schultz and Anna M. Schultz,
Petitioners

Case No. 76-70-XA (Item No. 21)

PETITION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Petition of the People's Counsel for Baltimore County respectfully represents that after having filed his Appeal from the Order of the Zoning Commissioner of Baltimore County in the above-entitled matter, he has consulted with counsel for the Petitioner and with residents of the area and has concluded that the public interest no longer demands the prosecution of this Appeal.

WHEREFORE, It is respectfully requested that the Board by its appropriate Order dismiss said Appeal with prejudice.

AND AS IN DUTY BOUND, etc.,

John W. Hession, III
People's Counsel

Charles E. Kauntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 22nd day of January, 1976, a copy of the foregoing Petition was mailed to James Nolan, Esquire, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III

RE: PETITION FOR ZONING VARIANCE FROM AREA PARKING AND HEIGHT REGULATIONS

and PETITION FOR SPECIAL EXCEPTION

NE Corner of Harford Road and California Avenue, 9th Election District
Harry L. Schultz and Anna M. Schultz,
Petitioners

Case No. 76-70-XA (Item No. 21)

ORDER

Upon the foregoing Petition by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 23rd day of January, 1976, by the County Board of Appeals for Baltimore County, ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED with prejudice.

Walter A. Miller, Jr., Esquire
Robert L. Gifford
John A. Miller

ZONING DESCRIPTION

9011 HARFORD ROAD

HARRY L. SCHULTZ, JR., ETUX

BEGINNING for the same the following two courses and distances from the point formed by the center line intersections of Harford Road (variable width) and California Avenue (40 feet wide) as shown on State Highway Administration Plat No. 20761 and 24496 north 33 degrees 14 minutes 20 seconds east 20.00 feet along the center of said Harford Road to Station 37 + 15 as shown on said Plats and south 56 degrees 45 minutes 40 seconds east 55.00 feet to the northernmost side of California Avenue as shown on said Plats and to the point of beginning and to the southernmost side of a flare connecting the northernmost side of said California Avenue with the easternmost side of said Harford Road and Ramp "M", thence binding on said flare north 11 degrees 45 minutes 40 seconds west 7.07 feet to a point distant 50 feet measured at right angles in a southeasterly direction from center line Station 37 + 10 as shown on said Plats north 37 degrees 57 minutes 28 seconds east 30.03 feet to a point distant 15.00 feet measured radially in a southeasterly direction from Station 800 + 22.21 Ramp "M" and to the division line between Lots No. 7 and 8 as shown on the Plat of California Grove as filed among the Land Records of Baltimore County in Plat Book No. 5 folio 81 north 70 degrees 48 minutes 21 seconds east 107.95 feet to a point distant 25.00 feet measured radially in a southerly direction from Station 801 + 50 Ramp "M" and south 56 degrees 17 minutes 21 seconds east 37.33 feet to the division line between Lots No. 11 and 158 as shown on said Plat of California Grove, thence binding on said division line and on the northwesternmost side of Lot No. 159 south 33 degrees 14 minutes 20 seconds west 131.95 feet to the northeasternmost side of California Avenue as shown on Baltimore County Bureau of Land Acquisition Drawing B20 61-003-1, thence binding on the northeasternmost side of said Avenue north 56 degrees 38 minutes 40 seconds west 75.10 feet to intersect the limit of acquisition as shown on said SHA Plats, thence binding on SHA Plats the two following courses and distances north 33 degrees 14 minutes 20 seconds east 5.13 feet and north 56 degrees 45 minutes 40 seconds west 25.00 feet to the place of beginning.

CONTAINING 0.232 acres of land more or less.

BRING the remainder of Lots No. 6, 7, 8, 9, 10 and 11 as shown on the Plat of California Grove as filed among the Land Records of Baltimore County in Plat Book No. 5 folio 81.

July 3, 1975

DAVID W. DALLAS, JR.
CIVIL ENGINEER
OFFICE: 6000 JACOBSON BLVD.
BALTIMORE, MD. 21204
(410) 665-7422

October 15, 1975

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variances
NE/corner of Harford Road and California Avenue - 14th Election District
Harry L. Schultz, M.D., et ux -
Petitioners
NO. 76-70-XA (Item No. 21)

Dear Mr. Nolan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

cc: John J. Hession, III, Esquire
People's Counsel

Mr. Dwight Pangborn
3013 Arizona Avenue
Baltimore, Maryland 21234

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of August, 1975

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Mr. Harry L. & Anna M. Schultz

Petitioner's Attorney: James D. Nolan
204 W. Pennsylvania Avenue
Towson, MD. 21204

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

APR 0 6 1976

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the 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 Petitioners the above Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variance: to permit a side yard of 3.5 feet instead of the required 10 feet; a side yard of zero feet instead of the required 10 feet; a front yard of zero feet instead of the required 10 feet; and to permit 13 parking spaces instead of the required 14 spaces, and parking and parking spaces within zero feet of the street property right of way line instead of the required 8 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of October, 1975, that the herein Petition for a Variance 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, 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 _____ day of _____, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of October, 1975, that the herein Petition for a Special Exception for a living quarters in a commercial building should be granted, from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, 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 re-classification, should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1975, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

October 31, 1975

Case No. 76-70-XA (Item No. 21) - Harry L. Schultz, M.D., et ux - Petitioners

NE/corner of Harford Road and California Avenue - 14th Election District

Petitions for Special Exception and Variances with the Order of the Zoning Commissioner, dated October 15, 1975 - GRANTED

Description of Property

Plat of Subject Property, revised September 24, 1975

Zoning Plans Advisory Committee Comments, dated September 9, 1975

Certificates of Publication

Certificate of Posting (One (1) Sign)

Petitioners' Exhibit 1 - Plat of Subject Property, revised September 24, 1975

Petitioners' Exhibit 2 - Elevation Drawing

Petitioners' Exhibit 3 - Upper Level Plan

Petitioners' Exhibit 4 - Lower Level Plan

Order for Appeal from John W. Hessian, III, Esquire, People's Counsel, received October 22, 1975

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Counsel for Petitioners

Dr. & Mrs. Harry L. Schultz
9011 Harford Road
Baltimore, Maryland 21234

Petitioners

John W. Hessian, III, Esquire
People's Counsel

People's Counsel

RE: PETITION FOR ZONING VARIANCE FROM AREA PARKING AND HEIGHT REGULATIONS and PETITION FOR SPECIAL EXCEPTION NE Corner of Harford Road and California Avenue, 9th Election District Harry L. Schultz and Anna M. Schultz, Petitioners No. 76-70-XA (Item No. 21)

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ORDER FOR APPEAL

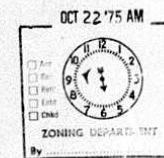
Mr. Commissioners:

Please note an Appeal from your decision in the above entitled matter under date of October 15, 1975, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Hessian, III
John W. Hessian, III
People's Counsel

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 21st day of October, 1975, a copy of the foregoing Order was mailed to James Nolan, Esquire, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.



John W. Hessian, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 9, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hogans, Jr.

James D. Nolan, Esq.
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception and Variances
Petition
Item 21
Dr. Harry L. & Anna M. Schultz -
Petitioners

Dear Mr. Nolan:

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 on the northeast corner of Harford Road and California Avenue, and is currently the site of a Veterinarian's office. The property abuts on its northwestern property line an entrance ramp of the Baltimore County Beltway. The property abuts to the east and south single family dwellings along California Avenue.

The petitioner is proposing the rebuilding of an existing office and animal hospital building as well as an addition, in which will be housed a dwelling unit. The proposed construction requires various yard Variances and a Variance as to the required number of parking spaces. In light of the fact that a dwelling unit is proposed, petitioner is also requesting a Special Exception to permit living quarters in a commercial building.

James D. Nolan, Esq.
Item 21
September 9, 1975
Page 2

The existing paving of the parking lot currently abuts the right-of-way line of the Beltway Interchange, and the petitioner is requesting the Variance to permit these parking spaces at a distance of 0 feet instead of the required 8 feet from a street property line.

Field inspection revealed this Veterinarian Hospital operation to be extremely successful at this location, and as a result customer parking areas and adjacent waiting room areas were filled to overflow capacity.

The plans should be revised in accordance with the comments of the Department of Traffic Engineering, most especially in the request for a more practical parking lot design, if one exists. The plans should be revised prior to the hearing.

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. Hogans, Jr.
FRANKLIN T. HOGANS, JR.,
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: Neumayer & Foutz, Architects
11 W. Pennsylvania Avenue
Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 6, 1975

Mr. S. Eric DiMenna, Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiMenna:

Comments on Item #21, Zoning Advisory Committee Meeting, August 12, 1975, are as follows:

Property Owners: Harry L. & Anna M. Schultz
Location: NE/C of Harford Road & California Avenue
Existing Zoning: BL
Proposed Zoning: Variance from Sec. 232.2 to permit a side yard of 3.5' instead of the required 10' & a side yard of 0' instead of the required 10' & from Sec. 232.1 to permit a front yard of 0' instead of the required 10' & from Sec. 409.2b(4) & from any other applicable provision of the regulations to permit the provision of 13 parking spaces in lieu of the required 14 spaces, a variance of only 1 parking space, & from Sec. 409.2c (4) to permit parking & parking spaces within 0' of the street property/right-of-way line in lieu of the required 8'. Special exception for living quarters pursuant to section 230.13.

No. of Acres: 0.232
District: 14th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, R.S., Director
Bureau of Environmental Services

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

August 19, 1975

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: Z.A.C. Meeting August 12, 1975
Item: 21. Property Owners:
Harry L. & Anna M. Schultz
Location: NE/C of Harford Rd.
(Rte 147) & California Ave.
Existing Zoning: BL
Proposed Zoning: Var. from
Sec. 232.2 to permit a side
yard of 3.5' instead of the
required 10' & a side yard
of 0' instead of the required
10' & from Sec. 232.1 to
permit a front yard of 0'
instead of the required 10'
& from Sec. 409.2b. (4) &
from any other applicable
provision of the regulations
to permit the provision of 13
parking spaces in lieu of
the required 14 spaces, a
var. of only 1 parking space,
& from Sec. 409.2c (4) to
permit parking & parking
spaces within 0' of the street
property/right of way line
in lieu of the required 8'.
Spec. exception for living
quarters pursuant to Section
230.13.
No. of acres: 0.232
District 14th

Dear Mr. DiMenna,

The subject proposed addition is not expected to have any adverse effects on the State Highways.

The 1974 average daily traffic count on this section of Harford Road is 22,700 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

by John E. Meyers

CL-JEM/es

P.O. Box 747 300 West Preston Street Baltimore, Maryland 21203

APR 06 1976

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

August 15, 1975

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

Re: Item 21 - ZAC - August 12, 1975
Property Owner: Harry L. & Anna M. Schultz
Location: NE/C of Harford Rd. & California Ave.
Existing Zoning: BL
Proposed Zoning: Variance from Sec. 232.2 to permit a side yard of 3.5' instead of the required 10' & a side yard of 0' instead of the required 10' & from Sec. 232.1 to permit a front yard of 0' instead of the required 10' & from Sec. 409.2b (4) & from any other applicable provision of the regulations to permit the provision of 13 parking spaces in lieu of the required 14 spaces, a variance of only 1 parking space, & from Sec. 409.2C (4) to permit parking & parking spaces within 0' of the street property/right-of-way line in lieu of the required 8'.
Special exception for living quarters pursuant to section 230.13.
No. of Acres: 0.232
District: 14th

Dear Mr. DiNenna:

This department has reviewed the submitted plan and have the following comments.

- 1) The entrance must be a minimum of 24 feet wide.
- 2) The parking lot is of poor design and problems can be expected in its use.
- 3) During field inspection of this, the parking lot was crowded indicating a need for more than is required.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate

MSF/bza

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



August 27, 1975

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

Comments on Item #21, Zoning Advisory Committee Meeting, August 12, 1975, are as follows

Property Owner: Harry L. & Anna M. Schultz
Location: NE/C of Harford Road and California Ave.
Existing Zoning: B.L.
Proposed Zoning: Variance from Sec. 232.2 to permit a side yard of 3.5' instead of the required 10' and a side yard of 0' instead of the required 10' and from Sec. 232.1 to permit a front yard of 0' instead of the required 10' and from Sec. 409.2b (4) and from any other applicable provision of the regulations to permit the provision of 13 parking spaces in lieu of the required 14 spaces, a variance of only 1 parking space, and from Sec. 409.2C (4) to permit parking and parking spaces within 0' of the street property/right-of-way line in lieu of the required 8'. Special Exception for living quarters pursuant to Section 230.13.
No. of Acres: 0.232
District: 14th

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.

This office concurs with the Department of Traffic Engineering.

Very truly yours,

John Wimbley
John Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3511 ZONING 484-3581

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND 21204

Date: August 15, 1975

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

Z.A.C. Meeting of: August 12, 1975

Re: Item 21
Property Owner: Harry L. & Anna M. Schultz
Location: NE/C of Harford Rd. & California Ave
Present Zoning: B.L.
Proposed Zoning: Variance from Sec. 232.2 to permit a side yard of 3.5' instead of the required 10' & a side yard of 0' instead of the required 10' & from Sec. 232.1 to permit a front yard of 0' instead of the required 10' & from Sec. 409.2b (4) & from any other applicable provision of the regulations to permit the provision of 13 parking spaces in lieu of the required 14 spaces, a variance of only 1 parking space, & from Sec. 409.2C (4) to permit parking & parking spaces within 0' of the street property/right-of-way line in lieu of the required 8'. Special Exception for living quarters pursuant to Sec. 230.13.

District: 14th
No. Acres: 0.232

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. ENSLIE PARES, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. ROTBART
JOSEPH N. MUDRAN
ALVIN LORECK
JOSHUA R. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WUERFEL

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

Division of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

September 26, 1975

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

Re: Item #21 (1975-1976)
Property Owner: Harry L. & Anna M. Schultz
N/E cor. of Harford Rd. & California Ave.
Existing Zoning: BL
Proposed Zoning: Variance from Sec. 232.2 to permit a side yard of 3.5' instead of the required 10' & a side yard of 0' instead of the required 10' & from Sec. 232.1 to permit a front yard of 0' instead of the required 10' & from Sec. 409.2b (4) & from any other applicable provision of the regulations to permit the provision of 13 parking spaces in lieu of the required 14 spaces, a variance of only 1 parking space, & from Sec. 409.2C (4) to permit parking & parking spaces within 0' of the street property/right-of-way line in lieu of the required 8'.
Special Exception for living quarters pursuant to Sec. 230.13.
No. of Acres: 0.232 District: 14th

Dear Mr. DiNenna:

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

General:

The submitted plan should be revised to indicate that this site comprises Lots 6 through 11, or portions thereof, as shown on the recorded plat of California Grove (N.P.C. 5, Folio 81).

Highways:

Harford Road (Md. 147) and the Baltimore County Beltway (I-695) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Item #21 (1975-1976)
Property Owner: Harry L. & Anna M. Schultz
Page 2
September 26, 1975

Highways: (Cont'd)

California Avenue, an existing County road, is under Contract #75-045 RI-1 (Job Order 5-2439) to be improved as a 30-foot closed section roadway on a 40-foot right-of-way (Drawing #74-0498, File 5). Any additional highway right-of-way widening or reversible easements for slopes as may be necessary would be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Ellsworth H. Dyer
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:iss

cc: John J. Trenner

N-NE Key Sheet
33 NE 16 Pos. Sheet
NE 9 D Topo
71 Tax Map

APR 06 1976

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., Sept. 22, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 9th day of October 1975, the publication appearing on the 18th day of September 1975.

THE OBSERVER,
Advertising Mgr.

Cost of Advertisement \$11.80

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 18, 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 in each of one time successive weeks before the 9th day of October 1975, the first publication appearing on the 18th day of September 1975.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-70-XA

District: 14
Posted for: Hearing, Thurs. Oct. 9th 1975 at 10:00 A.M.
Petitioner: Harry L. Schultz, M.D.
Location of property: NE corner of Harford Rd. & California Ave.
Location of Signs: 2 signs on Harford Rd. 2 signs on California Ave.
Remarks: Paul H. Huse
Posted by: Paul H. Huse
Date of return: 9/25/75

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: J. P. H.										
Revised Plans: Change in outline or description										
Previous case:										
Map #										

Appeal

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-70-XA

District: 14
Date of Posting: 11/6/75
Posted for: Harry L. Schultz, M.D.
Petitioner: Harry L. Schultz, M.D.
Location of property: NE corner of Harford Rd. & California Ave.
Location of Signs: 1 sign on Harford Rd. 1 sign on California Ave.
Remarks: Paul H. Huse
Posted by: Paul H. Huse
Date of return: 11/13/75

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Item 21
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 18th day of August 1975
S. Eric DiNenna, Zoning Commissioner
Petitioner: Mr. Harry L. & Anna M. Schultz
Petitioner's Attorney: James D. Nolan
Reviewed by: Franklin T. Hoffman, Jr., Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5955

DATE October 28, 1975 ACCOUNT 01-662

AMOUNT \$75.00

RECEIVED John W. Hessian, III, Esquire, People's Counsel

FOR Cost of Filing of an Appeal and Posting of Property

on Case No. 76-70-XA (Item No. 21)

NE corner of Harford Road and California Avenue - 9th

Election District 500 Petitioners 75.00 MC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 2909

DATE Oct. 10, 1975 ACCOUNT 01-662

AMOUNT \$113.80

RECEIVED James D. Nolan, Esq., People's Counsel

FOR Advertising and posting of

property for Harry L. Schultz, M.D.

#76-70-XA

1827 PRU 10 113.80 MC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 23335

DATE August 18, 1975 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED James D. Nolan, Esq., People's Counsel

FOR Petition for Special Exception and Variance for

Harry L. Schultz, M.D. #76-70-XA

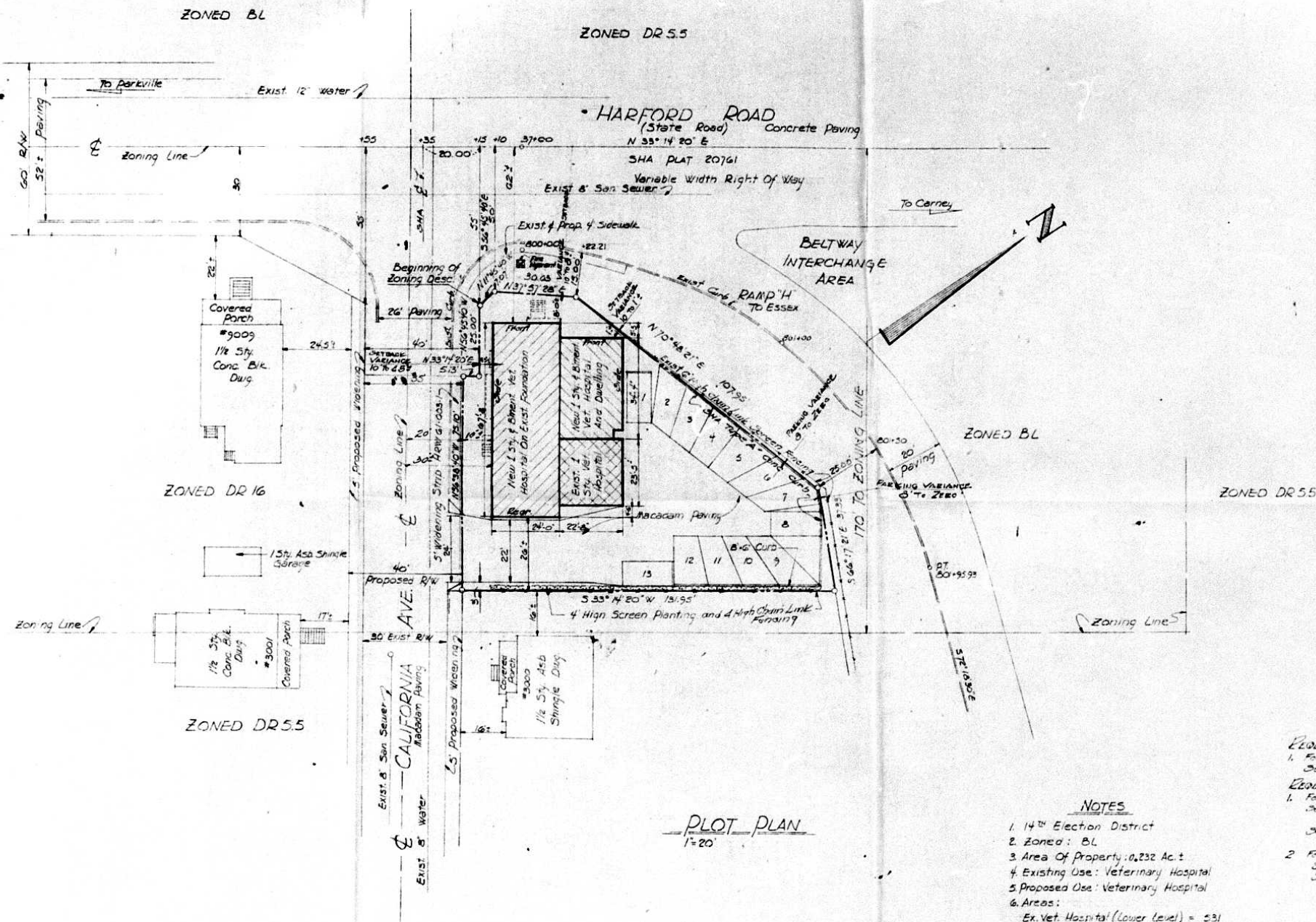
1850 PRU 18 50.00 MC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received * this 31st day of 1975. Item #
S. Eric DiNenna, Zoning Commissioner
Petitioner: Schultz Submitted by: Nolan
Petitioner's Attorney: Nolan Reviewed by: J. P. H.
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

APR 06 1976



PLOT PLAN
1-20

NOTES

1. 14th Election District
2. Zoned: BL
3. Area Of Property: 0.232 Ac.
4. Existing Use: Veterinary Hospital
5. Proposed Use: Veterinary Hospital
6. Areas:
 - Ex. Vet. Hospital (Lower Level) = 531
 - New Lower Level Vet. Hospital = 2395
 - New Upper Level Vet. Hospital = 954
 - New Upper Level Dwelling = 776
 - TOTAL AREA, New CONST = 4125
7. Required Parking:
 - Vet. Hospital: 3872 ÷ 300 = 13
 - Dwelling = 1
 - TOTAL PARKING REQ'D = 14
8. Parking Provided (3.5 x 16 Mo) = 15
9. Data Taken From Survey By David W. Dallas Jr.
Dated July 7, 1975
10. Permitted FAR = 3.0
11. Proposed FAR = 4125 ÷ 1360.37 = 3.01
12. Height of Proposed Building, 24' Max, therefore no tent diagram has been shown

- REQUESTED SPECIAL EXCEPTION
1. For Living Quarters in a Commercial Zone
Section 233.19
- REQUESTED VARIANCE
1. For Building Setbacks
Section 232.1 Front Exist Bldg. 10 to 0.2' Harford Rd
Front Prop Bldg. 10 to 1.5' Harford Rd
Section 232.2 Side Exist Bldg. 10 to 6.3' City Ave
Side Prop Bldg. 10 to 12' Camp H
 2. For Parking
Section 232.2 Parking Spaces 16 to 13 Spaces
Section 232.2(2) Existing Setback 0 to 0 Zero
Along Camp H

PLAT TO ACCOMPANY SETBACKS
FOR
SPECIAL EXCEPTION & VARIANCE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John F. Winkler
DATE 3-2-76
76-70-2-A

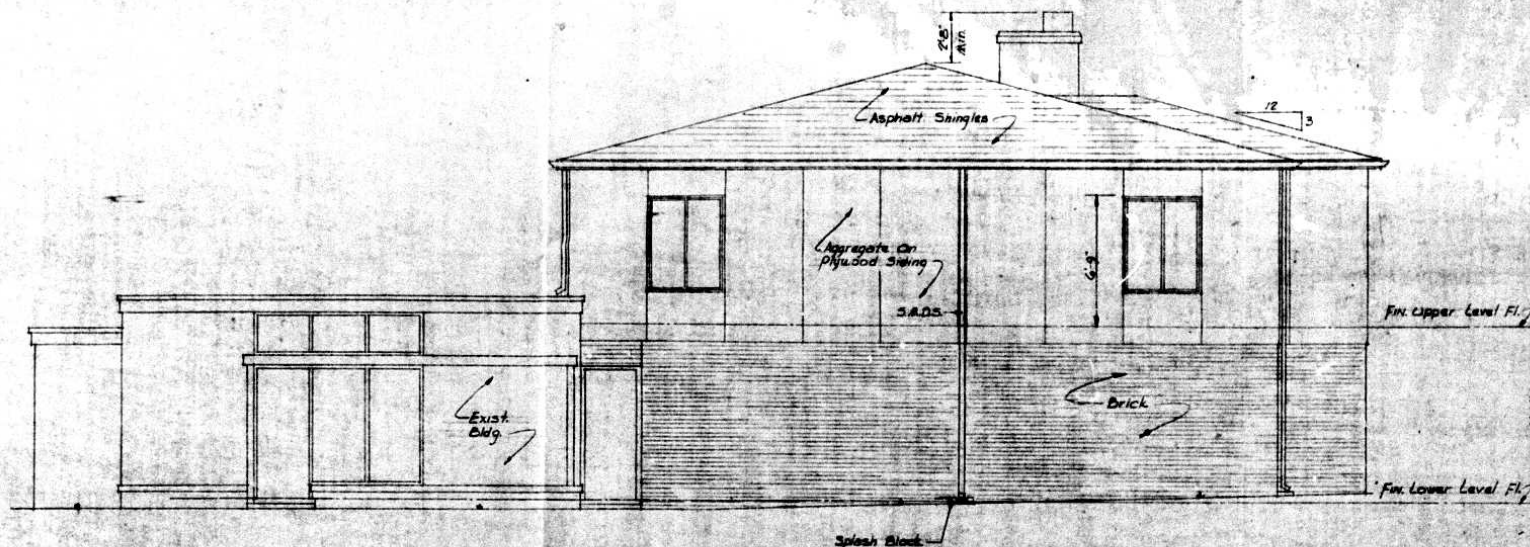
ENTRY RECORDED

NEUMAYER & FOUTZ
ARCHITECTS
1110 PENNSYLVANIA AVE., PHILADELPHIA, PA. 19104

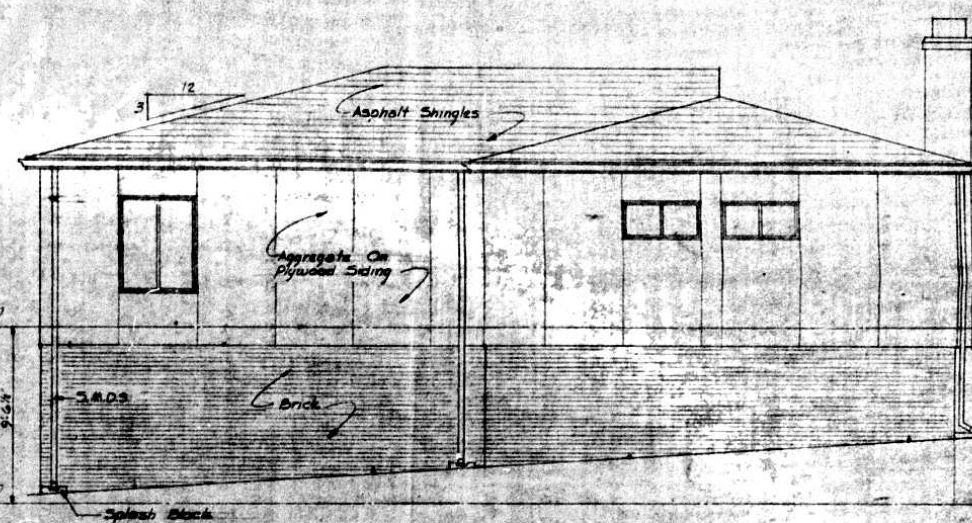
ADDITONS & ALTERATIONS TO
CARNEY ANIMAL HOSPITAL
97 HARFORD ROAD
DE HARE, SCHOLZ, DWIG

PLOT PLAN

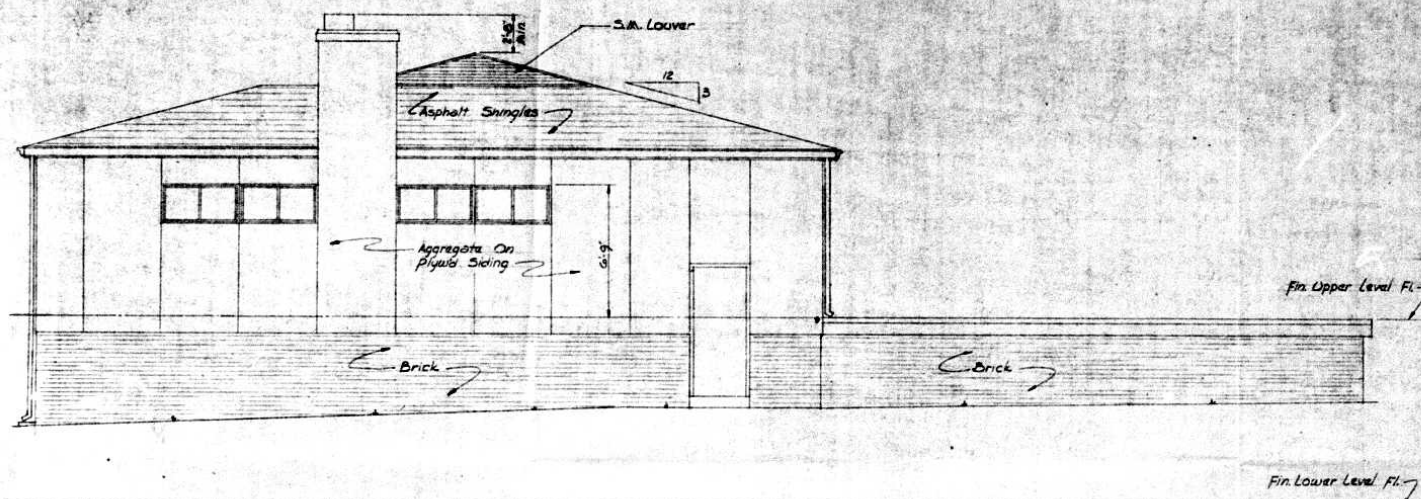
7211



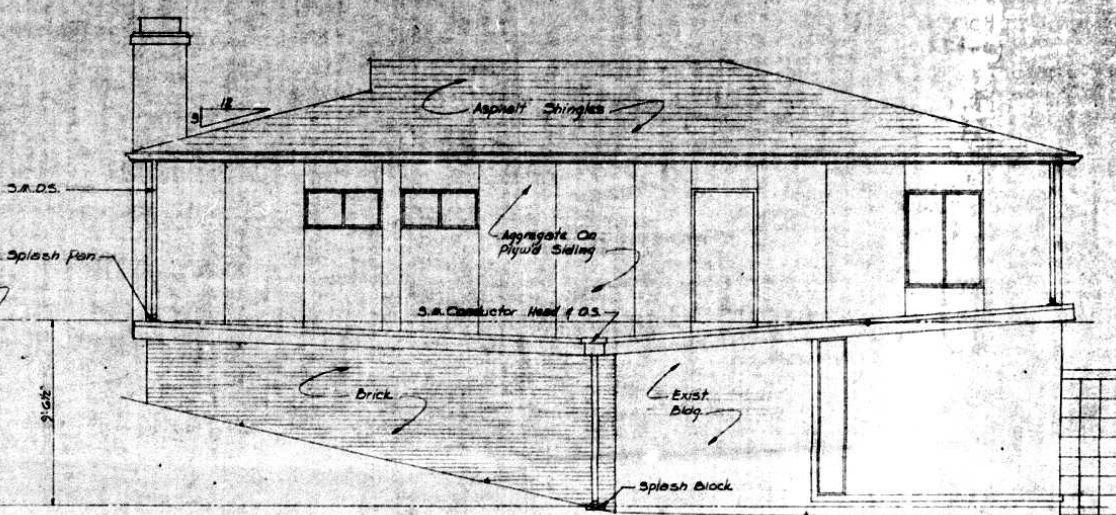
NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

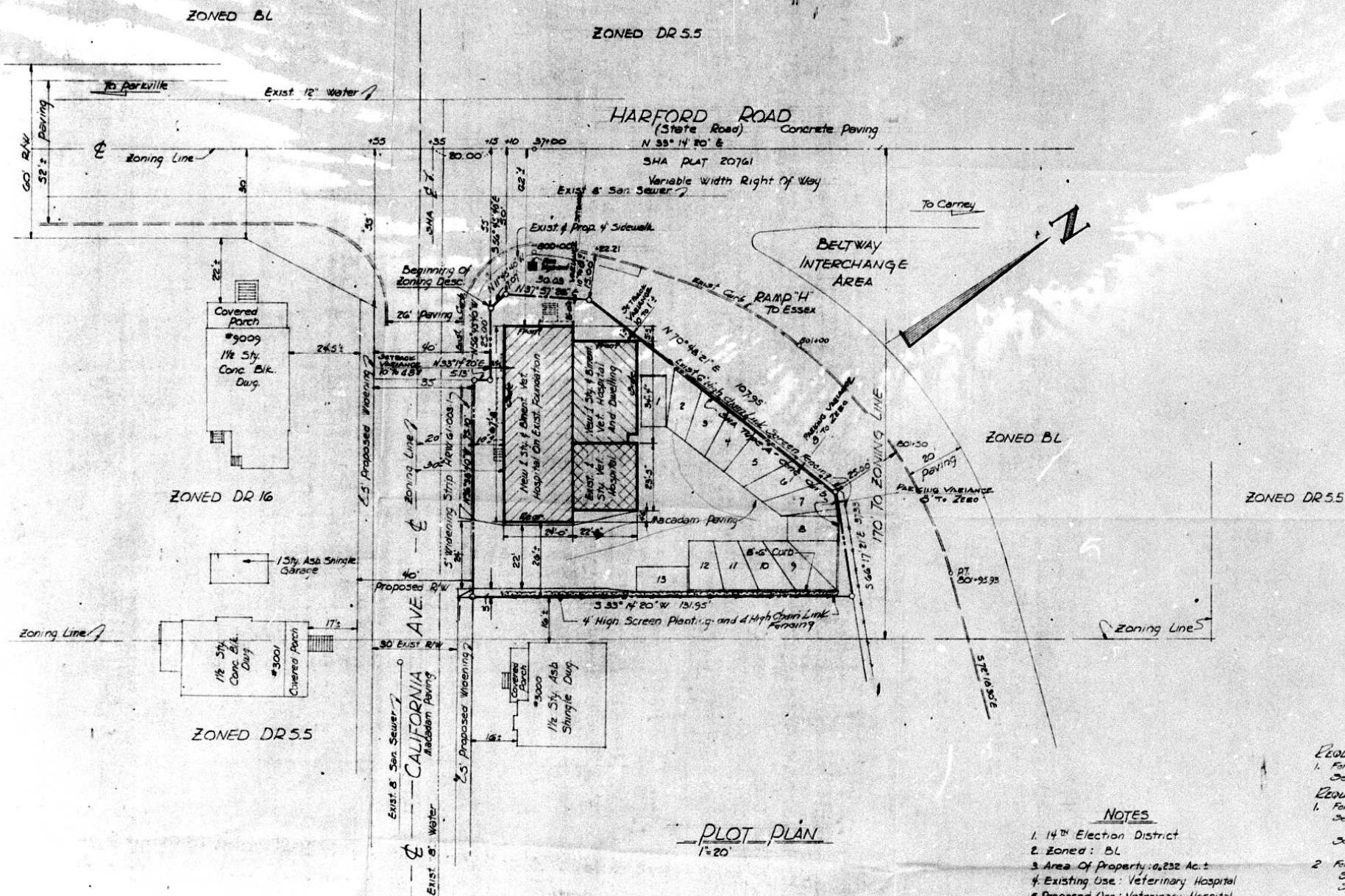


EAST ELEVATION
1/4" = 1'-0"



NEUMAYER & FOUTZ ARCHITECTS 11 W. PENNSYLVANIA AVE., TOWSON, MD. 21204	
ADDITIONS & ALTERATIONS TO CARNEY ANIMAL HOSPITAL 9011 HARFORD ROAD DR. HARRY SCHULTE, D.V.M.	
ELEVATIONS	4
DATE	7/21

PET 2



PLOT PLAN
1" = 20'

NOTES

1. 14th Election District
2. Zoned: BL
3. Area of Property: 0.232 Ac.
4. Existing Use: Veterinary Hospital
5. Proposed Use: Veterinary Hospital
6. Areas:
 - Ex. Vet. Hospital (Lower Level) = 531
 - New Lower Level Vet. Hospital = 2393
 - New Upper Level Vet. Hospital = 954
 - New Upper Level Dwelling = 776
 - TOTAL AREA NEW CONST = 4125
7. Required Parking:
 - Vet. Hospital: 3572 - 500 = 12
 - Dwelling = 1
 - TOTAL PARKING REQ'D = 13
8. Parking Provided (3.5 x 10 Min) = 13
9. Data Taken From Survey By David W. Dallas Jr.
Dated July 7, 1975
10. Permitted FAR = 3.0
11. Proposed FAR = 4125.37 / 1063.37 = 0.41
12. Height of Proposed Building: 24' Max. therefore no tent diagram has been shown.

REQUESTED SPECIAL EXCEPTION

1. For Living Quarters in a Commercial Zone
Section 230.13

REQUESTED VARIANCE

1. For Building Setbacks
 - Section 232.1 Front Exst Bldg. 10' to 31' Harford Rd
 - Front Prop Bldg. 10' to 17' Edgemoor
 - Section 232.2 Side Exst Bldg. 10' to 4.5' Calif. Ave
 - Side Prop Bldg. 10' to 15' Ramp 'H'
2. For Parking
 - Section 200.2 Parking Spaces 14 to 13 Spaces
 - Section 200.2(2) Parking Setback 3' to Zero along Ramp 'H'

PLAT TO ACCOMPANY PETITION
for
SPECIAL EXCEPTION & VARIANCE

Z.C. Pet X 1

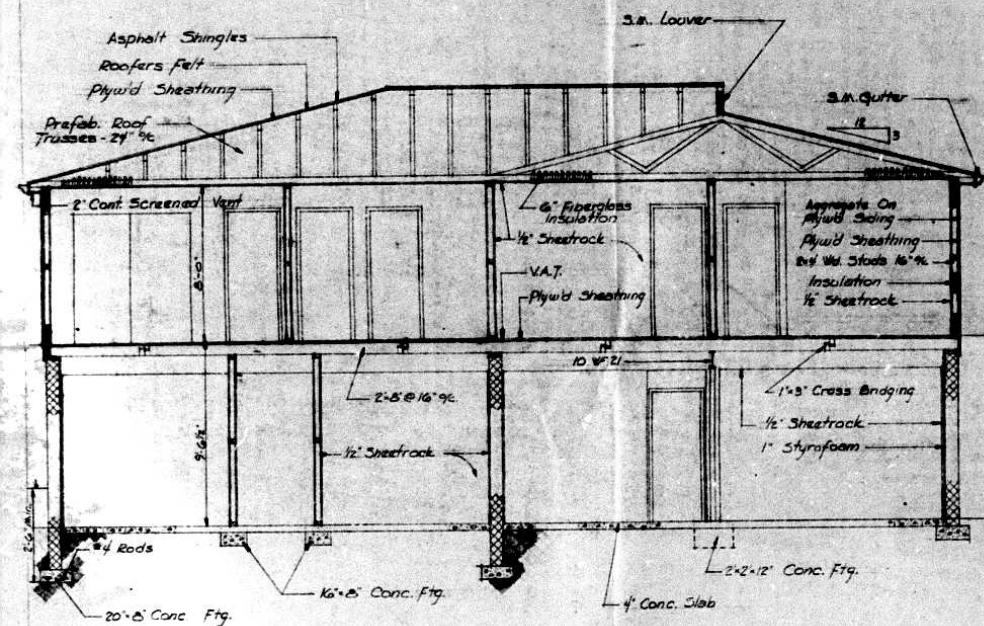
ENTRY REVISED 10/7/75

NEUMAYER & FOUTZ
ARCHITECTS
1114 FENNELL AVENUE, TOWSON, MD 21204

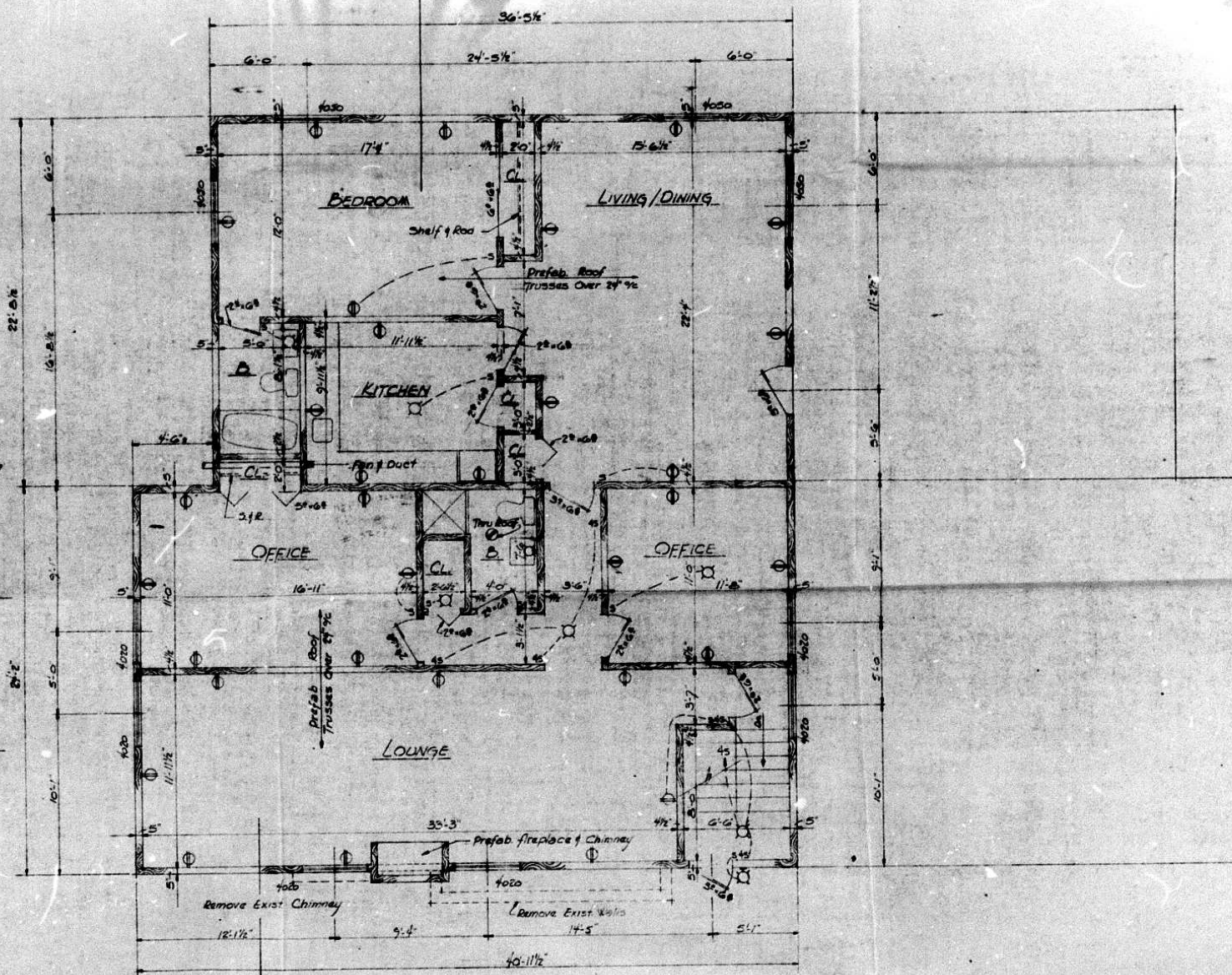
ADDITONS & ALTERATIONS TO
CARNEY ANIMAL HOSPITAL
9011 HARFORD ROAD
DR. HARRY SCHULTZ, D.V.M.

PLOT PLAN

DATE: 10/7/75



① SECTION
1/4" = 1'-0"



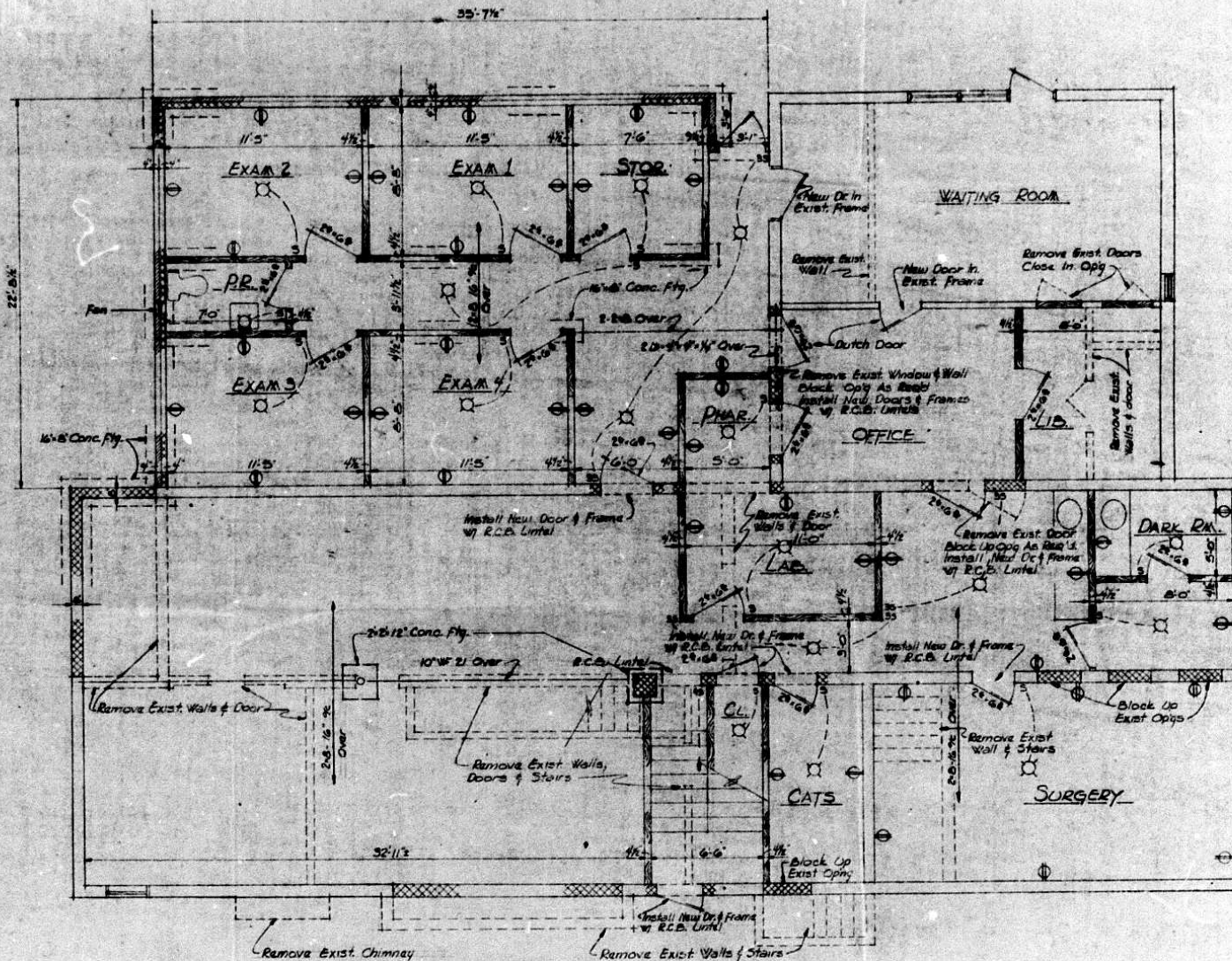
UPPER LEVEL PLAN
1/4" = 1'-0"



PE7 X-3

NEUMAYER & FOUTZ ARCHITECTS 11 W. PENNSYLVANIA AVE., TOWSON, MD. 21204	
ADDITIONS & ALTERATIONS TO CARNEY ANIMAL HOSPITAL 9011 HARFORD ROAD DR. HARRY SCHULTZ, D.V.M.	
DATE: _____ 7211	SHEET: 3

7211



LOWER LEVEL PLAN
1/4" = 1'-0"

PET x4

NEUMAYER & FOUTZ ARCHITECTS 11 W. PENNSYLVANIA AVE., TOWSON, MD. 21204	
ADDITIONS & ALTERATIONS TO CARNEY ANIMAL HOSPITAL 9011 HARFORD ROAD DR. HARRY SCHULTE, D.V.M.	
Date: _____ Sheet: 7211	2



7211

