

77-7-X #205 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Francis G. & Kay C. Wehner, legal owner, 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 Kennels.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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 pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Francis G. & Kay C. Wehner
Address: 8246 Beachwood Rd.

Petitioner's Attorney: _____
Address: _____

Protestant's Attorney: _____
Address: _____

ORDERED by The Zoning Commissioner of Baltimore County, this 18th day of July, 1976, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of July, 1976, at 1:00 o'clock P.M.

Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S of Beachwood Rd., 127.23' West of Beachwood Rd., 15th District : OF BALTIMORE COUNTY

WEHNER, FRANCIS G., Petitioners : Case No. 77-7-X
& KAY C.

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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 1st day of July, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. Francis G. Wehner, 8246 Beachwood Road, Baltimore, Maryland 21212, Petitioners.

John W. Hession, III



Mr. & Mrs. Francis G. Wehner
8246 Beachwood Road
Baltimore, Maryland 21222

RE: Petition for Special Exception
N/S of Beachwood Road, 127.23'
W of Beachwood Road - 15th Elec-
tion District
Francis G. Wehner, et al -
Petitioners
NO. 77-7-X (Item No. 235)

Dear Mr. & Mrs. Wehner:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED:swl

Attachments

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

July 7, 1976

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21227

May 14, 1976

Re, 8246 Beachwood Road
15th District Baltimore, County, Maryland

Beginning for the same on the north side of Beachwood Road at the distance of 127.23 feet measured westerly along the north side of Beachwood Road from the west side of Beachwood Road, said point of beginning being at the southwest corner of Lot 5A as laid out and shown on the plat of Beachwood, said plat being recorded among the land records of Baltimore County in Plat Book 10 folio 125, and thence running and binding on the north side of Beachwood Road (50 feet wide) South 79 degrees 25 minutes West 230 feet, thence leaving Beachwood Road for two lines of division as follows: North 10 degrees 35 minutes West 200.71 feet and North 79 degrees 25 minutes East 109.95 feet to the rear of Lot 9A on plat above referred to, and thence running and binding on the rear of Lots 9A, 8A, 7A, 6A, and 5A South 40 degrees 29 minutes East 240.75 feet to the place of beginning.

Containing 0.61 acres of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: JUL 28, 1976
FROM: William D. From, Director of Planning
SUBJECT: Petition 77-7-X - Petition for Special Exception for Kennels
North side of Beachwood Road 127.23' West of Beachwood Road
Petitioners: Francis G. Wehner and Kay C. Wehner

15th District

HEARING: Tuesday, July 6 1976 (1:00 P.M.)

This office is not opposed to the requested special exception.

William D. From
Director of Planning

WDF:JGH:rw



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

July 1, 1976

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

Re: Item #235 (1975-1976)
Property Owner: Francis G. & Kay C. Wehner
N/S Beachwood Rd., 127.23' W. Beachwood Rd.
Existing Zoning: M1
Proposed Zoning: Special Exception for Kennels.
Acres: 0.61 District: 15th

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

Baltimore County highway and utility improvements are not directly involved.

Highways

Beachwood Road, an existing public road is proposed to be improved in the future in this vicinity as a 48-foot closed section roadway on a 70-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary reworkable easements for slopes will be required in connection with any grading or building permit application. The submitted plan does not indicate the proposed widening. Further information may be obtained from the Baltimore County Bureau of Engineering.

Water

Public water supply is served by this property.

Sanitary Sewer

Public sanitary sewerage is not available to serve this property which is utilizing a private onsite sewage disposal system. The location of the septic tank does not appear on the submitted plan.

The Baltimore County Comprehensive Water and Sewer Plan, amended August 1974, indicates this property to be within an "Immediate Priority" area.

Very truly yours,

ELIZABETH H. QUINN, P.E.
Chief, Bureau of Engineering

AN:KAN:FW:iss

cc: J. Trenner

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Francis G. Wehner
8246 Beachwood Road
Baltimore, Md. 21222

Item 235

BALTIMORE COUNTY OFFICE OF ZONING & PLAN

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

Your Petition has been received and accepted for filing this 18th day of May, 1976.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Francis G. & Kay C. Wehner

Petitioner's Attorney: _____

Reviewed by: Franklin T. McGinnis, Jr.

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21227

Chairman, Zoning Plans
Advisory Committee

ECT 05 1976

UNDER RECIPIENT FOR FILING
DATE 10/1/76
BY [Signature]

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:

A Special Exception for Kennels should be granted. It is ORDERED by the Zoning Commissioner of Baltimore County this 19th day of September, 1976, that the Special Exception for Kennels should be granted. The same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
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:

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of September, 1976, 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 _____, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 J. L. GARRARD DR.
TOWSON, MARYLAND 21204

June 30, 1976

Franklin T. Hoggins, Jr.
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE BOARD COMMISSION
BUREAU OF FIRE PREVENTION
PROJECT PLANNING
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mr. Francis G. Wehner
8246 Beachwood Road
Baltimore, Maryland 21212

Re: Special Exception Petition
Item 235
Francis G. & Kay C. Wehner - Petitioners

Dear Mr. Wehner:

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 north side of Beachwood Road, 127.23 feet west of Beachwood Road, and is currently improved with a single family dwelling and a garage structure. The petitioner is requesting a Special Exception to permit a kennel use on this property. Field inspection revealed dog runs to be existing along the westernmost property line.

To the west and rear of this property lies the Aero Trucking Company terminal, and to the east lies single family residences zoned Manufacturing, Heavy.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the

Mr. Francis G. Wehner
Re: Item 235
June 30, 1976
Page 2

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,

[Signature]
FRANKLIN T. HOGGINS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: Frank S. Lee
1277 Neighbors Ave.
Baltimore, Md. 21237

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 1, 1976

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

Z.A.C. Meeting of: June 1, 1976

Re: Item 235

Property Owner: Francis G. & Kay C. Wehner

Location: N/S Beachwood Road, 127.23' W. Beachwood Road

Present Zoning: M.H.

Proposed Zoning: Special Exception for kennels

District: 15th

No. Acres: 0.81

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

[Signature]
Nick Petrovich,
Field Representative.

JOSEPH A. HUGHES, PRESIDENT
T. GEORGE HOLLAND, JR., VICE-PRESIDENT
HAROLD A. BRYAN

HAROLD A. BRYAN
THOMAS H. BRYAN
WILLIAM S. BRYAN
JUDITH A. BRYAN, SECRETARY

ROBERT A. BRYAN
ALAN L. BRYAN
MICHAEL W. BRYAN, JR.

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

September 22, 1976

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

Dear Mr. DiNenna:

Comments on Item #235, Zoning Advisory Committee Meeting, June 1, 1976, are as follows:

Property Owner:	Francis G. & Kay C. Wehner
Location:	N/S Beachwood Rd. 127.23' W. Beachwood Rd.
Existing Zoning:	M.H.
Proposed Zoning:	Special Exception for kennels
Acres:	0.81
District:	15th

Revised plot plan required showing sewage disposal system location and what it consists of.

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TDR:R:ekb

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 825-7710

Paul H. Reincke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Frank Hoggins, Chairman
Zoning Advisory Committee

Re: Property Owner: Francis G. & Kay C. Wehner

Location: N/S Beachwood Rd. 127.23' W. Beachwood Rd.

Item No. 235 Zoning Agenda June 1, 1976

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed by [Signature] Noted and Approved by [Signature]
Planning Bureau Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 825-7710

WILLIAM D. FROMM
DIRECTOR

June 23, 1976

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 #235, Zoning Advisory Committee Meeting, June 1, 1976, are as follows:

Property Owner: Francis G. & Kay C. Wehner
Location: N/S Beachwood Road 127.23' W. Beachwood Road
Existing Zoning: M.H.
Proposed Zoning: Special Exception for kennels
Acres: 0.81
District: 15th

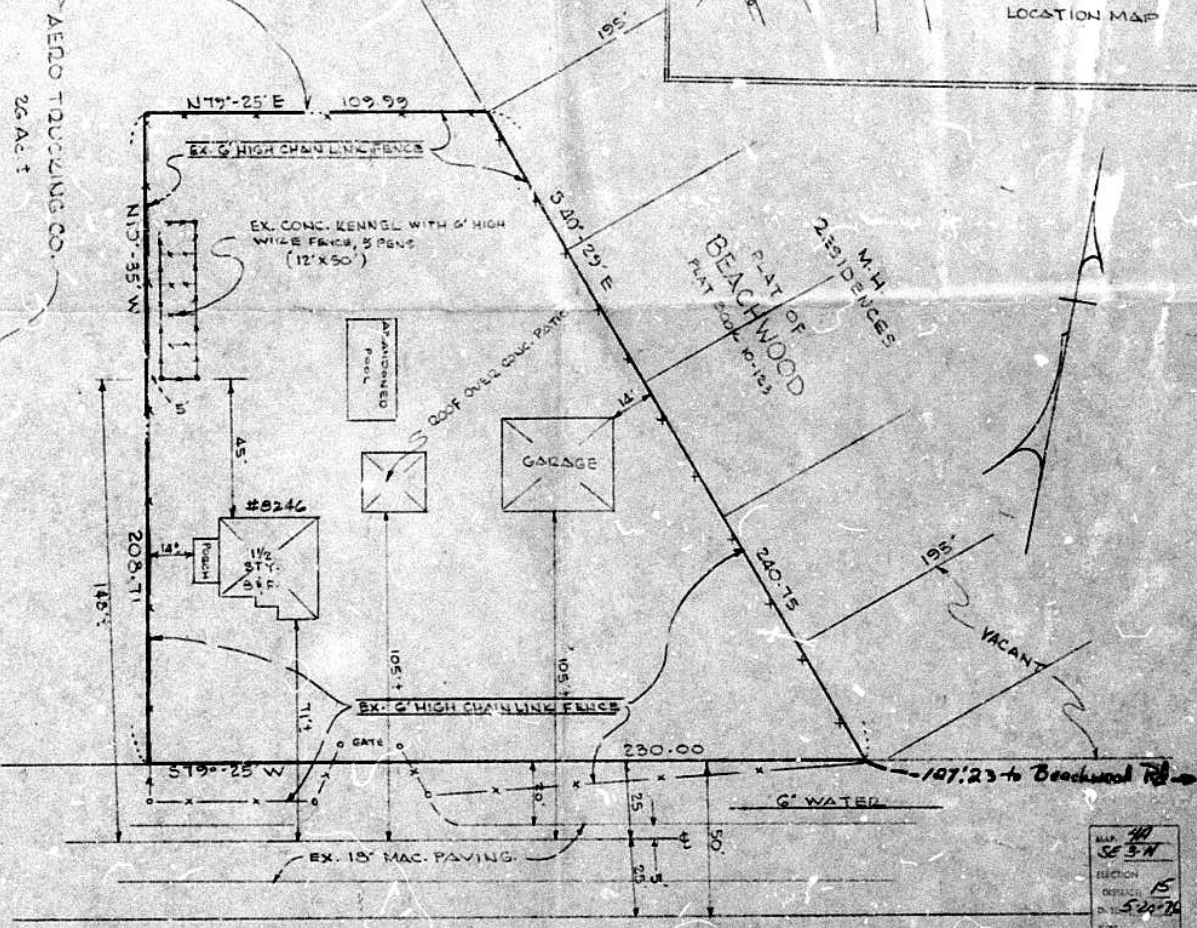
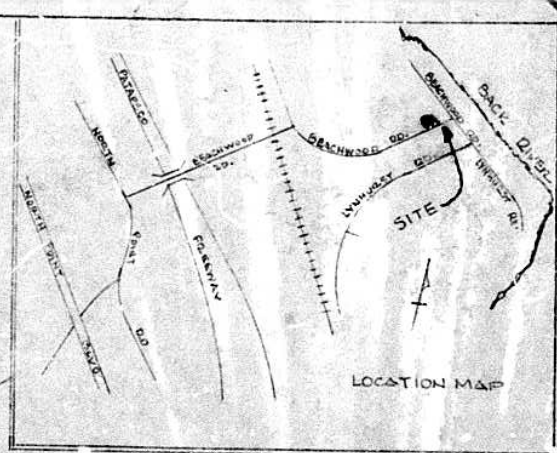
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on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

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
J. L. Wimbley
Planning Specialist II
Project and Development Planning

 VALIDATION OR SIGNATURE OF CASHIER



BEACHWOOD ROAD

PROPERTY OF
FRANK WEHNER & WIFE

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: 5-13-76

MAP 44
SE 5H
SECTION 15
D. 15
524-76
C. 15
R. 15
BY 111

EX. USE - RESIDENCE & PRIVATE KENNEL
PROP. USE - SAME.
EX. ZONING - M.H.
PROP. ZONING - M.H. WITH A SPECIAL EXCEPTION FOR A KENNEL IN AN M.H. ZONE.
AREA OF LOT - 0.81Ac

NOTE:
DOGS IN KENNEL ARE FOR PERSONAL USE ONLY.
UTILITIES - LOT SERVED BY SEPTIC SYSTEM.



FRANK & LBS
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237

