

7-33-A 4 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

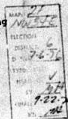
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CHESTER SPICER, 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 for a Variance from Section .A03.2.2.b.(6). to permit 13 parking spaces instead of 20.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (Indicate hardship or practical difficulty)

Area zoned B-1 is insufficient to support 20 parking spaces without encroaching on residentially zoned land.

See attached description



Notice is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Charles E. Spicer
 Address Middletown Rd
Freeland, Md. 21053
 Petitioner's Attorney _____
 Protester's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of August 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of August 1976 at 10:15 o'clock A.M.
Norman E. Guber
 Zoning Commissioner of Baltimore County
 (over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. D. Eric DiNanno
 TO: Zoning Commissioner Date: August 3, 1976
 FROM: Norman E. Guber
 Acting Director of Planning
 SUBJECT: Petition 77-33-A. Petition for variance for off-street parking. Southwest side of Middletown Road 1415 feet Southwest of Walker Road
 6th District

Hearing: Monday, August 16, 1976 at 10:15 A.M.

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Guber
 Norman E. Guber

NEG/JGH/s

RE: PETITION FOR VARIANCE
 SW/4 of Middletown Rd. 1415'
 SW of Walker Ave., 6th District
 CHESTER SPICER, Petitioner
 : BEFORE THE ZONING COMMISSIONER
 : OF BALTIMORE COUNTY
 : Case No. 77-33-A

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. Spicer
 Charles E. Spicer, Jr.
 Deputy People's Counsel
 John W. Heslon, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188
 I HEREBY CERTIFY that on this 2nd day of August, 1976, a copy of the foregoing Order was mailed to Mr. Chester Spicer, Middletown Road, Freeland, Maryland 21053, Petitioner.

John W. Heslon, III
 John W. Heslon, III



Mr. Chester Spicer
 Middletown Road
 Freeland, Maryland 21053

August 16, 1976

RE: Petition for Variance
 SW/4 of Middletown Road, 1415' SW
 of Walker Road - 6th Election District
 Chester Spicer - Petitioner
 NO. 77-33-A (Item No. 4)

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

Very truly yours,
George E. DiNanno
 GEORGE E. DINANNO
 Deputy Zoning Commissioner

GJM/mc
 Attachments
 cc: John W. Heslon, III, Esquire
 People's Counsel

PETITION FOR VARIANCE FROM AREA AND HEIGHT REGULATIONS, SIXTH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on Middletown Road said point being at the distance of 1415 feet, more or less, measured north westerly from the centerline of Walker Road and running thence north westerly along the centerline of Middletown Road South 28 Degrees 02 Minutes East 137.10 feet thence leaving Middletown Road and running South 24 Degrees 20 Minutes West 117.10 feet, South 79 Degrees 24 Minutes West 335.53 feet, North 28 Degrees 02 Minutes West 251.97 feet and North 61 Degrees 58 Minutes East 413.50 feet to the place of beginning.

Containing 3.0 Acres of land, more or less
 6-24-76

Baltimore County
 TOWSON, MARYLAND 21204
 Paul H. Reinecke
 Chief

Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204
 Attention: Mr. Frank Hagan, Chairman
 Zoning Advisory Committee
 Re: Property Owner: Chester Spicer
 Location: SW/4 Middletown Rd. 1415' SW Walker Rd.
 Item No. 4 Zoning Agenda July 6, 1976
 Gentlemen:
 Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with asterisks 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 _____ 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.
 (X) 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.
 REVIDER: Planning Group Noted and Approved: Henry M. Hagan
 Special Inspection Division Fire Prevention Bureau

Mr. Chester Spicer
 Middletown Road
 Freeland, Md. 21053
 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 this 2nd day of July 1976.
Norman E. Guber
 Norman E. Guber, Zoning Commissioner
 Petitioner: Chester Spicer
 Petitioner's Attorney _____ Reviewed by Franklin F. Hagan, Jr.
 Chairman, Zoning Plans Advisory Committee

Zoning Commissioner of Baltimore County

At the time of field inspection junked vehicles and debris were visible on the side and rear of the existing building. With this in mind, and coupled with the location of a garage-type door on the side of the

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

Enclosure

MST/bta

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

Dear Mr. DiNemmo:

Comments on Item #4, Zoning Advisory Committee Meeting, July 6, 1976, are as follows:

Property Owner: Chester Spicer
Location: SW/S Middletown Road 1415' S.W. Walker Road
Existing Zoning: B.L. and R.O.P.
Proposed Zoning: Variance to permit 13 parking spaces in lieu of the required 20 spaces
Acres: 3.0
District: 6th

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.

If the parking area is developed as shown there would appear to be no site plan problems. However, the parking area must be paved, curbed and provided with the required screening.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 6, 1976

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

Z.A.C. Meeting of: July 6, 1976

Re: Item 4
Property Owner: Chester Spicer
Location: SW/S Middletown Rd. 1415' S.W. Walker Rd.
Pre-exist Zoning: B.L. & R.O.P.
Proposed Zoning: Variance to permit 13 parking spaces in lieu of the required 20 spaces.

District: 6th
No. Acres: 3.0

Dear Mr. DiNemmo:

No bearing on student population.

Very truly yours,
W. R. Kitchell
W. R. Kitchell
Field Representative.

CLARENCE M. BORDOWITZ, TREASURER
THOMAS W. BATES, CLERK
JOHN L. WIMBLEY, PLANNER III
JOHN L. WIMBLEY, PLANNER III
JOHN L. WIMBLEY, PLANNER III

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD 21204

July 28, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance-- Spicer
was inserted in the following:

- | | |
|--|---|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☒ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
24th day of July, 1976, that is to say, the same
was inserted in the issues of July 28, 1976.

STROMBERG PUBLICATIONS, INC.

By *Pat Spicer*

CERTIFICATE OF PUBLICATION

TOWSON, MD July 29, 1976

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 each
week for one successive weeks before the 24th day of
July, 1976, that is to say, the same was inserted in the
issues of July 28, 1976.

THE JEFFERSONIAN
John L. Wimbley
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING

JOINT DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 6th
Date of Posting: July 31, 1976
Posted for: PETITION FOR VARIANCE
Petitioner: CHESTER SPICER
Location of property: SW/S of Middletown Rd. 1415' SW of
Walker Rd.
Location of Sign: SW/S of Middletown Rd. 1540' SW of
Walker Rd.
Remarks: Thomas B. Boland
Posted by: Thomas B. Boland
Date of return: August 6, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 24 day of
July 1976 Filing Fee \$ 25 Received ☒ Check
☐ Cash
☐ Other

S. Eric DiNemmo
S. Eric DiNemmo
Zoning Commissioner

Petitioner: Spicer Submitted by *Spicer*
Petitioner's Attorney: Reviewed by *Spicer*

* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

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

No. 38916

DATE: July 23, 1976 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED Robert E. Spillman, No. 106, Jefferson Building
Towson, Md. 21204
FOR: Petition for Variance for Chester
Spicer - #77-33-4

2501222 26 25.00 REC

VALIDATION OF SIGNATURE OF CARRIER

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

No. 38949

DATE: Aug. 27, 1976 ACCOUNT: 01-662

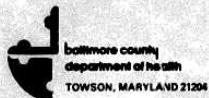
AMOUNT: \$45.00

RECEIVED B & N Auto Parts Box 197 FreeLand Md. 21053
FROM: #77-33-4
FOR: Advertising and posting of property

28097222 17 45.00 REC

VALIDATION OF SIGNATURE OF CARRIER





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

October 6, 1976

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

Dear Mr. DiNenna:

Comments on Item #4, Zoning Advisory Committee Meeting, July 6, 1976,
are as follows:

Property Owner:	Chester Spicer
Location:	SW/8 Middletown Road, 1415' SW Walker Road
Existing Zoning:	B.L. & R.D.P.
Proposed Zoning:	Variance to permit 13 parking spaces in lieu of the required 20 spaces
Acres:	3.0
District:	6th

The private water supply and septic system appear to be functioning
properly; no health hazards are anticipated.

Very truly yours,

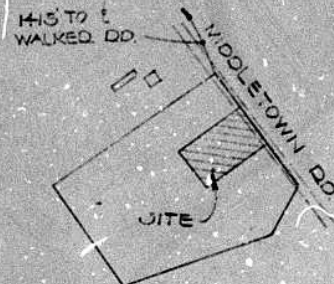
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED:HEB/B:RG

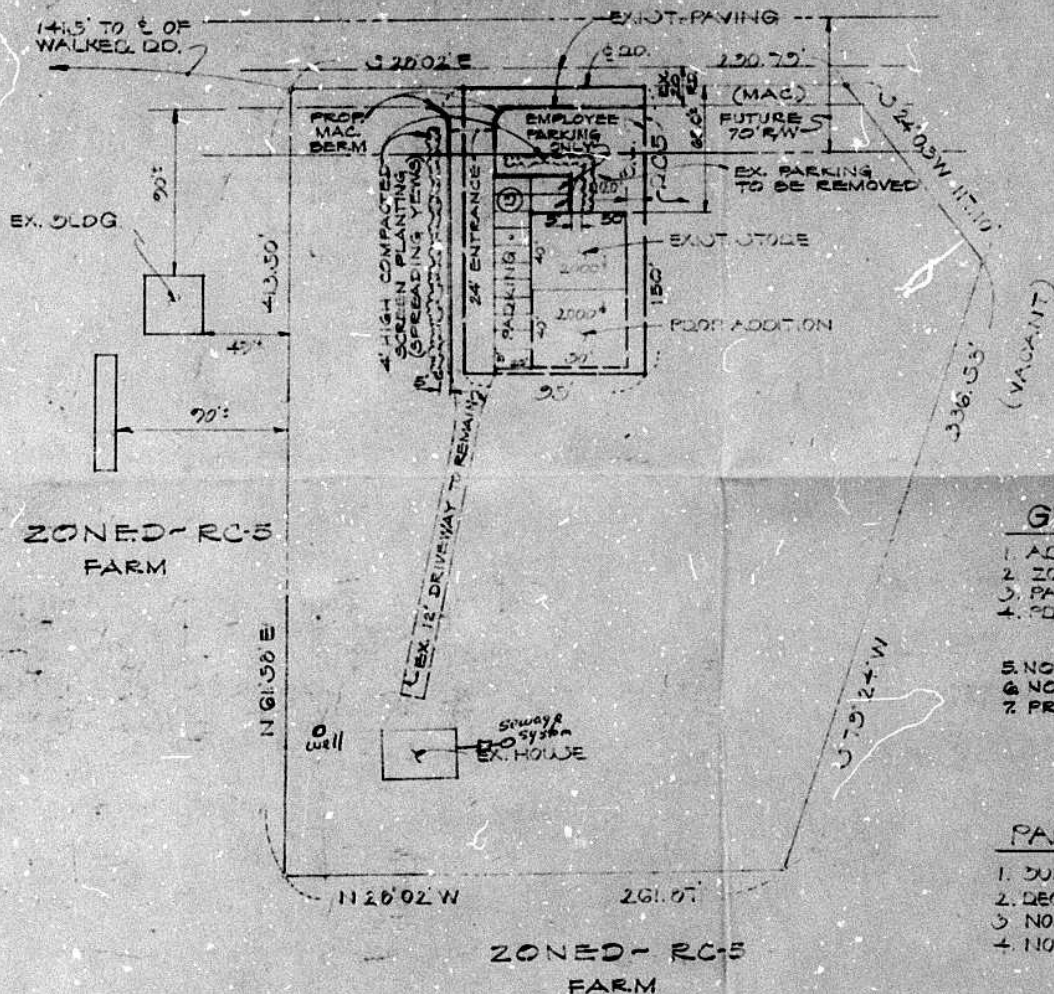
OCT 15 1976

ZONED - RC-5
RESIDENTIAL

MIDDLETOWN ROAD



LOCATION MAP
SCALE 1" = 200'



ZONED - RC-5
FARM

GENERAL NOTES:

1. AREA OF TRACT: 3.46 ±
2. ZONING OF TRACT: DL & RC-5
3. PARKING SIZE: 5' x 20' (TYP)
4. PROP. ZONING: DL & RC-5 WITH A VARIANCE TO PARKING TO ALLOW 13 SPACES INSTEAD OF THE REQD. 20 SPACES.
5. NO PLUMBING IN COMMERCIAL BLDG.
6. NO EMPLOYEES - OWNER OPERATED
7. PROP. PAVING TO BE MACADAM

PARKING CALCULATIONS

1. BUILDING AREA: 4,000 ±
2. REQD. PARKING: 1 SPACE/200 ±: $\frac{4000}{200} = 20$
3. NO. OF SPACES REQD.: 20
4. NO. OF SPACES PROV.: 13

PLAT FOR
PERMIT

AT

"MIDDLETOWN DD."

6TH ELECTION OUTDIST.
SCALE 1" = 50'

DALTIMORE CO., MD.
JUNE 23, 1976

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 9-13-77
77-33A