PETITION FOR ZONING VALIANCE FROM AREA AND HEIGHT REGULATIONS 77-33-7 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: I, or we. __Character_Spicer_____legal owner_of the property situate in Baltimore unty and which is described in the description and plat attached hereto and made a part hereof. ht. Ty petition for a Variance from Section. . 409.2. b. (6). to parmit. 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.L. is insufficient to support 20 parking Marie spaces without encroaching on residentially zoned land. 7.6.76 1.22. porty is to be posted and netwertised as prescribed by Zoning Regulations. Lee, agree to pay expenses of above Variance afvertising, posting, etc., upon filling of this half until a regulation and restrictions of County adopted pursuant to the Zoning Law For Baltimere County. - Chester Freeland, Md. 21053

RE: PETITION FOR VARIANCE SW/S 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

Pursuant to the authority contained in Section 524, 1 of the Baltimore County

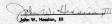
Charter, I hereby enter my appearance in this proceeding. You are requ notify me of any hearing date or dates which may be now or hereafter designated

therefore, and of the passage of any preliminary or final Order in connection the

Charles E. Kountz, Jr. Deputy People's Counsel

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,





CASE NO. 77-33. A N. D. 51.6/2

DESTRIPTION FOR / .ANCE .

Beginning for the same at a pant to the workload said point being at the distance of 1415 feet, more or less, -- ... "A Memberly from the of Middletown Road South 28 Degrees OZ Minutes Sast Totat themes leaving Middletown Road and running South 24 Degrees Op Kington West 117.10 feet. Bouth 79 Degrees 24 Minutes West 336.53 feet. North 28 Degrees . Minutes West 261.87 feet and North 61 Degrees 58 Minutes Sast 413.50 feet to the place

Containing 3.0 Acres of land, more or less

BALTIMORE COUNTY, MARYLAND

Date _ August 3, 1976

Mr. D. Eric DiNenna TO Zoning Compissioner

Petition #77–33-A Petition for variance for off-street parking. Southwest side of Middle Road 1415 feet Southwest of Walker Road

Jety, 197 6, that the subject matter of this position be a required by the Zoning Law of Baltimere County, in two newspapers of general circular out Baltimere County, in two newspapers of general circular out Baltimere County in Boom 108, County Office Building in Towno Commissioner of Baltimere County in Boom 108, County Office Building in Towno

6th District

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

There are no comprehensive planning factors requiring comment on this

NEG/JGH/ks

Zoning Advisory Committee

Tocation: SM/S Hiddletown Rd. 1415' SM Walker Rd.

Zoning Agenda July 6, 1976

Pursuant to your request, the referenced property has been surveyed by this Burses and the comments below marked with an''s' 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 or feet along an approved road in accordance with fattiance County Standards as published by the Department of Public Vocks.

() 2. A second cans of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at _____

EXCENS 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

(ZZZ)

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Matienal Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to company.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no com

Planing Group
Precial Inspection Division

Noted and Leonge Min Battalion Chief

August 18, 1976

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

Purs	uant to the adverturent, posting of property, and public turing on the above petition
and it app	pearing that by reason of the following finding of facts that atrict compliance with
the Balt	imore County Zoning Regulations would result in practical difficulty and
unreaso	nable hardship upon the Petitioner
the above	e Variance should be had; and it further appearing that by reason of the granting of
the Vari	iance requested not adversely affecting the health, safety and general
welfare	of the community
a-V-lano	to permit 13 off-street parking spaces instead of the e required 20 spaces should be granted.
iş is	Deputy ORDERED by the Zoning Commissioner of Baltimore County this
day a	August, 197 b that the herein Petition for the aforementioned Variance
	e and the same is hereby GRANTED, from and after the date of this Order,
	to the approval of a site plan by the Department of Bullic Works and the
Office o	f Planning and Zoning. Deputy Zoning Coordinating of Baltimore County
8	Deputy Zonling County Baltimore County
Purs	uant to the advertisement, posting of property and public hearing on the above petition
and it app	pearing that by reason of
the above	e Variance should NOT BE GRANTES.
IT IS	S ORDERED by the Zoning Commissioner of Baltimore County, this
of	
	Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 4, 1976

MEMBERS BUREAU OF

DEPARTMENT OF STATE ROADS COMMISS

BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT PROTECT PLANNING BOARD OF EDUCATION ZONING ADMINISTRATIO Mr. Chester Spicer Middletown Road Freeland, Maryland 21053

Dear Mr. Spicer:

RE: Variance Petition Chester Spicer - Petitioner

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 soning action requested, but appropriateness of the soning action requested, but appropriateness of the soning comment to the development plans or problems with revard 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, currently zoned B.L. and R.D.P., is located on the west side of Middletown Road approximately 1415 feet southeast of Walker Road, in the 6th Election District of the county.

The total amount of land owned by the petitioner consists of three acres with the commercially sound area, approximately, 3 acres, the subject of this petitions to the petition of the petiti

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

Mr. Chester Spicer Middletown Road Freeland, Maryland 21053 Re: Item 4 August 4, 1976 Page 2

the existing structure, it was questioned as to whether this was not a service yearage operation. However, through conversation with Mr. Spicer, he assured no that this was not the case, and if the petition was granted, he would obviously have the atorage space to remedy this

The petitioner is requesting a Variance to permit a starting spaces in lieu of the required 20 spaces to all parking spaces in lieu of the required 20 spaces to all parking spaces in the lieu of providing as much parking as possible, the Committee Ceols that in lieu of the requested Variance, a Special Hearing to allow additional parking in the residentially zoned portion of this property would constitute a more appropriate request.

At the present time there is no channelization of traffic to and from this site. The petitioner should not the comments of Project and Development Planning in order to rectify this situation and the required paving and screening of the parking area.

In addition, the locations of the well and septic system and the existing and proposed right-of-ways of the the third th

Revised plans reflecting the above must be submitted prior to the scheduled date.

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

Mr. Chester Spicer Middletown Road Freeland, Maryland 21053

Re: Item 4 August 4, 1976 Page 2

more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Mulder B. Smandar. NICHOLAS B. COMMODARI, Planning & Zoning

NBC:JD

Enclosure

TOWSON MARYLAND 21204

Aurust 4, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

is: Item 44 (1976-1977)

Evoperty Owner: Chester Spicer

Sym Middletown Md., 1415' SyM Walker Rd.

Existing Zoning: Md. & EDP

Proposed Zoning: Variance to permit 13 parking

spaces in like of the wested 20 spaces;

Across 3.0 Districts (1976-1978)

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.

Middlaton Rod, an existing County rod, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-vary. Highway improvements, including injudys right-of-vary videning and any essessary revertible assistants Carlo alone will be required in connection with any grading or built bill essessary built particularly representations as yet obtained from the But those County Bureau of Engineering.

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

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.

The Publicaner List provide necessary drainage facilities (temporary or parament) to present creating any amisances or damages to adjacent properties, especially by the concentration of surface water. Correction of any problem which may result use improper yading or improper installation of drainage facilities, went by the full responsibility of the Petitions.

Item #4 (1976-1977) Property Owner: Chester Spice Page 2 August 4, 1976

Public water supply and sanitary sewerage are not available to serve this arty. Locations of private facilities are not indicated on the submitted plan.

This property is located beyond the Baltimore County Metropolitan District and Urban Rural Demarcation Line. The Baltimore County Couprehensive Mater and r Plan, amended August 1974, indicates "No Planned Service" in the area.

Very truly yours, Elleworth Dive Jamos LLSWORTH N. DIVER, P.B. Chief, Bureau of Engineering

END: EAM: FWR: 88

Baltimore County Fire Department



Towson, Maryland 2120

Office of Flanning and Zoning Baltimore County Office Building Towson, Haryland 21204 Nick Commadari

Re: Property Owner: Chester Spicer

Location: S.W.S. Middletown Road - 1415' S.W. Walker Road

J. Austin Deitz

Zoning Agenda July 6, 1976

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

1. Fire hydrants for the referenced property are required and shall be located at intervals of __rest along an approved read in accordance with Battlance County Standards as published by the Department of Pablic House.

() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at _____

HORSE the maximum allowed by the Pire Department,

1 h. The site shall be made to comply with all spilledness parts of the

(xi) for the pire of the p

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: At J July Noted and Approved: Planning Group Special Inspection Division

Deputy Chief Fire Frevention Bureau

STEPHEN E. COLLINS DIRECTOR

July 26, 1976

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

Re: Item 4 - ZAC - July 6, 1976 Item 4 - ZAC - July 6, 1976
Property Owner: Chester Spicer
Location: SW/S Middletown M. 1415' of Walker Rd.
Existing Soning: B. L. & R. D. P.
Proposed Zoning: Wariance to permit 13 parking spaces in limu
of the required 20 spaces

Brobar S. Hamine Michael S. Flanigan Traffic Engineer Associate



August 2, 1976

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

Dear Mr. DiNenna

Comments on Item *4, Zoning Advisory Committee Meeting, July a, 1976, are as follows:

Property Owner: Chester Spicer Location: SW/S Middletown Road 1415' S/r Wolker Road Existing Zoning: B.L. and R.D.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 ofters 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, surbed and provided with the required screening.

John LW mblis

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 DiNenna Zoning Commissioner
Caltimore County Office Building
Tow.on, Maryland 21204

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

: Item
Preyerty Owner:
A Chester Spicer
Spic

District: No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours. W. Tid Ketrout W. Nick Petrovich .. Field Representative.

WNP/ml

1-516N

77-33-A

CERTIFICATE OF POSTING RTMENT OF BALTIMORE COUNTY

Date of Posting Tuky 31, 1976 Posted for PETITION FOR VARIANCE Petitioner CHESTER SPICOR
Location of property: SW/S OF MINDAGETOWN Rd. 1415' SW OF WALKER Ra. Location of Signar S WS OF MIDDALETOWN Rd 1540 + 01 - SW OF WALKER RO

Posted by Floring B. Roland Date of return A 06057 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 Filing Fee \$ 25.

__Cash __Other

Petitioner's Attorney

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









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 Dundalk Times
- ☐ Towson Times Arbutus Times
- ☐ Essex Times ☐ Suburban Times East

BALTIMORE COUNTY, MARYLAND OFFICE OF I NCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE July 23, 1976 ACCOUNT 01-662

285 0 183L 26

VALIDATION OR SIGNATURE OF CASHIER

Community Times ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 16th day of Aug. 19-75, that is to say, the same was inserted in the issues of July 28, 1976.

> STROMBERG PUBLICATIONS, INC. By John Jonink

> > Ne. 38916

25.0 CHSC



CERTIFICATE OF PUBLICATION 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 19 76. the first publication day of ame 1005 appearing on the 2 th nav of 'uly 19.76 THE, JEFFERSONIAN.

Cost of Advertisement \$

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Me. 38949 MATE Aug. 17, 1976 AMOUNT \$15.00 NECEDVED B & N Auto Parts Box 197 Precland Md. 21053 180 9 72MG 17 4 5.0 CHSC

VALIDATION OR SIGNATURE OF CASHIES

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

October 6, 1976

CASE 41.33-A 2/16/16

Mr. S. Bric Billeman, Zening Commissioner Office of Flanding and Zoning Jounty Office Building Townon, Maryland 21204

REAL

Comments on Item \$\(\text{fl}_i \), Zoning Advisory Committee Meeting, July 6, 1976, are as follows:

Proporty Owners Locations Bristing Zonings

Chester Spicer SM/S Middletown Road, 1415' SW Walker Road 2.L. & E.D.P. Variance to permit 13 parking spaces in lieu of the required 20 spaces 3.0

Acres: District:

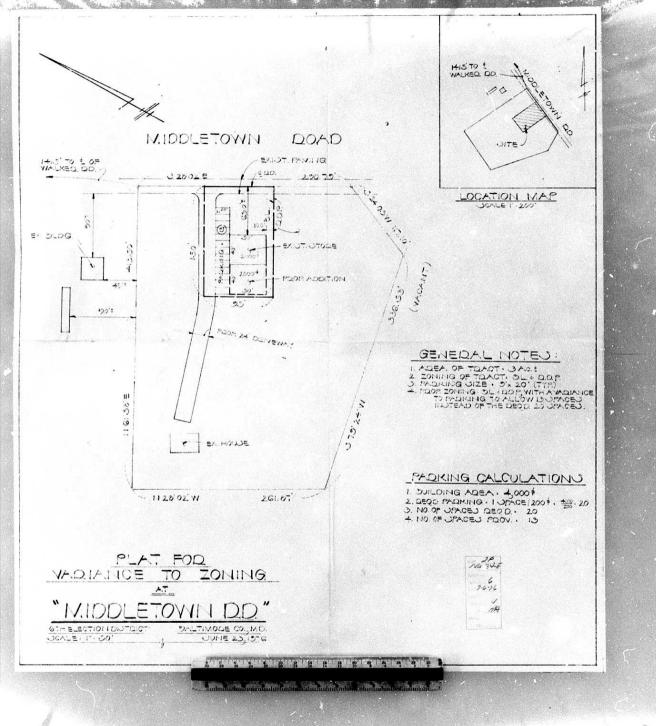
The private water supply end septic system appear to be functioning wroperly; no health hazards are anticipated.

Very truly yours, otom 11. xani

Thomas H. Devlin, Director BURRAU OF MAVISCOMMETAL SERVICES

TED: HER/B: E 6

OCT 1 5 1976



HIS TO E ZONED - RC-5 RESIDENTIAL DOAD MIDDLETOWN SITE EXILOT-PAVING HIS TO E OF WALKED DO. 3 2002 € (MAC) LOCATION MAP FUTURE S JCALE 1' 200' EX. DLDG EXICT CTOCK 2000 POOR ADDITION 400 ZONED- RC-5 20: FARM -GENERAL NOTES: ZONED- RC-5 LADEA OF TOADT . JAC. ! 1 ACEA OF TRACT: JAC:
2 ZOHING OF TRACT: DL. & D.C-5
3. PADRING SIZE: J'x 20' (TYP)
4. PLOP ZOHING: DL. + DC-5 WITHA WALLANCE
TO PADRING TO ALLOW JO JPACED
INJTEAD OF THE DEOD ZO UPACED
5.NO PLUMBING IN COMMERCIAL BLDG:
Q NO EMPLOYEES -OWNER OPERATED
7 PROP PAVING TO BE MACADAM FARM 61.58 well PADKING CALCULATIONS 1. DUILDING ADEA . 4,000 + 2. DEGO PARKING . 1 OFACE/200 + . 4 20 261.07 - 1126'02 W 3 NO. UP JPACES DEQ'D .. 20 4. 110 OF SPACES PROV. 13 ZONED- RC15 FARM PLANS APPROVED OFFICE OF PLANNING & ZONING 77-33A DALTIMODE CO., MO. GTH SLECTION ONTDICT JUNE 23,1576 JCALE 1" . 50