

ELVIN LORICK
RHS. MILTON B. FAITH

February 1, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 25, 1977
Item # 158
Property Owner: William L. Fink
Location: NW/4 York Rd. (Rte. 45)
593' NE Burke Ave.
Existing Zoning: B.R.-C.S.A.
Proposed Zoning: Variance to permit
a rear setback of
5' in lieu of the
required 30'.
Acres: 0.16
District: 9th

Dear Mr. DiNenna:

The subject site has no access from York Road, therefore there will be no requirements for highway improvements from the State Highway Administration. The fact that no parking is being provided could cause traffic problems since parking has been a problem in this area.

CL:JEN:dj

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

March 1, 1977

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 #158, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: William L. Fink
Location: NW/4 York Road 593' NE Burke Avenue
Existing Zoning: B.R.-C.S.A.
Proposed Zoning: Variance to permit a rear setback of 5' in lieu of the required 30'
Acres: 0.16
District: 9th

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 ensure 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,

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

STEPHENE COLLINS
DIRECTOR

March 3, 1977

Mr. Eric F. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 158 - ZAC - January 25, 1976
Property Owner: William L. Fink
Location: NW/4 York Rd. 593' NE Burke Ave.
Existing Zoning: B.R.-C.S.A.
Proposed Zoning: Variance to permit a rear setback of 5' in lieu of the required 30'.
Acres: 0.16
District: 9th

Dear Mr. DiNenna:

The requested variance to the rear setback is not expected to cause any traffic problems. The proposed variance to parking can be expected to cause problems, since there is an existing shortage of parking in the Towson area.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/jlt

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

February 1, 1977

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

Dear Mr. DiNenna:

Comments on Item 158, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: William L. Fink
Location: NW/4 York Rd. 593' NE Burke Ave.
Existing Zoning: B.R.-C.S.A.
Proposed Zoning: Variance to permit a rear setback of 5' in lieu of the required 30'.
Acres: 0.16
District: 9th

Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,

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

TMD/BN/rhc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 18, 1977

COUNTY OFFICE BLDG.
1117 Chestnut Ave.
Towson, Maryland 21204

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDINGS DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

G. Warren Mix, Esquire
202 Loyola Federal Building
Towson, Maryland 21204

RE: Variance Petition
Item No. 158
William L. Fink - Petitioner

Dear Mr. Mix:

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 ensure 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 Commission with recommendations as to the appropriateness of the requested zoning.

Located on the west side of York Road, north of Burke Avenue between Arthur Treacher's Fish and Chips restaurant and the facilities of Advance Moving and Storage, the subject property is improved with two story combination printing shop and office building.

This Variance is necessitated by your client's proposal to raise the rear portion of the existing building and construct a one-story addition within 5 feet of the rear property line. While the side setbacks are obviously less than the required 30 feet, they were not included with this petition because the proposed addition is maintaining the line of the required 27 spaces has been included. While the existing situation in its present condition does not provide any off-street parking, the proposed expansion requires that parking be provided and hence the additional Variance request.

G. Warren Mix, Esquire
Page 2
March 18, 1977

Because the topography of the site slopes sharply in the rear, particular attention should be afforded the comments of the Department of Permits & Licenses concerning the stability of the soil.

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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Acting Chairman
Zoning Plans Advisory Committee

NBC/scw

Enclosure

cc: Spellman, Larson & Associates, Inc.
Jefferson Building
Towson, Maryland 21204

THORNTON M. MOURING, P.E.
DIRECTOR

March 11, 1977

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

Re: Item #158 (1976-1977)
Property Owner: William L. Fink
Location: NW/4 York Rd., 593' NE Burke Avenue
Existing Zoning: B.R.-C.S.A.
Proposed Zoning: Variance to permit a rear setback of 5' in lieu of the required 30'.
Acres: 0.16 District: 9th

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.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

No provision is indicated for vehicular access, parking, loading, etc.

Sediment Control:

Sediment control measures as may be necessary to protect the adjacent property and others at lower elevation than this site will be required in connection with any grading or building permit application.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Item #158 (1976-1977)
Property Owner: William L. Fink
Page 2
March 11, 1977

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property. Additional fire hydrant protection is required in the vicinity.

The Petitioner is cautioned as to the disposal of industrial wastes. Wastes detrimental to the public sewer system, or to the functioning of the sewage pumping and directed by the Administrative Authority or other authority having jurisdiction.

Further, it shall be unlawful for any person to deposit by any means into the building drainage system or sewer, any acids, alkalis or gases - flammable, poisonous, could obstruct, damage or overload such system or sewer.

The Petitioner is responsible for the preparation and submission of such analyses of his industrial wastes as may be required to determine either the method of disposal, or the pretreatment to be employed by him if the industrial wastes are to be discharged into the public sanitary sewer system, prior to issuance of a building permit.

This property is tributary to the Towson-Roland Run-Jones Falls Sanitary Sewerage System subject to State Health Department regulation.

Very truly yours,

Edmund E. Deane
EDMUND E. DEANE, P.E.
Chief, Bureau of Engineering

EDMUND E. DEANE

cc: J. Somers

M. Nichols

N-W Key Sheet

39 NE 10 A Topo

70 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Linneman, Senior Commissioner Date: March 10, 1977

FROM: Roman P. Gervier, Acting Director of Planning

SUBJECT: Petition 77-182-A, Petition for Variance for Bear Trail and Off-Street Parking
East side of York Road 593 feet North of Burke Avenue
Petitioner - William L. Fink

9th District

HEARING: Monday, March 20, 1977 (10:15 A.M.)

The office is opposed to the granting of the requested variance. The proposed addition would cover all of the lot except 11' along the southernmost side, 19' along the northernmost side, 19' along the westernmost side (rear) and 19' along the easternmost side (front); bay windows extend 2' into the front yard.

If the rear portion of the building were raised (as shown on the petitioner's plat) and if no new construction were proposed the site would still be overbuilt.

Roman P. Gervier
 Acting Director of Planning

STROMBERG

RE: PETITION FOR VARIANCE : BEF. THE ZONING COMMISSIONER
 W/S of York Rd. 593' N of : OF BALTIMORE COUNTY
 Burke Ave., 9th District : Case No. 77-182-A
 WILLIAM L. FINK, Petitioner

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 and you are requested to notify me of any hearing date & dates which may be 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

John W. Hession, III
 John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 24th day of March, 1977, a copy of the foregoing Order was mailed to G. Warren Mix, Esquire, 202 Loyola Federal Building, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
 John W. Hession, III



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

WARREN MIX, ESQUIRE
 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 28th day of January 1977.

Petitioner: William L. Fink

Petitioner's Attorney: G. Warren Mix
Esquire, Linneman & Associates, Inc.
Jefferson Building
Towson, Maryland 21204

S. Eric Linneman
 Zoning Commissioner

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 9th Date of Posting: MAY 6, 1977

Posted for: APPEAL

Petitioner: WILLIAM L. FINK

Location of property: W/S York Road 593' N of Burke Avenue

Location of Signs: 185/186 Front Bay Window H 167 York Rd.

Remarks: See Remarks

Posted by: John W. Hession, III Date of return: MAY 13, 1977



TOWSON, MD. 21204 Mar. 10, 1977

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

- | | |
|--|--|
| ☐ Cantonville 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
 28th day of March 1977, that is to say, the same
 was inserted in the issues of March 10, 1977.

STROMBERG PUBLICATIONS, INC.

By: Patricia

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 10, 1977

THIS IS TO CERTIFY that the annexed advertisement was
 published in THE JEFFERSONIAN, a weekly newspaper printed
 and published in Towson, Baltimore County, Md., on one time
 day of March 1977, the 19th publication
 appearing on the 10th day of March
 1977.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received • this 11 day of
 1977. Filing Fee \$ 25.00 Received ☐ Check
☐ Cash
☐ Other

S. Eric Linneman
 Zoning Commissioner

Petitioner: William L. Fink Submitted by: Warren Mix
 Petitioner's Attorney: G. Warren Mix Reviewed by: John W. Hession, III

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

WARREN MIX, ESQUIRE
 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

this 28th day of March 1977, your Petition has been received and accepted for filing

S. Eric Linneman
 Zoning Commissioner

Petitioner: William L. Fink

Petitioner's Attorney: G. Warren Mix
Esquire, Linneman & Associates, Inc.
Jefferson Building
Towson, Maryland 21204

Reviewed by: John W. Hession, III
 Nicholas B. Commodari,
 Planning & Zoning
 Associate III



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 9th Date of Posting: MAY 13, 1977

Posted for: APPEAL FOR VARIANCE

Petitioner: WILLIAM L. FINK

Location of property: W/S of York Rd. 593' N of Burke Ave.

Location of Signs: Front Window of H 167 York Rd.

Remarks: See Remarks

Posted by: John W. Hession, III Date of return: MAY 13, 1977

