

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following findings of fact that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variance should be granted, and it is further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community. Variance to permit rear and side yard setbacks of 15 feet in lieu of the required 30 feet for the proposed structure, existing side and rear yard setbacks of 7 feet and 15 feet, respectively, in lieu of the required 30 feet for the existing structure, and a distance of 21.5 feet between an existing building and the proposed building, with the buildings being linked by a covered loading dock, in lieu of the required 50 feet should be granted.

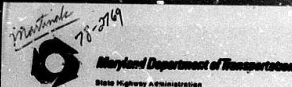
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of July, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include the necessary improvements required in obtaining approval by the Division of Planning and Development.

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 14th day of July, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



July 12, 1978

Mr. Newton A. Williams
Nolan, Plumbhoff & Williams
204 West Pennsylvania Ave.
Towson, Md. 21204

Re: Item 208
Zoning Advisory Committee
Meeting April 4, 1978
Horace G. Retter Property
1/5 Eastern Blvd. (Rte. 140)
1000' E. of Lynbrook Road

Dear Mr. Williams:

Upon receiving your letter of June 23, 1978, we reviewed our comments to the Zoning Commissioner, made another inspection of the site and offer the following comments.

The site was formerly part of the parking lot of the U.S. Government property once used by the Martin Company. The site was formerly served by a formal entrance to the west.

Some time after the separation of the site from the Martin complex, a separate entrance was established from Eastern Blvd. We have no record of an access permit having been obtained from the State Highway Administration. This is a procedure which is required by State law as previously discussed with you.

The existing entrance, although noted on the plan as being 24' wide, is at best only 22' wide. This is far too narrow for vehicles of any size. The situation is especially critical due to the gate posts being immediately adjacent to the entrance.

The entrance is not channelized and is not paved.

You mentioned that there is a wide paved shoulder fronting the site. Our inspection revealed that the shoulder is only 3' wide, while this may be sufficient for emergency purposes, it is inadequate to accommodate vehicles entering and leaving the site.

We do not agree that the existing berm fronting the adjacent street will render the required curb of no practical use. We believe that the berm has no bearing on the required improvements.



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P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 23, 1978

CITY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Nicholas B. Commodari, Chairman

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Variance Petition
Item No. 208
Petitioner - Ray Machine Company - Horace G. Retter

Dear Mr. Williams:

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 intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the northwest side of Eastern Avenue approximately 1000' northeast of Lynbrook Road in the 15th Election District, the subject property is presently improved with the facilities of a machine shop, which include two masonry buildings and related parking area. Because of your client's proposal to construct an addition to the existing building along the westerly property line, construct an additional building to the rear and "legalize" the nonconforming setbacks of the existing structures, this Variance hearing is required.

Revised plans reflecting all comments from the Office of Current Planning and Development as well as the State Highway Administration and Health Department must be submitted prior to the scheduled hearing.

Mr. Williams - (cont'd)

July 12, 1978

You mentioned that the proposed building may some day add an additional two employees to those using the site. Although this may be the case, there is a potential for a far greater number of employees.

In any event, the proposed building is a considerable improvement to the property and since it can be assumed that no access permits have been obtained, we believe that now would be an appropriate time to obtain the required permit and to make the standard entrance improvements.

We have no objection to your petition being heard, however, the plan must eventually be revised.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CLJEM:dj

cc: Mr. George J. Martinak



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Mr. Williams
Page 2
June 23, 1978

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
Chairman
Zoning Plans Advisory Committee

NEC:ram

cc: Mr. Robert C. Cook
808 Padonia Road
Baltimore, Maryland 21030



Nicholas B. Commodari
Chairman
N.S. Caltrider
Chairman

April 14, 1978

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, April 4, 1978
Item: 208
Property Owner: Horace G. Retter
Location: NW/5 Eastern Ave. (Route 150) 1000' E from Lynbrook Road
Existing Zoning: ML-1M
Proposed Zoning: 4 variances:
Rear setback of 15' in lieu of the required 30'
Side Yard setback of 15' in lieu of the required 30'
and to permit minimum distance to 21.5' between buildings in lieu of the required 60'.
Acres: 2.157 Acres
District: 15th

Dear Mr. DiNenna:

The entrance must have a minimum width of 25', however, if large vehicles use the entrance it should be at least 30' wide.

The frontage of the site must be improved with paving and curb and gutter. The curb is to be 12" from the edge of the traveled way and is to return into the entrance on a 20' radius. There should be a minimum of 5' tangent curb from the property line to the beginning of the radius into the entrance.

The plan must be revised prior to the hearing. The entrance must be constructed under permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CLJEM:vr

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

UNCLER RECEIVED FOR FILING
DATE 7/14/78

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

Item No. 208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 11th day of April, 1978.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Horace G. Retter
Petitioner's Attorney: Williams

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

cc: Mr. Robert C. Cook
808 Padonia Road
Baltimore, Maryland 21030



Item #208 (1977-1978)
Property Owner: Horace G. Rettew
NWS Eastern Ave. 1000' E. from Lynbrook Rd.
Existing Zoning: ML-1M
Proposed Zoning: 4 variances: Rear setback of 15' in lieu of the required 30', side yard setback of 2' in lieu of the required 30', and to permit minimum distance to 21.5' between buildings in lieu of the required 60'.
Acres: 2.157 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.

Highways:
Eastern Boulevard (Md. 150) is a State Road; therefore, all improvements, intersections, easements 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.

Sediment Control:
Development of this property through striping, 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 Drainage:
Additional provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.



Item No. 208
Property Owner: Horace G. Rettew
Location: NW/4 Eastern Avenue 1000' E. from Lynbrook Rd.
Existing Zoning: ML-1M
Proposed Zoning: 4 variances: Rear setback of 15' in lieu of the required 30', side yard setback of 2' in lieu of the required 30', and to permit minimum distance to 21.5' between buildings in lieu of the required 60 feet.
Acres: 2.157 Acres
District: 15th

Dear Mr. DiNenna:
The subject variance should have no effect on traffic.

Very truly yours,
C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRM/dm

Item #208 (1977-1978)
Property Owner: Horace G. Rettew
Page 2
May 11, 1978
Zoning Review (Cont'd)

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

A portion of an existing onsite drainage system, assumed to be private, traverses beneath the one-story masonry building as indicated. It is the responsibility of the Petitioner to ascertain and clarify any rights-of-way or utility easements which may exist within this property, and to initiate such action as may be necessary to abandon, relocate, extend or otherwise modify same.

No encroachment by construction of any structure, including footings, is permitted within any County rights-of-way or utility easements.

Water and Sanitary Sewer:
Public water supply and sanitary sewerage exist in Eastern Boulevard.

Very truly yours,
Ellsworth M. Diver, P.E.
Chief, Bureau of Engineering

END:DM:WRS
OO: D. Grise
J. Somer
I-NE Key Sheet
15 NE 30 Pos. Sheet
NE 4 J Top
91 Tax Map



Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: H. Commodari, Chairman
Zoning Advisory Committee
Re: Property Owner: Horace G. Rettew
Location: NW/4 Eastern Avenue 1000' E. from Lynbrook Rd.
Item No. 208 Zoning Agenda Meeting of 04/04/78

Comments:
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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.
- (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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: [Signature]
Planning and Zoning Division
Special Inspection Division
Fire Prevention Bureau



Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Dear Mr. DiNenna:
Comments on Item #208, Zoning Advisory Committee Meeting, April 4, 1978, are as follows:

Property Owner: Horace G. Rettew
Location: NW/4 Eastern Avenue 1000' E. from Lynbrook Rd.
Existing Zoning: ML-1M
Proposed Zoning: 4 variances: Rear setback of 15' in lieu of the required 30' side yard setback of 2' in lieu of the required 30', and to permit minimum distance to 21.5' between buildings in lieu of the required 60'.
Acres: 2.157
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 of problems with regard to development plans that may have a bearing on this petition.

The site plan is of very poor quality and hard to read.

All parking areas and driveways must be paved and curbed. All parking areas and driveways should be screened from the adjacent residential uses (trailer).

The revised plan should be of a more readable quality.

Very truly yours,
John L. Wimbley
Planner III
Current Planning and Development

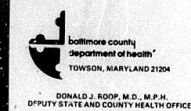


Mr. Eric S. DiNenna, Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Dear Mr. DiNenna:
Comments on Item #208 Zoning Advisory Committee Meeting, April 4, 1978
are as follows:

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District: 15th

- The items checked below are applicable:
- X 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1976 Edition and the 1977 Supplement, State of Maryland Code for the Building and Code and other applicable codes.
- X 2. A building permit shall be required before construction can begin.
- X 3. Additional _____ Permit shall be required.
- X 4. Building shall be upgraded to meet use - requires alteration permit.
- X 5. Three sets of construction drawings will be required to file an application for a building permit.
- X 6. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- X 7. Wood frame walls are not permitted within 3' of a property line. Current Building Department if distance is between 3' and 6' of property line.
- X 8. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- 1. No Comment.
- 2. Comments:

Very truly yours,
Charles E. Burnham
Planning and Zoning Division
Special Inspection Division



Mr. S. Eric DiNenna
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Dear Mr. DiNenna:
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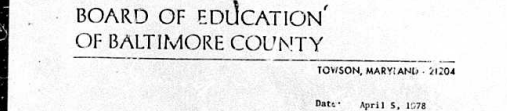
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Acres: 2.157
District: 15th

A revised plan showing the source of water supply and sewage disposal must be submitted.

The above property owner should have any parking area surfaced with a dustless material (bituminous or concrete surface). Any new installations of fuel burning equipment should contact the Division of Air Pollution Control, 494-3175, to obtain requirements for such installations before work begins.

Very truly yours,
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD/KS/fth

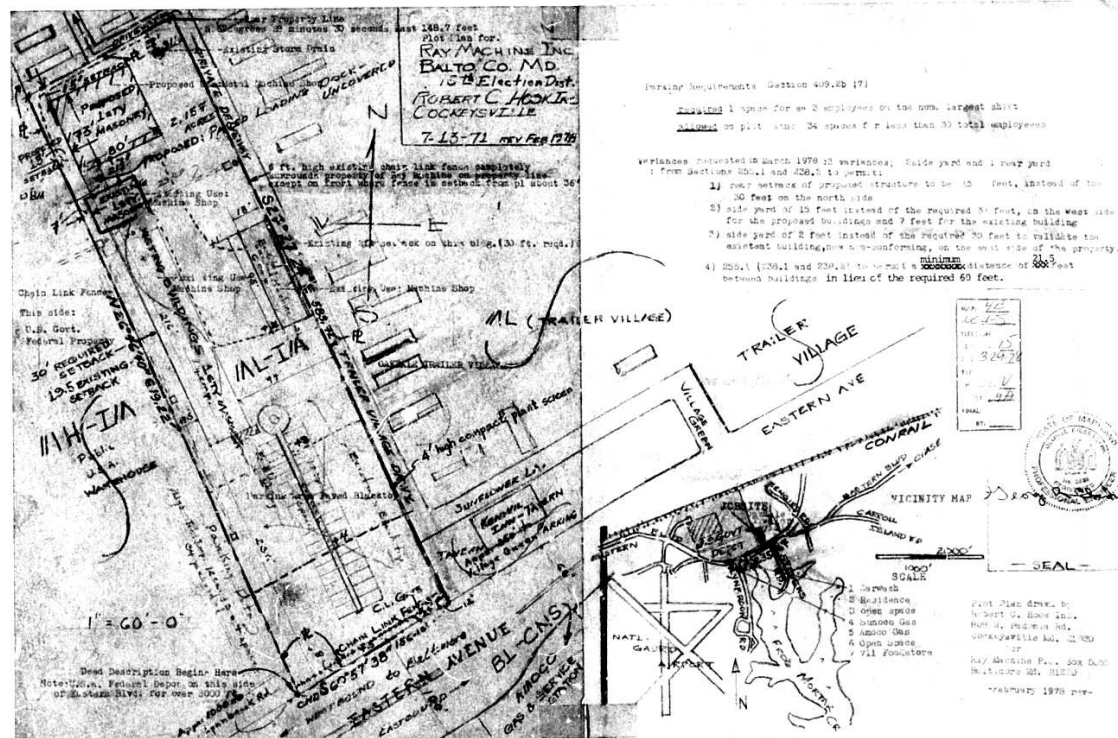


Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204
Z.A.C. Meeting of: April 4, 1978

Item No. 208
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District: 15th
No. Acres: 2.157 Acres

Dear Mr. DiNenna:
No bearing on student population.

Very truly yours,
W. Rick Petrovich
Field Representative

[illegible]

[illegible]