

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner:

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard setback of 18 feet in lieu of the required 30 feet should be granted.

DATE *Sept 20, 1978*
ORDER RECEIVED FOR FILING
IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this *16th* day of September, 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 Department of Public Works and Deputy Zoning Commissioner of Baltimore County the Office of Planning and Zoning.

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 *16th* day of *September*, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari, Zoning Advisory Committee
Date: June 20, 1978
FROM: Rosellen J. Plant, Industrial Development Commission
SUBJECT: Item No. 266, Property Owner: Maryland Cooperative Milk Producers, Inc.
Location: E/S Gwynn Oak Ave. 704.93 N Security Blvd.
Existing Zoning: M. L.
Proposed Zoning: Variance to permit a side setback of 18' in lieu of the required 30'.

The Industrial Development Commission is in agreement with the Baltimore County's Comprehensive Zoning Maps, as adopted by the County Council, except in obvious cases of change of neighborhood or technical errors in the maps.

Rosellen J. Plant
ROSELLEN J. PLANT

RJP:pjk

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE ST.
TOWSON, MARYLAND 21204

Chairman
Nicholas B. Commodari

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Route Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

August 7, 1978

Leonard Rottman, Esquire
Suite 1808 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

RE: Variance Petition
Item No. 266
Petitioner - Maryland
Cooperative Milk Producers,
Inc.

Dear Mr. Rottman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site filed inspection of the property. The following 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 suitability of the requested zoning.

This Variance is necessitated by your client's proposal to construct an addition to the side of the existing office building within 18 feet of the property line in lieu of the required 30 feet. If this petition is granted and a letter of application for the necessary building permits, the submitted site plan must be revised to indicate a minimum 24 foot wide entrance from Gwynn Oak Avenue, as indicated in comments of Department of Traffic Engineering.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date, 30 days, which will be held not less than 30 nor more than 90 days after the date on the

Mr. Rottman
Page 2
August 7, 1978

filing certificate, will be forwarded to you in the near future.

Very truly yours,

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

NBC:amr

Enclosure

cc: Kiddle Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211
LESLIE H. GRAFF
DIRECTOR

July 27, 1978

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 266, Zoning Advisory Committee Meeting, June 20, 1978, are as follows:

Property Owner: Maryland Cooperative Milk Producers, Inc.
Location: 1/2 S Gwynn Oak Ave. 704.93 N. Security Blvd.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 18' in lieu of the required 30'
Acre: 2.00
District: 1st

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,

John L. Wimley
John L. Wimley
Planner III
Current Planning and Development

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

August 23, 1978

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

Dear Mr. DiNenna:

Comments on Item #266, Zoning Advisory Committee Meeting, June 20, 1978, are as follows:

Property Owner: Maryland Cooperative Milk Producers, Inc.
Location: 1/2 S Gwynn Oak Ave. 704.93 N Security Blvd.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 18' in lieu of the required 30'.
Acre: 2.00
District: 1st

Metropolitan water and sewer exist, therefore the proposed variance should not present any health hazards.

Any new installations of fuel burning equipment should contact the Division of Air Pollution Control, 395-3775, to obtain requirements for such installations before work begins.

The property owner should have the parking area surfaced with a dustless, bonding material.

Very truly yours,

Thomas E. Phillips
Thomas E. Phillips, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/JMB/eth

cc: W. L. Phillips

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3600

STEPHEN E. COLLINS
DIRECTOR

June 27, 1978

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

Item No. 266 - SAC - June 20, 1978
Property Owner: Maryland Cooperative Milk Producers, Inc.
Location: 1/2 S Gwynn Oak Ave. 704.93 N Security Blvd.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 18' in lieu of the required 30'.
Acre: 2.00
District: 1st

Dear Mr. DiNenna:

The Variance should have little effect on traffic. The entrance onto Gwynn Oak Avenue should be widened to a 24' wide standard entrance although the driveway may remain 20' wide.

Very truly yours,

Stephen E. Collins
Stephen E. Collins
Engineer I

SEM/hms

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 425-7310

Paul H. Reincke
CHIEF

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Maryland Cooperative Milk Producers, Inc.

Location: E/S Gwynn Oak Ave. 704.93 N Security Blvd.

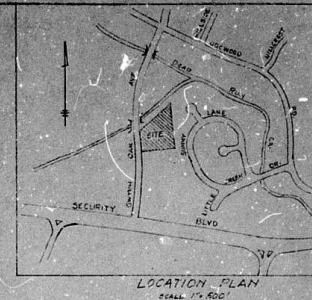
Item No. 266 Zoning Agenda Meeting of 6/20/78

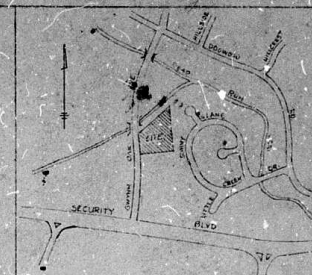
Gentlemen:

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 100 feet along an approved main 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 XXXXXX 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.

Reviewed by *George M. Hagan* and Approved: *George M. Hagan*
Special Inspection Division Fire Prevention Bureau





LOCATION PLAN
SCALE 1"=200'

GENERAL NOTES

1. AREA OF PROPERTY - 2.00 ACRES
2. EXISTING ZONING OF PROPERTY - "M.L."
3. EXISTING USE OF PROPERTY - "STORY OFFICE BUILDING"
4. PROPOSED ZONING OF PROPERTY - "M.L. WITH SIDE YARD VARIANCE"
5. PROPOSED USE OF PROPERTY - "1 STORY OFFICE BUILDING"
6. OFF STREET PARKING DATA:
 - A. AREA OF GROUND FLOOR - 5698.76 SQ. FT. (EXISTING)
 - B. PROPOSED GROUND FLOOR AREA - 4554.54 SQ. FT.
 - C. TOTAL FLOOR AREA - 10,854.54 SQ. FT.
REQUIRING 41 SPACES (1950's)
 - D. EXISTING NUMBER OF SPACES - 36
7. PROPOSED ADDITION IS FOR STORAGE AREA
NO INCREASE IN NUMBER OF EMPLOYEES
8. SITE IS LOCATED IN CLEAR RUN DRAINAGE AREA
9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 22.1 & 22.2 OF THE ZONING REGULATIONS TO PERMIT A SIDE YARD OF 18' INSTEAD OF THE REQUIRED 30' (A VARIANCE OF 12')
10. ALL LANDSCAPING SHOWN IS EXISTING

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 10-11-78
79-40-A
C-1197-78

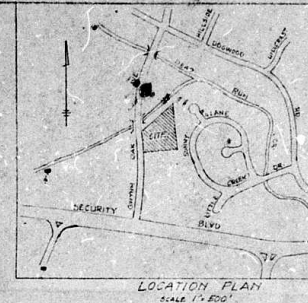
PLAT TO ACCOMPANY PETITION
FOR
YARD VARIANCE
AT

1717 GWYNN OAK AVENUE
ELECTION DISTRICT 1, BALTIMORE COUNTY, MD.
SCALE 1"=50'
MAY 17, 1978

MICROFILMED

DIVISION AND PETITIONER
OFFICIAL USE: DEAN ANDERSON
1717 GWYNN OAK AVENUE
BALTIMORE, MARYLAND, 21207





GENERAL NOTES

1. AREA OF PROPERTY: 1.00 Acre
2. EXISTING ZONING OF PROPERTY: M.C.
3. EXISTING USE OF PROPERTY: "STORY OFFICE BUILDING"
4. PROPOSED ZONING OF PROPERTY: "M.L. WITH SIDE YARD VARIANCE"
5. PROPOSED USE OF PROPERTY: "1 STORY OFFICE BUILDING"
6. DR. STREET PARKING DATA:
 - A. AREA OF DRIVEWAY: 1,608.76 Sq.Ft. (Existing)
 - B. PAVED DRIVEWAY: 750 Sq. Area 453.4 Sq. Ft.
 - C. TOTAL FLOOR AREA: 10,151.65 Sq. Ft.
REQUIRING 34 SPACES (1/3000')
 - D. EXISTING NUMBER OF SPACES: 36
7. PROPOSED ADDITION IS FOR STORAGE AREA.
NO INCREASE IN NUMBER OF SPACES.
8. SIDE YARD LOT AREA: 1,608.76 Sq. Ft. DRIVEWAY AREA
9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 255.4 & 256.2 OF THE ZONING REGULATIONS TO PERMIT A SIDE YARD OF 18" INSTEAD OF THE REQUIRED 30" (A VARIANCE OF 12")
10. ALL LANDSCAPING SHOWN IS EXISTING

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John J. [Signature]*
DATE: 10-11-78
79-40-A
C-1497-78

PLAT TO ACCOMPANY PETITION
FOR
YARD VARIANCE
AT
1717 GWYN OAK AVENUE
ELECTION DISTRICT 1 BALTIMORE COUNTY, MARYLAND
SCALE 1"=20' MAY 17, 1978

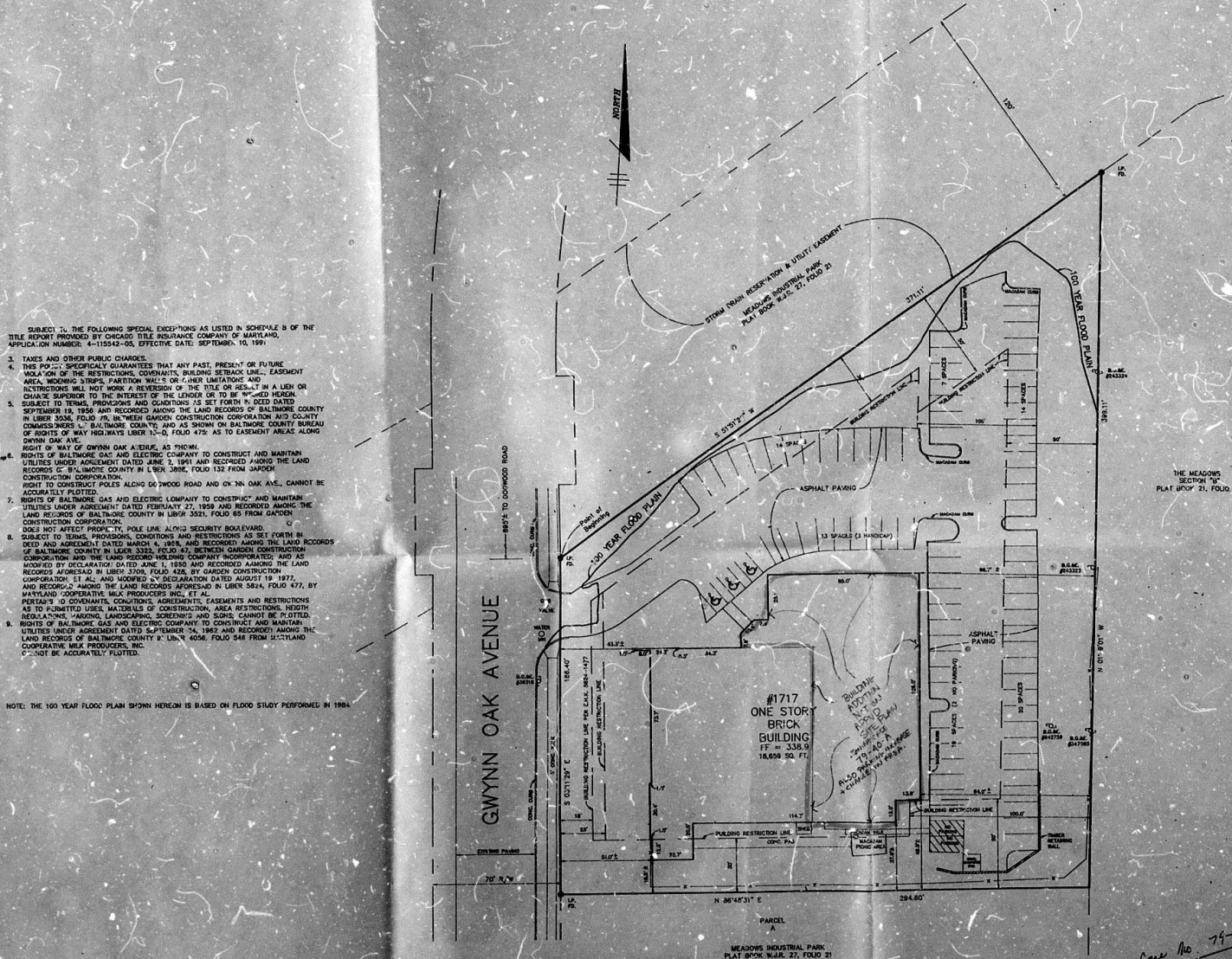
OWNER AND PETITIONER
MARYLAND COOPERATIVE MILK PRODUCERS, INC.
1717 OWYNN OAK AVENUE
BALTIMORE, MARYLAND, 21207



SUBJECT TO THE FOLLOWING SPECIAL EXCEPTIONS AS LISTED IN SCHEDULE B OF THE TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY OF MARYLAND, APPLICATION NUMBER: 4-115542-05, EFFECTIVE DATE: SEPTEMBER 10, 1991:

1. TAXES AND OTHER PUBLIC CHARGES.
2. THIS POLICY SPECIFICALLY GUARANTEES THAT ANY PAST, PRESENT OR FUTURE VIOLATION OF THE RESTRICTIONS, COVENANTS, BUILDING SETBACK LINE, EASEMENT AREA, WIDENING STRIPS, PARTITION WALLS OR OTHER LIMITATIONS AND RESTRICTIONS WILL NOT WORK A REVERSION OF THE TITLE OR INTEREST IN A LIEN OR CHARGE SUPERIOR TO THE INTEREST OF THE LENDER OR TO BE WITNESSED HEREIN.
3. SUBJECT TO TERMS, PROVISIONS AND CONDITIONS AS SET FORTH IN DEED DATED SEPTEMBER 19, 1958 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 3306, FOLIO 76; INTERMED GARDEN CONSTRUCTION CORPORATION AND COUNTY COMMISSIONERS - BALTIMORE COUNTY, AND AS SHOWN ON BALTIMORE COUNTY BUREAU OF RIGHTS OF WAY HIGHWAYS LIBER 13-0, FOLIO 472; AS TO EASEMENT AREA ALONG GWYNN OAK AVE.
4. RIGHT OF WAY OF GWYNN OAK AVENUE, AS FORTH.
5. RIGHTS OF BALTIMORE GAS AND ELECTRIC COMPANY TO CONSTRUCT AND MAINTAIN UTILITIES UNDER AGREEMENT DATED JUNE 7, 1991 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 3321, FOLIO 65 FROM GARDEN CONSTRUCTION CORPORATION.
6. RIGHT TO CONSTRUCT POLES ALONG DOBSON ROAD AND GWYNN OAK AVE. CANNOT BE ACCURATELY PLOTTED.
7. RIGHTS OF BALTIMORE GAS AND ELECTRIC COMPANY TO CONSTRUCT AND MAINTAIN UTILITIES UNDER AGREEMENT DATED FEBRUARY 27, 1959 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 3321, FOLIO 65 FROM GARDEN CONSTRUCTION CORPORATION.
8. DOES NOT AFFECT PROPERTY, POLE LINE, ALONG SECURITY BOULEVARD.
9. SUBJECT TO TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED AND AGREEMENT DATED MARCH 4, 1981, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 3325, FOLIO 42; BETWEEN GARDEN CONSTRUCTION CORPORATION AND THE LAND RECORDS HOLDING COMPANY INCORPORATED AND AS AMENDED BY DECLARATION DATED JUNE 1, 1980 AND RECORDED AMONG THE LAND RECORDS AFFORESAID IN LIBER 3709, FOLIO 428; BY GARDEN CONSTRUCTION CORPORATION, ET AL; AND AMENDED BY DECLARATION DATED AUGUST 19, 1977, AND RECORDED AMONG THE LAND RECORDS AFFORESAID IN LIBER 5824, FOLIO 477, BY MARYLAND COOPERATIVE MILK PRODUCERS INC., ET AL.
10. PORTANT TO COVENANTS, CONDITIONS, AGREEMENTS, EASEMENTS AND RESTRICTIONS AS TO LIMITED USES, MATERIALS OF CONSTRUCTION, AREA RESTRICTIONS, HEIGHT REGULATIONS, AND/OR LANDSCAPING, SCREENING AND SIGNS CANNOT BE PLOTTED.
11. RIGHTS OF BALTIMORE GAS AND ELECTRIC COMPANY TO CONSTRUCT AND MAINTAIN UTILITIES UNDER AGREEMENT DATED SEPTEMBER 24, 1982 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 4056, FOLIO 546 FROM MARYLAND COOPERATIVE MILK PRODUCERS INC.
12. CANNOT BE ACCURATELY PLOTTED.

NOTE: THE 100 YEAR FLOOD PLAIN SHOWN HEREON IS BASED ON FLOOD STUDY PERFORMED IN 1984.



PROPERTY DESCRIPTION

BEGINNING FOR THE SAME ON THE EASTERMOST SIDE OF GWYNN OAK AVENUE (70 FEET WIDE) AT THE POINT FORMED BY THE INTERSECTION OF THE EASTERMOST SIDE OF SAID AVENUE WITH THE SOUTHEAST CORNER OF THE STORM DRAIN RESERVATION AND UTILITY EASEMENT (120 FEET WIDE) AS SHOWN ON THE PLAT OF MEADOWS INDUSTRIAL PARK AS FILED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK NO. 27, FOLIO 21, AND RUNNING THENCE BEGINNING ON THE EASTERMOST SIDE OF SAID GWYNN OAK AVENUE, 1) SOUTH 03 DEGREES 11 MINUTES 17 SECONDS EAST, 194.40 FEET, THENCE LEAVING THE EASTERMOST SIDE OF SAID AVENUE AND RUNNING FOR A LINE OF DIVISION 2) NORTH 86 DEGREES 45 MINUTES 21 SECONDS EAST, 294.60 FEET TO INTERSECT THE WESTERMOST OUTLINE OF SECTION "B" OF THE MEADOWS AS FILED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK NO. 21, FOLIO 19, AND RUNNING THENCE BEING ON A PART OF SAID OUTLINE.

3) NORTH 01 DEGREES 49 MINUTES 01 SECONDS WEST, 289.24 FEET TO THE SOUTHEAST CORNER OF SAID STORM DRAIN RESERVATION AND UTILITY EASEMENT AS SHOWN ON THE FIRSTLY DESCRIBED PLAT, THENCE LEAVING THE SAID WESTERMOST OUTLINE OF SAID SECTION "B" OF THE MEADOWS AND RUNNING WITH AND BEING ON SAID STORM DRAIN RESERVATION AND UTILITY EASEMENT, AS SHOWN ON SAID FIRSTLY DESCRIBED PLAT, 4) SOUTH 01 DEGREES 51 MINUTES 29 SECONDS WEST, 271.11 FEET TO THE PLACE OF BEGINNING.

CONTAINING 87,120 SQUARE FEET OR 2.00 ACRES OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO GREAT AGRAND INSURED ANNUITY ASSOCIATES, AS OF APRIL 15, 1992 THAT THE SURVEY WAS ACTUALLY MADE UPON THE GROUND, THAT IT AND THE OTHER INFORMATION, COURTESY AND DISTANCES SHOWN THEREON ARE ACCURATE, THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, THAT THE PROPERTY DESCRIPTION, "SOURCES" BY ENGINEERING CALCULATION, THAT THE SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ADJACENT PROPERTY LINES AND APPLICABLE SET-BACK LINES (WHETHER ESTABLISHED BY SURVEY OR PLAT). RECORDED RESTRICTIONS OR APPLICABLE ZONING OR BUILDING CODES AFFECTING THE PROPERTY, THAT THERE ARE NO EASEMENTS, RIGHTS OF WAY OR USES AFFECTING THE PROPERTY KNOWN TO THE UNDERSIGNED OR APPEARING FROM A CAREFUL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN HEREON; THAT OTHER THAN AS SHOWN HEREON, THERE ARE NO PARTY WALLS WITH OR ENCROACHMENTS UPON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS OR ENCROACHMENTS UPON OR PARTY WALLS WITH THE PROPERTY BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENT SITUATED UPON ANY ADJOINING PREMISES; THAT PUBLIC STREETS NECESSARY FOR ACCESS TO THE PROPERTY HAVE BEEN COMPLETED AND DEDICATED AND THERE IS DIRECT ACCESS BETWEEN SUCH STREETS AND THE PROPERTY; THAT THE PROPERTY COMPRESES 87,120 SQUARE FEET AND IS LOCATED IN A ZONING DISTRICT CLASSIFICATION OF "M-3" WHICH PERMITS USE OF THE PROPERTY AS MEDICAL OFFICES, THAT THE PROPERTY LIES WITHIN ZONE-AV, ZONE-B AND ZONE-C AS SHOWN ON FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, COMMUNITY-PANEL NO. 24002 0380 B, EFFECTIVE DATE MARCH 2, 1981; THAT PART OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, AS SHOWN, THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY AIA AND APEI IN 1988 AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY, AS DEFINED THEREIN.

Richard E. Muegge
ARTHUR E. MUEGGE 4-16-92
10751 DATE



Case No. 79-404
submitted & filed
11/1/91
R. E. Muegge

RIEMER MUEGGE & ASSOCIATES, INC.
6818 CENTRE PARK DRIVE
SUITE 200
COLUMBIA, MARYLAND 21045
(410) 997-8900

LOCATION SURVEY
CLINICAL ASSOCIATES
1717 GWYNN OAK AVENUE

TAX MAP NO. 95 PARCEL 404
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
LIBER 4056, FOLIO 752

SCALE: 1"=30'
DATE: 01-16-92 PROJECT NO. BS-200
DRAWN BY: J.A.N.