

ORDER RECEIVED FOR FILING
DATE 11/14/79
BY 11/14/79

Pursuant to the advertisement, posting of property, and public hearing on the 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(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st November, 1979, that the herein Petition for the Variance(s) to permit a front yard setback of 50 feet in lieu of the required 75 feet, a side yard setback of 0 feet in lieu of the required 50 feet, and a side yard and rear yard setback of 0 feet both in lieu of the required 30 feet 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 the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #80-114A Item #39

Date: October 23, 1979

Petition for Variance for front, side and rear yard setbacks
Southwest side of Ventura Lane, 760 feet Southeast of Milford Mill Road
Petitioner Eunice H. Tovell

3rd District

HEARING: Thursday, November 8, 1979 (9:45 A.M.)

Assuming the addition would not adversely impact the internal circulation pattern and parking for the entire parcel, this office offers no comment.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

- 2 -

4. A retaining wall of concrete block, railroad ties, etc. will be constructed in the northeast corner of the property to prevent further erosion of the higher ground.

5. A commercial dumpster, large enough to hold all trash, etc., will be kept next to the new addition adjacent to the shipping-receiving door. Grounds will be kept clean and no liquids, solvents, machine oil, etc. will be dumped on the grounds of the company or on neighboring grounds.

6. The new building addition will be painted on the exterior in the same approximate shade as the existing building and both will be kept in good repair.

7. Some type of lighting will be installed at the top of the addition in each corner to insure adequate lighting of the area behind the building. The lighting will be kept on fresh dusk until dawn.

8. In order to keep noise to a minimum, there will be no windows or doors on the side of the addition facing Ventura Lane. Alternatively, a non-opening thermopane single opening, insulated double glass window may be installed on that side of the building.

9. Blacktop (macadam) similar to that now in use on either side of the existing building will be installed as part of and at the same time as the other improvements and proper grading and sewage will be completed to insure proper drainage and runoff.

10. All improvements will be completed within approximately 60 days after the outer shell of the new addition is completed.

11. All improvements listed in this agreement will be maintained by Wingard & Co., Inc. and Mr. William F. Wingard, his successors or assigns

- 3 -

and this agreement will be incorporated into any contract for the leasing, sale, or other conveyance of the property to any other party(ies).

This document constitutes all of the terms of the agreement entered into between the undersigned parties and may be amended only in writing.

DATED: November 7, 1979

William F. Wingard, President
Wingard & Co., Inc.

Norway Scherr, President
Colonial Village Improvement Association

Subscribed and sworn to before me, in my presence, on this 7th day of November, 1979, a Notary Public in and for the State of Maryland.

My commission expires 1982



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

September 18, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #39 (1979-1980)
Property Owner: Eunice H. Tovell
S/WB Ventura La. 760' S/E Milford Mill Rd.
Exist'g Zoning: M.L.
Proposed Zoning: Variance to permit a front setback of 50' in lieu of the required 75' and a side setback of 0' in lieu of the required 50', to permit side and rear setbacks of 0' in lieu of the required 30'.
District: 3rd

Dear Mr. Hammond:

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.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

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.

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, the swimming pool property in particular, 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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 39 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:RAM:FWR:ss

O-SW Key Sheet, 24 NW 20 Pos. Sheet
NW 6 E Topo, 79 Tax Map

FEB 11 1980

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 31, 1979

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204ofo
Nicholas E. Commodari
ChairmanMEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Road Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
DevelopmentMr. William F. Wingard, President
Wingard & Co., Inc.
7093 Milford Industrial Road
Pikesville, Maryland 21208RE: Item No. 39
Petitioners - Eunice H. Tovell
and William Chev
Variance Petition

Dear Mr. Wingard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. 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.

The subject of this petition is part of an industrial complex which is zoned M.L. and is located between Ventura Lane and Milford Industrial Road approximately 760 feet southeast of Milford Mill Road in the 3rd Election District. The site is presently improved with a large building, which houses a number of manufacturing companies and accessory parking area to the rear and side. Adjacent properties are improved with similar industrial uses to the north and west across Milford Industrial Road, while a swimming pool and individual homes exist to the south and east across Ventura Lane, respectively.

Because of the proposal of the Wingard Company to construct an addition to their portion of the existing building towards Ventura Lane, this Variance is necessary. Since the existing building, occupied by the Wingard Company, is going to be acquired by said company, a property line will be established between their portion of the building and the remainder. Normally, this would be allowed without requiring a Variance for setbacks in view of the fact that a common wall is being shared. However, because the Variance was necessary for the proposed addition, it was the suggestion of the Zoning Commissioner that Variances to allow this situation should be requested in order to avoid any questions that may arise in the future.

Item No. 39
Eunice H. Tovell & William Chev
Variance Petition

Since the building that will house the Wingard Company is going to be acquired by them, but the land that the building lies on and the parking area will still be owned by Mr. Chev, it is the feeling of the Office of Current Planning that access surrounding the building and means of ingress and egress to the site must be provided at the time that the contract is prepared. I have a letter from Mrs. Anita Wingard included within the zoning file that indicates that this will be provided.

In addition, there is also a revised comment from Mr. Ted Burnham of the Department of Permits and Licenses indicating that if the proposed structure is built in accordance with Mr. Wingard's letter of October 11, 1979, he would have no adverse comment.

If this petition is granted, it is the feeling of this Committee that as much as possible of the natural screening along Ventura Lane should remain in order to lessen the impact of the proposed addition.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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 E. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Mr. Leonard Levy
7024 Deerfield Road
Pikesville, MD 21208

enclosures

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211
John D. Snyffert
DIRECTOR

October 10, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #39, Zoning Advisory Committee Meeting, August 14, 1979, are as follows:

Property Owner: Eunice H. Tovell
Location: SW/S Ventura Lane 760' SE Milford Mill Rd.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front setback of 50' in lieu of the required 75' and a side setback of 0' in lieu of the required 50', to permit side and rear setbacks of 0' in lieu of the required 30'.

District: 3rd

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 office's main concern is that traffic circulation around the building is maintained.

Very truly yours,


John L. Wimbley
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

October 8, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #39, Zoning Advisory Committee Meeting of August 14, 1979, are as follows:

Property Owner: Eunice H. Tovell
Location: SW/S Ventura Lane 760' SE Milford Mill Rd.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front setback of 50' in lieu of the required 75' and a side setback of 0' in lieu of the required 50', to permit side & rear setbacks of 0' in lieu of the required 30'.

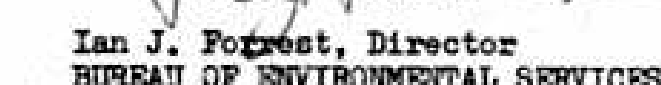
Acres:

District: 3rd

Metropolitan water and sewer exist.

The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours,


Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

JSE/JRP/tth

cc: W. L. Phillips

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Date: August 14, 1979

FROM: Charles E. Burnham
Plans Review Chief
Item 39 - Eunice H. Tovell

SUBJECT: SW/S Ventura La 760' SE Milford Mill Rd

There is insufficient information to determine if such an addition can be built to the existing structure.

Please have a registered Architect or Professional Engineer review the project to determine the construction classification of the existing building, the proposed addition and if the building as a whole can meet the height and area requirements of the Building Code.

Once this has been accomplished, this office will offer comments.


Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Date: October 15, 1979

FROM: Charles E. Burnham
Plans Review
7093 Milford Industrial Road

SUBJECT: Property of Mr. William F. Wingard
Item No. 39

Mr. Wingard has indicated to me that the fire wall division questioned by this office does exist. He has further indicated his proposed addition will be made to comply and the necessary permits, plans, etc., will be attained before any construction begins.

I can now withdraw my comments pertaining to the proposed plans.


C.E. Burnham, Chief
Plans Review

CEB:rrj

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310Paul H. Heincke
CHIEF

August 28, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Eunice H. Tovell

Location: SW/S Ventura La. 760' SE Milford Mill Rd.

Item No. 39 Zoning Agenda Meeting of 8/14/79

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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 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 road and 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.

REVIEWER:  Noted and Approved: 
Planning Group Fire Prevention Bureau
Special Inspection Division

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 8, 1979

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

Z.A.C. Meeting of: August 14, 1979

RE: Item No: 32, 33, 34, 35, 36, 37, 38, 39, 40, 41
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,


W. Nick Petrovich,
Field Representative

WNP/op

JOSEPH H. MCGOWAN, PRESIDENT
T. RAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROTBARSTHOMAS H. BEYER
MRS. LORRAINE T. CHIRCUS
ANDER B. HAYDEN

ROBERT F. DUDLEY, SUPERINTENDENT

ALVIN LONECK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRALEY, D.V.M.

A.A.P. 42
 NAME NEW
 REGION 3
 OFFICE 3
 D-T 1-17
 TYPE 1
 PLANS 1
 BY 1
 FINAL 1-17
 BY 1