PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZORING COMMESSIONER OF BALTIMORE COUNTY: I, or, we Eunice It Toyell, William & Dorothea Chew _legal owners of the property situate in Baltimore runty and which is described in the description and plat attached hereto and made a part hereof,

hereby potition for a Variance from Section 25.2(213.142) to permit a front yard setback of 50' in live of the required 75' and a side mark setback of 0' in live of the

required 50'. Section 255.1/to permit sideward and rear yard setbacks of 0' both

in lieu of the required 30' o. the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

We are a small machine thou that has been in operation for 15 years (!1 years in the present location) doing precision work and employing highly skilled mechanics. If we were obliged to relocate our business, we would suffer considerable loss in time and money.

Moving and rewiring our machines alone would cost approximately \$25,000.00. The cost of buying a building or buying land and having a new building constructed elsewhere in the county is out of our reach with today's prices. Our alternative would be moving to the city, and in that event we would lose our skilled help who are irreplaceble in today's market.

irreplacable in today's market. Our small plant is very overcrowded with machinery and supplies. and stay in business we need more room.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Ballmore County adopted pursuant to the Zoring Law For Baltimore County.

hgard Pres. Anita M. Wingard Secy- Eunice H. Tovellx 3.3 Hotel.
INC. 7093 Milford Industrial Rd. 263-2217 VIII 145 21208 1 MARTIN DURCHER 484-7633 Regalia Court Road. 21117 Regalia Court

Gurica Hell Med 21117 Owings Mills, Md. 21117 Petitioner's Attorney

EPERED By The Zoning Commissioner of Baltimore County, this ______lth ____day

197 9, that the subject matter of this petition be advertised, as ired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Zoning Commissioner of Baltimore County.

80-114-A

WINGARD & COMPANY " 7093 Milford Industrial Road

Baltimore, Maryland 21208

Telephone: 301-484-7633

Od ten 4, 1979

Joning Commission Town drang land

Towkom It may Cincin

when gyproval is received to purchase musisting rented, hulding 7093 mynd Industrial
Rt. Phospelle 21208 from mes. Tovell and,
the addition propried, we will be very that
the lease for the property will allow for
ingress and egress from method I dustrial Rd
ingress and egress from method I dustrial Rd
and allow circulation around the hunding.

Sincerely press.
Of m. Wingards

Sery-Treas

RE: PETITION FOR VARIANCES SW/S of Ventura Lane, 740' SE of Milford Mill Rd., 3rd District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

EUNICE H. TOVELL, Petitioner : Case No. 80-114-A

1111111

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. You are requested to 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 therewith.

Peter Max Zimmerman Deputy People's Counsel

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

I HEREBY CERTIFY that on this 24th day of October, 1979, a copy of the aforegoing Order was mailed to Eunice H. Tovell, 5 Regalia Court, Owings Mills, Maryland 21117, Petitioner; and William F. Wingard, President and Anita M. Wingard, Secretary-Treasurer, Wingara & Co., Inc., 7093 Milford Industrial Road, Pikesville, Maryland 21208, Contact

WINGARD & COMPANY'

7093 Milford Industrial Road Baltimore, Maryland 21208

Telephone: 301-484-7633

Octob 11, 1979

Paltimore County Zoning Commission Beltimore County Office Building Towson, Md. 21204

Attn: Mr. Burnham

Gentlement:

Concerning our application for zoning variances to extend the building at 7093 Milford industrial Rd., I am confirming our telephone conversation.

The wall of the proposed new building to be constructed along the boundary line with Ray Lee will have a wall of three hour construction with a minimum of 2'8" store the roof in accordance with BOCA 1970. There will be no doors or windows on that side.

There is a parapet approximately one foot high between the two current buildings, the one we lease and Ray Lee's. The buildings each have walls of one foot thickness (making a minimum of two feet of block between the rooms). Thank you very much for your cooperation.

William P. Wingar

co: Mr. N. Commodari

BALTIMOPS COUNTY TOWSON, MARYLAND 21204 OFFICE OF PLANNING & ZONING

WILLIAM E CIAMMOND ZONING COMMISSIONER

November 21, 1979

Ms. Eunice H. Tovell 5 Regalia Court Owings Mills, Maryland 21117

> RE: Petition for Variances SW/S of Ventura Lane, 760' SE of Milford Mill Road - 3rd Election District Eunice H. Tovell, et al - Petitioners NO. 80-114-A (Item No. 39)

Dear Ms. Tovell:

I have this date passed my Order in the above captioned matter in accordance with the attached.

William F. Chew

Dorothy H. Chew

6 Garrison View Rd. Owings Mills, Md. 21117

We hereby request that William F. Wingard and/or Anita M. Wingard

Sincerely

Williamed I home

Dorothe Hoher

William F. Chew Dorothy H. Chew

Owners of the properties covered.

be allowed to act as our representatives in all matters dealing with

hearing for zoning variances for Wingard & Co., Inc., 7093 Milford

Very truly yours, JEAN M.H. JUNG Deputy Zoning Commissioner

JMHJ/mc

Attachments.

ZONING COMMISSIONER

Industrial Hd., Baltimore, Md. 21208.

Baltimore deshity

Towson, Md. P1204

Gentlemen:

cc: Mr. & Mrs. William F. Wingard Wingard & Company, Inc. 7093 Milford Industrial Road Pikesville, Maryland 21208

> John W. Hessian, III, Esquire People's Counsel

Southeast from the centerline of Milford Mill Road the next six (6) courses and distances: 1) S 71 15'20" W. 96.1'

Begining at a point on the Southwest Side of Ventura Lane, 760'

2) N 86 22145" W. 60.00*

3) 5 3 3/815" 4. 65.01

ii) 5 20 04 40" E. 52.941

5) # 69 55'20" E. 171.6'

6) N 18 Lh. ho" W. 87.79"

to the point of boldinning.

Funice d. Tovell Pegalia Ct. Owings Mills, hd. 21117

August 2, 1979

oning Commission Baltimore County Towson, Md. 21204

Gentlemen:

I hereby request that William F. Wingard and/or Anita M. Wingard be allowed to act as my representatives in ell tatters dealing with the hearing for Zoning Variancus and that all bille be sent to them at Wingard & Co., Inc. , 7093 Milford Industrial Rd.. Baltimore, Md. 21208, for payment.

Sincerely.

Owner of property 7093 Milford Industrial Ed. Fikesville, Md. 21208

IT IS CONSERED by the Zoning Commissioner of Baltimore County, this 2/at November , 19 79, that the herein Petition for the Variance(s) to persit a front yard setback of 50 feet in lieu of the required 75 feet, a side yard 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 GRAFFED, from and after the date of this Order, subject to the approval of a site plan by the Departmen of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

RECEIVED FOR FILING

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

Zoning Compissioner of Baltimore County

Novembur 8, 1979.

mement curbing will be installed 40 feet from the western edge of Venture Lane starting at the Swim Club fence going north to the point at which the grading of the property line greatly increases in the northeast corner. At that point, the curbing will be 34 feet from the western edge of Ventura Lane. These distances will provide adequate clearance ground the proposed

posts (to be impregrated with copper cromate arsonic preservative) will be professionally installed three (3) feet east of the permanent curbing described above, from the swim club fence to the point at which the grading of the property greatly increases in the northeast corner.

pines will be professionally planted eight feet from trunk to trunk, from the swim club fence to the end of the property I'me in the northeast corner.

ACREEMENT BETWEEN MR. WILLIAM F. WINGARD AND THE

COLONIAL VILLAGE IMPROVEMENT ASSOCIATION

In consideration for the improvements listed below, the Colonial Village Improvement Association will not present opposition to the zoning variance request of Mr. William F. Wingard, President of Wingard & Co., Inc, Case No. d0-114-A, to be heard by the Zoning Commission on Thursday,

1. There will be no head-in parking facing Ventura Lane. A peraddition to permit the passage of motor vehicles, including fire equipment

2. An eight foot high solid stockade fence of white cedar and pine

3. A living evergreen planting of six (6) foot high ransery stock white

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.

- 2 -

5. A commercial dumpste: large enough to hold all trash, etc., will be kept next to use me 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 free dusk untill 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 (macadem) 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

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 entervi into between the undersigned parties and may be amended only in writing.

DATED: November 7, 1979

BATIMORE COUNTY, MARYAND

INTER-OFFICE CORRESPONDENCE

TO______Zoning Commissioner John D. Seyffert, Director

William E. Hammond

October 23, 1979

PROM Office of Planning and Zoning SUBJECT Petition #80-114A Item #39

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.

JDS:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

r. W. P. Vingard, Proc. Virgard & Co., Inc. 709) Milford Industrial Road Pikeevilla Nexyland 2126

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 of Ostober , 1.779.

7024 Beerfield Food

Pikesville, ND 21208 Petitioner Benies S. Tovall and William Chou

Petitioner's Attorney

WILLIAM E. HAMMOND Zoning Commissioner

Reviewed by Julia B. Commoder Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

September 18, 1979 THORNTON M. MOURING DIRECTOR

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

> Re: Item #39 (1979-1980) Property Cwner: Bunice H. Trovell S/WS Ventura La. 760' S/E Milford Mill Rd. Exist'ng Zoning: M.L. Proposed Zowing: 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 sethacks 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

Development of this property through stripping, arading 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 misances 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 Potitioner.

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, Meworth M. Naves ELLSWORTH N. DIVER, P.E. TAK Chief, Bureau of Engineering

END FAM: FWR: 55 O-SW Mey Sheet, 24 MW 20 Pos. Sheet NW 6 E Topo, 78 Yax Map

COUNTY OFFICE BLDG. 111 N. Chesapeake Ave. Townon Maryland 21204

Nicholas B. Commoderi Chairman

Bureau of Engineering Department of Traffic Engineering

MEMBERS

State Posca Commission Bureau of Fire Prevention

Realth Department Project Planning Building Department Board of Education Ioning Administration Industrial Development

Mr. William F. Wingard, President Wingard & Co., Inc. 7093 Milford Industrial Road Pikesville, Faryland 21208

> RE: Item No. 39 Petitioners - Bunice H. Tovell and William Chev Variance Petition

Dear Mr. Vingards

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 guitability of the requested zoning.

October 31, 1979

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 nort's and west across Milford Industrial Road, while a swimming pool and individual homen exist to the south and east across Ventura lane, respectively.

Because of the proposal of the Wingard Company to construct an addition to their protion 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 Bunice H. Tovell & William Ches 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. Chew, 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 hirs. 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 Vertura 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 your ..

NICHOLAS E. COMMODARI Chairman

Zoning Plans Advisory Committee

co: Mr. Leonard Levy 7024 Deerfield Road Pikesville, MJ 21208

enclosures

Medias

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond Zoning Commissioner

Charles E. Burnham

FROM Plans Review Chief
Item 39 - Eunice H. Tovell

SUBJECT SWS 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 & Sumbon

August 14, 1979

Charles E. Burnham, Chief Plans Review

CEB: rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond

Zoning Commissioner

C.E. Burnham

Plans Review

7093 Milford Industrial Hoad SUBJECT Property of Mr. William F. Wingard

> 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

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

Date__ October 15, 1979

CEB: rrj

2



battimore county fire department TOWSON, MARYLAND 21204

Gentlemen:

office of planning and zoning

Zoning Advisory Committee

Towson, Maryland 21204

Dear Mr. Hammond:

Office of Planning and Zoning

Baltimore County Office Building

Mr. William Hammond, Zoning Commissioner

Existing Zoning: M.L.

District: 3rd

bearing on this petition.

Property Owner: Eunice H. Trovell

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

TOWSON, MARYLAND 21204

John D. Sayffert

XXXXXXXXXXX

Paul H. Reincke

August 28, 1979

October 10, 1979

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

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

This offices main concern is that traffic circulation around the huilding is maintained.

all parties are made aware of plans or problems with regard to development plans that may have a

Proposed Zoning: Variance to permit a front setback of 50' in lieu of the required 75'

and rear setbacks of 0' in lieu of the required 30'.

and a lide setback of 0' in lieu of the required 50', to permit side

Very truly yours,

Current Planning and Development

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 23 204

Mr. Walliam Hammond, Zoning Commissioner

Zoning Advisory Committee

Re: Property Owner Eunice H. Trovell

Location: SW/S Ventura La. 7 SE Milford Mill Rd.

Item No. 30

Zoning Agenda: Meeting of 8/14/79

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 doud 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 Pro-tection 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.

Special Inspection Division

REVISIONE Cast local tella 1/28/79 Noted and Leonge M Wegandt Pire Prevention Bureau

bufflmore 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 Soning County Office Building Towson, Maryland 2120h

Dear Mr. Hammond:

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

> Property Owner: Location: Existing Zoning:

Eunice H. Tovell SW/S Ventura La. 760' SE Milford Mill Rd.

Proposed Zoning: Variance to permit a front setback of 50' in lieu of the required 75' and a side setback of 0' inlieu of the required 50', to permit side & rear setbacks of 0' in lieu of the required 3. .

Acres. Diatrict:

Metropolitan water and sewer exist.

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

> Very chuly yourg. Ian J. Forrest. Director

BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP/fthe

co: W. L. Fnillips

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:

Distr.ct: No. Acres:

Dear Mr. DiNenna:

MIP/bp

MARCUS M. BOTBARIS

. PAYARD WILLIAMS. JR. VICE-PRESIDEN

All of the above have no bearing on student population.

Very truly yours.

Will Telegra W. Nick Petrovich,

Field Representative

ADGER B. HAYDEN

MICHARD W. TRACEY, D.V.M.

POSCRY Y. DUBEL, SPERMIENDES

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	BALTIMORI	E COUNTY OF	CE OF PLANNING	& ZONING	
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Petitioner's	Attorney	VONEYA	Submitted by	Miles	
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			7)	80-114-A	
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Petitioner: EUNICE H. TOVELL

Location of property: SWES VENTUER LA., 760' SE OF MINFORD MILL RE.

LOCATION OF SIGNATULE AT ENTRANCE Rd TO 7093 MILFORD INDUSTRIPL Rd.

Posted by Showar B. Boland Date of return: CCT. 26,1979.

2. SIGNS

CERTIFICATE OF PUBLICATION

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., men: inxent

day of _______, 19.79_, the first publication

appearing on the 18th day of october

Cost of Advertisement, 3

19.72.

TOWSON, MD., ___ctaber___8___, 19.79

Posted for: PETITION FOR VARIANCE

Date of Posting CCT. 21, 1979

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BALTIMORE COUNTY, MARYLAND

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The Stating County, by the Stating of County, by the Stating of th	THIS IS TO CERTIFY, that the annexed advertisement of Petition For Variance - Eunice H. Toyall was inserted in the following:
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