

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 (238.1 and (303.2) and 238.2) To permit a front yard setback of nine (9) feet in lieu of the required average of 23.50 feet and permit side yard setbacks of 10 feet and 26 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. That due to the triangular, narrow shape of the property as well as the need to provide parking onsite, the required front and side yard setbacks cannot be provided.
2. That without the requested variances the Legal Owners and Contract Purchasers will continue to sustain practical difficulty and unreasonable hardship.
3. That the requested variances are in harmony with the spirit and intent of the Regulations.

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 Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Barry Blank
(Type or Print Name)
Signature: *Barry Blank*
Address: 10 Fairlawn Avenue
City and State: Baltimore, Maryland 21215
Attorney for Petitioner:
Benjamin Bronstein
(Type or Print Name)
Signature: *Benjamin Bronstein*
Address: 102 W. Pennsylvania Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 828-4442

Legal Owner(s):
George N. Byrnes
(Type or Print Name)
Signature: *George N. Byrnes*
Bertha P. Byrnes
(Type or Print Name)
Signature: *Bertha P. Byrnes*
Address: 4320 Milford Mill Road
City and State: Baltimore, Maryland 21208
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Benjamin Bronstein
Name: 102 W. Pennsylvania Avenue 21204
Address: 828-4442 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of December, 1980, that the subject matter of this petition be advertised, as required 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 County, on the 27th day of January, 1981 at 9:30 o'clock.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 16, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS:
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 Development

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 99
Petitioner - George Byrnes, et ux
Variance Petition

Dear Mr. Bronstein:

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.

subject property, located on the north side of Milford Mill Road adjacent to the Western Maryland Railroad, is zoned M.L. and is improved with an abandoned two-story building. Surrounding properties to the east and south are improved with office/warehouse uses, while vacant land exists to the west.

In view of your clients' proposal to raze the existing structure and construct a combination office/warehouse closer to the front and side property lines, this Variance request is required.

As indicated in our telephone conversation of January 12th, the comments from the Bureau of Engineering, concerning the proposed widening of Milford Mill Road are not reflected on the submitted site plan. In conversation with Mr. Hank Sadler, he stated that the proposed 50' right of way, as shown, had been verified prior to submitting this request. Since the Variance was advertised from the proposed 50' right of way, which would be incorrect if the comments stand as written, it was your decision to proceed with the hearing as scheduled, and this matter would be resolved in the interim. The result of this should be presented at the hearing.

Particular attention should be afforded to the comments of the Office of Current Planning and the Department of Permits and Licenses.

Item No. 99
Variance Petition
January 16, 1981

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bso

Enclosures

cc: D.S. Thaler & Assoc., Inc.
11 Warren Road
Baltimore, Md. 21208

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 5, 1981

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

Re: Item #95 (1980-1981)
Property Owner: George N. & Bertha P. Byrnes
Centerline of Milford Mill Road 250' S/W from centerline of Milford Industrial Road
Acres: 0.71 Acres 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:

Comments were supplied for this property in connection with the Zoning Advisory Committee review for Item 7 Zoning Cycle III (April-October 1978).

Highways:

The Milford Mill Road-Slade Avenue Relocation, which is a State Highway Administration Project in this vicinity, in conjunction with the State of Maryland Department of Transportation Mass Transit Administration-Baltimore Region Rapid Transit System-Milford Mill Road Station, lies immediately north of this site.

Milford Mill Road, an existing public road, is proposed to be improved in the future in this vicinity as a 40-foot closed section roadway on a 60-foot right-of-way, and terminated with a standard type roadway termination at the Western Maryland Railroad right-of-way. The type and specific location of a roadway termination is part of the aforesaid State Highway Administration Project.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

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.

Item #99 (1980-1981)
Property Owner: George N. & Bertha P. Byrnes
Page 2
January 5, 1981

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.

Water and Sanitary Sewer:

There is a public 12-inch water main and public 8-inch sanitary sewerage (cast iron and formerly a force main) in Milford Mill Road.

No sanitary sewer connection allocations will be available for projects within the Gwynns Falls Drainage basin until the improvements at the Patuxent Waste Water Treatment Plant are completed, which is expected to be in September 1981.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley
John Somers

O-SW Key Sheet
24 NW 20 Top. Sheet
NW 6 E Topo
78 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494 3211

NORMAN E. GENDER
DIRECTOR

December 30, 1980

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 #99, Zoning Advisory Committee Meeting, November 21, 1980, are as follows:

Property Owner: George N. and Bertha P. Byrnes
Location: Centerline of Milford Mill Road 250' S/W from centerline of Milford Industrial Rd.
Acres: 0.71 acres
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 property is in a Sewer Deficient Area.

Landscaping should be provided.

All truck maneuvering should be done on-site and no trucks backing into or out of the property.

Very truly yours,

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

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7010

PAUL H. RENCKE
CHIEF

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

RE: Property Owner: George N. & Bertha P. Byrnes

Location: Centerline of Milford Mill Road 250' S/W from centerline of Milford Industrial Road

Item No.: 99 Zoning Agenda: Meeting of November 21, 1980

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.

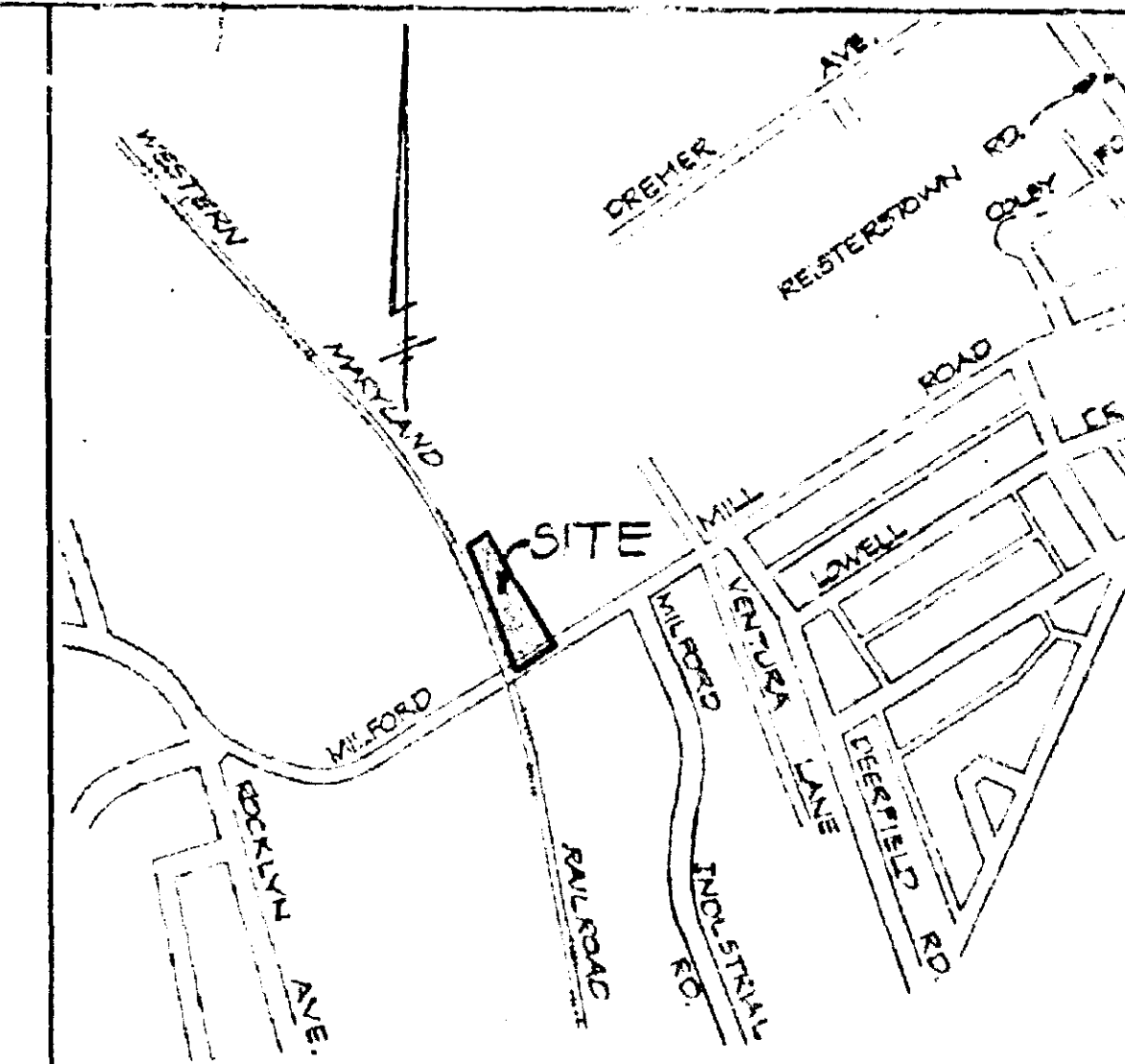
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. 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 operation.
- () 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, this time.

REVIEWED BY: *John L. Wimbley* Noted and Approved: *George M. Nagomet*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



LOCATION MAP
SCALE: 1" = 500'

NOTES

1. Ex. Zoning = ML
2. Area of property = 0.71 Acres
3. No Storm Drainage Required for this site.
4. Storm Water Management Exemption to be applied for.
5. Less than 0.50 Acres of New Impervious Area.
6. Existing water and sewer base connections to be used.
7. Milford Mill Rd. is to be 'dead ended' at the Railroad.

PARKING TABULATION

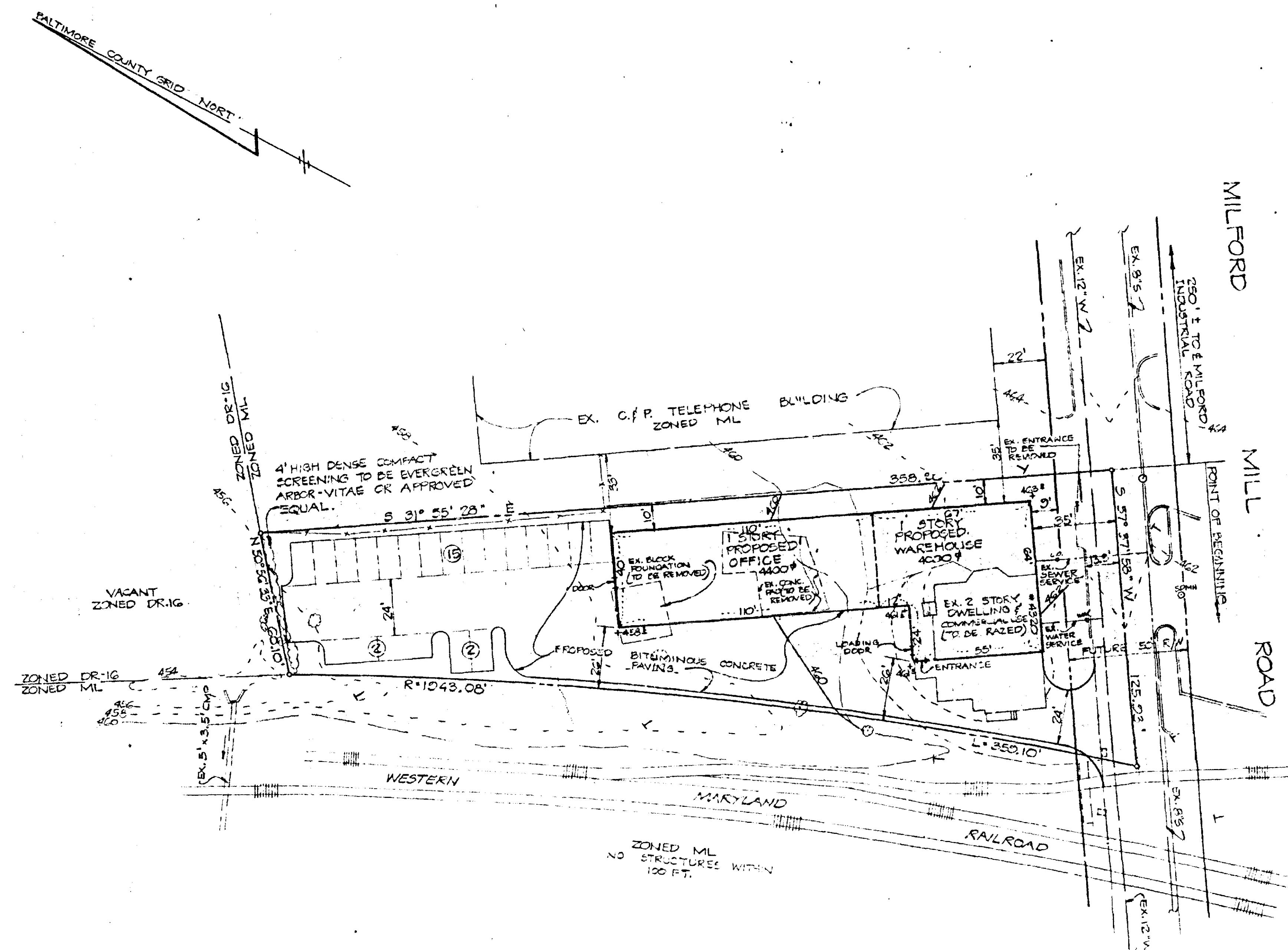
1. Office - 4400 S.F. at 1/300 S.F. = 15 Spaces Required
2. 15 Spaces provided.
3. 4 Spaces available for warehouse use at 3 employees per space = 12 employees allowed in warehouse

PLAT TO ACCOMPANY ZONING VARIANCE
FOR FRONT AND SIDE YARDS

BLANK PROPERTY

3rd ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 30'

OCTOBER 16, 1980
REVISED - OCTOBER 24, 1980



ENGINEERS
D.S. THALER & ASSOCIATES, INC.

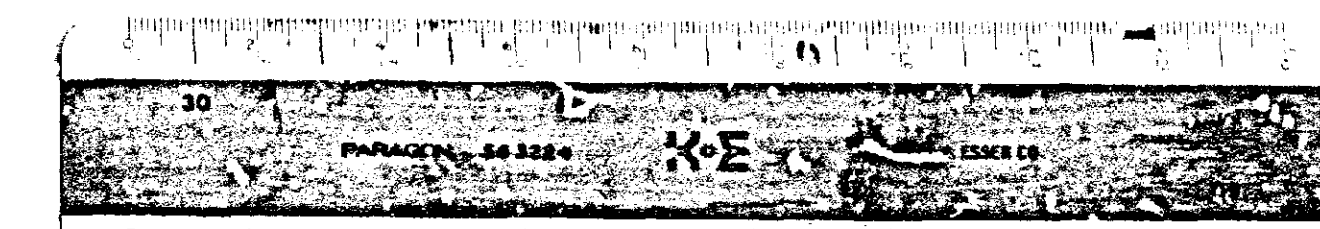
11 WARREN ROAD
BALTIMORE, MARYLAND 21208
484 - 4100

OWNER

GEORGE N. & BERTHA P. BYRNES
4320 MILFORD MILL ROAD
BALTO., MD. 21208

CONTRACT PURCHASER

MR. BARRY BLANK
5350 FAIRLAWN AVE.
BALTIMORE, MD. 21215



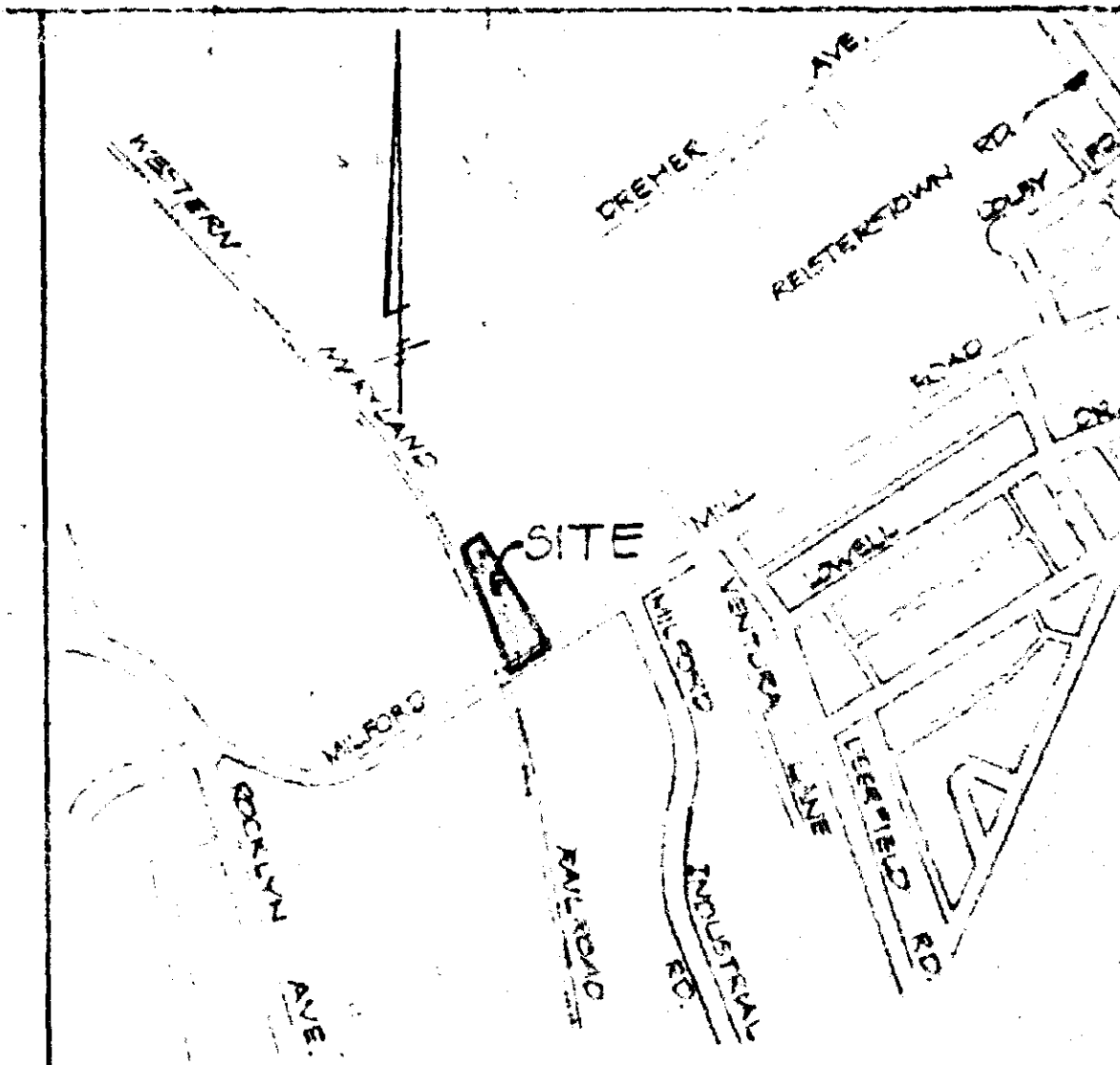
OFFICE COPY

REVISED PLANS

DEC 8 1980

Item #99

P.N. 025B
S.A.R.



LOCATION MAP
SCALE: 1" = 500'

NOTES

1. Ex. Zoning - ML
2. Area of property - 0.71 Acres
3. No Storm Drainage Required for this site.
4. Storm Water Management Exemption to be applied for.
5. Less than 0.50 Acres of New Impervious Area.
6. Existing water and sewer have connections to be used.
7. Millford Mill Rd. is to be dual ended at the railroad.

PARKING TABULATION

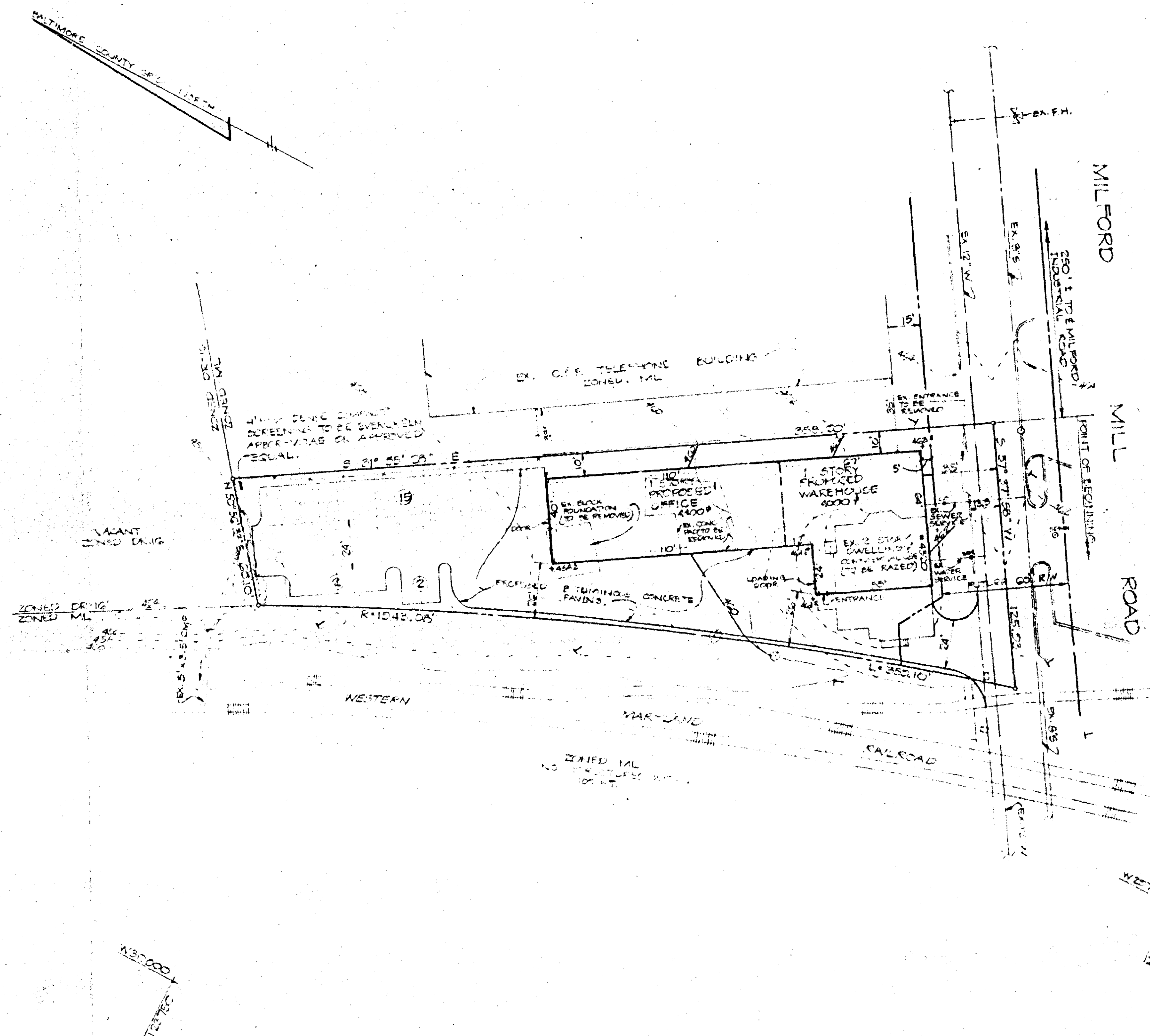
1. Office - 4400 S.F. of 1/300 S.F. = 15 Spaces Required
2. 15 Spaces provided.
3. 4 Spaces available for warehouse use at 2 employees per space = 12 employees allowed in warehouse

PLAT TO ACCOMPANY ZONING VARIANCE
FOR FRONT AND SIDE YARDS

BLANK PROPERTY

3RD ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 30'

OCTOBER 10, 1980
REVISED - OCTOBER 24, 1980
REVISED - JAN. 26, 1981

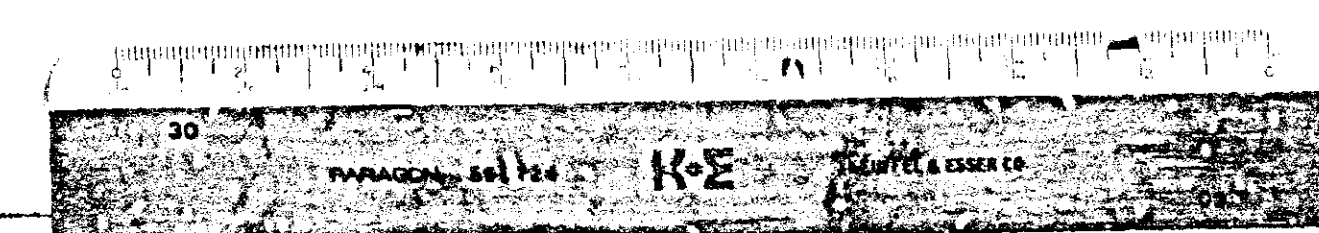


ENGINEERS
D.S. THALER & ASSOCIATES, INC.

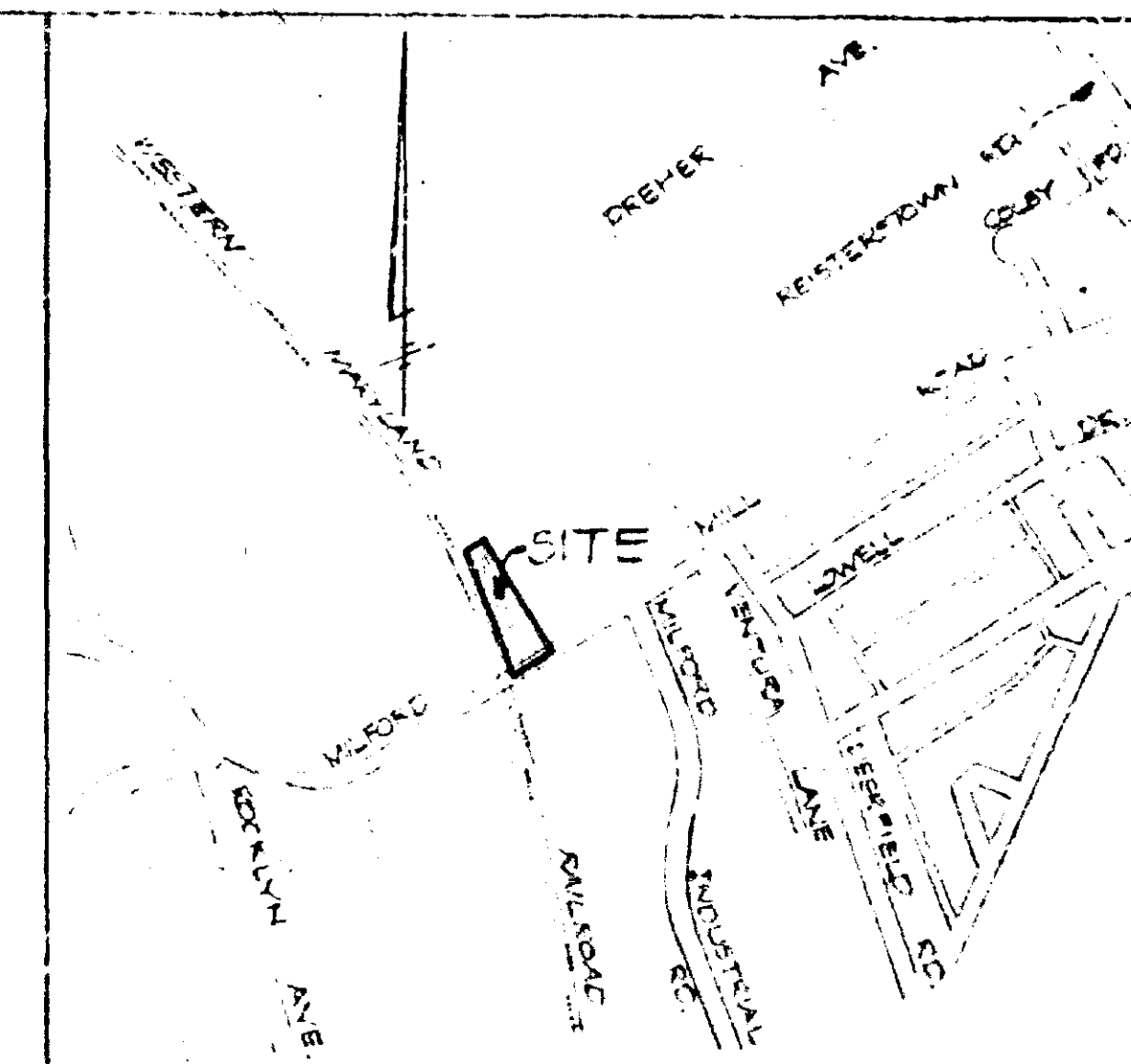
11 WALDEN ROAD
BALTIMORE, MARYLAND 21204
410-4100

OWNER
GEORGE N. & BERTHA F. BYRNE
4320 MILFORD MILL ROAD
BALTO, MD. 21204

CONTRACT ORIGINATOR
MR. RARRY BLOTT
5200 PARKWAY AVE.
BALTIMORE, MD. 21204



PREPARED BY
1



LOCATION MAP
SCALE: 1" = 500'

NOTES

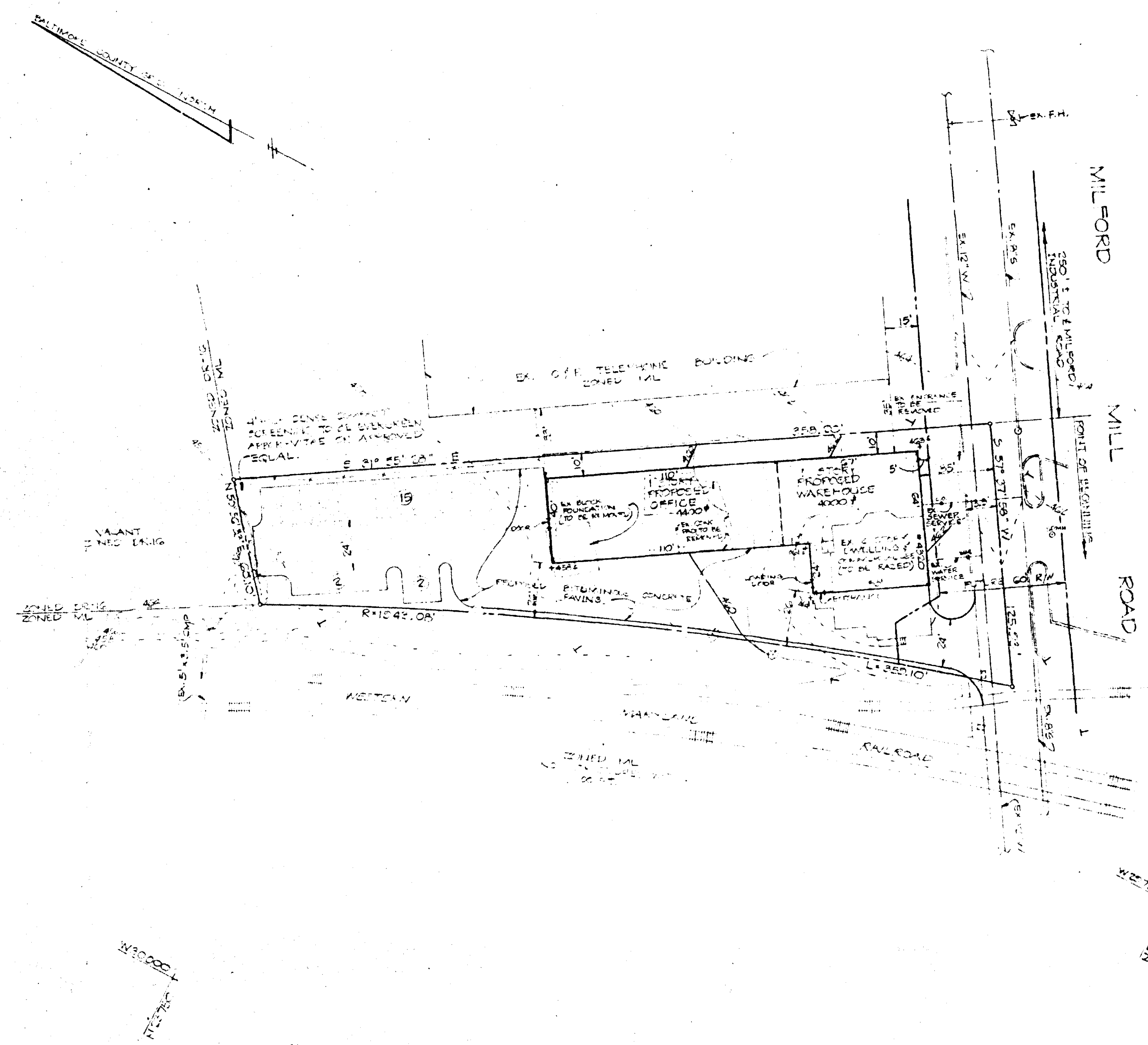
1. Ex. Zoning - ML
2. Area of Property - 0.71 Acres
3. No Storm Water Required for this site.
4. Storm Water Management Exemptions to be applied for.
5. Less than 0.50 Acres of New Impervious Area.
6. Existing water and sewer connections to be used.
7. Millford Mill Rd. is to be dead ended at the Railroad.

PARKING TABULATION

1. Office - 4400 S.F. at 1/300 S.F. = 15 Spaces Required
2. 15 Spaces Provided.
3. 4 Spaces Available for warehouse use at 2 employees per space = 12 employees allowed in warehouse

PLAT TO ACCURATELY SHOW THE
FOR FRONT AND SIDE YARDS
BLANK PROPERTY

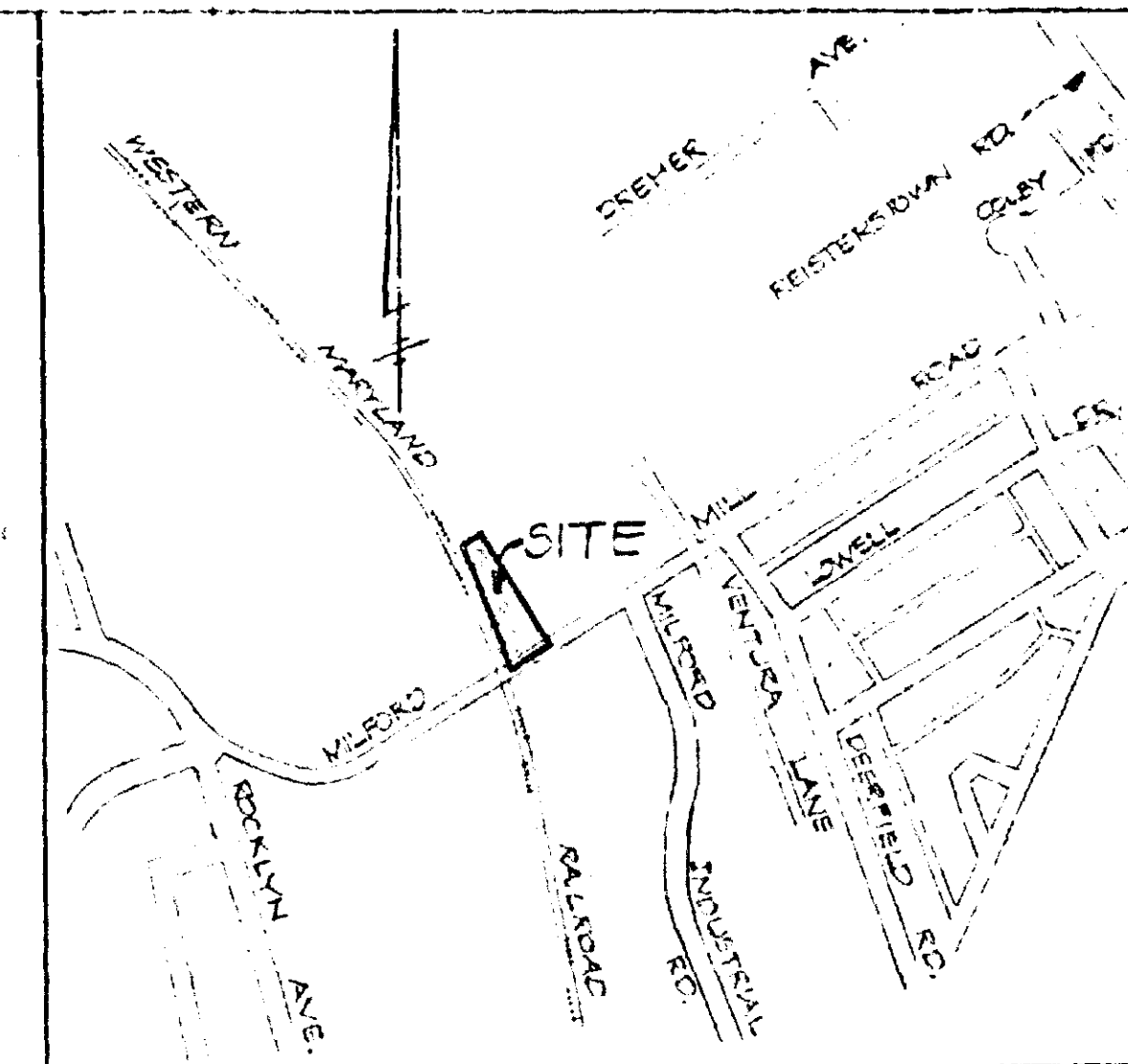
3rd ELECTION DIST. OF BALTIMORE COUNTY, MD.
OCTOBER 13, 1960
REVISION - OCTOBER 24, 1960
REVISION - JAN. 26, 1961



ENGINEER
D.S. THALEY ASSOCIATES, INC.
11 WARREN ROAD
BALTIMORE, MARYLAND 21204
484-4100

OWNER
GEORGE N. ELKTHA P. BYRNER
4800 MILFORD MILL ROAD
BALTIMORE, MD. 21208

CONTRACT PURCHASER
MC BARRY CORP.
8000 FARM LANE AVE.
BALTIMORE, MD. 21206



LOCATION MAP
SCALE: 1" = 500'

NOTES

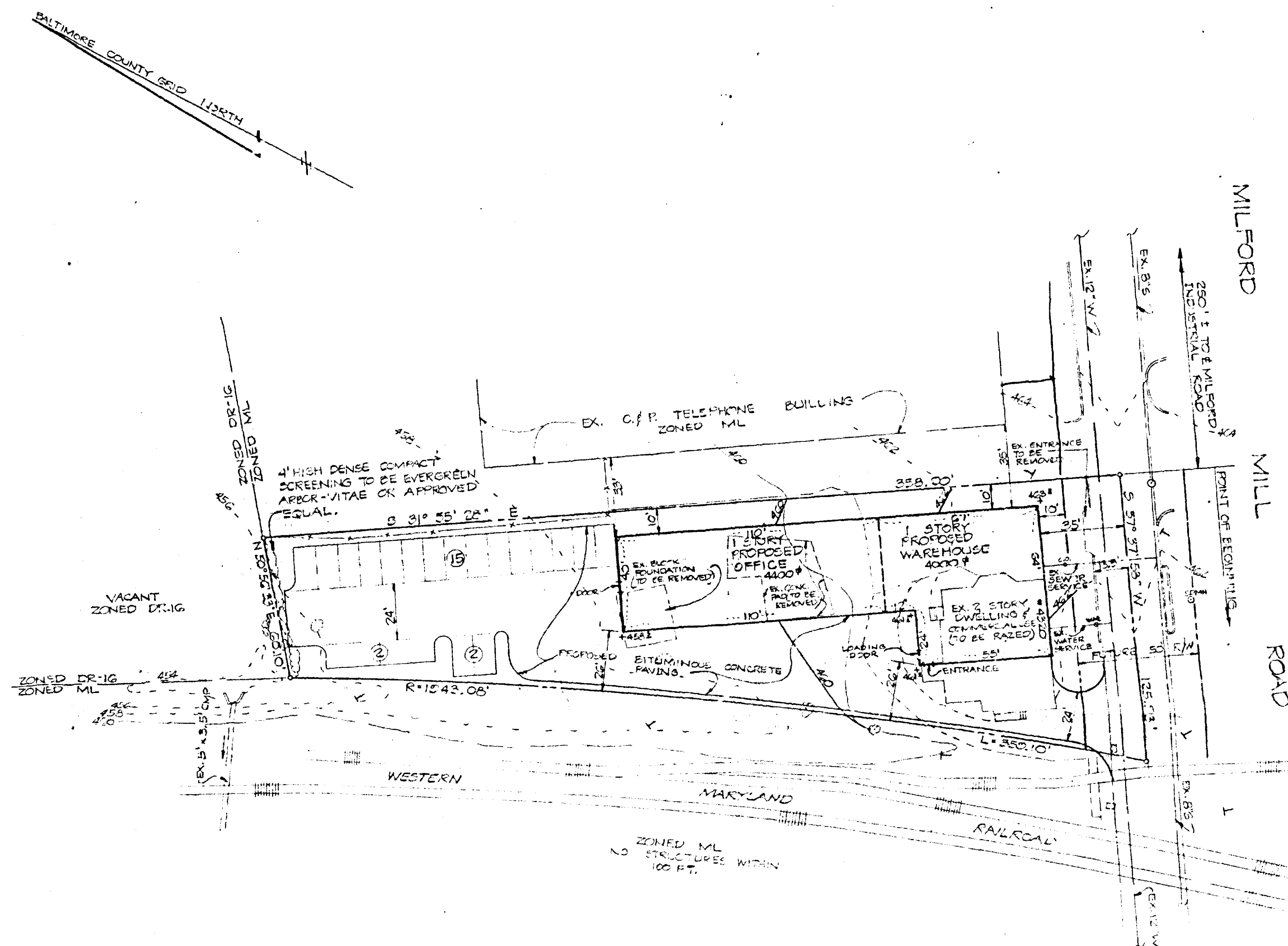
1. Ex. Zoning = ML
2. Area of property = 0.71 Acres
3. No Storm Drainage Required for this site.
4. Storm Water Management Exemption to be applied for.
5. Less than 0.50 Acres of New Impervious Area.
6. Existing water and sewer have connections to be used.
7. Milford Mill Rd. is to be dead ended at the Railroad.

PARKING TABULATION

1. Office - 4400 S.F. at 1/300 S.F. = 15 Spaces Required
2. 15 Spaces provided.
3. 4 Spaces available for warehouse use at 3 employees per space = 12 employees allowed in warehouse.

PLAT TO ACCOMPANY ZONING VARIANCE
FOR FRONT AND SIDE YARDS
BLANK PROPERTY

3rd ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 30'
OCTOBER 16, 1980
REVISED - OCTOBER 24, 1980



ENGINEERS
D.S. THALER & ASSOCIATES, INC.

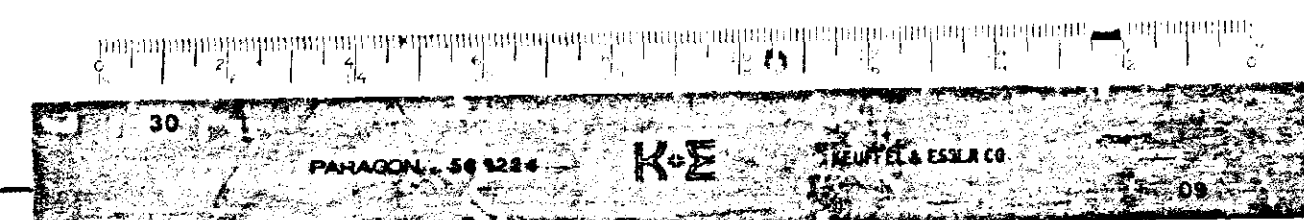
11 WARREN ROAD
BALTIMORE, MARYLAND 21206
434 - 4100

OWNER

GEORGE N. & BERTHA R. BYRNES
4300 MILFORD MILL ROAD
BALTO., MD. 21208

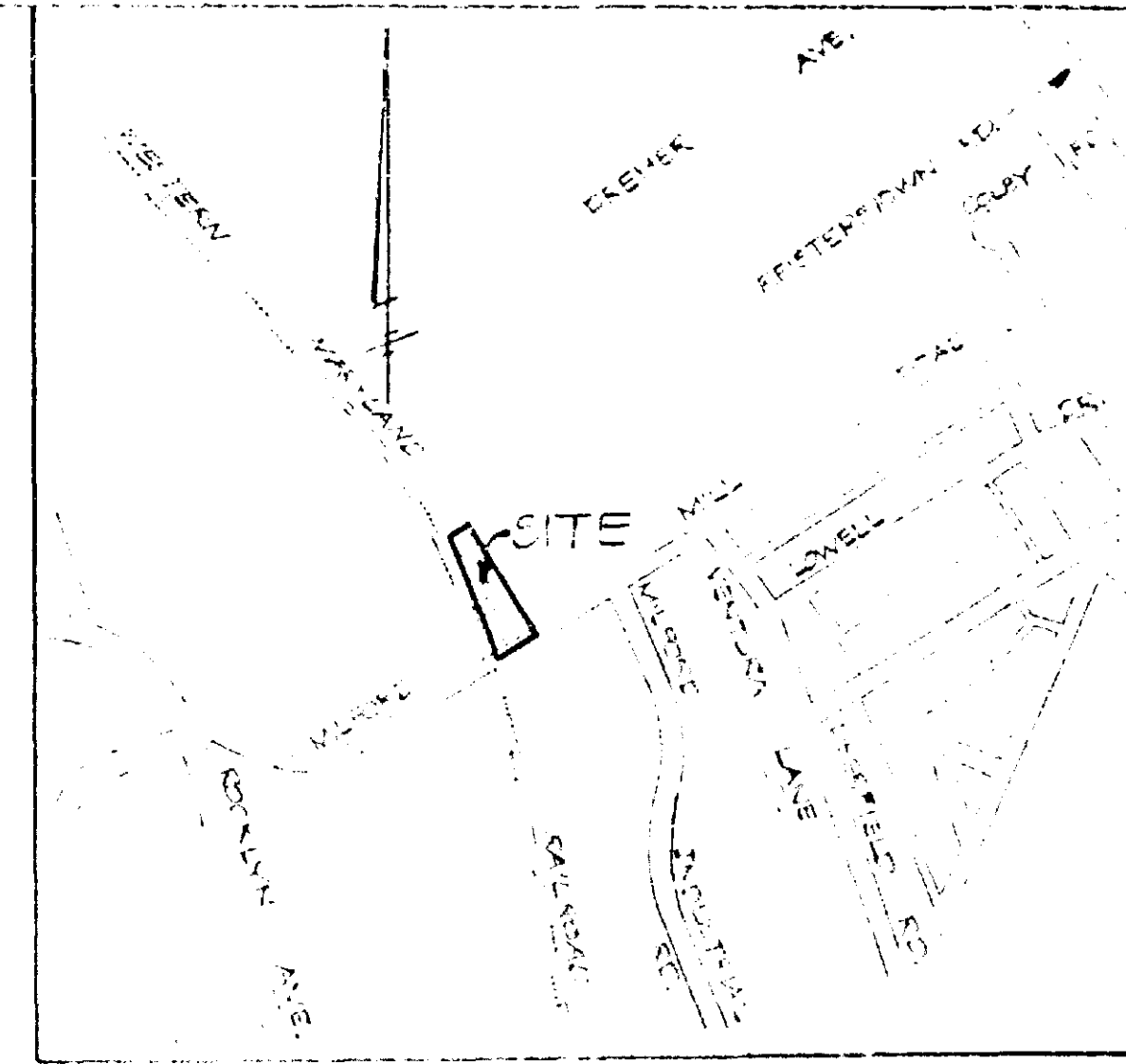
CONTRACT PURCHASER

MR. BARRY BLANK
5250 FAIRLAWN AVE.
BALTIMORE, MD. 21218



Item #199

FM 0255
2-A-5



LOCATION MAP

NOTES

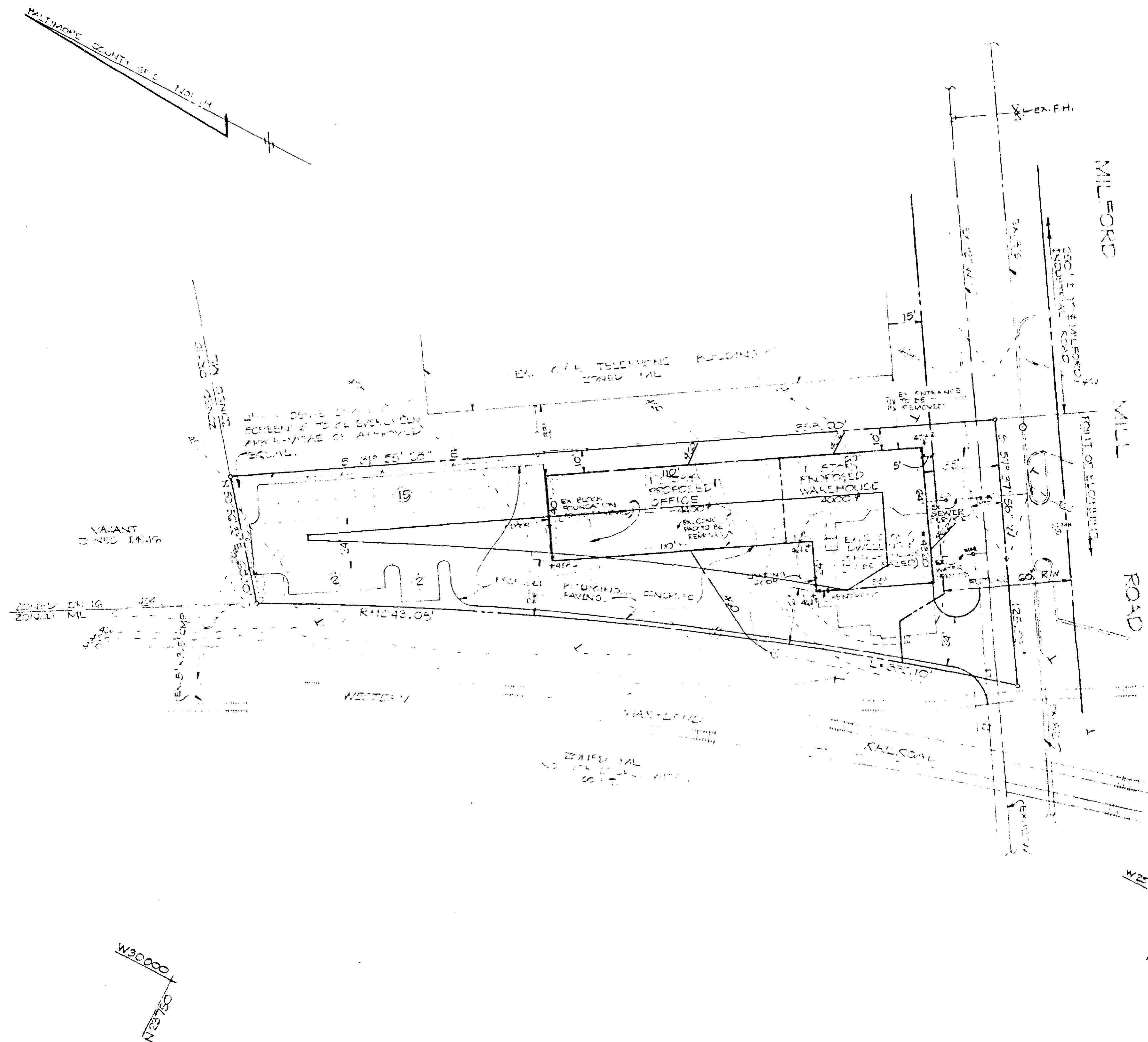
1. E. Zoning - ML
2. Area of density = 0.71 Acres
3. No. Storm Drains - Required for this site.
4. Storm Water Management - Exemptions to be applied for.
5. Less than 0.50 Acres - No. Incurable Drain.
6. Existing water and sewer have connections to be made.
7. Minimum 10' Easement to be shown on the plat.

PARKING TABULATION

1. Office - 4400 S.F. at 1/300 S.F. = 15 Spaces Required
2. 19 Spaces provided.
3. 4 Spaces available for warehouse use at 3 employees per space = 12 employees allowed in warehouse.

PLAT TO ACCOMPANY ZONING VARIANCE
FOR FRONT AND SIDE YARDS
BLANK PROPERTY

3rd ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 30' OCTOBER 16, 1960
REVISED - OCTOBER 24, 1960



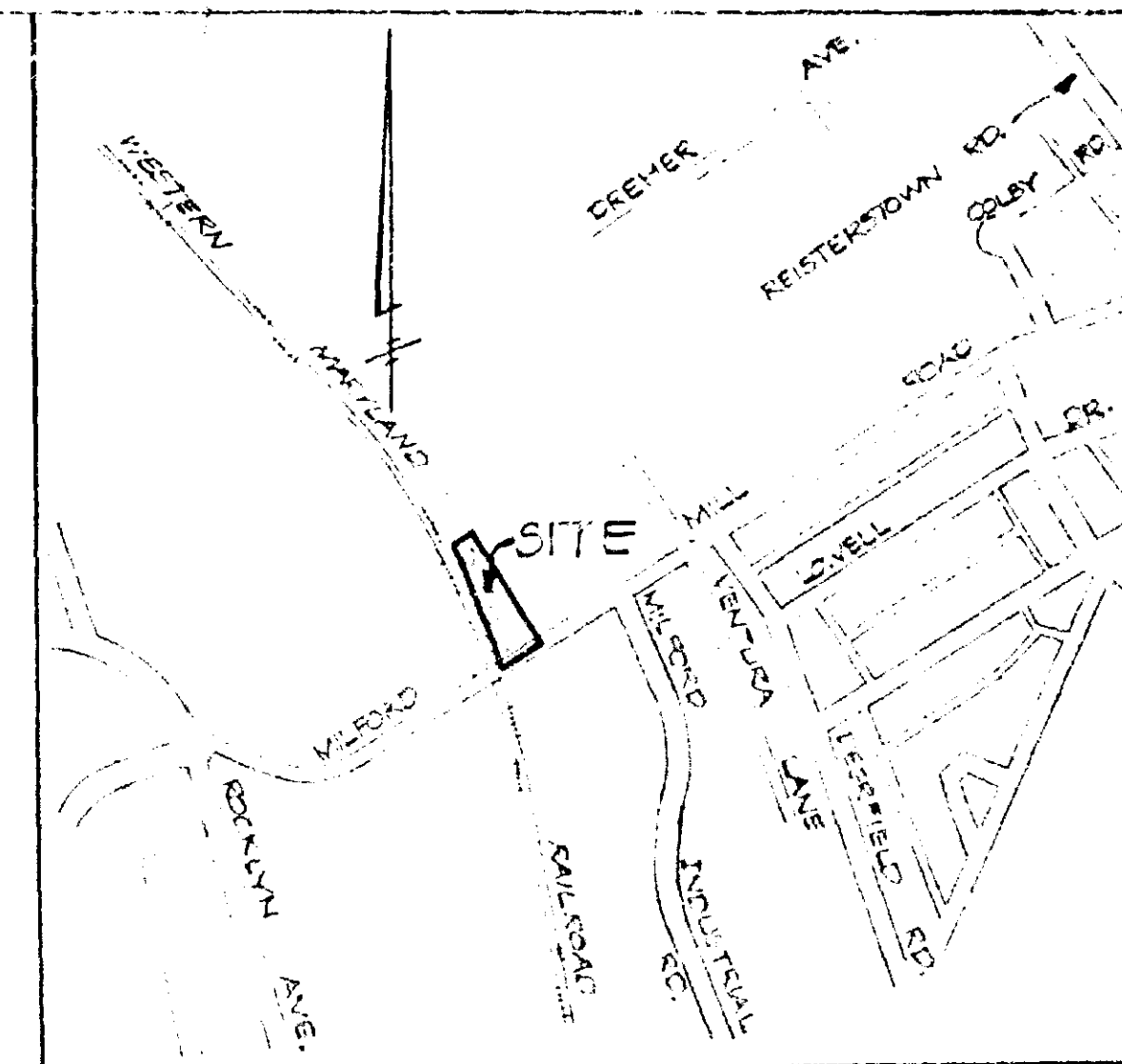
ENGINEERS
D.S. THALER & ASSOCIATES, INC.
11 WARREN ROAD
BALTIMORE, MARYLAND 21208
434 - 4100

PLATTONER'S
EXHIBIT 2

OWNER
GEORGE N. & BERTHA P. BYRNES
4320 MILFORD MILL ROAD
BALTO., MD. 21208

CONTRACT PURCHASER
MR. PARRY BLANK
525C FAIRLAWN AVE.
BALTIMORE, MD. 21215

44444 2



LOCATION MAP
SCALE: 1" = 500'

NOTES

1. Ex. Zoning = ML
2. Area of property = 0.71 Acres
3. No Storm Drainage Required for this site.
4. Storm Water Management Exemption to be applied for.
5. Less than 0.50 Acres of New Impervious Area.
6. Existing water and sewer base connections to be used.
7. Millard Mill Rd. is to be kept under at the Railroad.

PARKING TABULATION

1. Office - 4400 SF at 1/500 SF = 15 spaces Required
2. 10 Spaces provided
3. 4 Spaces available for warehouse use at 2 employees per space = 12 employees allowed in warehouse

PLANNING'S
EXHIBIT 3

PLAT TO ACCOMPANY ZONING APPLICATION
FOR FRONT AND SIDE YARDS
BLANK PROPERTY

3rd ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 30'
OCTOBER 16, 1980
REVISED - OCTOBER 24, 1980

ENGINEERS
D.S. THALER & ASSOCIATES, INC.

11 WARREN ROAD
BALTIMORE, MARYLAND 21208
484 - 4100

OWNER
GEORGE N. ELKTHA P. BYRNES
4820 MILFORD MILL ROAD
BALTO., MD. 21208

CONTRACT PURCHASER
MR. PERRY BLANK
6500 FAIRLAWN AVE.
BALTIMORE, MD. 21215

