

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 255.2 (241.2) to permit a side yard setback of Zero (0) feet instead of the required Fifty (50) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Present BCZR regulations limit expansion of our facility south towards the ML Zone boundary and west, except to within the 50 ft. side yard setback limit. The severe topographical conditions to the north where expansion would be permitted by BCZR create extremely high building costs for a warehouse type facility. With ownership by the railroad of the property to the west and the topographical features created by the deep cut of the track profile as it passes beneath Patapsco, the property, though zoned I.R.5.5, is not occupied or developable. Adhering to the 50 ft. setback would reduce expansion feasibility by 30% and the 50 ft. strip would present additional security and groundskeeping costs.

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: Legal Owner(s): R. E. MICHEL COMPANY, INC. (Type or Print Name) Robert E. Michel, Jr. (Signature) ROBERT E. MICHEL, JR., PRESIDENT (Type or Print Name) 2801 WEST PATAPSCO AVENUE, 21230 BALTIMORE, MARYLAND 21230

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th day of April 1982. 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 29th day of June 1982, at 9:30 o'clock A.M.

Very truly yours, Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING DATE July 19, 1982 BY [Signature]

4-20

June 29, 1982 9:30 A.M.

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550

STEPHEN E. COLLINS DIRECTOR May 20, 1982

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

RE: ZAC Comments for 4/20/82 Meeting Dear Mr. Hammond: The Department of Traffic Engineering has no comments for Item numbers 203 through 206 and Items 208 and 209.

Very truly yours, C. Richard Moore Assistant Traffic Engineer

CRW/GMJ/r1j

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY DEPARTMENT OF HEALTH TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER June 16, 1982

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

Dear Mr. Hammond: Comments on Item 206, Zoning Advisory Committee Meeting of April 20, 1982, are as follows:

Property Owner: R. E. Michel Company, Inc. Location: Centerline of Smith Avenue 690' W. from centerline of Bryant Street Existing Zoning: M.L. & D.R. 5.5 Proposed Zoning: Variance to permit a side yard setback of 0' in lieu of the required 50'. Acres: 6.5202 District: 13th

Metropolitan water and sewer exist. Prior to new installation/s of fuel burning equipment the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours, Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF:ru

46 82-287

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 22, 1982

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

Chairman

- MEMBERS: Bureau of Engineering, Department of Traffic Engineering, State Roads Commission, Bureau of Fire Prevention, Health Department, Project Planning, Building Department, Board of Education, Zoning Administration, Industrial Development

Mr. Robert E. Michel, Jr. 2801 West Patapsco Avenue Baltimore, Maryland 21230

RE: Item No. 206 Petitioner - R. E. Michel Company, Inc. Variance Petition

Dear Mr. Michel:

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.

In view of your proposal to construct an addition to the side of the existing building, this hearing is required.

Particular attention should be afforded to the comments of the Department of Permits and Licenses. If any explanation is required, you may contact Mr. Charles Burnham at 494-3997.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you.

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

Enclosures cc: Basil Acay Associates 715 Park Avenue Baltimore, Md. 21201

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 625-7310 PAUL H. RENCHE CHIEF

June 14, 1982

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: R.E. Michel Company, Inc.

Location: Centerline of Smith Avenue 690' W. from centerline of Bryant Street Item No.: 206 Zoning Agenda: Meeting of April 20, 1982

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 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 operation. (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] Fire Prevention Bureau

JK/mb:cm 4/29 82-287-A

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E. DIRECTOR

May 19, 1982

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

RE: Item #206 (1981-1982) Property Owner: R. E. Michel Company, Inc. Centerline of Smith Avenue 690' W. from centerline of Bryant Street Acres: 6.5202 District: 13th

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 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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review.

Very truly yours, Robert A. Morton, P.E., Chief Bureau of Public Services

RAM:EAM:FWR:ss

G-SE Key Sheet 16 SW 8 & 9 Pos. Sheets SW 4 & 5 C, SW 4 B Topo 102 Tax W.P.

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3900

TED ZALEWSKI JR. DIRECTOR

April 22, 1982

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

Dear Mr. Hammond: Comments on Item # 206 Zoning Advisory Committee Meeting are as follows:

Property Owner: R. E. Michel Company, Inc. Location: Centerline of Smith Avenue 690' W. from centerline of Bryant St. Existing Zoning: M.L. & D.R. 5.5 Proposed Zoning: Variance to permit a side yard setback of 0' in lieu of the required 50'.

Address: 6.5202 District: 13th

The items checked below are applicable:

- Xa. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 14-82 State of Maryland Code for the Building and Code and other applicable Codes. Xb. A building/ permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Xd. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. In wood frame construction an exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A fire wall is required if construction is on the lot line. See Table 1101, Line 2, Section 1107 and Table 1102. F. Requested variance conflicts with the Baltimore County Building Code, Section/s. G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal. Xf. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 1101.

NOTE: XI. Comments Unless the structure is of type IA or IB construction and sprinkled or one of several other alternatives, problems could be encountered with fire exposure where the proposed structure parallels the interior lot line. See Article 5, General Building Limitations.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #102 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles S. Burnham, Chief Plans Review

CRW/rj



April 8, 1982

RE: Description of Site

Zoning Description

Beginning at a point in the centerline of Smith Avenue at the distance of 690 ft. west from the centerline of Bryant Street; thence N 68°, 08' 35" W for 706.49 ft. thence easterly N 52°, 52' 30" E for 326.70 ft.; thence N 59°, 32' 30" E for 198.60 ft.; thence easterly N 37°, 33' 10" E for 113.02 ft. to the Baltimore County Line; thence 77.95 ft. to the property line abutting the south E.O.W. of Patapsco Avenue; thence easterly S 68°, 16' 50" E for 336.39 ft.; thence southerly S 2°, 40' E for 150.23 ft. to the Baltimore City Line; thence southerly S 61°, 29' 30" W 150 ft.; thence southerly S 19°, 14' 06" W for 369.78 ft. also known as 2801 West Patapsco Avenue, Baltimore, Maryland 21230.

Saving and excluding area within jurisdiction of Baltimore City, the site includes 284,020 sq. ft. or 6.5202 acres.

July 19, 1982

Mr. Robert E. Michel, Jr., President  
R. E. Michel Company, Inc.  
2801 West Patapsco Avenue  
Baltimore, Maryland 21230

RE: Petition for Variance  
N/S of Smith Avenue, 690' west of  
the centerline of Bryant Street -  
13th Election District  
R. E. Michel Company, Inc. -  
Petitioner  
NO. 82-287-A (Item No. 206)

Dear Mr. Michel:

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

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

PETITION FOR VARIANCE

13th Election District

ZONING: Petition for Variance  
LOCATION: North side of Smith Avenue, 690 ft. West of the centerline of Bryant Street  
DATE & TIME: Tuesday, June 29, 1982 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 0' instead of the required 50'

The Zoning Regulation to be excepted as follows:  
Section 255.2 (243.2) - minimum side yard setback in a M. L. zone within 100' of a residential zone

All that parcel of land in the Thirteenth District of Baltimore County

Being the property of R. E. Michel Company, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 29, 1982 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 7 day of April, 1982  
Filing Fee \$ 25 Received: [Signature] Check Cash Other

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 106887  
DATE 6/7/82 ACCOUNT 01-662  
AMOUNT 25.00  
RECEIVED FROM R.E. Michel Co. for [unclear]  
FOR [unclear]  
VALIDATION OR SIGNATURE OF CASHIER [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 10, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper print and published in Towson, Baltimore County, Md., on one time before the 29th day of June, 1982, the 10th day of June, 1982.

THE JEFFERSONIAN

[Signature]  
Manager

Cost of Advertisement, \$

Mr. Robert E. Michel, Jr.  
2801 West Patapsco Avenue  
Baltimore, Md. 21230

Small Army Associates  
175 Park Avenue  
Baltimore, Md. 21201

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 20th day of April, 1982

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner R. E. Michel Company, Inc.

Petitioner's Attorney

Reviewed by [Signature]

Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		20 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]										
Previous case:										
Revised Plans: Change in outline or description									Yes	No
Map #										

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY

To: [unclear], Maryland

82-287-A

District 13th Date of Posting June 12, 1982

Posted for: [Signature]

Petitioner: R. E. Michel Company, Inc.

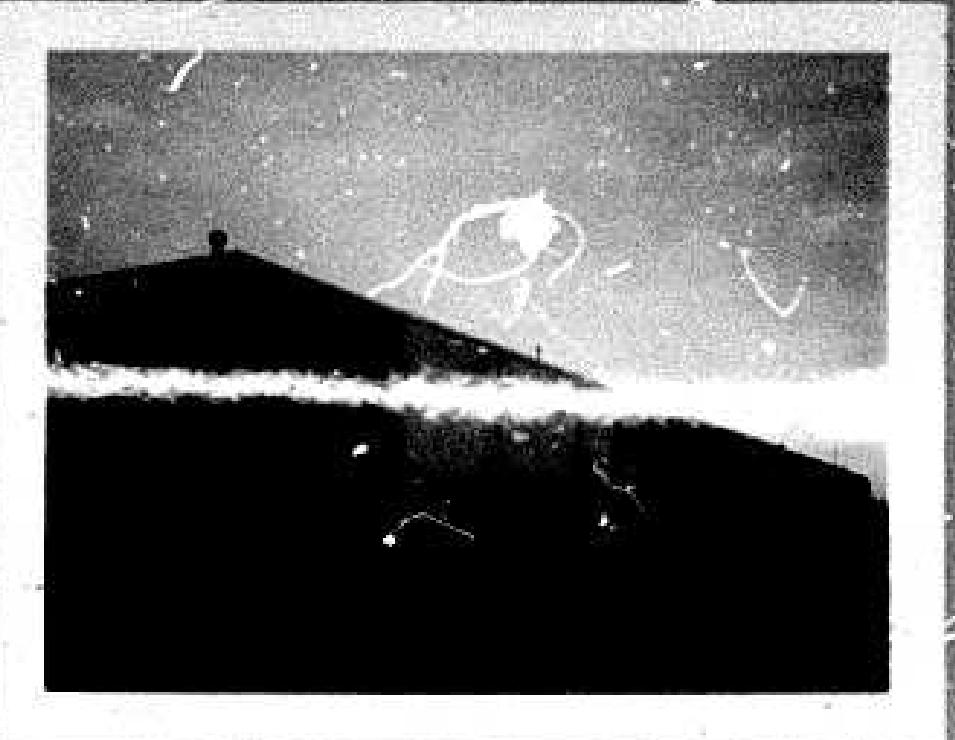
Location of property: N.S. of Smith Avenue, 690' W. of the centerline of Bryant St.

Location of Signs: North side of Smith Ave. approx. 1150' west of Bryant St.

Remarks:

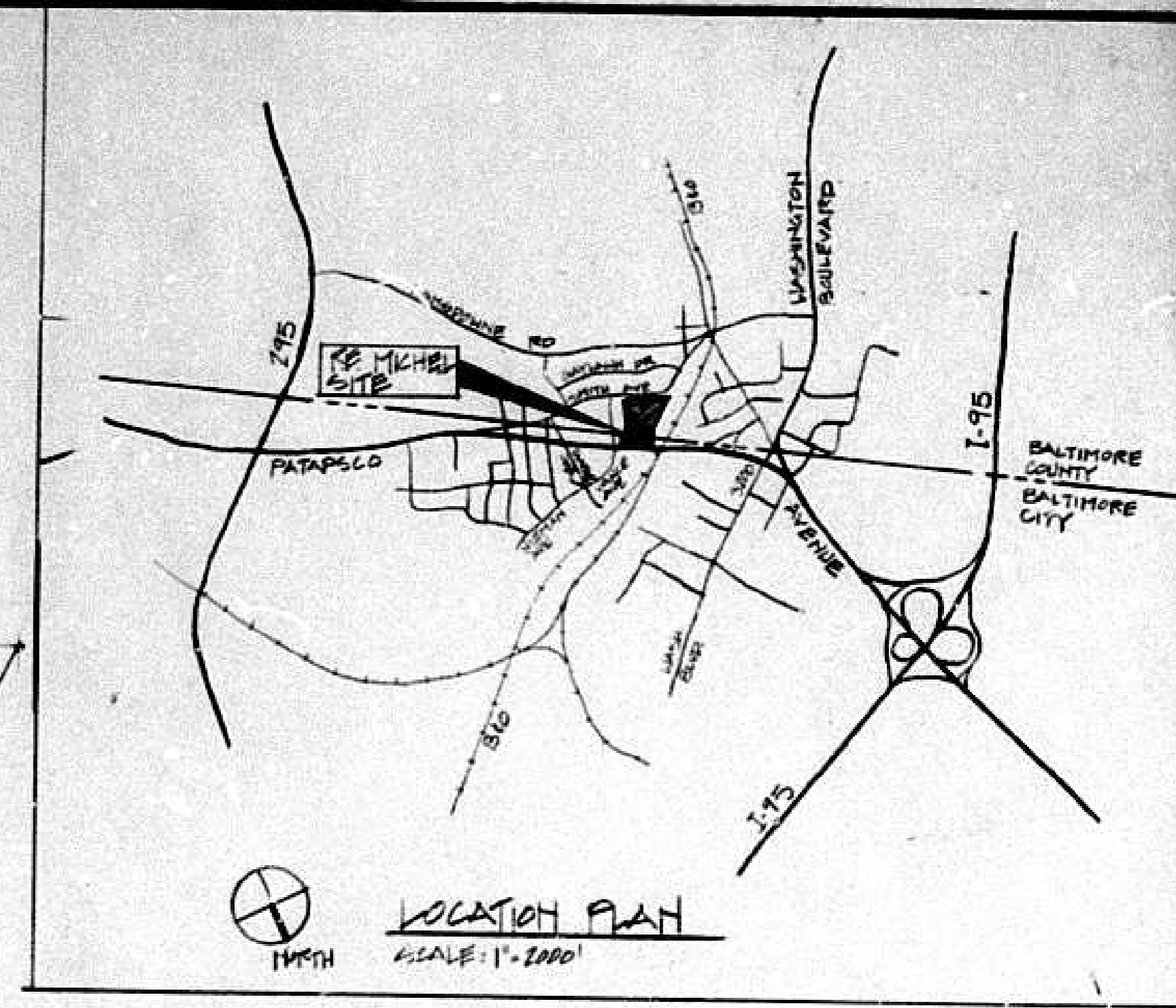
Posted by: [Signature] Date of return: June 16, 1982

Number of Signs: 1



52  
46  
5  
46  
72  
71

D.R.55.



LOE CHURCH  
CHURCH OF GOP

DR.55

DR.55

**EXISTING BUILDING USE:**  
WAREHOUSE W/ OFFICES

**PROPOSED USE OF ADDITION:**  
WAREHOUSE

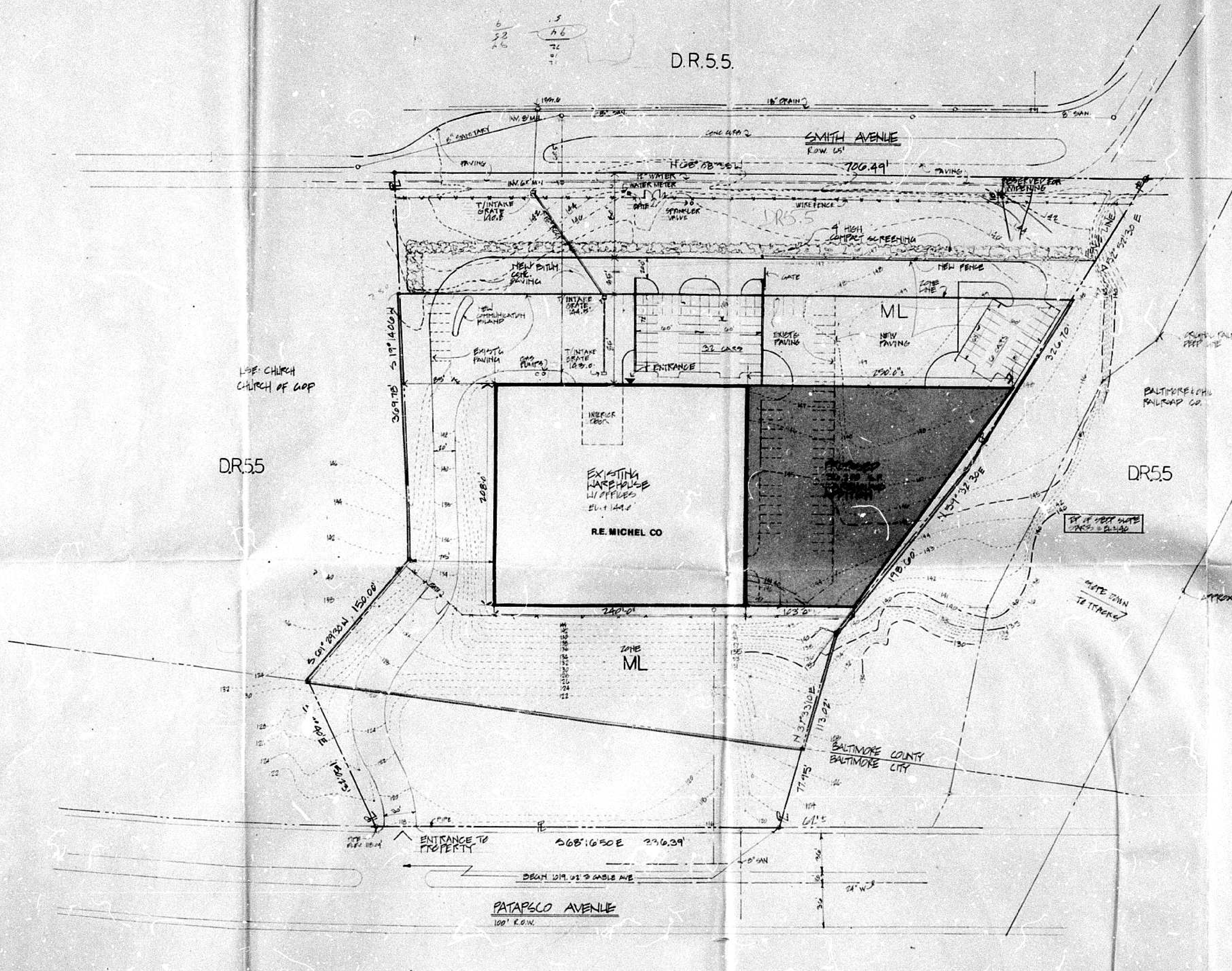
**PARKING DATA:**  
OFFICE AREA = 1ST FL 4300 SF  
2ND FL 4300 SF  
4300/300 = 14 SPACES  
4300/500 = 9 SPACES  
TOTAL = 23 SPACES FOR OFFICE BLDG

WAREHOUSE: 30 EMPLOYEES MAX  
100/3 = 16 SPACES TOTAL  
REQUIRED SPACES: 39 TOTAL  
FURNISHED SPACES: 48 TOTAL

**LOCATION:**  
PARTLY IN BALTIMORE CITY  
PARTLY IN 13<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

**PROPERTY AREA:**  
4.0516 COUNTY REL CONTIGUOUS TO HIGHWAY  
10.157 BALTO CITY  
7.8357 TOTAL ACRES

**HEIGHT BUILDING = 24'**



**SITE PLAN**  
SCALE - 1" = 50'-0"

**PETITIONER'S  
EXHIBIT**

MAP 20470  
4/7/81  
1122  
12

<b>BASIL ACEY ASSOCIATES ARCHITECTS</b> 715 PARK AVENUE BALTIMORE, MD. 21201 (301) 539-4545	PROJECT: ADDITION TO DISTRIBUTION CENTER R.E. MICHEL CO. 204 PATAPSCO AVE BALTIMORE, MARYLAND 21201	PROJECT NO. 8115
	DATE: APR. 1982	DWG. NO. <b>1</b>