

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of October, 1983, that the herein Petition for Variance(s) to permit a front yard setback of 15 feet in lieu of the required 75 feet and a side yard setback of 5 feet in lieu of the required 50 feet, in accordance with the site plan prepared by George William Stephens, Jr., dated May 25, 1983, and marked Petitioner's Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject to the following:

1. Landscaping shall be provided to shield the western portion of the building from view of those exiting via the north ramp of I-83.
2. No building permits shall be issued until the expiration of any and all appeal periods.

Jean M. H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE October 13, 1983
BY Metz Casper
Administrative Assistant

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

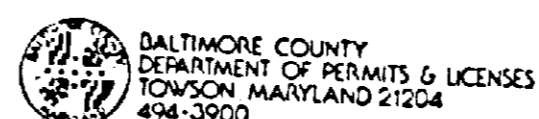
William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: July 20, 1983
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items, and does not anticipate any health hazards at this time.

- Item #269 - Worcester Manufacturing Co.
- Item #270 - Eugene J. & Mary T. Keary
- Item #272 - Joseph & Theresa Vach
- Item #273 - Henry H. & Dorothy M. Atkins, Jr.

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IFJ/fth



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

July 25, 1983

Dear Mr. Hammond
Comments on Item # 269 Zoning Advisory Committee Meeting June 21, 1983 are as follows:

Property Owner Worcester Manufacturing Company
Location: 525 Timonium Rd. 71.11' W. from centerline Greenspring Dr.
Existing Zoning: M-1-IM
Proposed Zoning: Variance to permit a front yard setback of 15' in lieu of the required 75', a side yard setback of 5' in lieu of the required 50' & a rear yard setback of 15' in lieu of the required 30' and 50'.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged/ and other applicable Codes.
- A building/and other miscellaneous permits shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- 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 101, line 2, Section 1107 and Table 1102.
- Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- 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.
- 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 con comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

I. Comments:

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 #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Burnham, Chief
Plans Review

CEB:mc
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Townson, Maryland - 21204

Date: June 20, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Townson, Maryland 21204

Z.A.C. Meeting of: June 21, 1983

RE: Item No: 269 270, 271, 272, 273, 274
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

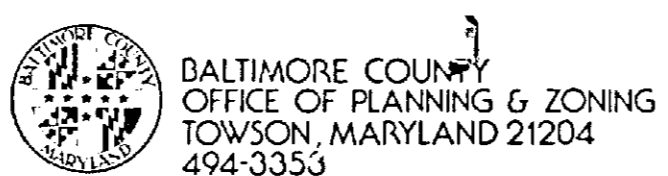
RE: PETITION FOR VARIANCES : BEFORE THE
SW/corner of Timonium Rd. and : DEPUTY ZONING
Greenspring Dr. - 8th Election : COMMISSIONER
District : OF
Worcester Manufacturing Co. - : BALTIMORE COUNTY
Petitioner :
NO. 84-77-A (Item No. 269) :

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of October, 1983, that the Order passed in this matter, dated October 5, 1983, should be and the same is hereby AMENDED, Nunc Pro Tunc, to include the granting of the following variance:

"...and rear yard setbacks of 5 feet in lieu of the required 30 feet and 50 feet..."

Jean M. H. Jung
Deputy Zoning Commissioner of Baltimore County



ARNOLD JARLON
ZONING COMMISSIONER

October 5, 1983

Robert Sloan, III, Esquire
1700 First National Bank Building
Baltimore, Maryland 21202

RE: Petition for Variances
SW/corner of Timonium Rd.
and Greenspring Drive -
8th Election District
Worcester Manufacturing Co. -
Petitioner
NO. 84-77-A (Item No. 269)

Dear Mr. Sloan:

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

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

JMHJ/mc

Attachments

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



ARNOLD JARLON
ZONING COMMISSIONER

October 14, 1983

Robert Sloan, III, Esquire
1700 First National Bank Building
Baltimore, Maryland 21202

RE: Petition for Variances
SW/corner of Timonium Rd.
and Greenspring Drive -
8th Election District
Worcester Manufacturing Co. -
Petitioner
NO. 84-77-A (Item No. 269)

Dear Mr. Sloan:

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

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

JMHJ/mc

Attachment

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

August 23, 1983

Worcester Manufacturing Company
c/o B. C. Rich
111 West Timonium Road
Timonium, Maryland 21093

NOTICE OF HEARING

Re: Petition for Variances
SW/corner of Timonium Rd. & Greenspring Dr.
Worcester Manufacturing Company - Petitioners
Case No. 84-77-A

TIME: 10:15 A.M.

DATE: Tuesday, September 27, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: John Strong Smith
G. W. Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

J. E. Doherty
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 117394

DATE: 8/11/83 ACCOUNT: R 41 015-110

AMOUNT: 100.00

RECEIVED FROM: EL, Inc. P.O. 302 W. 111th St. P.O.

6 113*****100000 8074A

VALIDATION OR SIGNATURE OF CASHIER



3 1/2



4 1/2



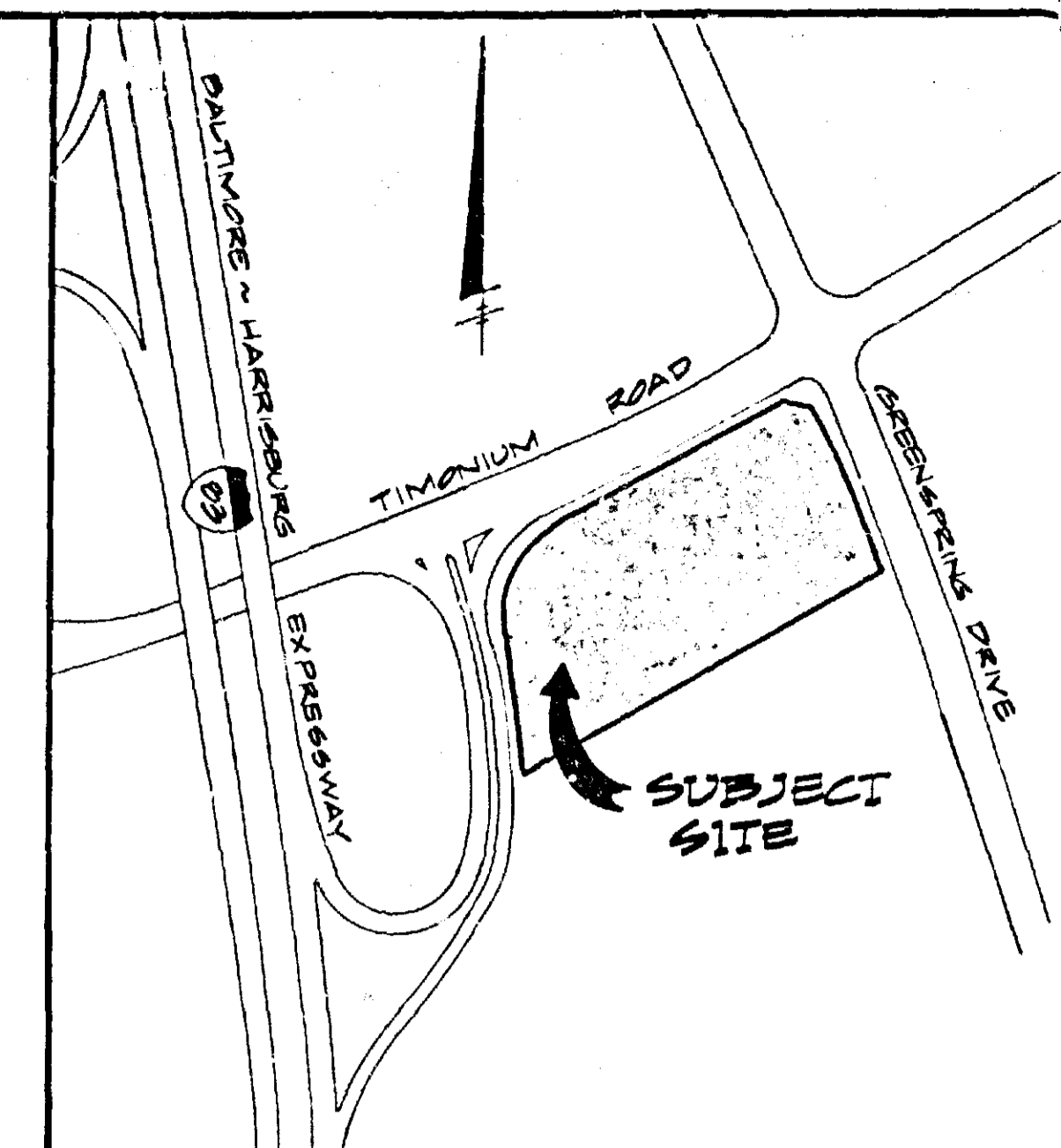
5 1/2



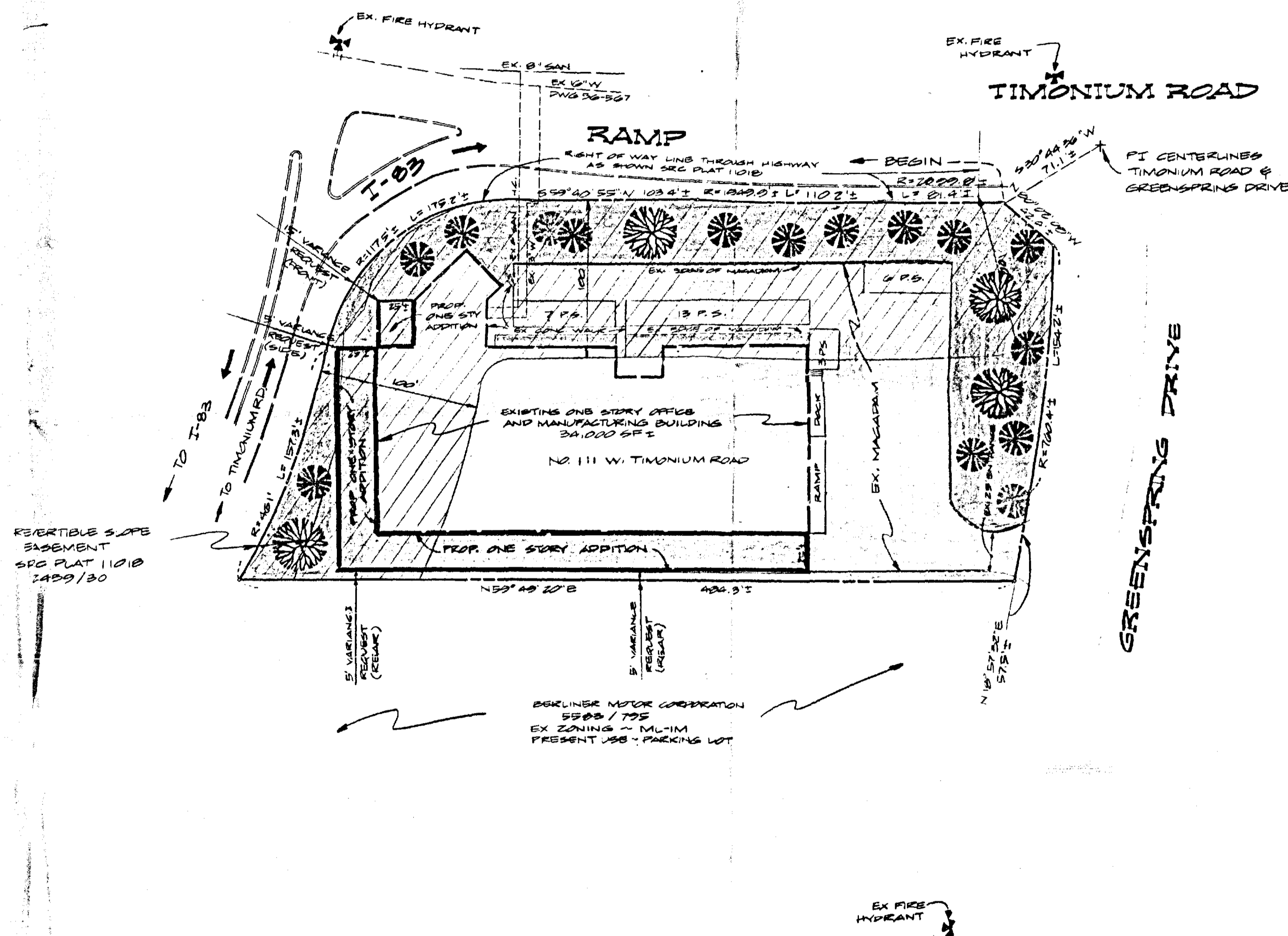
6 1/2



7 1/2



VICINITY MAP SCALE: 1" = 200'



GENERAL NOTES

- 1) AREA OF SITE ~ 2.47 ACRES
- 2) EXISTING ZONING ~ ML-1M
- 3) PRESENT USE ~ ONE STORY OFFICES AND MANUFACTURING PLANT
- 4) PROPOSED USE ~ CONTINUE EX. USE WITH AN ADDITION TO THE EXISTING BLDG AS SHOWN.
- 5) WATER AND SEWER EXIST
- 6) DEED REFERENCE ~ 3206/532
- 7) HATCHED AREA INDICATES PORTION OF SITE IN WHICH SETBACKS ARE REQUIRED BY SECT. 255.2 B.C.Z.R.
- 8) EXISTING BUILDING ~ 34,000 SF
PROPOSED ADDITION ~ 11,200 SF

PARKING TABULATION

EX. BUILDING ~ 34,000 SF TOTAL	
2,000 SF OFFICE @ 1SP/300 SF = 7 SPS REQ'D	
32,000 SF MANUFACTURING =	
31 EMPLOYEES @ 1SP/3 EMPLOYEES = 11 SPS. REQ'D	
PROP. ADDITION ~ 11,200 SF	
1,200 SF OFFICE @ 1SP/300 SF = 4 SPS. REQ'D	
10,000 SF = MANUFACTURING =	
10 EMPLOYEES @ 1SP/3 EMPLOYEES = 4 SPS REQ'D	
TOTAL PARKING REQ'D = 26 SPS.	
TOTAL PARKING SHOWN (EXISTING) (8' X 18' TYP) = 29 SPS.	

VARIANCE IS REQUESTED FROM SECTIONS 255.1 AND 255.2 (243.1, 243.2, 243.3, AND 250.2) TO PERMIT A FRONT YARD SETBACK OF 15 FEET IN LIEU OF THE REQUIRED 75 FEET, A SIDNEYARD SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 50 FEET, AND REAR YARD SETBACKS OF 5 FEET IN LIEU OF THE REQUIRED 30 FEET AND 50 FEET.

**PETITIONER'S
EXHIBIT 2**

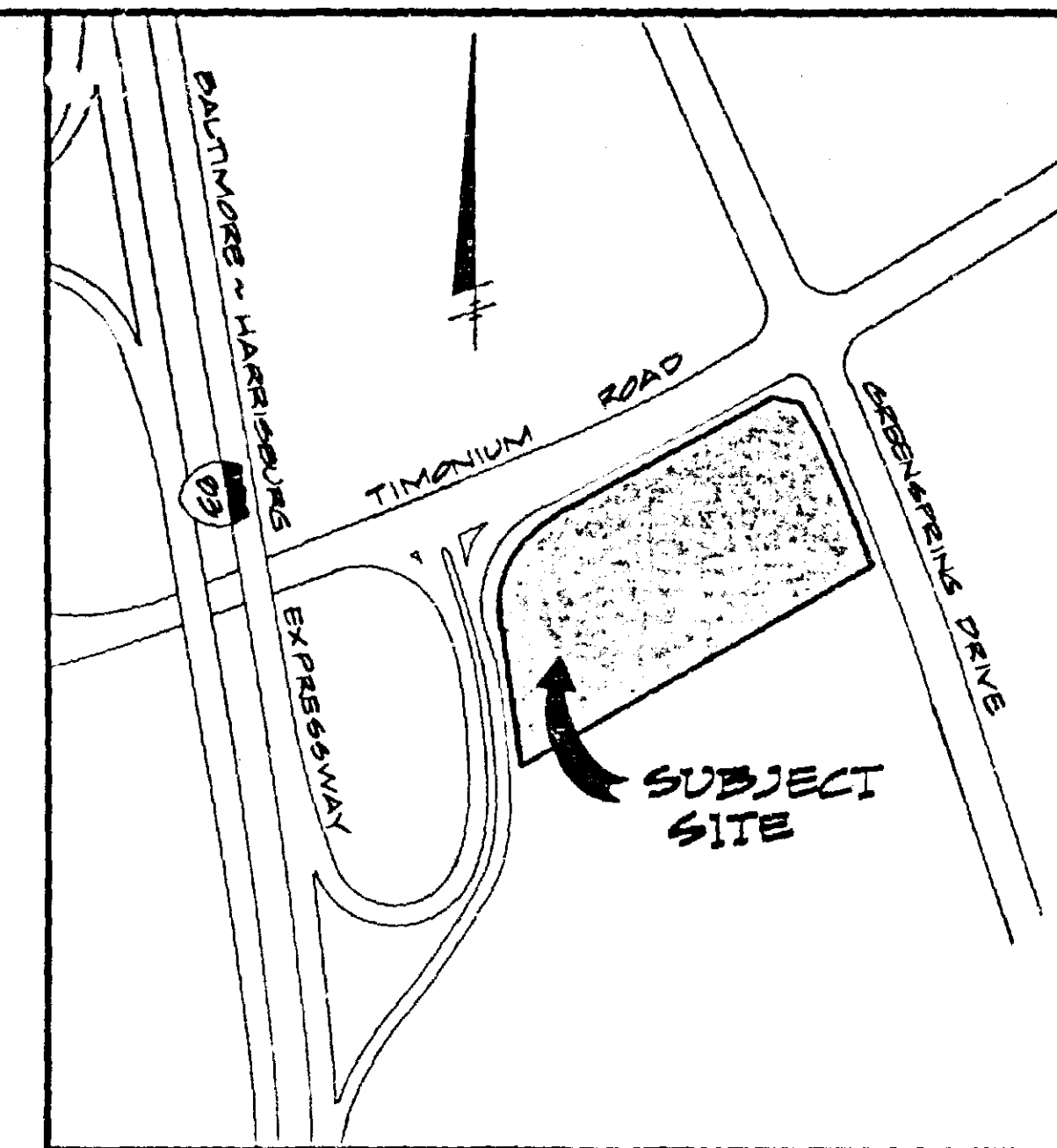
PREPARED BY:
RICHARD W. STEPHENS, JR.
ASSOCIATES INCORPORATED
1300 ALLEGHENY AVENUE
PITTSBURGH, MARYLAND
410-225-8120



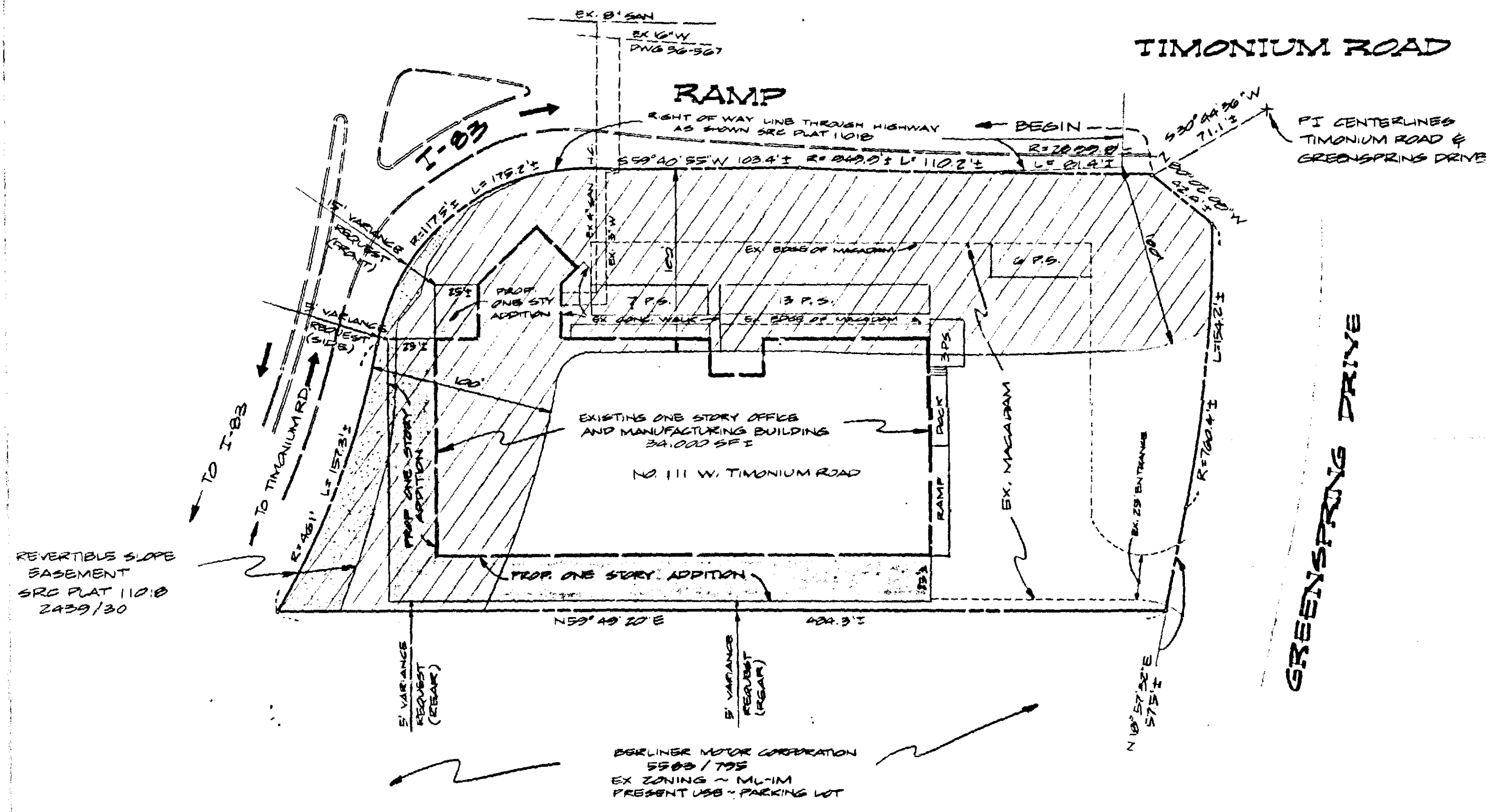
OWNER/PETITIONER
WORCESTER MANUFACTURING CO.
111 WEST TIMONIUM ROAD
TIMONIUM, MARYLAND
21093
252-0555

**PLAT TO ACCOMPANY ZONING PETITION
FOR VARIANCES TO FRONT, REAR, AND
SIDE YARDS IN AN EX. ML-1M ZONING**
111 WEST TIMONIUM ROAD

BALTIMORE CO., MD
SCALE: 1" = 50' PLAN 4026 ELECTION DISTRICT NO. 23
MAY 25, 1983



VICINITY MAP SCALE: 1" = 200'



GENERAL NOTES

- 1) AREA OF SITE - 2.47 AC ±
- 2) EXISTING ZONING - ML-1M
- 3) PRESENT USE - ONE STORY OFFICE AND MANUFACTURING PLANT
- 4) PROPOSED USE - CONTINUE EX. USE WITH AN ADDITION TO THE EXISTING BLDG AS SHOWN.
- 5) WATER AND SEWER EXIST
- 6) FEED REFERENCE - 8200/532
- 7) HATCHED AREA INDICATES PORTION OF SITE IN WHICH SETBACKS ARE REQUIRED BY SECT. 255.2 BCCR
- 8) EXISTING BUILDING - 34,000 SF ±
PROPOSED ADDITION - 11,200 SF ±

PARKING TABULATION

EX. BUILDING - 34,000 SF TOTAL	
2,000 SF OFFICE @ 15P/300 SF = 7 SPS REQ'D	
32,000 SF MANUFACTURING -	
31 EMPLOYEES @ 15P/3 EMPLOYEES = 11 SPS. REQ'D	
PROP. ADDITION - 11,200 SF ±	
1,200 SF OFFICE @ 15P/300 SF = 4 SPS. REQ'D	
10,000 SF ± MANUFACTURING -	
10 EMPLOYEES @ 15P/3 EMPLOYEES = 4 SPS REQ'D	
TOTAL PARKINGS REQ'D = 26 SPS.	
TOTAL PARKINGS SHOWN (EXISTING) (9' X 18' TYP) = 29 SPS.	

VARIANCE IS REQUESTED FROM SECTIONS 255.1 AND 255.2 (243.1, 243.2, 243.3, AND 239.2) TO PERMIT A FRONT YARD SETBACK OF 15 FEET IN LIEU OF THE REQUIRED 75 FEET, A SIDEYARD SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 50 FEET, AND REAR YARD SETBACKS OF 5 FEET IN LIEU OF THE REQUIRED 30 FEET AND 50 FEET.

MAP	1/26
DATE	01/15/71
ELECTION	
DISTRICT	1
DISTRICT NO.	4269
TYPE	
PREPARED BY	
BY	
DATE	

PETITIONER'S EXHIBIT / **Item #269**

ENGINEER:
 GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES INCORPORATED
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND
 301-825-8120



OWNER/PETITIONER
 WORCESTER MANUFACTURING CO.
 111 WEST TIMONIUM ROAD
 TIMONIUM, MARYLAND
 21093
 252-0055

PLAT TO ACCOMPANY ZONING PETITION FOR VARIANCES TO FRONT, REAR, AND SIDE YARDS IN AN EX. ML-1M ZONE
 111 WEST TIMONIUM ROAD
 BALTIMORE CO, MD
 SCALE: 1" = 50' N 4026
 ELECTION DISTRICT NO 8
 MAY 23, 1963

