

8-16-A #41 **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 238.1 and 258.1 to permit setback of nineteen feet (19') for the front yard in lieu of the required thirty feet (30') from the property line along Wight Avenue

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

Required setback would preclude construction of entranceway that would (1) designate the main entrance to the building, (2) provide energy saving air-lock, and (3) provide space for ramp to entranceway to be utilized by handicapped visitors.

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 that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)

Signature: _____
Hillsman V. Wilson, President
(Type or Print Name)

Address: _____
11350 McCormick Road (301) 667-7301
Hunt Valley, Maryland 21031
City and State

Attorney for Petitioner: _____
(Type or Print Name)

Signature: _____
Robert W. Skelton, Assistant Secretary
(Type or Print Name)

Address: _____
11350 McCormick Road (301) 667-7301
Hunt Valley, Maryland 21031
City and State

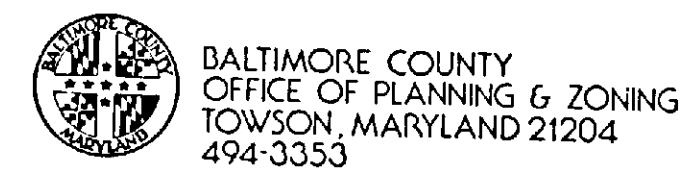
Name, address, and tract purchase: _____
H. Donald
11350 McCormick Road
Hunt Valley, Md 21031
City and State

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County

of September 19, 1985, that the subject matter required by the Zoning Law of Baltimore County, in two news, out 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 22nd day of October, 1985, at 9:30 o'clock

Call John
Zoning Commissioner of Baltimore County.
(over)



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 25, 1985

John Carl Pomory, Manager
McCormick Construction Co., Inc.
11011 McCormick Road
Hunt Valley, Maryland 21031

RE: PETITION FOR VARIANCE
NW/Corner Wight Avenue and
Pepper Road, (200 Wight Ave.)
8th Election District
McCormick & Company, Inc.,
Petitioner
Case No. 86-166-A

Dear Mr. Pomory:

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

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

JMH:jbg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
NW/Corner Wight Avenue and
Pepper Road, (200 Wight Ave.)
8th Election District
McCormick & Company, Inc.,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-166-A

The Petitioner herein requests a variance to permit a front yard setback of 19 feet in lieu of the required 30 feet.

Testimony on behalf of the Petitioner indicates that the existing building was constructed in 1962 prior to requirements for the accommodation of handicapped persons. Recently the entire building has been remodeled and brought up to Building Official's Conference of America (BOCA) standards. A front ambulatory entrance, 11' x 28'8" in size, is designed to be accessible to handicapped visitors and future employees in the research facility and is the only encroachment into the required front setback. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of October, 1985, that the herein Petition for Variance to permit a front yard setback of 19 feet in lieu of the required 30 feet, in accordance with the plan prepared by Anthony J. Iammiello, Inc., Architect, do on May 23, 1985, marked Petitioner's Exhibit 1, is hereby GRANTED.

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

DESCRIPTION OF PROPERTY

LOCATED ON THE NORTHWEST CORNER OF WIGHT AVENUE AND PEPPER ROAD AND KNOWN AS LOT NO. 26 AS SHOWN ON PLAT FOUR OF HUNT VALLEY BUSINESS COMMUNITY, BALTIMORE COUNTY, MARYLAND, WHICH IS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 47 FOLIO 50; ALSO KNOWN AS 200 WIGHT AVENUE, HUNT VALLEY BUSINESS COMMUNITY, BALTIMORE COUNTY, MARYLAND 21031.

BEGINNING AT A POINT 450.6 FEET NORTHEAST FROM THE CENTERLINE OF MC CORMICK ROAD AND NORTHWEST A DISTANCE OF 35 FEET FROM THE CENTERLINE OF WIGHT AVENUE, HEAD A DIRECTION OF N 72° 47' 30" E FOR A DISTANCE OF 504.95 FEET TO A POINT AND HEAD N 28° 12' 07" E FOR A DISTANCE OF 28.49 FEET TO A POINT AND HEAD N 16° 23' 16" W FOR A DISTANCE OF 270.0 FEET TO A POINT AND HEAD S 72° 47' 30" W FOR A DISTANCE OF 524.95 FEET TO A POINT AND HEAD S 16° 23' 16" E FOR A DISTANCE OF 290.0 FEET TO THE BEGINNING POINT.

ORDER RECEIVED FOR FILING

DATE 10-25-85

BY *Richard A. [Signature]*

ADMINISTRATIVE ASSISTANT

PETITION FOR VARIANCE
8th Election District

LOCATION: Northwest corner of Wight Avenue & Pepper Road
(200 Wight Avenue, Hunt Valley)

DATE AND TIME: Tuesday, October 22, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 from Sections 238.1 and 258.1 and 303.2 to permit a setback of 19' for the front yard in lieu of the required 30' from the property line.

Being the property of McCormick & Co., Inc. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
NW/Corner Wight Ave.
& Pepper Rd. (200 Wight
Ave., Hunt Valley),
8th District
McCORMICK & CO., INC.,
Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-166-A

ENTRY OF APPEARANCE

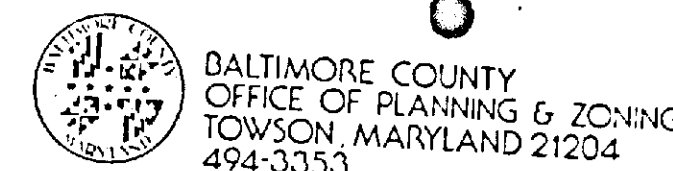
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 24th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Hillsman V. Wilson, President and Robert W. Skelton, Assistant Secretary, McCormick and Co., Inc., 11350 McCormick Rd., Hunt Valley, MD 21031, Petitioner; and John Carl Pomory, Manager, Special Construction, McCormick Construction Co., Inc., 11011 McCormick Rd., Hunt Valley, MD 21031, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

October 17, 1985

John Carl Pomory, Manager
McCormick Construction Co., Inc.
11011 McCormick Road
Hunt Valley, Maryland 21031

RE: Petition for Variance
NW/Corner Wight Ave. & Pepper Rd.
(200 Wight Ave., Hunt Valley)
8th Election District
McCormick & Co., Inc., Petitioner
Case No. 86-166-A

DEar Mr. Pomory:

This is to advise you that \$61.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 115, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012474

DATE 10-22-85 ACCOUNT R-01-615-000

AMOUNT \$61.00

RECEIVED FROM Anthony J. Iammiello

FOR Advertising Posting 86-166-A

DATE 10-22-85

VALIDATION OR SIGNATURE OF CASHIER

John Carl Pomory, Manager
McCormick Construction Co., Inc.
11011 McCormick Road
Hunt Valley, Maryland 21031

September 20, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NW/Corner Wight Ave. & Pepper Rd.
(200 Wight Ave., Hunt Valley)
8th Election District
McCormick & Co., Inc., Petitioner
Case No. 86-166-A

TIME: 9:30 a.m.

DATE: Tuesday, October 22, 1985

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 007415

DATE 7-31-85 ACCOUNT R-01-615-000

AMOUNT \$1.00

RECEIVED FROM [Signature]

FOR [Signature]

DATE 8-16-85

VALIDATION OR SIGNATURE OF CASHIER

MAY 22 1986

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 4, 1985

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

000

Mr. John Carl Pomory, Manager
Special Construction
McCormick Company, Inc.
11350 McCormick Road
Hunt Valley, Maryland 21031RE: Item No. 41 - Case No. 86-166-A
Petitioner - McCormick Company, Inc.
Variance Petition

Dear Mr. Pomory:

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.

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. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer

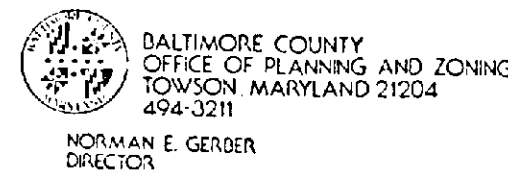
JAMES E. DYER

Chairman

Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Anthony J. Iannello, Inc.
1906 Forest Court
Timonium, Maryland 21093BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550NORMAN E. GERBER
DIRECTORMr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 25, 1985

Re: Zoning Advisory Meeting of August 13, 1985
Item # 41
Property Owner: McCormick & Co., Inc.
Location: NW COR. WIGHT AVENUE & PEPPER RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangements are not satisfactory.
- ☐ The parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on 10/1/85.
- ☐ The property is located in a deficient service area as defined by 3111.178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by 3111.178-79, and as conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Howell

Eugene A. Rober
Chief, Current Planning and DevelopmentBALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550STEPHEN E. COLE
DIRECTOR

August 28, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204Item No. -ZAC- August 13, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 39, 40, 41, 42, 44, 45, and 46.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

SEC/MSF/bmr

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500PAUL H. REINCKE
CHIEF

August 20, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Wick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: McCormick and Company, Inc.

Location: NW corner Wight Avenue and Pepper Road

Item No.: 41 Zoning Agenda: Meeting of August 13, 1985

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 _____ 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 draft 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, at this time.

REVIEWER: *Roy W. Kemmer* Noted and Approved: *Roy W. Kemmer*
Filing Group: Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

August 26, 1985

TED ZALESKI, JR.
DIRECTORMr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 41 Zoning Advisory Committee Meeting are as follows:
Property Owner: McCormick and Company, Inc.
Location: NW Corner Wight Avenue and Pepper Road
District: 8th.

APPLICABLE TYPING AND CHECKS:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Landscaping and Aesthetics (A.D.B.C. #17-85) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☐ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls above 3'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- ☐ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- ☐ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☐ When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ as listed in Section _____ See Section 112 of the Building Code.
- ☐ The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments: A list of chemicals used in lab work and their quantities will be required when filing for a permit.
- ☐ These abbreviated 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 the applicant may obtain additional information by visiting Room 105 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

James E. Dyer
Mr. C. E. Dyer, Jr.
Building Plans Reviewer

1/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: October 3, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-166-A, 86-167-A, and 86-168-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:sln

86-166-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 2, 1985.

TOWSON TIMES,

JB Ventral
Publisher

34.00

86-166-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *8th* Date of Posting: *October 2, 1985*
Posted for: *Variance*
Petitioner: *McCormick & Co., Inc.*
Location of property: *NW Corner Wight Ave. & Pepper Rd. (2nd Wight Ave. Hunt Valley)*
Location of Sign: *North side of Wight Ave. approx. 290' W of Pepper Rd.*
Remarks: _____
Posted by: *E. J. Quate* Signature Date of return: *October 4, 1985*
Number of Signs: *1*

86-166-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., October 3, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 3, 1985.

THE JEFFERSONIAN,

JB Ventral
Publisher

Cost of Advertising

22.00

Case No. 86-166-A

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 17th day of September, 1985

Petitioner: McCormick Company, Inc.
Attorney: _____Received by: *James E. Dyer*
James E. Dyer, Chairman
Zoning Plans Advisory Committee

MAY 22 1986

