

IN RE: PETITION FOR VARIANCE
SW corner Fitch Avenue
and Fitch Lane
14th Election District
6th Councilmanic District
(SWC Fitch Ave. & Fitch Lane)

Kenneth Hurst
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-255-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Kenneth Hurst. The variance request is for property located at the southwest corner of Fitch Avenue and Fitch Lane in the Fullerton area of Baltimore County. The property is zoned ML-IM. The variance request is from Sections 255.1 and 238.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a front yard setback of 1 ft. In lieu of the required 25 ft. for a proposed building.

Appearing at the hearing on behalf of the variance request was Thomas Church, professional engineer. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 4.926 acres, more or less, zoned ML-IM. The Petitioner, Meyer Seed International, by and through Kenneth Hurst, is requesting permission to construct a one-story warehouse building on the subject property. The subject building will also contain the offices of Meyer Seed, which has been in business in Baltimore County for many decades. Mr. Hurst is desirous of updating their facilities, and pursuant to those plans proposes to construct a 23,951 sq. ft. building on the subject property. The 1 ft. front yard setback as shown on the site plan is from a second parcel of land owned by Mr. Hurst. The building itself will be set back from Fitch

DATE RECEIVED FOR FILING
Date 1/31/2000
By R. Johnson

Avenue in an appropriate fashion. The parking lot for the building is located at the corner of Fitch Lane and Fitch Avenue and the building sits back approximately 107 ft. from the centerline of Fitch Avenue. As stated previously, and is shown on the plan, the 1 ft. setback is from a lot line for property owned by the Petitioner.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

FILED
1/31/2000
BY: R. J. [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 31st day of January, 2000, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Sections 255.1 and 238.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a front yard setback of 1 ft. In lieu of the required 25 ft. for a proposed building, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at his time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall be required to utilize a split-face block construction on the front portion of the building to be built on the property. The Petitioner shall be required to submit elevation drawings to the Office of Planning for their review and approval prior to the issuance of building permits.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORIGINAL FILED IN 00-01-00000
1/31/2000
BY R. J. JAMES



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 31, 2000

Mr. Kenneth O. Hurst
Meyer Seed International
8633 Belair Road
Baltimore, Maryland 21236

Re: Petition for Variance
Case No. 00-255-A
Property: SWC of Fitch Avenue & Fitch Lane

Dear Mr. Hurst:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

Mr. Thomas A. Church, P.E.
Development Engineering consultants, Inc.
6603 York Road
Baltimore, Maryland 21212

Mr. Edwin F. Michel
Mr. Carl A. Michel
Mr. Fred W. Michel
11957 East Lakeshore Road
Lyndonville, New York 14098



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at THE SW CORNER OF FITCH AVE. & FITCH LA.
which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. 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(s)

255.1 AND 238.1 TO PERMIT A FRONT SETBACK OF 1 FT. IN LIEU OF THE REQUIRED 25 FT. FOR A PROPOSED BUILDING.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) TO ALLOW BETTER VISIBILITY FROM FITCH AVENUE WHILE KEEPING PROPOSED BUILDING ON ONE PARCEL. BOTH PARCELS ARE PART OF THE SAME ENTERPRISE AND PARKING SHOULD BE AS CLOSE AS POSSIBLE TO PROPOSED BUILDING.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

KENNETH O. HURST

Name - Type or Print

Signature NEVER SEED INTERNATIONAL

8633 BELAIR ROAD

410/256-8128

Address

Telephone No.

BALTIMORE,

MD

21236

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

N/A (SEE ATTACHED)

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

THOMAS A. CHURCH, P.E.

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Name

6603 YORK ROAD

410/377-2600

Address

Telephone No.

BALTIMORE

MD

21212

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING
Reviewed By VL

Date 12/16/99

ORIGINAL FILED FOR FILING
Date 1/31/2000
By J. J. J.

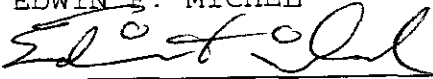
Case No. 00-255-A

ATTACHMENT
FOR
PETITION FOR VARIANCE & PETITION FOR SPECIAL HEARING
FOR SW CORNER OF FITCH AVENUE & FITCH LANE

LEGAL OWNER(S)

I/WE DO SOLEMNLY DECLARE AND AFFIRM, UNDER PENALTIES OF
PERJURY, THAT I/WE ARE THE LEGAL OWNER(S) OF THE PROPERTY WHICH IS
THE SUBJECT OF THIS PETITION.

EDWIN E. MICHEL



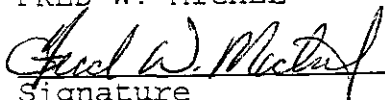
Signature

CARL A. MICHEL



Signature

FRED W. MICHEL



Signature

11957 EAST LAKESHORE ROAD
Address

(716) 681-6100
Telephone No.

LYNDONVILLE,
City

NY
State

14098
Zip Code

255

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION

FOR
MEYER SEED COMPANY
SOUTHWEST CORNER OF FITCH AVENUE & FITCH LANE
14TH ELECTION DISTRICT

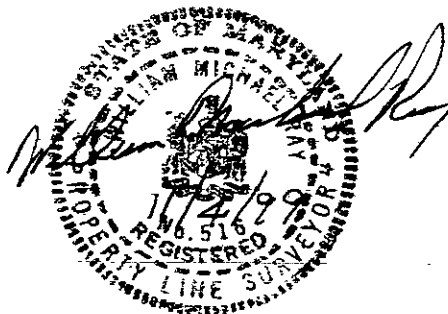
Beginning at a point on the west side of Fitch Lane which is 60 feet wide at the distance of 150 feet south of the centerline of the nearest improved intersecting street Fitch Avenue which is 60 feet wide. Thence the following courses and distances: 1) South 20 degrees 21 minutes 42 seconds West 282.42 feet, 2) South 72 degrees 22 minutes 36 seconds East 21.05 feet, 3) South 20 degrees 17 minutes 21 seconds West 1,029.87 feet, 4) North 11 degrees 48 minutes 39 seconds West 649.78 feet, 5) South 75 degrees 12 minutes 38 seconds East 208.99 feet, 6) North 17 degrees 01 minutes 36 seconds East 284.52 feet, 7) North 14 degrees 32 minutes 27 seconds East 163.36 feet, 8) North 15 degrees 12 minutes 52 seconds East 286.65 feet, 9) South 72 degrees 34 minutes 10 seconds East 174.72 feet to point of beginning.

Being the same parcel of land recorded in the Land Records of Baltimore County in Liber E.H.K. Jr. 6428, Folio 764.

Containing 4.926 acres of land, more or less.

98-110

11-03-99



**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-255-A
SWC Fitch Avenue and Fitch Lane

4th Election District
11th Councilmanic District
Legal Owner(s):

Edwin F. Michel & Carl A. Michel & Fred W. Michel
Contract Purchaser:
Kenneth O. Hurst

Variance: to permit a front setback of 1 foot in lieu of the required 25 feet for a proposed building.

Hearing: Thursday, January 20, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

RU/01/607 Jan. 4 C361469

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1-4, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-4, 2000.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 076697

DATE 12/16/99 ACCOUNT R0016150

AMOUNT \$ 250.00

RECEIVED FROM: Dan Engineering Consultants Inc

FOR: C.V. FILING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS RETAIL TIME

12/17/1999 12/16/1999 15:26:37

REG 0805 CASHIER NOTE MES DRAWER 5

Dept 5 528 ZONING VERIFICATION

Receipt # 176677

CR NO. 076697

Receipt Tot 250.00

250.00 CR .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE #00-255-A
PETITIONER/DEVELOPER
{Kenneth O. Hurst}
DATE OF Hearing
{Jan 20, 2000}

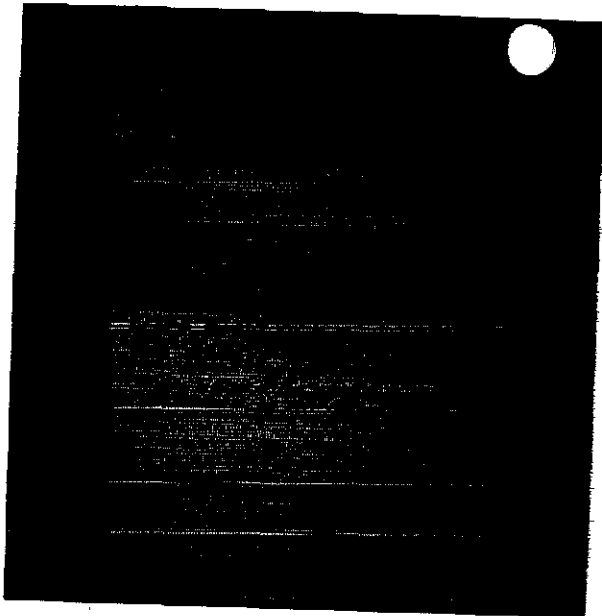
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
SWC Fitch Ave & Fitch Lane Baltimore, Maryland 21236

The sign(s) were posted on _____ 1-5-00 _____
[Month, Day, Year]



Sincerely,


(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)

RECEIVED JAN 10 2000

RE: PETITION FOR VARIANCE
Fitch Avenue, SW corner of Fitch Ave and Fitch Ln
11th Election District, 4th Councilmanic

Legal Owner: Edwin F., Carl A., and Fred W. Michel
Contract Purchaser: Kenneth O. Hurst
Petitioner(s)

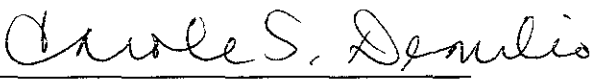
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-255-A

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Thomas A. Church, Development Engineering Consultants, Inc., 6603 York Road, Baltimore, MD 21212, representative for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 22, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-255-A
SWC Fitch Avenue and Fitch Lane
4th Election District – 11th Councilmanic District
Legal Owner: Edwin F. Michel & Carl A. Michel & Fred W. Michel
Contract Purchaser: Kenneth O. Hurst

Variance to permit a front setback of 1 foot in lieu of the required 25 feet for a proposed building.

HEARING: Thursday, January 20, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the number "21" written below it.

Arnold Jablon
Director

c: Edwin & Carl & Fred Michel, 11957 E. Lakeshore Road, Lyndonville, NY 14098
Kenneth Hurst, 8633 Belair Road, Baltimore 21236
Development Engineering Consultants, 6603 York Road, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 5, 2000.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 4, 2000 Issue – Jeffersonian

Please forward billing to:

Thomas A. Church 410-377-2600
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, MD 21212

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-255-A

SWC Fitch Avenue and Fitch Lane

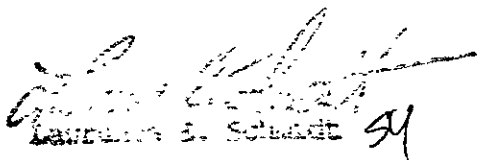
4th Election District – 11th Councilmanic District

Legal Owner: Edwin F. Michel & Carl A. Michel & Fred W. Michel

Contract Purchaser: Kenneth O. Hurst

Variance to permit a front setback of 1 foot in lieu of the required 25 feet for a proposed building.

HEARING: Thursday, January 20, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 255

Petitioner: ~~MEYER SEED COMPANY~~ MICHEL ET AL

Address or Location: SW CORNER OF FITCH AVENUE & FITCH LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS A. CHURCH
DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Address: 6603 YORK ROAD

BALTIMORE, MD 21212

Telephone Number: 410/377-2600

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 13, 2000

Mr. Thomas A. Church
Development Engineering Consultants, Inc.
6603 York Road
Baltimore MD 21212

Dear Mr. Church:

RE: Case Number 00-255-A , SWC Fitch Avenue and Fitch Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 16, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

C:



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: January 6, 2000

FROM: *Rub* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for January 3, 2000
Item Nos. 245, 246, 247, 248, 249,
250, 251, 252, 253, 254, 255, 256,
257, 259, and 261

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC0103A.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

RECEIVED JAN 12 2000

FROM: R. Bruce Seeley *RB*

DATE: January 11, 2000

SUBJECT: Zoning Item #255
S.W. Corner of Fitch Avenue @ Fitch Lane

Zoning Advisory Committee Meeting of December 27, 1999

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Jim
1/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 13, 2000

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Southwest Corner of Fitch Avenue and Fitch Lane

INFORMATION:

Item Number: 255

Petitioner: Meyer Seed International

Zoning: ML-IM

Requested Action: Variance

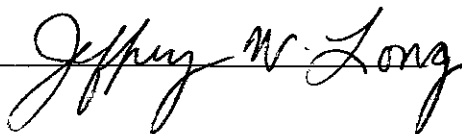
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the above referenced project as a limited exemption (see Limited Exemption #99102). As part of the analysis of the instant case, we ask for the same conditions (indicated below) that were previously requested in the review of the limited exemption.

Provide building and sign elevations to the Office of Planning for review. Brick should be considered as the primary building material. A low ground mounted sign would be appropriate for this area.

Although the zoning for the property is ML, the guidelines of the CMDP for freestanding commercial apply. The use of metal as a material for the building design may be appropriate if the design of the structure incorporates attractive characteristics of the surrounding area and exhibits a consistency of scale, volume and detail. This can not be determined without a review of the architectural elevations.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.5.00

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 255

JLL

RECEIVED JAN 06 2000

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

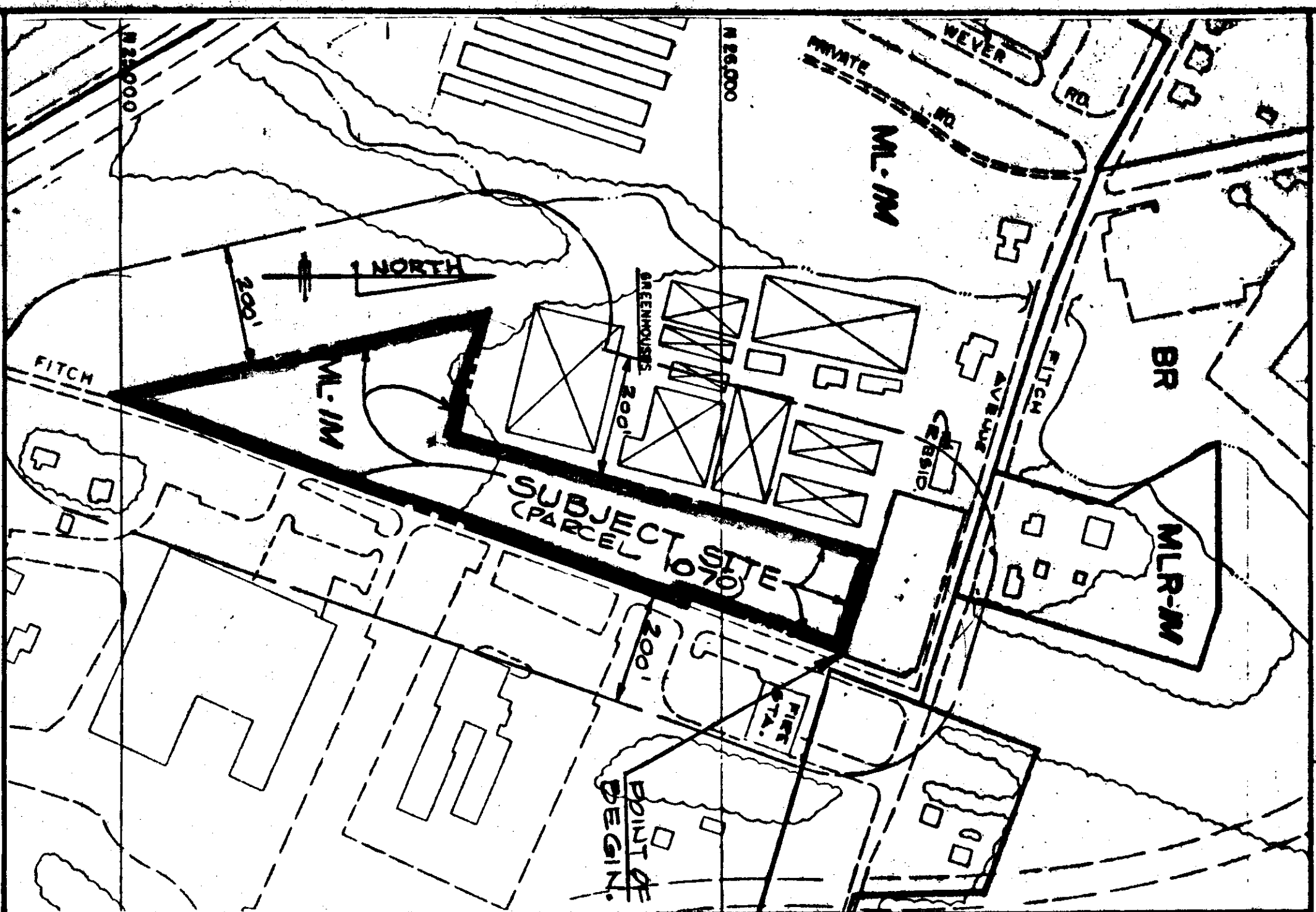
PETITIONER(S) SIGN-IN SHEET

1/20/2000

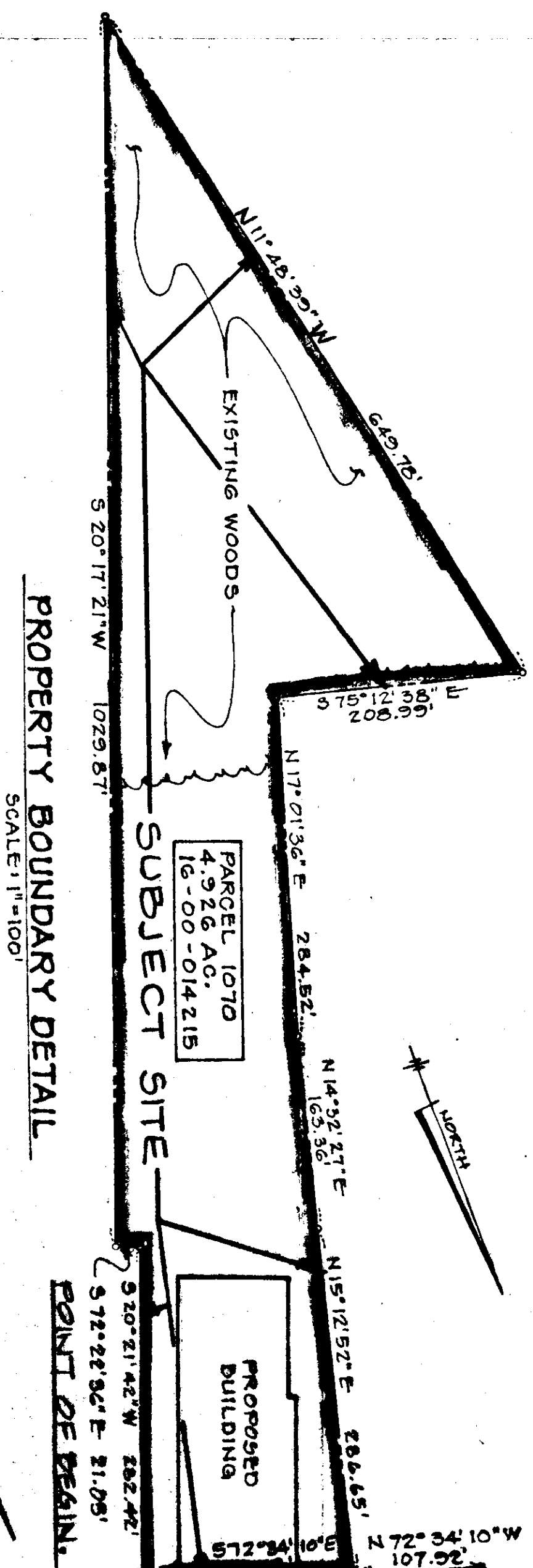
ADDRESS

T.A. Church 6603 York Rd
Development Engineering Balto. Co. 21212
representing Meyer Seed Co.

PLAT TO ACCOMPANY PETITION FOR ZONING: ☒ VARIANCE, ☒ SPECIAL HEARING

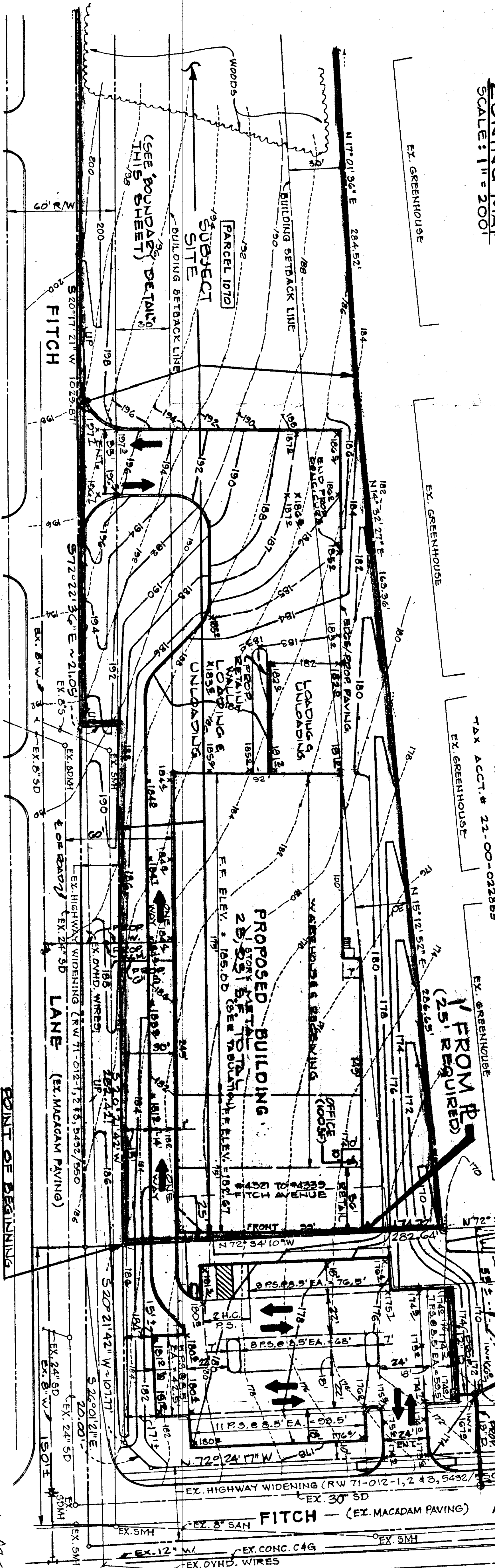


ZONING MAP
SCALE: 1" = 200'



PROPERTY BOUNDARY DETAIL
SCALE: 1" = 100'

- NOTES:**
- 1) PARKING DATA:
PARKING SPACES REQUIRED: WAREHOUSE AND RECEIVING AREA = 2,000 S.F. (1,000 S.F. @ 200 S.F./SPACE)
OFFICE = 200 S.F. (100 S.F. @ 200 S.F./SPACE)
TOTAL = 2,200 S.F. (1,100 S.F. @ 200 S.F./SPACE)
PARKING SPACES PROPOSED: 42 (INCLUDES 2 HANDICAPPED PARKING SPACES)
2) PROPOSED BUILDING AREA: 15,091 SQ. FT.
3) FLOOR AREA RATIO (F.A.R.) (BASED ON PARCEL 1070) = 0.11
F.A.R. = 15,091 SQ. FT. / 1,417,711 SQ. FT. = 0.011
4) RETAIL FLOOR AREA ALLOWED = 15,091 SQ. FT. (23,951 SQ. FT. @ 1.6:1 FLOOR AREA RATIO)
PROPOSED = 3,504 S.F.
 - 5) A WALL WILL BE CONSTRUCTED TO RESTRICT ACCESS TO WAREHOUSE AREA FROM RETAIL AREA.
 - 6) PROPOSED RETAIL AREA WILL BE FOR SALE OF WAREHOUSE PRODUCT ONLY.



PREVIOUS ZONING HEARINGS
D.R.C. NO. 03299L 5/25/93
GRANTED LIMITED EXEMPTION
UNDER SEC. 20-171(b)(3) OF
THE BALTIMORE COUNTY
DEVELOPMENT REGULATIONS.

ZONING OFFICE USE ONLY
REVIEWED BY: _____ CASE # _____

PRIOR ZONING HEARINGS: SEE BELOW
PREVIOUS COMMERCIAL PERMIT: NONE

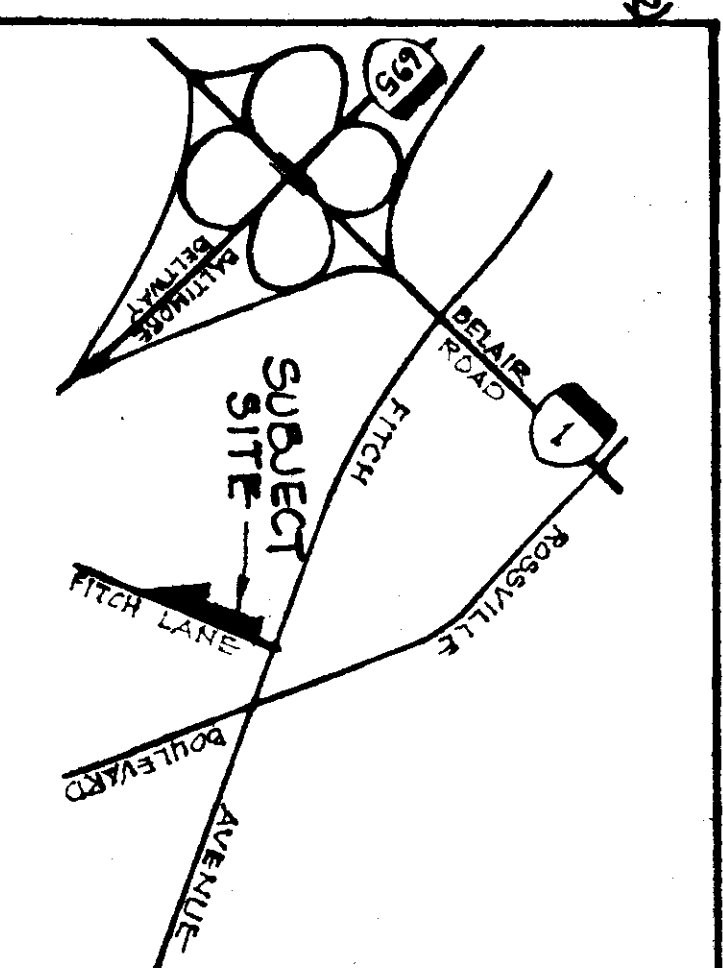
SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ YES ☐ NO
CHESAPEAKE BAY CRITICAL AREA: ☒

ZONING: ML-IM
LOT SIZE: 214,577 SF = 4.92 AC.

ELECTION DISTRICT #14
COUNCILMANIC DISTRICT #11
1" = 200' SCALE MAP # : NE 7 F

LOCATION INFORMATION

VICINITY MAP
SCALE: 1" = 1000'



DATE	REVISIONS	DEVELOPMENT ENGINEERING CONSULTANTS, INC. SITE ENGINEERS & SURVEYORS 6603 YORK ROAD 410-371-7600 BALTIMORE, MARYLAND 21212	CONTRACT PURCHASER MEYER SEED CO. 8025 BELAIR ROAD BALTIMORE, MD., 21230 410-250-8128	OWNER EDWIN E. MICHEL & MICHEL A. 1101 E. LAKESHORE ROAD BALTIMORE, MD., 21208 410-661-0100 ELECTION DISTRICT NO. 14	PLAT TO ACCOMPANY VARIANCE & SPECIAL HEARING REQUEST MEYER SEED COMPANY SW CORNER OF FITCH AVE. & FITCH LANE BALTIMORE CO., MD.	SHEET 1 OF 1	DATE 9-10-90	CONTRACT NUMBER 96-110
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00-255-A