

TO MICRO WITH SITE PLAN 69-260-X THEN TO ARCHIVES.
TO FILE WITH CASE.



Baltimore County
Department of Permits and
Development Management

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

December 10, 1999

Mr. Robert Posterli
Maryland Fence Manufacturing, Co., Inc.
7318 Philadelphia Rd.
Baltimore, Maryland 21237

Dear Mr. Posterli:

RE: Zoning Verification, 7318 Philadelphia Road, Case #69-260-X, 15th Election District

This letter confirms that a site plan for spirit and intent approval (for certain plan changes) has been accepted and approved for the above referenced site concerning the above referenced case on December 8, 1999. You have received a signed plan copy on this same date.

I hope this resolves your difficulties concerning the recent enforcement actions.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:kew



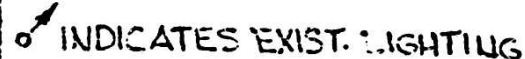
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Census 2000

For You, For Baltimore County

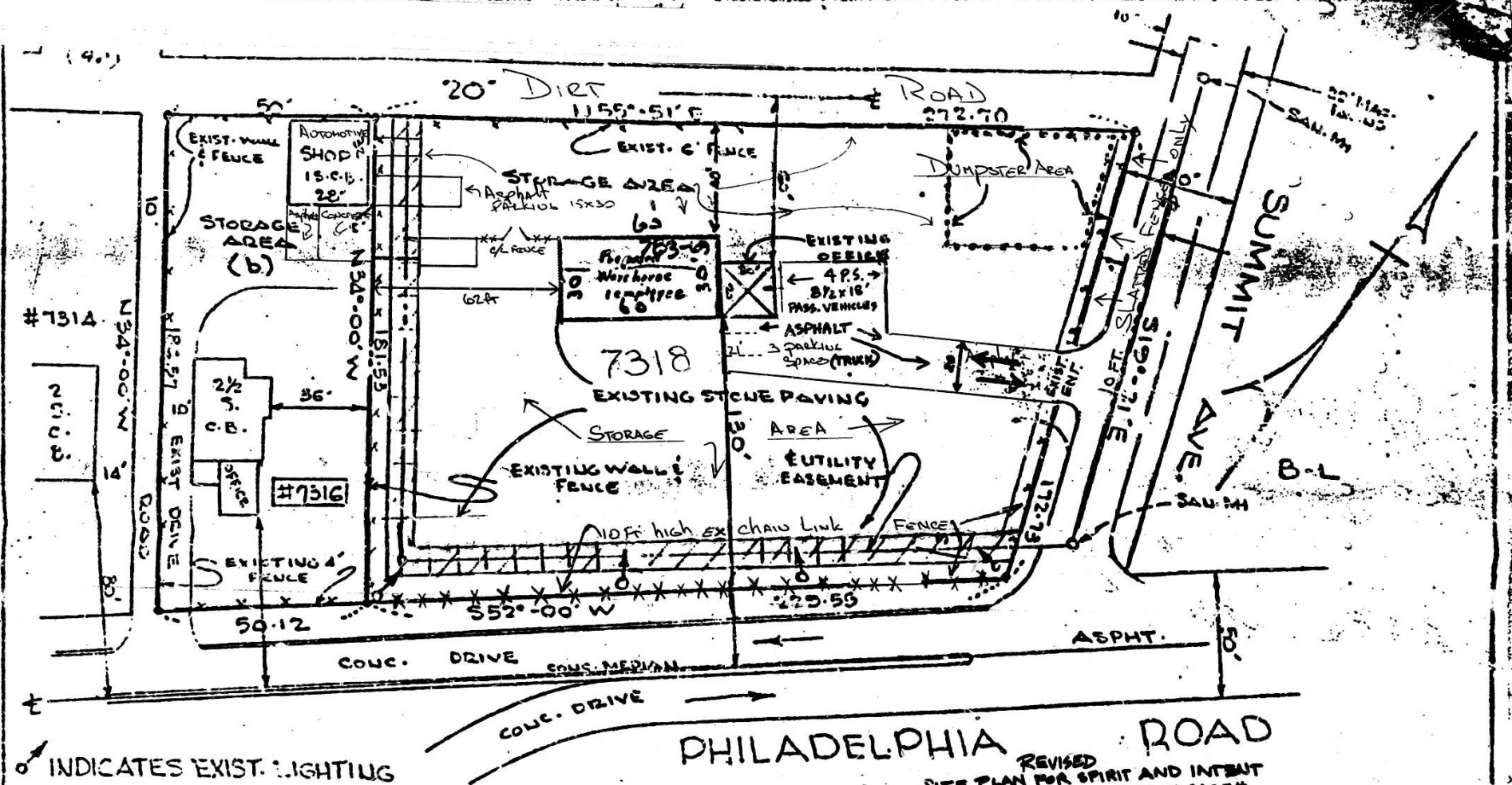
Census 2000

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WATER & SEWERAGE BOARD

Plan approved for
S+I 12/8/99
J. J. Lewis P.D.M.



INDICATES EXIST. LIGHTING

PRESENT USE - NONE

PROPOSED USE - CONTRACTORS EQUIP. STORAGE YARD

PRESENT ZONING - B-L

PROPOSED ZONING - B-2 WITH SPECIAL EXCEPTION FOR
CONTRACTORS EQUIP. STORAGE YARD

AREA OF BLDG'S - 00 SQ. FT.

AREA OF LOTS - 1.20 AC.

PARKING DATA

No. CAR SPACES SHOWN - 4

No. TRUCK SPACES SHOWN - 3

THE STORAGE AREAS (OTHER THAN IMMEDIATELY AGAINST
THE BUILDING) ARE LIMITED FOR FENCING TO A MAXIMUM
4 FT. HEIGHT OF STACKED FENCE. NO CLOSER THAN 15 FT. TO
CURBS.

REVISED
SITE PLAN FOR SPIRIT AND INTENT
APPROVAL OF PLAN CHANGES IN CASE #
69-260-X. REV. PLAN DATE: 11/30/99

OWNER: ROBERT POSTERLI
MD. FENCE MANU. CO. INC.
7318 PHILA. RD.
410 866-3200

LOTS 1-12 & 21-22 ADDITION TO
SUMMIT FARMS

PLAT BOOK 7/92

14TH DISTRICT BALTIMORE CO., MARYLAND

Scale: 1" = 20'
7318 PHILA. RD.

Date: 3-20-00

Plan approved for
S&I
12/8/99
J. Adams P.D.M.

WATER & SEWERAGE AVAILABLE



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

December 10, 1999

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Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:kew

9/12/99 Revised Zoning Case #69-260-X 9/12/99 Revised Zoning Case #69-260-X **MARYLAND FENCE MANUFACTURING CO., INC.**

Chain Link Fences - TO CL. V. BY PARKING I CALLED
- Chain Link Fences - TO CL. V. BY PARKING I CALLED
- Chain Link Fences - TO CL. V. BY PARKING I CALLED
7318 PHILADELPHIA ROAD • BALTIMORE, MD 21237 • Phone: 846-3200

September 10, 1999

Mr. John Lewis
Baltimore County
Department of Permits and
Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Lewis:

RE: 7318 Philadelphia Road, Zoning Case 69-260-X, 15th Election District

This letter is in response to your letter dated May 11, 1999 regarding Case 69-260-X 15th District.

A revised site plan is enclosed with this letter. You will notice that as per your request it is on a 1" = 20' scale. While many attempts to redraw a fresh plan was made an idea to use the original with modifications was deemed appropriate.

Listed below is the response to the letter sent to Maryland Fence by item number.

1. Rear Plantings

As per the conversation held with Mr. Avery Harden pictures submitted will show old growth forest lining total rear of property in question. One will see total coverage by undisturbed, extremely tall trees.

2. Storage Area

Hollards were installed on property in question (7318) to maintain distance from road and request will be followed. Height of fences will not exceed 4ft.

Mr. John Lewis
September 10, 1999
Page 2

3. Enclosed you will see parking areas (hard durable surface) designated as per request along with traffic pattern.

Items below are in addition to those above in order to improve Maryland Fence and abide by Baltimore County Regulations.

4. Auto shop on 7316 Philadelphia Road (shown on drawings) will have hard durable surface along with 8ft high chain link fence on 7318 Philadelphia Road.
5. Alternate hard durable surface already installed at 7316 Philadelphia Road.
6. Request for (2) dumpsters OK'd by J. Chen and located as per drawing. Behind dumpster screened chain link fence already installed.
7. Some years back by our own decision a new 10ft high chain link fence was installed on Philadelphia Road and Summit Avenue.

I truly appreciate the help from not only John Lewis, Baltimore County but from Mr. Jerry Chen for all efforts made to allow me to continue in business.

I hope these modifications will be met with your approval.

Very truly yours,

Robert Posterli
Maryland Fence Company



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

May 11, 1999

M. Robert Posterli
Maryland Fence Manufacturing Co., Inc.
7318 Philadelphia Road
Baltimore, MD 21237

Dear Mr. Posterli:

RE: 7318 Philadelphia Road, Zoning Case 69-260-X, 15th Election District

The staff has reviewed your request for a zoning spirit and intent determination that certain changes on your provided site plan be approved without a zoning public hearing to amend the plan approved in case # 69-260-X.

The following decisions have been made concerning your proposal:

1. The screening, buffers, and compact planting as originally approved must be provided. *Review*
2. The storage area for the rolls of fencing may be expanded into the front and side yard, but must remain a minimum of 15 ft from any curb line and only the necessary vehicle maneuvering aisles (12' wide, 1 way, 20' wide, 2 way) between and around the storage areas must be paved. The height of any stored fence, materials, etc. in the front and side area may not exceed 4 ft in height.
3. Some of the required parking may be removed but is limited to the number of parking spaces at 1 for each employee and 1 for each truck or other vehicle parked on site. This parking and maneuvering area must be paved with a durable, dustless surface and meet minimum parking standards per Section 409, Baltimore County Zoning Regulations.

The above charges to be approved by this office were also discussed with Mr. Avery Harden and Mr. Raltee Farnell of Developers Engineering (410-887-3751).

For zoning spirit and intent approval, a new revised plan showing all site development such as parking, storage, zoning actions, landscaping, etc. at a 1" = 30' or

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

1-20

Census 2000 For You, For Baltimore County Census 2000



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Baltimore, MD 21237

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For zoning spirit and intent approval, a new revised plan showing all site development such as parking, storage, zoning actions, landscaping, etc. at a 1" = 30' or

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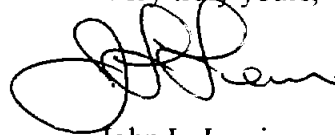
Mr. Robert Posterli
May 11, 1999
Page 2

larger engineer scale must be provided to this office for review. Additionally area photos of the site and its immediate surroundings must be presented to Mr. Harden and Mr. Famili as part of their revised plan review. I strongly suggest that you contact them directly at their above listed number.

I will be expecting a revised plan in the near future to be able to expedite the needed review and (hopefully) zoning approval of this plan. A copy of the commercial checklist, which gives current parking standards, is provided with this letter for your convenience.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read 'John L. Lewis', with a large, stylized initial 'J'.

John L. Lewis
Planner II
Zoning Review

JLL:rsj

c: Jerry Chen (Code Enforcement)
Zoning C [REDACTED]

Enclosure

MARYLAND FENCE MANUFACTURING, CO., INC.

— Chain Link Fences —

7318 PHILADELPHIA ROAD

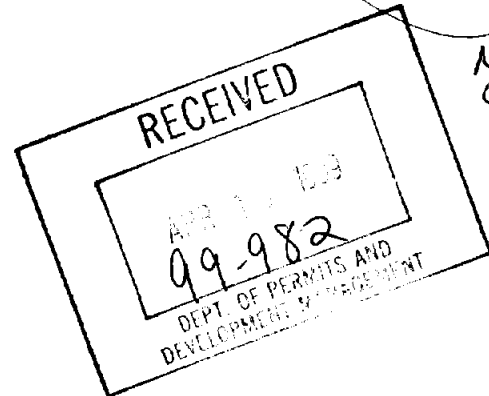
BALTIMORE, MD. 21237

Phone, 866-3200

April 19, 1999

Mr. Arnold Jablon
Director of PDM
111 W. Chesapeake Ave.
Baltimore, Maryland 21204

Case Number: 112023
112024



4/19/99

WCR

To: JLC
See me - ?
4/20/99
WCR

NO
CHECK
per
WCR
4/21/99

Dear Sir:

This letter is a request to revise the existing site plan without a zoning hearing in two minor areas.

The Maryland Fence Mfg. Co., Inc. has been in the same area for 47 years, occupying this address of 7318 Philadelphia Road for the last 30 years. We moved from 716 Philadelphia Road after 17 years.

The first issue we are desperately requesting is to be allowed to use the front of the property for storage as well as the existing rear area. In this area will be rolls of wire carefully aligned, as they have been since I took over 28 years ago. These rolls average from one roll to eight rolls no higher than 4ft and no longer than 5ft out (deep). They are situated by bumper posts and not up against the existing fence. A distance of approx. 4ft is between the fence and beginning of the rolls of wire. The enclosed site plan shows the area in question. We are asking only for the parking spaces in the front to be moved toward the center of the yard and rolls of wire between parking and front fence line.

The second desperate request is to allow us to remain in the condition in which we have been operating since our existence at 7318 Philadelphia Road. By this I mean to allow the existing stone paving as noted on the site plan to remain and not require us to pave. The surface after all these years has become extremely hard. A major part of this request is two fold.

The first part is nothing in 28 years of ownership has anything been said by anyone nor have any complaints been generated: two enclosed is a quote for paving and this amount of money is way beyond the fiscal scope of Maryland Fence Company.

In closing as a member in good standing in this community I am begging for these two revisions. I would like to stay another 47 years and keep the people employed, some of which have been with the company since it opened. All help is appreciated.

Sincerely,

Robert Posterli

Gummer Trucking & Paving Co.

1114 Chesaco Avenue
Baltimore, Maryland 21237

OFFICE
(410) 686-7384

SHOP
(410) 686-7855

1. The first step in the process is to determine the scope of the project. This involves a site visit and a detailed survey of the area to be paved. The survey should include the location of existing utilities, the type of soil, and the proposed layout of the pavement.

2. The second step is to prepare the subgrade. This involves removing any existing pavement or soil that is not suitable for the new pavement. The subgrade should be compacted and graded to the required level.

3. The third step is to install the base course. This is a layer of material that provides a strong foundation for the pavement. It is typically made of crushed stone or gravel.

4. The fourth step is to install the surface course. This is the top layer of the pavement, which is typically made of asphalt. The surface course should be applied in a uniform thickness and compacted to the required density. The final step is to finish the pavement. This involves smoothing the surface and removing any excess material. The finished pavement should be clean and free of any debris.

5. The fifth step is to install the curbs and gutters. These are essential for drainage and to prevent water from running off the pavement. The curbs and gutters should be installed to the required height and width.

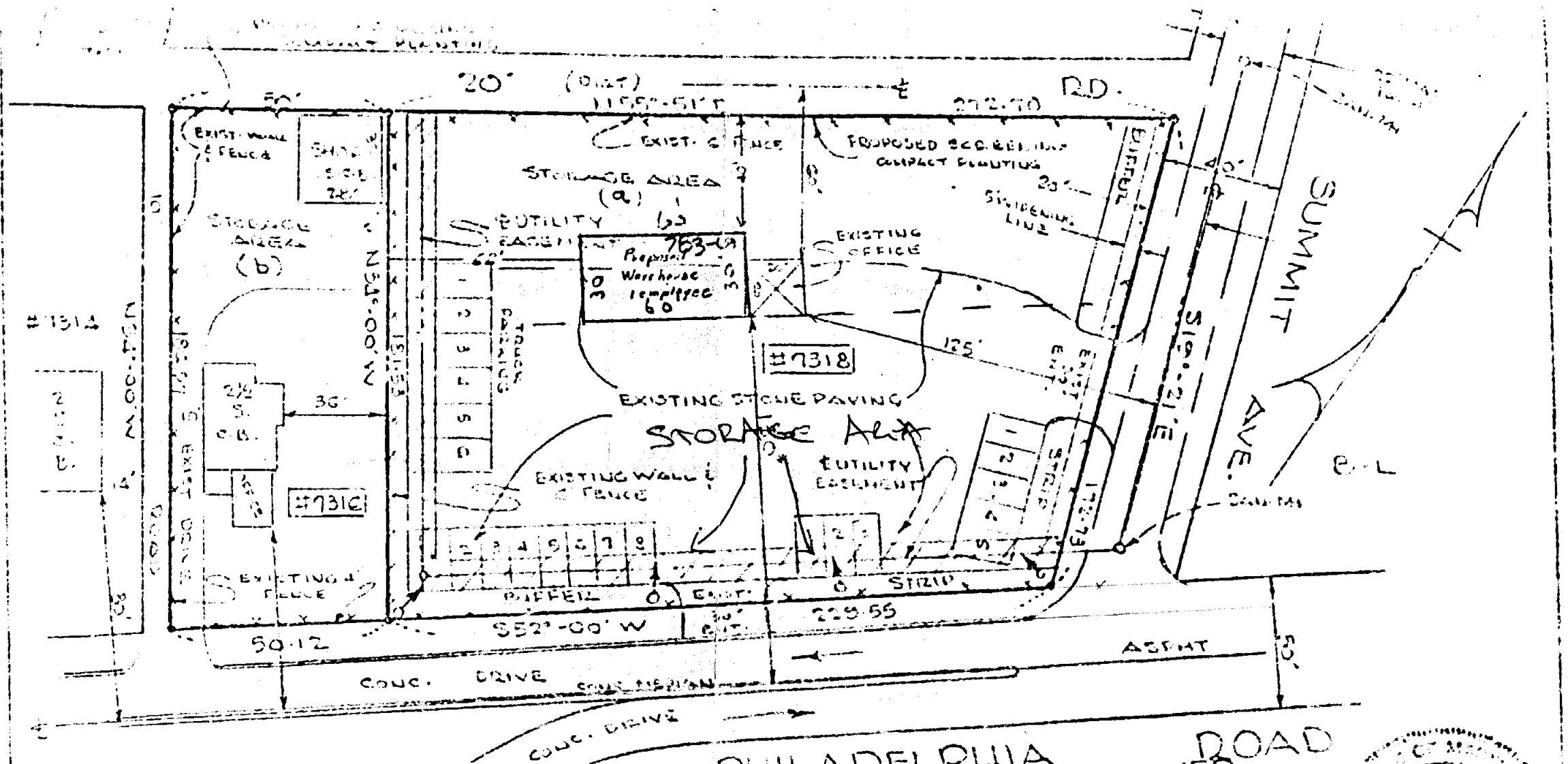
6. The sixth step is to install the final finish. This involves smoothing the surface and removing any excess material. The finished pavement should be clean and free of any debris. The final step is to install the final finish. This involves smoothing the surface and removing any excess material. The finished pavement should be clean and free of any debris.

Emil Gummer



Asphalt Paving • Parking Lot • Road Construction

NE 2E
BR. AS.



INDICATES EXIST. UTILITIES
 PRESENT USE - HOME
 PROPOSED USE - CONTAINERIZED GROUP STORAGE YARD
 EXIST. ZONING - R-1
 PROPOSED ZONING - R-1 WITH SPECIAL EXCEPTION R-1
 CONTAINERIZED GROUP STORAGE YARD
 AREA OF LOT 15 - 2.0 AC.
 AREA OF LOT 16 - 1.2 AC.
 REMAINING DATA
 ALL LOT LINES SHOWN - 15
 ALL LOT LINES SHOWN - 16
 ALL LOT LINES SHOWN - 17

PHILADELPHIA ROAD

PLANS APPROVED
 OFFICE OF PLANNING & ZONING

[Signature]
 DATE 10/15/84
 Reading 11:00 AM - 2:00 PM

LOTS 15 & 16 ADDITION TO
 SUMMIT FARMS

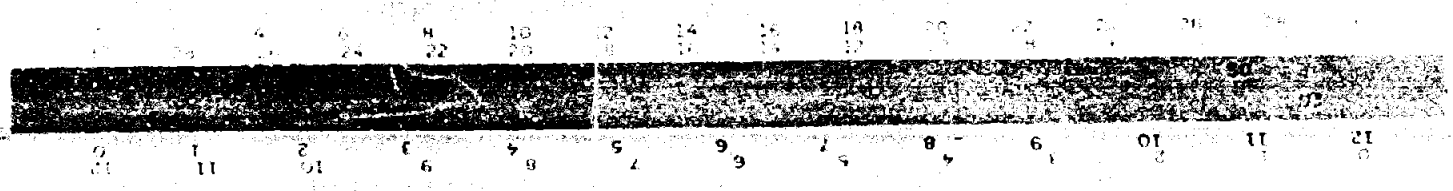
PLAT BOOK 7/92

WITH DISTRICT ENGINEER'S OFFICE
 DATE 11/15/84



12711 NEIGHBORS AVE.
 BALTIMORE, MD. 21237

Deluxe phase



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Maryland Fence Manufacturing Company, Inc., of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an B-2-E zone to an B-R-X zone; for the following reasons:

Mistake in original zoning and changes in the area since original zoning

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Contractor's Equip. Storage Yard.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception 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.

Contract purchaser: Maryland Fence Manufacturing Company, Inc.
Contractor: George S. Toulas, President

Address: 7316 Philadelphia Road, Baltimore, Md. 21237

Protector's Attorney: S. M. Almond, Jr., Baltimore, Md. 21204

Address: 7316 Philadelphia Road, Baltimore, Md. 21237

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of April, 1969, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of May, 1969, at 10:00 o'clock A.M.

By: S. M. Almond, Jr., Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Row, Zoning Commissioner Date: May 16, 1969

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Petition #69-260-RX. Reclassification from B.L. to B.R. Zone. Special Exception for Contractor's Storage and Equipment Yard. Southwest corner of Phila. Road and Summit Avenue. North side of Phila. Road 229.55 feet Southwest of Summit Ave. Maryland Fence Manufacturing Company, Petitioners.

14th District

HEARING: Wednesday, May 28, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from B.L. to B.R. zoning together with a Special Exception for a Contractor's Storage and Equipment Yard.

It notes that the proposed use already exists on the tract. It notes also that this use appears to have no adverse effect on adjoining or nearby residential properties. Because the residences are at a higher elevation than is the subject property, proper screening to soften the negative impact of the contractor's storage yard on nearby residences would be difficult to achieve.

GEG:bms

FRANCIS L. LING
1877 HARRISON AVE.
BALTIMORE, MD. 21217

RE: 7316 Philadelphia Road
Southwest corner of Philadelphia Road and Summit Avenue
Lots 1.0 and 2.1 addition to Summit Avenue 7/92
14th District Baltimore County, Maryland

Description for the same at the corner formed by the intersection of the north side of Philadelphia Road with the west side of Summit Avenue and thence running and binding on the north side of Philadelphia Road South 52 degrees 00' minutes East 240.55 feet thence running and binding on the south side of a line of division North 34 degrees 00' minutes East 181.53 feet to the south side of a 20 foot road (unimproved) 1 degree 53' minutes East 75 feet and thence running for a line of division South 34 degrees 00' minutes East 181.53 feet to the place of beginning.

Containing 1 acre of land more or less.

7316 Philadelphia Road
S.W. corner of Philadelphia Road and Summit Avenue
Lots 1.0-1.7 addition to Summit Avenue 7/92

Description for the same on the north side of Philadelphia Road at the distance of 249.55 feet measured along the north side of Philadelphia Road from the west side of Summit Avenue and thence running and binding on the north side of Philadelphia Road South 52 degrees 00' minutes East 75.12 feet to the east side of a 30 foot road (unimproved) 1 degree 53' minutes East 75 feet to the south side of a 20 foot road (unimproved) 1 degree 53' minutes East 75 feet and thence running for a line of division South 34 degrees 00' minutes East 181.53 feet to the place of beginning.

Containing 0.20 acres of land more or less.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 E. Calverton Ave.
Towson, Md. 21204
No. 1100

Saunders M. Almond, Jr., Esq.
Jennifer Bligg,
Towson, Md. 21204

RE: Type of Hearings: Reclassification from an B.L. zone to an B.R. zone and Special Exception for Contractors Equip. Storage Yard. Location: SW cor. Phila. Rd. & Summit Ave. 14th District. Petitioners: Maryland Fence Mfg. Co., Inc. Committee Meeting of April 8, 1969 Item 243

Dear Sirs:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

James E. Bligg,
Zoning Supervisor

JEB:J
Enc.

- Page 3 -

Saunders M. Almond, Jr.,
Jennifer Bligg,
Towson, Maryland 21204
Item 243

April 22, 1969

BUREAU OF TRAFFIC ENGINEERING:

Since there is no increased trip density involved with this zoning change, this office sees no increased problems.

BUILDING ENGINEER'S OFFICE:

No comment from this office.

FIRE DEPARTMENT:

This office has no comment.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

STATE ROADS COMMISSION:

The existing entrance is approximately 20' in width. The minimum width for a commercial entrance is 25' ft.

The entrance must be widened and curbed on the east side from the roadside curb to the right of way line of Philadelphia Road to preclude parking on the right of way.

The plan must be revised prior to the hearing.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

ENCLD
Inc.

BUREAU OF ENGINEERING

Zoning Plat - Comment

243. Property Owner: Maryland Fence Manufacturing Co. Inc.

Location: N/W cor. Philadelphia Rd. & Summit Ave.

District: 14th

Present Zoning: B1

Proposed Zoning: B1 and S.E. for Contractors Equipment Storage Yard

No. Acres: 1.20

Highway:

Access to this site shall be from Summit Avenue, an existing road which shall ultimately be improved with a 30-foot combination curb and gutter and macadam paving cross-section on a 50-foot right-of-way.

Philadelphia Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

The alleyways adjacent to the site are for residential use only. Therefore, the Applicant shall provide means to prevent ingress or egress of vehicular traffic.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) 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 other drainage facilities, would be the full responsibility of the Applicant.

No provisions for accommodating storm water or drainage facilities will be indicated on the subject plan; however, storm drainage facilities will be required.

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sewer:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

INDUSTRIAL

1" S.S. Key Sheet

1" S.S. 17 Testion Sheet

N.E. 1/4 20' Scale Tono

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 22, 1969

COUNTY OFFICE BLDG.
111 E. Calverton Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Saunders M. Almond, Jr.,
Jennifer Bligg,
Towson, Maryland 21204

RE: Type of Hearings: Reclassification from an B.L. zone to an B.R. zone and Special Exception for Contractors Equip. Storage Yard. Location: NW cor. Phila. Rd. & Summit Ave. 14th District. Petitioners: Maryland Fence Mfg. Co., Inc. Committee Meeting of April 8th, 1969 Item 243

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property at the present time houses the Maryland Fence Mfg. Co., Inc. It is being used as a storage for function materials and it appears that several junk vehicles exist on the property. The junked vehicles would be a violation of the present zoning code. The properties to the east are improved with a service garage, and to the south with a tavern-resturant combination, and to the west with commercial uses in dwellings. The property to the north is improved with dwellings, 10 to 30 years, in good repair. Summit Avenue at the present time is not improved with concrete curb and gutter. However, Philadelphia Road is a divided two-way roadway in this location.

BUREAU OF ENGINEERING:

Highways:

Access to this site shall be from Summit Avenue, an existing road which shall ultimately be improved with a 30 ft. combination curb and gutter and macadam paving cross-section on 50 ft. right-of-way.

Saunders M. Almond, Jr.,
Jennifer Bligg,
Towson, Maryland 21204
Item 243

April 22, 1969

Highways: (Continued)

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Sewer:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

6-24-70



April 9, 1969

Re: Zoning Advisory Committee
Meeting April 8, 1969
Property Owner: Maryland Fence
Manufacturing Co. Inc.
Location: N/W Cor. Philadelphia
Road & Summit Ave.
Present Zoning: BL
Proposed Zoning: BR & S.E. for
Contractors Equipment
Storage Yard
No. Acres: 1.20
14th District

The existing entrance is approximately 20' in width. The minimum width for a commercial entrance is 25 ft.

The entrance must be widened and curbed on the east side from the roadside curb to the Right of Way line of Philadelphia Road to preclude parking on the Right of Way.

The plan must be revised prior to the hearing.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Meyers
by: John E. Meyers
Asst. Development Engineer



INTER-OFFICE CORRESPONDENCE

Date 4/10/67

Item 243 April 9, 1969

Location: N.W. corner of Philadelphia Road and Summit Avenue

District 14

Fire Department has no comment.

Inspector John Lilley

INTER-OFFICE CORRESPONDENCE

Date April 15, 1969

SUBJECT: Zoning Advisory Agenda Item #243

April 8, 1969
Maryland Fence Manufacturing Co., Inc.
N/W cor. Philadelphia Rd. &
Summit Ave.

This plan has been reviewed and there are no site-planning factors requiring comment.

RBW : vh

RICHARD B. WILLIAMS
Planner

osc

Date April 10, 1969

SUBJECT: Item 243 - ZAC - April 8, 1969
Property Owner: Maryland Fence Manufacturing Co., Inc.
Philadelphia Road & Summit Avenue
BR & S.E. for Contractors Equip. Storage Yard

Since there is no increased trip density involved with this zoning change, this office sees no increased problems.

C. Richard Moore
Engineer II

INTER-OFFICE CORRESPONDENCE

Date April 10, 1969

No comment from Building Engineer's Office.

John Francis
Buildings Inspector

INTER-OFFICE CORRESPONDENCE

Date... April 10, 1969

243. Property Owner: Maryland Fence Manufacturing Co., Inc.
Location: NW/Cor. Philadelphia Rd. & Summit Ave.
District: 14th
Present Zoning: RL
Proposed Zoning: LR & S.E. for Contractors Equipment
Storage Yard
No. Acres: 1.20

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

William M. Hearn
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WNG/ca

ZONING ADVISORY COMMITTEE MEETING

Location: N/W cor. PHILADELPHIA RD & SUMMIT AVE

District: 14

Present Zoning: *EB*

Proposed Zoning: *BE & S.E. For Contractors Equip. Storage Yard*

No. of Acres: 1.40

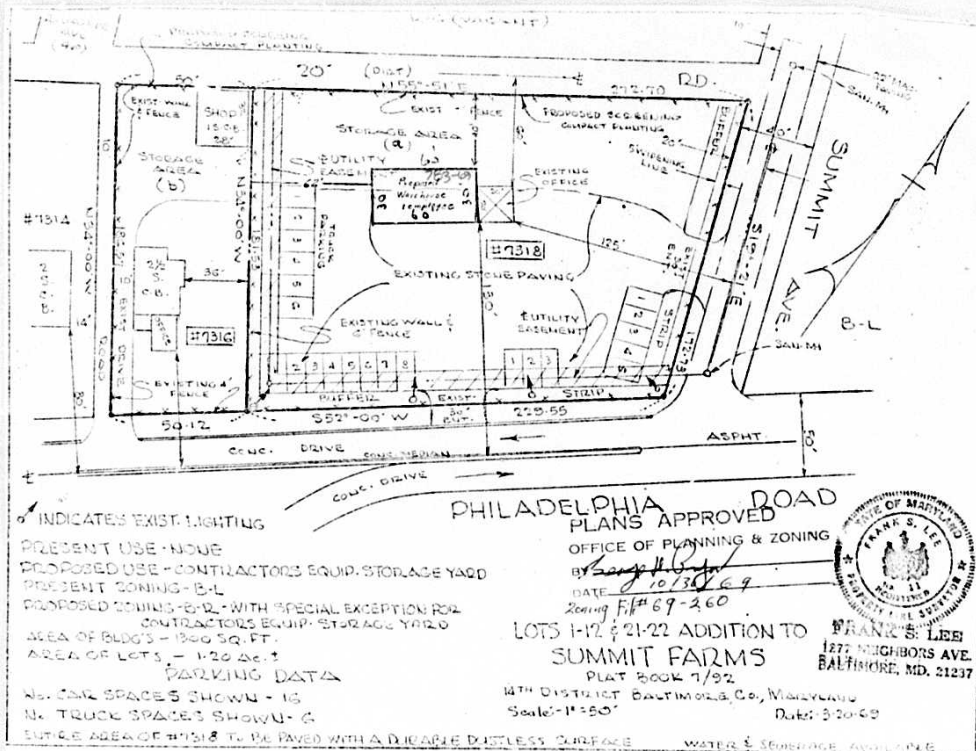
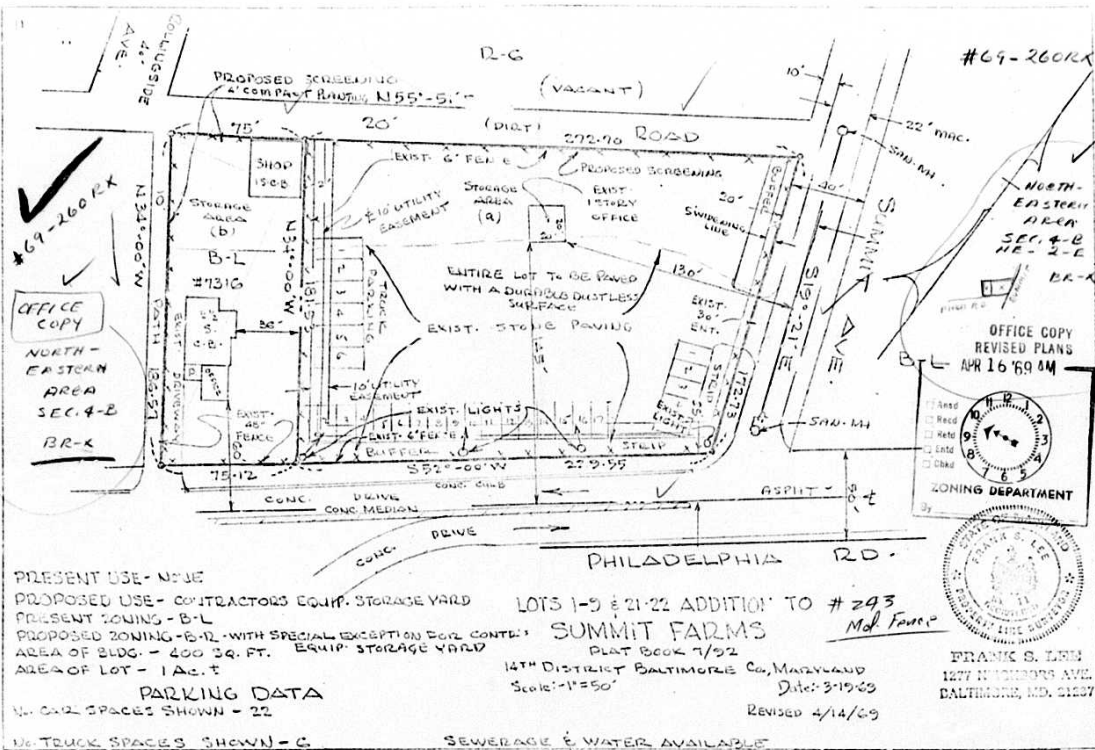
Comments: NO BEARING ON STUDENT POPULATION

TOWSON, MD MAY 8 1969 19

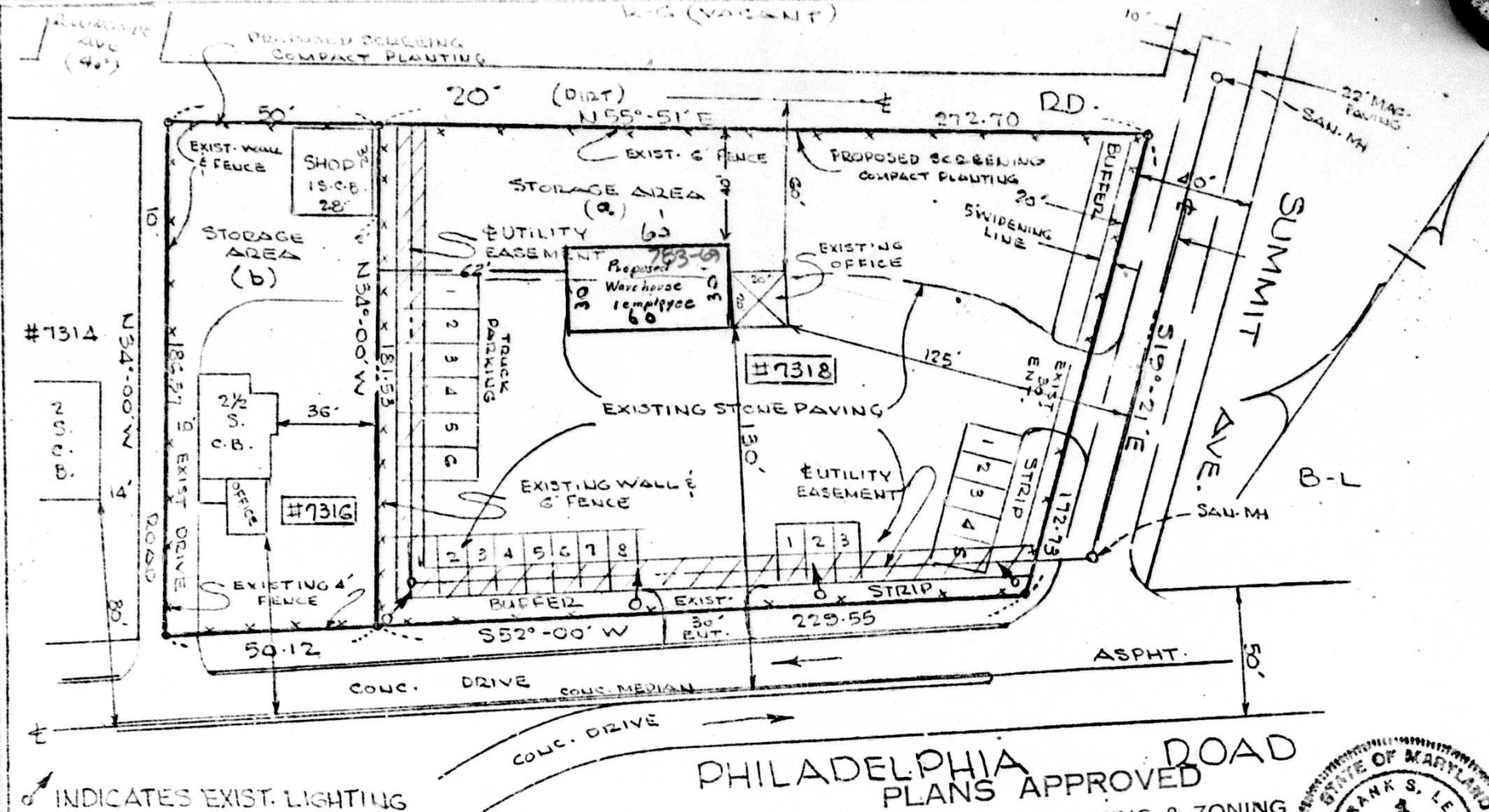
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time ~~month~~ before the 28th day of May 1969, the ~~3rd~~ publication appearing on the 8th day of May 1969.

THE JEFFERS
L. Frank St.
Cost of Advertisement, \$

cc: Mr. Jay Hanna
Fire Protection Engineer



W-6 (VACANT)



INDICATES EXIST. LIGHTING

PRESENT USE - NONE

PROPOSED USE - CONTRACTORS EQUIP. STORAGE YARD

PRESENT ZONING - B-L

PROPOSED ZONING - B-2 WITH SPECIAL EXCEPTION FOR
CONTRACTORS EQUIP. STORAGE YARD

AREA OF BLDG'S - 1300 SQ. FT.

AREA OF LOTS - 1.20 AC.

PARKING DATA

No. CAR SPACES SHOWN - 16

No. TRUCK SPACES SHOWN - 6

ENTIRE AREA OF #7318 TO BE PAVED WITH A DURABLE DUSTLESS SURFACE

WATER & SEWERAGE AVAILABLE

PHILADELPHIA ROAD
PLANS APPROVED

OFFICE OF PLANNING & ZONING

By *[Signature]*

DATE 10/30/69

Zoning File # 69-260

LOTS 1-12 & 21-22 ADDITION TO
SUMMIT FARMS

PLAT BOOK 7/92

14TH DISTRICT BALTIMORE CO., MARYLAND

Scale - 1" = 50'

Date: 3-20-69



FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, M. 21237