

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Samuel Gorman, legal owner 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 for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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 _____ Legal Owner _____
Address _____ Address _____
Business No. _____
Petitioner's Attorney _____ Protestants' Attorney _____
Address _____

ORDERED BY the Zoning Commissioner of Baltimore County, this 30th day of July, 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 25th day of August, 1969, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)



70-34-SPH
#313
SHELL GORMAN
S/W of Reisterstown Road 575' to
centerline of Sunset Road
7/30-31-SPH
S/W of Reisterstown Road 575' to
centerline of Sunset Road

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
SW/S of Reisterstown Road, 575' to : DEPUTY ZONING
the Center Line of Sunset Road - 4th :
District : COMMISSIONER
Samuel Gorman - Petitioner :
NO. 70-34-SPH : OF
BALTIMORE COUNTY

The Petitioner seeks permission to use a residential tract for off-street parking. The public health, safety and general welfare of the locality involved not being adversely affected, a use permit for parking in a residential zone should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28 day of November, 1969, that permission to use the residential tract for parking in accordance with the plat dated August 15, 1969, revised October 30, 1969, and approved November 4, 1969, by George E. Gavelis, Director of the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding, and which is incorporated by reference hereto as a part of this Order, is GRANTED.

Edward D. Havelle
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE 20-25-1969
BY [Signature]

ZONING DESCRIPTION

SAMUEL GORMAN AND WIFE

USE PERMIT FOR PARKING IN A R-10 ZONE

BEGINNING for the same on the division line between R-10 and R-10 Zoning at a point located the two following courses and distances from the intersection of the southwest corner of Reisterstown Road (66 feet wide) with the center of Sunset Road south 18 degrees 25 minutes 15 seconds east 575.00 feet binding on the southwest corner of said Reisterstown Road and south 51 degrees 34 minutes 45 seconds west 187.00 feet to the end of the third or westerly 1000 foot line of Zoning Description 4-38-4 and the point of beginning, thence binding reversely on a part of said third zoning line south 38 degrees 25 minutes 15 seconds east 101.39 feet to intersect the sixth line of that tract of land which by deed dated November 7, 1968 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 4937 folio 234 etc. was conveyed by Samuel Gorman and wife to Edgemoor Properties, Inc., thence binding on a part of said sixth line south 61 degrees 45 minutes 10 seconds west 80.12 feet to the end of said line and to intersect the fourth line of that tract of land which by deed dated July 2, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3375 folio 524 etc. was conveyed by Samuel H. Jackson and wife to Samuel Gorman and wife, thence binding on a part of said fourth, the fifth and sixth lines of said deed the three following courses: and distances north 35 degrees 45 minutes 40 seconds west 62.37 feet, north 38 degrees 30 minutes 10 seconds west 18.00 feet and north 34 degrees 53 minutes 10 seconds east 7.79 feet, thence binding on a part of the fourth line of that tract of land which by deed dated July 17, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3385 folio 356 etc. was conveyed by Robert Horn and wife to Samuel Gorman and wife north 34 degrees 10 minutes 10 seconds west 25.00 feet, thence running with and binding on the fifth line of said deed and continuing said course and binding reversely on the third or westerly line of that tract of land which by deed dated December 6, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3469 folio 321 etc. was conveyed by Samuel Gorman and wife to Samuel H. Jackson and wife north 35 degrees 08 minutes 10 seconds west a total distance in all of 97.79 feet to intersect the seventh line of said thirdly described deed, thence running with and binding on a part of said seventh and the eighth line of said deed the two following courses and distances north 30 degrees 10 minutes 00 seconds east 5.00 feet and south 38 degrees 25 minutes 15 seconds east 112.67 feet to the place of beginning.

CONTAINING 0.1953 acres of land more or less.

BEING part of that tract of land which by deed dated July 2, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3375 folio 524 etc. was conveyed by Samuel H. Jackson and wife to Samuel Gorman and wife and part of that tract of land which by deed dated July 17, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3385 folio 356 etc. was conveyed by Robert Horn and wife to Samuel Gorman and wife.



SAMUEL GORMAN AND WIFE

ZONING DESCRIPTION

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CONTAINING 0.1749 acres of land more or less.

BEING part of that tract of land which by deed dated July 2, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3375 folio 524 etc. was conveyed by Samuel H. Jackson and wife to Samuel Gorman and wife and part of that tract of land which by deed dated July 17, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3385 folio 356 etc. was conveyed by Robert Horn and wife to Samuel Gorman and wife.

June 10, 1969

old map
used



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 21, 1969

COUNTY CLERK
111 R. CHESAPEAKE RD.
TOWSON, MARYLAND 21204

Oliver L. Myers
SACRAMENTO

MEMBERS
REPRESENTING
ENGINEERING
TRAFFIC ENGINEERING
STATE BOARD OF COMMERCE
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mr. Samuel Gorman
110 Sherwood Road
Baltimore, Maryland 21208

RE: Type of Hearings Special Hearing
for offstreet parking in a residential
zone
Location: SW Cor. Wirsans Rd. & Carthage Rd.
Petitioner: Samuel Gorman
Committee Meeting of July 21st, 1969
4th District
Item 313

Dear Sir:

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 is presently vacant. However, it has been graded and several trees have been removed from the site. The properties to the southeast are improved with the Burger King Restaurant and a used car lot. To the northwest some of the property is vacant and a portion of it improved with dwellings. The property to the southwest is improved with a dwelling, a large frame barn and some other out buildings. The property to the northeast is improved with the Seiyun Chevrolet dealership. Reisterstown Road in this location is not improved as far as curbs and gutter are concerned.

BUREAU OF ENGINEERING

Highways

Reisterstown 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.

Mr. Samuel Gorman
110 Sherwood Road
Baltimore, Maryland 21208
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July 21, 1969

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisance or damage 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.

Reisterstown Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, draining private and public holdings downstream of the property. A grading permit, is therefore, necessary for all grading, including the stripping of topsoil.

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

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension across the frontage of the subject site from the proposed Reisterstown sanitary sewer currently under contract. The proposed sanitary sewer will be constructed in a 10-foot easement along the southwest side of Reisterstown Road and will terminate at the eastmost corner of the subject property. (See Baltimore County Bureau of Engineering drawing #59-0160, A-7-c) A 10-foot wide easement, to be granted at no cost to Baltimore County, will be required across the frontage of the property immediately adjacent to the existing right-of-way of Reisterstown Road, to permit extension of the proposed 8-inch sanitary sewer.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

The parking layout should be revised prior to the hearing as per comments of the Department of Traffic Engineering.

FIRE DEPARTMENT:

Petitioner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

Mr. Samuel Gorman
110 Sherwood Road
Baltimore, Maryland 21208
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July 21, 1969

BOARD OF EDUCATION:

Would not increase student population.

BUILDING ENGINEER'S OFFICE:

This office has no comment.

HEALTH DEPARTMENT:

Public water is available to the site and sewer is proposed.

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.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facilities, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

STATE ROADS COMMISSION:

The roadside curb must be 20' from and parallel to the center line of Reisterstown Road and be as delineated on the plan.

There is an 80' right of way proposed for Reisterstown Road (45' from center) that must be indicated on the plan.

Parking space No. 1 could cause conflict with vehicles entering the site and should be eliminated.

The plan must be revised prior to the hearing.

The entrance will be subject to State Roads Commission approval and permit.

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 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

7-14-70

