

S.W. 20 200' Scale Top

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE, Zoning Commissioner Date: July 30, 1969

FROM: PROJECT PLANNING DIVISION

SUBJECT: Zoning Advisory Agenda Item #15

July 22, 1969
Archway Motors, Inc.
N/S Baltimore National Pike
516' W. of Rolling Rd.

This office suggests that the building be set back so no variance is required.

RBN:vh

RICHARD B. WILLIAMS
Planner

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

TO: Mr. John G. Rose Date: July 23, 1969
Attn: Oliver L. Myers

FROM: C. Richard Moore

SUBJECT: Item 15 - ZAC - July 22, 1969
Property Owner: Archway Motors, Inc.
Baltimore National Pike W. of Rolling Road
Var. to Sec. 238.1 + 238.2 (front & side yard)

Since no change in zoning is requested, the trip density of the subject site is unchanged.

C. Richard Moore
Assistant Traffic Engineer

CRM:nr

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
ON July 23, 1969

Petitioner: Archway Motors, Inc.
Location: N/S Baltimore National Pike
District: 1
Present Zoning: BR
Proposed Zoning: VAC.
No. of Acres: 0.5317

Comments: No bearing on student population

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 25, 1969
Attn: Mr. Myers

FROM: Inspector John Lilley and Inspector George Webb
Fire Department

SUBJECT: Property Owner Archway Motors, Inc.

Item #15 Zoning Agenda July 22, 1969
Location: N/S Baltimore National Pike, 516 feet W. of Rolling Road
District: 1

Owner shall be required to comply with all Fire Department requirements in accordance with the Life Safety Code 101, 1967 edition, Chapters 12 and 15.

cc: Mr. Hanna

John Lilley
Inspector 1st Lt.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner Date: July 24, 1969

FROM: Mr. John France

SUBJECT: Archway Motors, Inc.
N. S. Baltimore National Pike
516' W. of Rolling Rd.
Dist. 1

Must meet all requirements of the Baltimore County Building Code.

John France
JOHN FRANCE

JF/as

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver G. Myers Date: July 24, 1969

FROM: Mr. William M. Greenwalt

SUBJECT: Item 15 - Zoning Advisory Committee Meeting July 22, 1969

15. Property Owner: Archway Motors, Inc.
Location: N/S Baltimore National Pike, 516' W. of Rolling Rd.
Present Zoning: BR
Proposed Zoning: Var. to Sec. 238.1 + 238.2 (front & side yard)
No. Acres: 0.5397
Election District: 1st

Since public water and sewers are available, no health problems are anticipated.

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. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WAG:p

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know all men that Archway Motors, Inc., legal owner 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, Baltimore County Zoning Regulations, to permit a front yard setback of 30 feet instead of the required 50 feet.

Section 238.2 Baltimore County Zoning Regulations to permit a side yard setback of 0 feet instead of the required 30 feet.

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

To facilitate access to the property and to provide maximum area for parking and maneuverability of vehicles. Without the requested variance, the rear portion of the tract cannot be developed within the context of the present zoning.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Archway Motors, Inc.
Contract purchase
By: William M. Greenwalt, President
Address: 101 Jefferson Building
Towson, Maryland 21204
823-1011
Petitioner's Attorney

By: [Signature]
Address: [Address]
Fiche COPY
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 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 had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 29, 1969

FROM: Mr. George E. Gonnells, Director of Planning

SUBJECT: Petition #70-53-A. Variance to permit a front yard setback of 30 feet instead of the required 50 feet; and to permit a side yard setback of zero feet instead of the required 30 feet. North side of Baltimore National Pike 516 feet west of Rolling Road. Archway Motors, Inc., Petitioners.

1st District

HEARING: Wednesday, September 10, 1969 (11:00 A.M.)

The Planning staff will offer no comment on the subject petition. If granted, the granting should be conditioned upon compliance with an approved plan.

GEG:bms



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 4, 1969

OFFICE OF PLANNING AND ZONING
171 W. Chesapeake Avenue
Towson, Maryland 21204Oliver L. Myers
Zoning CommissionerMEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
BUREAU OF PLANNING
BUREAU OF ZONING
BUREAU OF HEALTH
BUREAU OF FIRE
BUREAU OF PUBLIC WORKS
BUREAU OF UTILITIES
BUREAU OF PARKS AND RECREATION
BUREAU OF LAND AND NATURAL RESOURCES
BUREAU OF HISTORIC PRESERVATION
BUREAU OF COMMUNITY DEVELOPMENTJ. Elmer Weisheit, Jr., Esq.
101 Jefferson Building
Towson, Maryland 21204RE: Type of Hearing: Front and side yard setback Variance
Location: N/S Baltimore National Pike, 5164 W. of Rolling Rd.
Petitioner: Archway Motors, Inc.
Committee Meeting of July 22, 1969
Item 15 1st District

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 property is currently unimproved. There is no curb and gutter along Baltimore National Pike at this point. To the east side of the property there is the National City Bank. To the west side there is a dwelling. It lies directly across the street from a Gino's drive-in restaurant and Holiday Inn. The property to the rear is currently vacant. There appears to have been some grading and digging operations on the property.

BUREAU OF ENGINEERING:

Highways:

Baltimore National Pike 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.

Storm Drains:

Baltimore National Pike is a State road, therefore, drainage requirements as they affect the road, are under the jurisdiction of the Maryland State Roads Commission.

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

J. Elmer Weisheit, Jr., Esq.
101 Jefferson Building
Towson, Maryland 21204
Item 15 Page 2

August 4, 1969

Storm Drains: (Continued)

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.

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 stripping 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.

Waters:

Public water supply is available to serve this property.

Sanitary Sewers:

Public sanitary sewerage will be available to serve this property when the proposed 8-inch sanitary sewer extension, shown on Baltimore County Bureau of Engineering drawing #66-104, A-10, is constructed.

PROJECT PLANNING DIVISION:

This office suggests that the building be set back so no variance is required.

BUREAU OF TRAFFIC ENGINEERING:

Since no change in zoning is requested, the trip density of the subject site is unchanged.

BOARD OF EDUCATION:

No hearing on student population.

FIRE PREVENTION:

Owner shall be required to comply with all Fire Department requirements in accordance with the Life Safety Code 101, 1957 edition, Chapters 14 and 15.

J. Elmer Weisheit, Jr., Esq.
101 Jefferson Building
Towson, Maryland 21204
Item 15 Page 3

August 4, 1969

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of the Baltimore County Building Code.

HEALTH DEPARTMENT:

Since public water and sewers are available, no health problems are anticipated.

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 roadside curb must be 15' from and parallel to the edge of paving of the traveled way of Baltimore National Pike. The 15' dimension must be indicated on the plan.

A 30' wide entrance would be sufficient to serve this type of business.

The plan must be revised prior to the hearing.

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

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted as requested by State Roads Commission before the hearing.

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

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD
Enc.

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUG 21 1969

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 _____ days _____ successive weeks before the _____ day of _____ September _____, 1969, the first publication appearing on the _____ day of _____ August _____, 1969.

THE JEFFERSONIAN

S. Frank Smith
Manager

Cost of Advertisement \$ _____

ORIGINAL

OFFICE OF
THE JEFFERSONIAN
TIMES

RANDALLSTOWN, MD. 21133 Aug. 25, 1969

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose
Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 25 day of Aug. 1969 that is to say, the same was inserted in the issue of Aug. 22, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION FOR A VARIANCE
IN DISTRICT
ZONING
LOCATION: N/S Baltimore National Pike, 5164 W. of Rolling Rd.
DATE & TIME: Wednesday, September 10, 1969 at 11:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Calverton Avenue, Towson, Maryland 21204
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above referenced petition for a variance from the Zoning Regulations of Baltimore County to permit the construction of a building on the above described property to be used as a _____.

PETITION FOR A VARIANCE
IN DISTRICT
ZONING
LOCATION: N/S Baltimore National Pike, 5164 W. of Rolling Rd.
DATE & TIME: Wednesday, September 10, 1969 at 11:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Calverton Avenue, Towson, Maryland 21204
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above referenced petition for a variance from the Zoning Regulations of Baltimore County to permit the construction of a building on the above described property to be used as a _____.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 64669
DATE: Aug. 19, 1969

To: Anthony Marino, Inc.
Office and Warehouse Bldg.
Baltimore, MD. 21202

Billing Dept. of Baltimore County

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	25.00	25.00

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: Aug. 23, 69
Posted for: VARIANCE TO PERMIT A FRONT YARD SETBACK OF 30' INSTEAD OF 15'
Re: 5164 W. of Baltimore National Pike, 5164 W. of Rolling Rd.
Petitioner: ARCHWAY MOTORS, INC.
Location of property: N/S BALTIMORE NATIONAL PIKE, 5164 W. of ROLLING RD.
Location of Sign: 1/2 S.E. BALTIMORE NATIONAL PIKE, 5164 W. of ROLLING RD.
Sign: ROAD 106 ROAD
Remarks:
Posted by: Charles H. Paul Date of return: Aug. 29, 69

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
171 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____, 1969

JOHN G. ROSE,
Zoning Commissioner

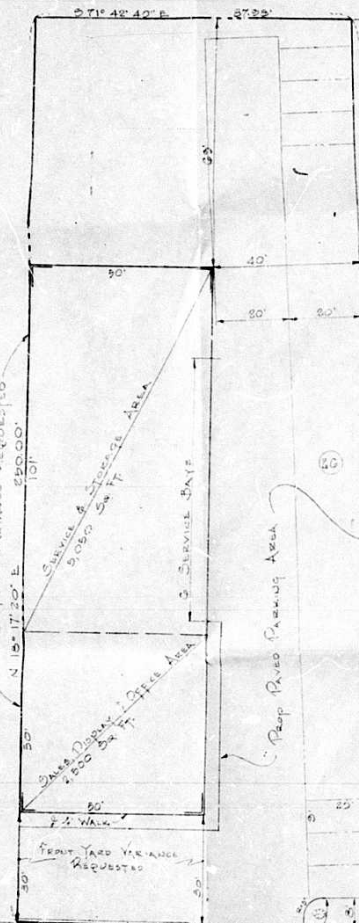
Petitioner: Anthony Marino, Inc.

Petitioner's Attorney: Oliver L. Myers, Esq.

Chairman of
Advisory Committee

EXISTING ZONING "B-2"
No Use

EXISTING ZONING
Residential Use & No Use



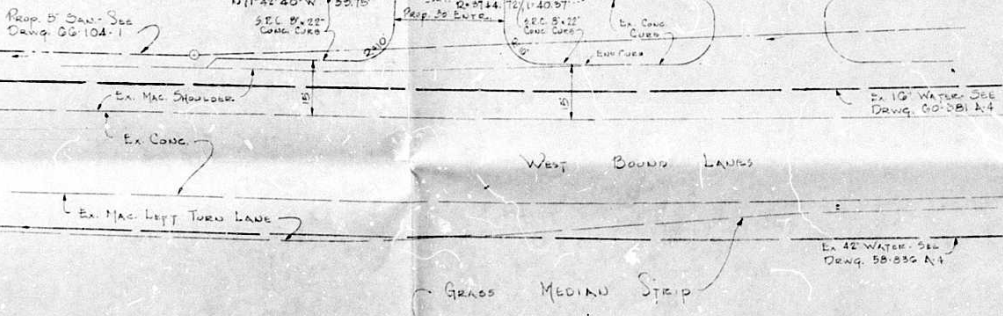
No Use

Wood Fence & Edge Parking

EXISTING ZONING
Commercial

Machine Parking

ENGINEERING POINT
510.00 TO ROLLING RD.

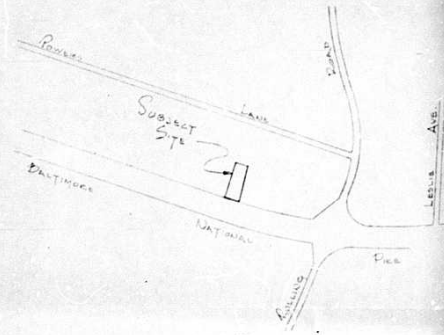


BALTIMORE

EAST BOUND LANES
NATIONAL
(130' R/W)

Pike

To BALTO. & BALTO.
DEPTWA



LOCATION MAP
SCALE: 1\"/>

GENERAL NOTES

1. AREA OF PROPERTY EQUALS 0.0007 ACRES
2. EXISTING ZONING OF PROPERTY "B-2"
3. EXISTING USE OF PROPERTY "No Use"
4. PROPOSED ZONING OF PROPERTY "B-2 WITH FRONT & SIDE YARD VARIANCES"
5. PROPOSED USE OF PROPERTY "SERVICE GARAGES - TREE SHEDS & ASSOC. PRODUCTS"
6. ON-STREET PARKING:
 - a. DETAIL FROM AREA: 2000 SQ. FT. REQUIRING 13 UNITS
 - b. SERVICE & STORAGE AREA: 15000 SQ. FT. REQUIRING 17 UNITS
 - c. TOTAL REQUIRED: 30 UNITS
 - d. TOTAL UNITS PROPOSED: 32 UNITS
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 233.1 OF THE ZONING CODE TO PERMIT A FRONT YARD OF 30' INSTEAD OF THE REQUIRED 50'
8. PETITIONER IS REQUESTING A VARIANCE TO SECTION 233.2 OF THE ZONING CODE TO PERMIT A SIDE YARD OF 0' INSTEAD OF THE REQUIRED 30'

PLAT TO ACCOMPANY PETITION
FOR
YARD VARIANCES
VICINITY
BALTO. NATL PIKE & ROLLING ROAD
ELECTION DISTRICT 1 BALTIMORE COUNTY, MD.
JUNE 24, 1963
SCALE: 1\"/>

