

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 3, 1969

COUNTY OFFICE BUILDING
221 B. Chesapeake Ave.
Towson, Maryland 21204Oliver 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
DEVELOPMENTManley F. Gately, Esquire
236 Equitable Building
Baltimore, Maryland 21202RE: Type of Hearing: Special Hearing for Off-
Street Parking
Location: SE/S of Warren Lane, 520' NE
of Reisterstown Road - 3rd District
Petitioners: Warren House, Incorporated
Committee Meeting of June 24, 1969
Item 301

Dear Mr. Gately:

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 lies on the south side of Warren Lane. Immediately to the east, the property is improved with a high rise apartment building which is presently under construction. To the south, the properties are improved with residential homes in the ten to twenty year bracket in good repair. The property to the west is improved with a dwelling and other property owned by the Petitioners. Immediately to the north, the property is partially vacant; however, it has an existing Special Exception for high rise apartment buildings on the property. Warren Lane is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:Highways:

Warren Lane is an existing County road which will be improved as a thirty foot closed section with flexible type pavement on a fifty foot right-of-way, and will terminate at the easternmost property line of this site. A permanent curbed tee turn-around incorporated with the easternmost entrance will be required in lieu of a cul-de-sac. The subject plan should be revised to show the proposed highway cross-section.

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The entrance locations are subject to approval by the Bureau of Traffic Engineering.

Storm Drains:

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

The Applicants 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's.

Sediment Control:

Development of this property through stripping, 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.

Sanitary Sewers:

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.

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DEPARTMENT OF TRAFFIC ENGINEERING:

This office considers the parking permit to the subject site undesirable since all access is via the existing twelve foot road.

FIRE PREVENTION BUREAU:

This office has no comment at this time.

BUILDING ENGINEER'S OFFICE:

This office has no comment.

BOARD OF EDUCATION:

No effect on student population.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution:

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.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the Petitioners submit revised plans showing the following items: the proposed widening and cross-section of Warren Lane and all of the requirements of Section 109.4 of the Baltimore County Zoning Regulations. These requirements must be noted on the Petitioners' site plan.

Very truly yours,


OLIVER L. MYERS
Chairman

OLM/srl

Enclosure

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

Date: August 16, 1969

TO: Mr. John G. Rose
Attn: Oliver L. Myers

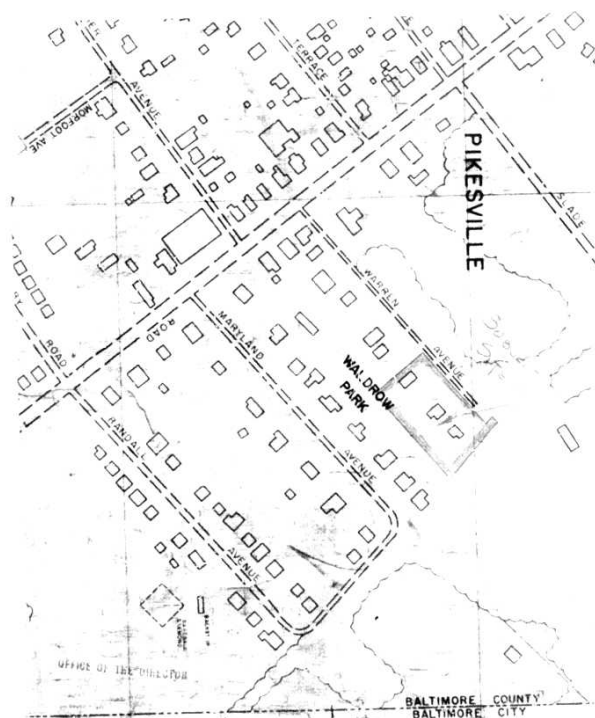
FROM: C. Richard Moore

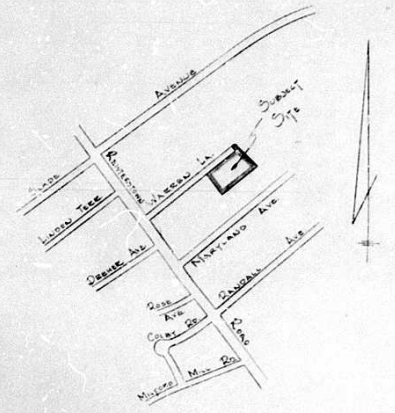
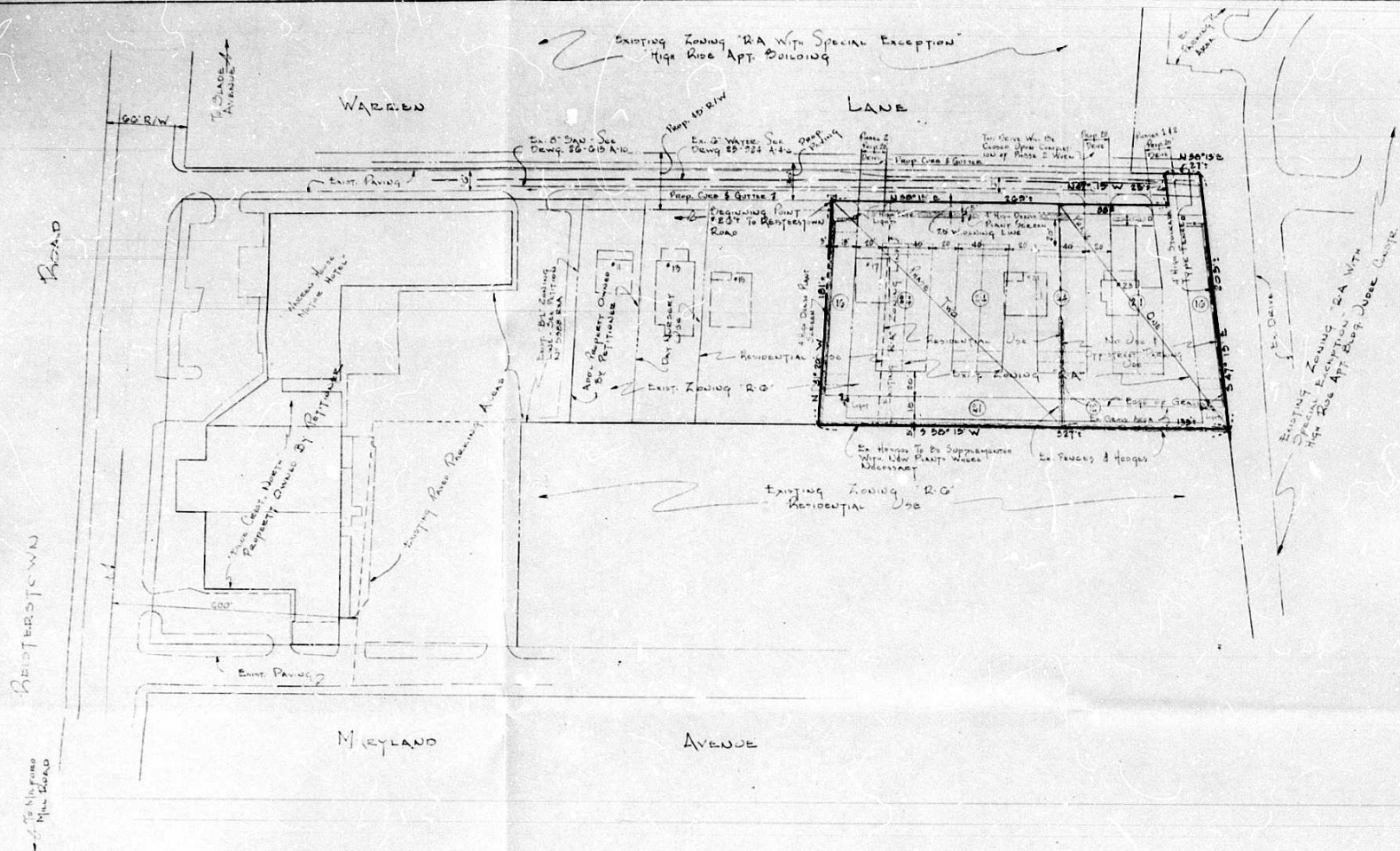
SUBJECT: Item 301 - Revised Comments
Plan dated August 1, 1969
Property Owner: Warren House, Inc.
Warren Lane N. of Reisterstown Road
Offstreet parking

Since there are no plans to widen Warren Lane from the subject site to Reisterstown Road, the previous comments remain valid.


C. Richard Moore
Assistant Traffic Engineer

CRM:mr





LOCATION PLAN
SCALE 1"=500'

GENERAL NOTES

1. Area of Property Requesting "Parking Permit" Equals 108 Acres.
2. Existing Zoning of Property "R-1" Sub. Petition No. 6500 (0000) & "R-2".
3. Existing Use of Property "No Use" & "Residential Use".
4. Proposed Zoning of Property "RA with Parking Permit" & "R-2 with Parking Permit".
5. Proposed Use of Property "Officer's Parking Area".
6. Parking Area Will Be Developed in Two Phases:
 - a. Phase One Will Consist of Improvements & Removal of Vacant Dwelling on the Easternmost 115' of the Property (115' of Warren Lane).
 - b. Phase Two Will Consist of Improvements & Removal of Dwellings Known as D-17 & D-21. Warren Lane.
7. An Appropriate Driveway Surface Will Be Placed On The Site & Lights Will Be Directed Away From Adjacent Residential Properties.
8. The Site Will Be Graded So That Surface Water Will Not Drain Onto Adjacent Properties.
9. Proposed Parking Equals 100 Units
 - a. Phase One = 51 Units
 - b. Phase Two = 49 Units
10. Hours of Operation Will Be "As Required" in Connection With Hours of Operation of The Blue Crab Night Catering Establishment.

OFFICE COPY
#301

PLAT TO ACCOMPANY PETITION
FOR
PARKING PERMIT
VICINITY
WARREN LANE & REISTERSTOWN RD.
DIST. CO. MD.
MAY 15, 1969
Revised Aug 15, 1969

