PETITION FOR ZONING VIRI. NCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

DAVID ENTERPRISES, 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.

tition for a Variance from Section 232,2(b) to permit aide yard setback of Q!

in lieu of 10' required; Section 232.1(303.2 Section) to permit'a Front yard setback of 20' in lieu of required average 50'; and Section 402.2(b)6 to permit twenty (20) parking spaces in lieu of the required twenty-four (24).

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

Due to a Baltimore County Storm Drain required location running through al area near the center of the property, this is the only possible location

See attached description

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

Let we, agrey to pay expenses of above Variance adversing, posting, etc., upon filing of this sided and durther agree to and are to be bound by the results regulations and restrictions of inner County adopted pursuant to the Zoning Law For Baltimore County.

Mile Kamson W. Lee Harrison, Esquire

DAJIO PHTESPEES, 106.

Joseph I., Soley Legal Owner

Free Iden's GON, York, Rand.
Address.

Result. M. Service, R.O.

Result. M. Shaganine

Free Iden's Automy

1508 157 Mars. Same Size.

Service Iden.

Service Iden. ORDERED By The Zoning Commissioner of Baltimore County, this ...

15th day of October 1 196 2 at 3:00 r/clock

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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 accorded, uniquerously with the properties to the northeast improved with the properties to the northeast improved with the hardy of Supernarket; to the southeast with a beauty salon; to the east, and northeast with office buildings, bank building, Odd Fellous Hall, and dervice Station. The property to the southeast is improved with deallings along Clovelly Yead. Resistersions Road in this location is improved partfally with concrete curb and gutter; however, Clovelly is not.

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.

Clovelly Read is an existing read which will be improved in the future as a residential street with a 30-foot closed right-of-way. No which the recess will be normitted to this property or the adjacent supermirest from Clovelly Moad. A 13-foot inflamm highway without no all of the fronting of Clovell Read and the meastary right-of-way required to construct a 30-foot inflamm curs region and sideout as the intersection.

W. Lee Harrison, Esq., 305 West Joppa Road Towson, Maryland 21204

BUREAU OF ENGINEERING:

Highwayss

COUNTY OFFICE BLDG

Chairman

WEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC INGINEERING

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMEN

PROJECT PLANNING

MATLETING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRAT . INDUSTRIAL DEVELOPMENT

STATE BOADS COM

Gla- IV Goe Zoning Commissioner of Baltimore County.

August 28, 1969

RE: Type of Hearing: Variance for side and Front yard setback Location: MM/5 of Reisterstown Rd. & Clovelly Road Petitioner: David Enterprises, Inc. Committee Meeting of August 19, 1969 District: 3rd

DAVID ENTERPRISES, INC.

3 : 1 /0 # 0 343

William G. Ulrich. Jr.

TA FULLERTON HEIGHTS AVE. BALTIMORE, MD. 21236

Beginning for the same at the intersection of the southwest side storn Road with the northwest side of Clovelly Road running hinding on the postbusst side of Clevelly Road the three folas 30 seconds west 9.76 feet thence leaving Clovelly Road north 41 degrees 37 minutes 30 seconds west 52.18 feet and orth 48 degrees 22 minutes 30 seconds east 147.90 feet to the side of Heisterstram Road thence binding on the southwest side of Beisterstumn Road sout. 41 degrees 37 minutes 30 seconds east 162.71

and Clovelly

DAVID ENTERPRISES, INC. MA/cor, of Ruisterstown Roads

OFFICE PROPER

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FOR THE PERPOSE OF ZONTHE ONLY

W. Lee Harrison, Esq. 306 West Joppa Road Towson, Maryland 21204 Item 34 Page 2

68

August 28, 1969

460

Highways: (Continued)

Storm drainage improvements, including a 10-foot easement will be required through the subject property.

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

The Applicant must provide necessary drainage facilities (temporary or alterative) to prevent creating any nuisances or demages to adjacent properties of any IDI by the concentration of surface waters. Correction of any IDI by the concentration of surface waters, correction of real properties of the control of the contr

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 peralt 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.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

There is not sufficient information shown on the subject plan to determine if this property can be served with public swerage. An 8-inch sanitary ower exists the opposite side of Reisterstown Road from this site and is shown in Stitioner County bureau of Engineering deading play Bull. Swerer, be insert elevation of the existing sanitary sever is very high in relation to existing

W. Lee Harrison, Esq., 306 West Joppa Road Towson, Maryland 21204 Item 34 Page 3

RE: PETITION FOR VARIANCES

NW/corner of Reisterstown Road and Clovelly Road - 3rd District

David Enterprises, Incorporated

AMENDED ORDER

of Baltimore County this 29 day of November, 1969, that the herein

Petition for Variances to permit a front yard setback of ten (10) feet instead

of the required fifty-eight (58) feet; to permit eighteen (18) parking spaces instead of the required twenty-four (24) spaces; and to permit a side yard

setback of zero (0) feet instead of the required ten (10) feet, should be and

the same are GRANTED, from and after the date of this Order, subject to approval of the site plan by the State Roads Commission, the Bureau of Pub-

The original Order dated October 30, 1969, is hereby Amend-

IT IS ORDERED by the Deputy Zoning Commissione:

Elund & Hudesty

Deputy Zoning Commissione imore County

Patitioner NO. 79-73-A fitten No. 34)

...

ed to read as follows:

BEFORE THE

DEBUTY ZONING

BALTIMORE COUNTY

August 28, 1969

ground elevation of this site and no other means of providing public sewerage exists at this time,

It is possible that the proposed stores could be built at a higher elevation, and if this is the intent, special structural consideration shall be required to construct any walls, etc. immediately adjacent to the proposed right-of-way of Clovelly Road.

Reisterstown Road is a State Road, therefore, any sanitary sower construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State Roads Commission of Maryland, in addition to those of Baltimore County.

PROJECT PLANNING DIVISION:

The entire site plan must be revised as the entrance and the parking do not work.

BUREAU OF TRAFFIC ENGINEERING:

The parking plan and circulation is not satisfactory. Therefore, the plan should be revised prior to a hearing date being assigned.

BUILDING ENGINEER'S OFFICE:

Petitioner must conform to Baltimore County Building Code. BOARD OF EDUCATION:

No bearing on student population. HEALTH DEPARTMENT:

Public water is available to the site. Public sever can be made available from an existing line on the mortheast side of Reisterstown Road, providing the elevations are satisfactory.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Ravyland State Houlth Air Pollution Central Segulations. Additional information may be obtained from the Division of Air Pollution, Bullione County Operation of Air Pollution,

The proposed curbing along Reisterstown Road must return into Clovelly Road on a 30' radius.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date. October 10, 1969 FROM Mr. George E. Gavrelis, Director of Planning

SUBJECT Patition 970-73-A. Variance to permit a side yard of Zero feet , inhibit of the required 10 feet; and to permit a front yard setback of 20 feet inteed of the required 59 feet; and to permit 20 parking spaces inteed of the required 24 spaces. Nothwest content of Reliterations and Clovelly Roots. David Enterprises, Inc., Patitioners

3rd District

HEARING: Wednesday, October 15, 1969 (3:00 P.M.)

The stoff of the Office of Planning and Zoning has reviewed the subject petition for variances. It has the following advisory comments to make with respect to pertinent planning factors:

The Florning stoff roles the issue as to whether or not the petitioner is seeking more intensive development of the title than its boundaries and shope really allow. We question not write most the proposed activity here would become an integral port of the surface stating on the adjacent tract. We note that the two facilities do since or least an access point from Reisterstown Rood. Will they also share parking initially.

The site plan is not a desirable one. The arrangement of parking is confused and jumbled. Once more, it appears that a lesser amount of building would produce a more rational set of appartunities for parking and circulation within the site.

The proximity of the proposed structure to both Ratiserstown and Clovelly Road may result in site distances problems at that intersection. Practice comment should be secured from both the State and County regarding this issue. There may be mail in using the zero of the building as a visual barrier between the activities on this site and nearby residences. If so, that wall coght to be finished in a meterial such as brick and no service activities should be allowed from Clovelly Road.

GEG.bm



W. Ler Harrison, Esq., 305 West Joppa Road Towson, Maryland 21204 Item 34 Page 4

August 28, 1969

STATE ROADS COMMISSION: (Continued)

The first two parking spaces at the east end of the proposed building will be in conflict with traffic using the proposed entrance. These parking spaces should be climinated, an alternative would be to eliminate the proposed entrance and utilize the existing entrance which is indicated on the plan as an entrance in common.

The plan must be revised prior to a hearing date being assigned.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as revised plans are received in compliance with the above comments by the Department of Traffic Engineering, Sureau of Engineering, and the State Payle Complication

Very truly yours,

111 OLIVER L. MYERS, Chairman

7-24-70

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Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

October 19.59 the first publication

appearing on the 25th day of September

THE JEFFERSONIAN,

Cost of Advertisement \$

W. Lee Harrizon, Esq.

306 West Jopps Road Towson, Maryland 21204

Dear Sire

OLM:JO ___

RE: Type of Nearing Workers for a and front yerd setbeds coestion MM/3 of Belaterstown Rd. 5 Clovelly Road Patitioner David Interprises, Inc. Committee Neating of August 19, 1969 3rd District Item 34

Very truly yours,

OLIVER L. MYERS, Chairman

The following is eddendum to our Zoning Advisory Committee comments of August 28th, 1969 under the above referenced subjects

Since this building is located within the Jones Falls dealings area it is unlikely that the State Department of Health will approve the building application until after february 1971, at which time it is expected that the ban on this public securify in the promoved.

HEALTH DEPARTMENT: (Additional Comments)

232.1 (303.2)
buildings line front
at shall not be less than
the front property line
than 40 feet from the
if the street, except as
Section 303.2.

ORIGINAL

OFFICE OF OCOMMUNITICE CO

RANDALLSTOWN, MD. 21133 Sept. 29,

THIS IS TO CERTIFY, that the annexed advertisement of John G. Mose, Zoning Commissioner of Baltimore County

was inserted in THE CONSUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One XXXXXXX

week before the 19th day or Sept ., 1969, that is to say, the same was inserted in the issue of Sopt . 25, 1969.

STROMBERG PUBLICATIONS, Inc.

By Leets Mayou

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver L. Myers Pana September 10, 1969 FROM William M. Greenwalt

SUBJECT Item 34 - Zoning Advisory Committee Meeting, August 19, 1969

Health Department Comments: ADDITIONAL

34. Property Owner: David Enterprises, Inc.
Location: NM/S of Reisterstown Rd. & Clovelly Rd.
District: 3rd

District: 3rd Present Zoning: BL Proposed Zoning: Stdeyard; 232.1 (front) (303.2 Sec.); 409.2 (b) 6 (Parking) No. Acres: 0.363 *

Since this building is located within the Jones Falis drainage area it is unlikely that the State Department of Health will approve the building application until after Pebruary, 1971, at which time it is expected that the ban on this public sewer will be removed.

Maler and Sever Section
BURBAU OF ENVIRONMENTAL HEALTH

WMG/ca



BALTIM TRE COUNTY, MARYLAND No. 64724 OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21704 25.00 IMPORTANT MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BA. TIMORE COUNTY, MAK. LAND OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204 IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & PECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

2 31625

70-73-4

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

Duriet 3 Ad.

Date of Poster Self-1986 TAPANTE ASSAULT SAN EFERS FOR INTERCENTING PARTY PARTY SAN EFERS FOR INTERCENT PARTY PARTY ASSAULT SAN TO DESCRIPT ASSAULT SAN THE SAN Location of property W/N. COR OF REISTERSTOWN & Clovelly Rds.

Location of Signa O N/S & F. REGISTERS W. R. TITT T. W. C. Eloverty Rd.

3 N/S of Elovery Rd. 225 FT. +- w. of Reistanstein Rd.

Posted by Charles of need

Date of return OPT 3, 1969

BALTIMORE - THAT OFFICE OF PLANNING AND ZON

County Office Building 111 W. Chesapeake Avenue Towson, Haryland 21204

Your Patition has been received and accepted for filing this



