

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

August 5, 1988



Dennis F. Rasmussen
County Executive

Mr. Joseph F. Struntz III
Asst. Manager
Administrative Services
State Farm Insurance Companies
Seaboard Office
300 Oak Street
Frederick, Maryland 21701-8499

RE: Case #70-88RA SPH
Item #58
9525 Harford Road

Dear Mr. Struntz:

I am in receipt of your letter of July 6, 1988 with attachments from John Ryan and Mr. William Eiring.

According to your correspondence, you have indicated that an agreement has been arranged between State Farm Insurance Company and two adjoining residential property owners, along the south property line of the 9525 Harford Road location. This agreement concerns the 4' high evergreen hedge required by the site plan and Order in matter 70-88-RA SPH.

It is my understanding that the 4' high evergreen compact hedge has not proven to be a successful screening material because many of the trees are unsuccessful in establishing a healthy growth environment. That State Farm Insurance Company has agreed with Mr. Eiring to install a 6' high chain link fence with brown vinyl inserts to provide the necessary screening. Furthermore, the agreement between State Farm Insurance Company and Mr. and Mrs. John Ryan is that the current 4' high evergreen compact hedge will be continued unless the Ryans or their successors in title decide to replace the hedge with fencing. If fencing is requested by the Ryans or their successors in title, then State Farm will replace the hedge at State Farm's expense.

Mr. Joseph F. Struntz III
Asst. Manager
Administrative Services
State Farm Insurance Companies
page 2.....

The primary purpose of the 4' high evergreen compact hedge is to develop a site line screening for the residential properties from the commercial use upon the State Farm property. In light of the fact that the 6' inserted fence would also comply with the spirit and intent of this purpose. It is the decision of the Zoning Commissioner that the spirit and intent of the original Order would be complied with by the installation of the below described fence:

"Diamond mesh galvanized chain link fence
with brown vinyl inserts."

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmn

cc: John and Marilyn Ryan
3014 Sixth Avenue
Baltimore, Maryland 21234

Mr. Lawrence W. Eiring
3016 Sixth Avenue
Baltimore, Maryland 21234



3014, 3016 Sixth Avenue
Baltimore, Maryland 21234
November 30, 1970

Edward D. Hardesty
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hardesty,

This letter is in regard to the State Farm Insurance Company building under construction on Sixth Avenue near the intersection of Harford and Joppa Roads.

Following conversations with representatives of State Farm Insurance Company, we understand there is a Baltimore County ruling which requires a fence, primarily for screening, between commercial property and adjoining residential property.

The proposed 6 foot fence if placed along the rear property line at 3014 and 3016 Sixth Avenue would not screen the commercial property involved because of the difference in elevation of the properties. There presently exists a hedge growing along this line that would provide a minimum 6 foot screen.

Therefore, we, the property owners, request that the requirement for a fence be waived and that the existing hedge be considered as adequate screen.

Thank you for your consideration of this matter.

Yours truly,

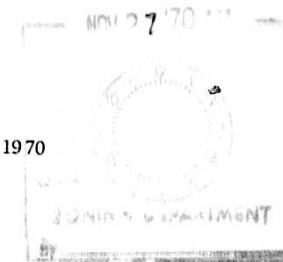
John P. Ryan
John P. Ryan
3014 Sixth Avenue

George C. Barnes
George C. Barnes
3016 Sixth Avenue

cc: David W. Tutchton
State Farm Insurance Company
Claim Service Center
1715 Gwynn Oak Avenue
Woodlawn, Maryland 21207

ASSOCIATES

November 24, 1970



70-88-RASP/1

Mr. Edward Hardesty
Zoning Commissioner, Baltimore County
Department of Zoning
111 West Chesapeake Avenue
Baltimore, Maryland 21204

Reference: State Farm Service Center
6th Avenue and Harford Road Cut-off
Substitution of Shrubbery for Stockade Fence

Dear Mr. Hardesty:

We have enclosed four copies of the site plan for this project indicating shrubbery along those portions of the property lines fronting on residential zoning.

This landscaping material substitutes for a six foot high stockade fence originally indicated on this same site.

State Farm Insurance has been in contact with your office in reference to this change. Please consider this letter our formal request for permission to substitute the indicated shrubbery for the original stockade fence specified.

Please review the enclosed material and forward us your comments at your earliest convenience.

Thank you for your attention to this matter.

Sincerely,

VISIONEERING ASSOCIATES

Romualdo de Bias
Romualdo de Bias

RdB:aa
Enc. (4)

cc: Mr. R. Crafts (w/enc.)
Mr. J. Alexander (w/enc.)
Mr. C. Snyder
Mr. E. J. Hall (w/enc.)

ORDER RECEIVED FOR FILING

DATE Dec 7, 1970

BY

Bethel Chubb
ADMINISTRATIVE ASSISTANT

DATE

December 7, 1970

RE: PETITION FOR RECLASSIFICATION, : BEFORE THE
VARIANCE AND SPECIAL HEARING :
SE/corner of the Harford Road Cut- : ZONING COMMISSIONER
Off and Sixth Avenue - 11th District :
Martin Kleinman - Petitioner : OF
NO. 70-88-RASPH (Item No. 58) :
: BALTIMORE COUNTY

::: :::

::: :::

AMENDED ORDER

The last paragraph of the original Order dated November 19, 1969, is hereby AMENDED to read as follows:

"It is further ORDERED that permission to use the residential tract for parking in accordance with the plat dated April 13, 1970, revised June 2, 1970, July 2, 1970, and November 23, 1970, and approved November 30, 1970, by Albert V. Quimby, Chief of Project Planning, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "B" in this proceeding, and which is incorporated by reference hereto as a part of this Order, is GRANTED."

Edward D. Hardisty
Zoning Commissioner of
Baltimore County

70-88 RA SPH
MAP
A-C
NORTH
EAST
AREA
NE-9-E
BL-A

PETITION FOR RECLASSIFICATION, VARIANCE AND SPECIAL HEARING
SE/corner of the Harford Road Cut-Off and Sixth Avenue - 11th District
Martin Kleinman - Petitioner
NO. 70-88-RASP (No. 58)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner seeks a Reclassification of his property from a R-6 zone to a BL zone, a Variance to permit a side yard of zero feet instead of the required twelve feet, and permission to use a residential tract for parking.

Error in the original zoning map having been shown, the Reclassification should be granted. Practical difficulty and unreasonable hardship upon the Petitioner having been shown, the Variance should be granted. 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 also be granted.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19 day of November, 1969, that the herein described property or area should be and the same is hereby reclassified; from a R-6 zone to a BL zone, from and after the date of this Order; subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

The Variance to permit a side yard of zero feet instead of the required twelve feet is also GRANTED.

It is further ORDERED that permission to use the residential tract for parking in accordance with the plat dated September 5, 1969, revised September 8, 1969, October 27, 1969, and November 3, 1969, and approved November 6, 1969, by Albert V. Quimby, Chief of Project Planning, Office of Planning and Zoning for Baltimore County, said plat having been

ORDER REVIEWED FOR FILING
DATE 11/19/69
BY J. H. HARRIS, CLK.

70-88 RA SPH

filed as Exhibit "A" in this proceeding, and which is incorporated by reference hereto as a part of this Order, is GRANTED.

Edward D. Harkness
Deputy Zoning Commissioner of Baltimore County

ORDER REVIEWED FOR FILING
DATE 11/19/69
BY J. H. HARRIS, CLK.

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXEMPTION
AND SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, Martin Kleinman, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to a BL zone in accordance with the Zoning Law of Baltimore County, from an R-6 zone to a BL zone in accordance with the Zoning Law of Baltimore County, for the following reasons:

Error in adoption of land use map.

Petitioner for Variance from Section 232.2 (side yards) - To permit a side yard of zero feet from adjacent residence zone line instead of the required 12 feet.

Petitioner for Special Hearing to permit Off-Street parking in a residential zone (R-6).

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 Exemption 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: Martin Kleinman, Legal Owner
Address: 212 Court Square Building, Baltimore, Maryland 21202

James H. Cock, Petitioner's Attorney
Address: 22 W. Pennsylvania Avenue, Towson, Maryland 21204

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of September, 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 106, County Office Building in Towson, Baltimore County, on the 30th day of October, 1969, at 11:00 o'clock.

11:00 AM
10/30/69

JOSEPH D. THOMPSON, P.E., A.L.S.
CIVIL ENGINEERS & LAND SURVEYORS
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 - Valley 3-8820

DESCRIPTION OF R6 LAND TO BE ZONED TO BL, 6TH AVENUE NEAR HARFORD ROAD CUT-OFF, 11TH DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the northeast side of 6th Avenue, thirty feet wide at the distance of 91.15 feet measured southeasterly along said northeast side of 6th Avenue from the southeast side of Harford Road Cut-Off, forty feet wide, said point being on the dividing line between the land now zoned BL and the land zoned R6 and running thence and binding on said dividing line and referring the courses of this description to the Baltimore County Grid Meridian North 88 degrees 40 minutes 30 seconds East 300.97 feet, thence leaving said dividing line and running for lines of division through the land now zoned R6 the three following courses and distances: South 14 Degrees 11 minutes 00 seconds East 12.76 feet to a point 150 feet southeasterly measured at right angles from the southeast side of Harford Road Cut-Off, 40 feet wide, herein referred to and running thence parallel to and at the distance of 150 feet southeasterly measured at right angles from the southeast side of said Harford Road Cut-Off South 75 degrees 49 minutes 00 seconds West 227.41 feet to the northeast side of 6th Avenue herein referred to and running thence and binding thereon North 53 degrees 45 minutes 38 seconds West 103.4 feet to the place of beginning.

CONTAINING 0.25 acres of land, more or less.

9-11-69

SEAL OF MARYLAND
J. D. THOMPSON
CIVIL ENGINEER & LAND SURVEYOR

JOSEPH D. THOMPSON, P.E., A.L.S.
CIVIL ENGINEERS & LAND SURVEYORS
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 - Valley 3-8820

DESCRIPTION OF A PARCEL OF LAND ZONED R6 (RESIDENTIAL) TO BE USED FOR OFF-STREET PARKING, 6TH AVENUE NEAR HARFORD ROAD CUT-OFF, 11TH DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING for the same at a point on the northeast side of 6th Avenue, thirty feet wide, at the beginning of the eighth or last line of the land which by deed dated November 5, 1963, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4228, Folio 240, was conveyed by Jopford, Inc. to Martin Kleinman and running thence and binding on the northeast side of 6th Avenue and on a part of said eighth or last line and referring the courses of this description to the Baltimore County Grid Meridian North 53 Degrees 45 Minutes 38 Seconds West 112.44 feet, thence leaving the northeast side of 6th Avenue and said eighth or last line and running North 75 Degrees 49 Minutes 00 Seconds East 227.41 feet, North 14 Degrees 11 Minutes 00 Seconds West 12.76 feet to intersect the line dividing the land now zoned BL and the land zoned R6, and running thence and binding on said dividing line North 88 Degrees 40 Minutes 30 Seconds East 62.12 feet to intersect the fifth line of the land herein referred to and running thence and binding on a part of said fifth line and on the sixth and seventh lines of said land South 2 Degrees 40 Minutes 00 Seconds East 102.37 feet, North 88 Degrees 40 Minutes 00 Seconds West 196.25 feet, and South 3 Degrees 55 Minutes 00 Seconds East 38.42 feet to the place of beginning.

CONTAINING 0.44 acres of land, more or less.

9.9.69

SEAL OF MARYLAND
J. D. THOMPSON
CIVIL ENGINEER & LAND SURVEYOR

JOSEPH D. THOMPSON
ENGINEER & SURVEYOR
101 SHELL Bldg. - 200 E. Joppa Rd.
Towson 4, Md.

DESCRIPTION OF A PARCEL OF LAND ON THE NORTHEAST SIDE OF 6TH AVENUE, SOUTHEAST OF HARFORD ROAD, 11TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a concrete monument found at the corner formed by the intersection of the northeast side of 6th Avenue, 30 feet wide, and the southeast side of a 40 foot wide right-of-way said monument being the beginning of the land which by deed dated November 5, 1963, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4228, Folio 240, was conveyed by Jopford, Inc. to Martin Kleinman and running thence and binding on the outline of said land and on the southeast side of said 40 foot right-of-way and referring the courses of this description to the Baltimore County Grid Meridian North 75 Degrees 49 Minutes 00 Seconds East 238.22 feet to a concrete monument found and North 75 Degrees 49 Minutes 00 Seconds East 113.28 feet to a pipe not thence leaving the southeast side of said 40 foot wide right-of-way, South 14 Degrees 11 Minutes 00 Seconds East 113.76 feet to a pipe not, North 83 Degrees 31 Minutes 00 Seconds East 66.68 feet to a concrete monument found, South 2 Degrees 40 Minutes 00 Seconds East 131.26 feet to a concrete monument found, North 86 Degrees 40 Minutes 00 Seconds West and passing over a concrete monument found on line, in all 196.25 feet to a concrete monument found and South 3 Degrees 55 Minutes 00 Seconds East 38.42 feet to a cross cut set on the northeast side of 6th Avenue herein referred

70-88 RA SPH

DESCRIPTION OF A PARCEL OF LAND ON THE NORTHEAST SIDE OF 6TH AVENUE, SOUTHEAST OF HARFORD ROAD, 11TH DISTRICT, BALTIMORE COUNTY, MARYLAND

to and running thence and binding thereon North 53 Degrees 45 Minutes 38 Seconds West 307.05 feet to the place of beginning.

CONTAINING 1.4755 acres of land, more or less.

BEING all of the land which by deed dated November 5, 1963, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4228, Folio 240, was conveyed by Jopford, Inc. to Martin Kleinman.

SEAL OF MARYLAND
J. D. THOMPSON
CIVIL ENGINEER & LAND SURVEYOR

8.26.69

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Harkness, Deputy Zoning Commissioner
FROM: Mr. George E. Gervais, Director of Planning
SUBJECT: Petition 70-88-RASP, Southeast corner of Harford Road Cut-Off and 6th Avenue. Petition for Reclassification from R-6 to B.L. Petition for Variance to permit a side yard of Zero feet instead of the required 12 feet. Petition for Special Hearing For Off-Street Parking in a residential zone. Martin Kleinman - Petitioner

11th District
HEARINGS: Thursday, October 30, 1969 (11:00 A.M.)

The proposed recommended zoning maps and Sector Plan does not recognize the need for additional commercial zoning at this location.

In review of the proposed plans it would be the opinion of this office that a slight adjustment of the building location within the area presently zoned B.L., and a special hearing for parking in the area zoned R-6 would enable the developer to construct his proposal.

This petition for reclassification, if the need for additional B.L. zoning is necessary, should be carried out through the Comprehensive Mapping process.

58. Property Owners: Martin Kleinman
(1949-1970)
Location: S.E. cor. of Harford Rd. cutoff & 6th Ave.
District: 11th
Present Zoning: R-1, R-2
Proposed Zoning: R-1, R-2 (side yds.) S.E. offsite parking in rear zone
No. Acres: 1.14

General

A preliminary plan was recently reviewed by this office for the subject property and formal comments, dated July 1, 1959, were forwarded to the Bureau of Public Services, "Bureau of Public Services" and the developer with written comments, dated July 23, 1959. We are enclosing herewith a copy of these comments for your consideration. Please note that the enclosed comments also include previous comments from the Fire Bureau and the Maryland State Board of Zoning; therefore, your comments in regard to this zoning item should consider.

Notes

See N.E. Key Sheet
See N.E. 13 Position Sheet
N.E. 7 & 8 200' Scale Tape

Baltimore County Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Public Services
JULY 22, 1959

July 22, 1959

State Farm Insurance Companies
100 Oak Street
Frederick, Maryland 21701

Attention: Mr. Charles L. Snyder
Deputy Regional Vice-President

Re: Comm. Prel. Plan
Office Building
875 Harford Road Cut-off at W/S
Sixth Avenue
District 11

Comments:

The preliminary plan for the proposed office building has been reviewed, and the comments are as follows:

BUREAU OF ENGINEERING

Highway Comments:

Access to this site shall be from Sixth Avenue, an existing road which shall be improved with a 3-foot combination curb and gutter having cross-section on a 10-foot right-of-way. Improvements in connection with this site shall consist of the construction of combination curb and gutter and a minimum of 24 feet of roadway paving along the frontage of the property. The Applicant shall be financially responsible for the following and the work shall be accomplished under a County contract:

- Construction drawings have previously been prepared and may be used for this project. The Applicant's engineer shall furnish any additional information required and/or modify those plans as necessary.
- The submission of cross-sections where deemed necessary for design or construction purposes.
- The preparation of a right-of-way plat for, and the dedication of, the widening at no cost to the County.
- If offsite road right-of-way are required to make the necessary improvements, the Applicant's engineer shall furnish the right-of-way plat and the County will attempt to acquire the right-of-way.
- The grading of the widening to the proposed cross-section based on the grade of the existing road.

State Farm Insurance Companies -4- July 22, 1959

Re: Comm. Prel. Plan
Office Building
District 11

Storm Drain Comments, Cont'd:

Construction drawings concerning existing drainage facilities are on file in Room 200 of the Baltimore County Office Building, Towson, Maryland, 21204, and are available for your information and guidance.

Temporary construction easements of adequate width are necessary adjacent to all offsite right-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plat and construction drawings.

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.

Harford Road cut-off is a State Road; therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Water Comments:

Public water is available to serve this property. There is an existing 8-inch water main in Sixth Avenue, as shown on Drawing S-4-10, A-4-c.

Permission to obtain a metered connection from the existing 8-inch water main in Sixth Avenue may be obtained from the Department of Permits and Licenses.

This property is located in the Eastern 3rd Zone of water service and Area 11-A-1. The Applicant has the option until December 31, 1960, to use the Water Use Connection Charge of \$125.00 per equivalent dwelling unit or the System Connection Charge based on the water meter size as applied.

Sanitary Sewer Comments:

Public sanitary sewerage is available to serve this property. There is existing 8-inch sanitary sewerage in Sixth Avenue, as shown on Drawing S-4-10, A-4-c.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The Applicant is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Planning Code.

State Farm Insurance Companies -5- July 22, 1959

Re: Comm. Prel. Plan
Office Building
District 11

Sanitary Sewer Comments, Cont'd:

This property is located in Sanitary Sewer Area 17-S. The Applicant has the option until December 31, 1960, to use the Sanitary Sewer Area Connection Charge based on the water meter size as applied.

FIRE HYDRANT COMMENTS:

Two (2) fire hydrants shall be installed on the public right-of-way of Sixth Avenue. One shall be located at Harford Road and Sixth Avenue and the other shall be installed at the east entrance off Sixth Avenue. This work shall be coordinated with the re-alignment work.

Fire hydrant locations shall be approved by the Fire Chief and spacing and other details shall be as per the Bureau of Engineering "Water Main Design Standards".

Access to the proposed building is satisfactory.

STATE TRAFFIC COMMISSION COMMENTS:

The frontage of the site must be curbed with State Roads Commission type "A" combination curb and gutter, as indicated on the attached plan. The curb must return into Sixth Avenue on a 20-foot radius.

It appears that it will be quite some time before the portion of the Harford Road cut-off south of Sixth Avenue will be closed; therefore, the subject portion of the cut-off cannot be connected into Sixth Avenue at 50' at the present time.

The area from the existing edge of paving of the cut-off road to the roadside curb must be paved with bituminous concrete.

The entrance must be of a depressed curb type with 3/4" transitions and must have a minimum width of 25 feet.

A Class "B" combination inlet must be constructed at the drain under the cut-off road and the ditch piped as far as the right-of-way line.

The roadside ditch must be piped from the east property line to the proposed inlet.

There is another drain under the road near the east property line that must be indicated on the plan. It appears that the pipe fronts the property; therefore, it will be necessary to construct a box with a manhole at the junction of the existing cross pipe and the proposed parallel pipe. Sizes of all existing and proposed drains must be indicated.

State Farm Insurance Companies -6- July 22, 1959

Re: Comm. Prel. Plan
Office Building
District 11

Highway Comments, Cont'd:

- Where existing utilities or poles must be relocated due to road improvements, the Applicant shall be financially responsible for this work.
- The construction of curb and gutter and 13 feet sidewalks for the full frontage of the site.

Harford Road cut-off 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 entrance locations are subject to approval by the Traffic Division.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot minimum radius curb returns, shall be located a minimum of 75 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for concrete entrances.

The Applicant shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the responsibility of the Applicant's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Applicant shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

Sidewalks are required throughout this site. The sidewalks shall be 4 feet wide and installed to conform with Baltimore County Standards. The sidewalks shall be placed adjacent to the curb and gutter and shall be the Applicant's responsibility.

Storm Drain Comments:

In accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the decision in fee to the County of the rights-of-way. Preparation of all construction, right-of-way and easement drawings including engineering and survey, and payment of all actual construction costs including the County owned both within and outside the development, are also the responsibilities of the Applicant.

State Farm Insurance Companies -6- July 22, 1959

Re: Comm. Prel. Plan
Office Building
District 11

STATE TRAFFIC COMMISSION COMMENTS, Cont'd:

It is recommended that any application for permits be held in abeyance until such time as the plan is revised, a decision for entrance permit is submitted and bond guaranteeing construction of curbing, paving and storm drain structures is posted with the State Roads Commission.

A preliminary plan of this site has also been submitted to the Office of Planning for comments. When aforementioned comments are received by this office, they will be forwarded.

A Public Works Agreement must be executed by the owner and Baltimore County for the above-mentioned improvements, after which a Building Permit may be approved.

Very truly yours,

George A. Brown
OFFICIAL A. BROWN, Chief
Bureau of Public Services

GARDINER

cc: Engineering Construction & Development Co.
2125 Thomas Road
Phoenix, Arizona 85016
Attn: Mr. Don Leachetti

Edward A. McElmough
Miller from
P.W.A. File
Prel. File

State Farm Insurance Companies -3- July 22, 1959

Re: Comm. Prel. Plan
Office Building
District 11

Storm Drain Comments, Cont'd:

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 50-year design storm. However, a minimum width of 50 feet is required. For approval of this building permit application, the Applicant must furnish the Bureau of Engineering with a drainage study containing the following information:

- A map of scale 1" = 200' for the entire drainage area with contribution to the open stream including a tabulation of flow quantities.
- Field run cross-sections of the stream with the flood plain of a 50-year design storm indicated on them. These sections are to be taken at 50' intervals and are to be shown on standard cross-section paper at 1" = 5' horizontal to 1" = 5' vertical scale.
- A profile of the stream on the same scale as the aforementioned cross-sections.
- A plat with the limits of a 50-year design storm and the location of the field run cross-sections indicated.
- Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on Manning's formula.

The Applicant is responsible for the cost of any rechanneling required to keep 50-year storm flows within the drainage reservation or easement provided. Rechanneling must be in accordance with Baltimore County Storm Drain Design Standards, adequate for 50-year storm flows with base established with road. Side slopes are not to be steeper than 5' horizontal to 1' vertical. Rechanneling required is to be shown on drainage construction plans and channel work completed prior to execution of utility contracts.

Construction drawings are required for offsite drainage facilities signed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under a County contract and inspection.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private. Therefore, construction and maintenance shall be the Applicant's responsibility. However, a drainage area map, scale 1" = 200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 29, 1959

COUNTY OFFICE BUILDING
111 N. CHARLES ST.
TOWSON, MARYLAND 21204

OLIVER L. WEISS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

RECREATION DEVELOPMENT

James H. Cook, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of hearings to permit a 250' yard variance
Location: S.E. Cor. of Harford Rd. cutoff & 6th Ave.
84, cutoff & 6th Ave.
Petitioner: Martin Kleinman
Committee Meeting of Sept. 16, 1959
District: 11th
Item: 58

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 is located on the northeast corner of the Harford Road cutoff and Sixth Avenue. It is a large vacant lot that lies adjacent to residential properties along Sixth Avenue. On the north of the property there is commercial at the intersection of Harford Road cutoff and Joppa Road. On the west side of Harford cutoff is existing dry cleaners, barber shop and other retail stores. There is no parking along the Harford Road cutoff or Sixth Avenue.

BUREAU OF ENGINEERING

General:

A preliminary plan was recently reviewed by this office for the subject property and formal comments, dated July 1, 1959, were forwarded to the Bureau of Public Services. These comments are as follows:

Highway Comments:

Access to this site shall be from Sixth Avenue, an existing road which shall be improved with a 30-foot combination curb and gutter paving cross-section on a

James H. Cook, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 58 Page 2

September 29, 1969

Highway Comments: (Continued)

40-foot right-of-way. Improvements in connection with this site shall consist of the construction of combination curb and gutter and a minimum of 24 feet of macadam paving along the frontage of the property. The Applicant shall be financially responsible for the following and the work shall be accomplished under a County contract:

- Construction drawings have previously been prepared and may be used for this project. The Applicant's engineer shall furnish any additional information required and/or modify these plans as necessary.
- The submission of cross-sections where deemed necessary for design or construction purposes.
- The preparation of a right-of-way plat for, and the dedication of, the widening at no cost to the County.
- If offsite road rights-of-way are required to make the necessary improvements, the Applicant's engineer shall furnish the right-of-way plats and the County will attempt to acquire the right-of-way.
- The grading of the widening to the proposed cross-section based on the grade of the existing road.
- Where existing utilities or poles must be relocated due to road improvements, the Applicant shall be financially responsible for this work.
- The construction of curb and gutter and 13 1/2 feet macadam for the full frontage of the site.

Harford Road cutoff 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 entrance locations are subject to approval by the Traffic Division.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot minimum radius curb returns, shall be located a minimum of 7 1/2 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrance.

The Applicant shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stakeouts shall be in accordance with Baltimore County Standards.

James H. Cook, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 58 Page 3

September 29, 1969

HEALTH DEPARTMENT:

Public water and sewers are available to this 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 plan indicates entrance and curbing that would be acceptable to the State Roads Commission.

The entrance will be subject to the Commission's 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, 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
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

James H. Cook, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 58 Page 3

September 29, 1969

It shall be the responsibility of the Applicant's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Applicant shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Sidewalks are required throughout this site. The walks shall be 4 feet wide and installed to conform with Baltimore County Standards. The walks shall be placed adjacent to the curb and gutter and shall be the Applicant's responsibility.

Storm Drain Comments:

In accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both on site and off site - of all construction, rights-of-way and easement drawings, including engineering and surveys, and payment of all actual construction costs, including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 50-year design storm. However, a minimum width of 50 feet is required. For approval of this building permit application, the Applicant must furnish the Bureau of Engineering with a drainage study containing the following information:

- A map of scale 1" = 200' for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.
- Field run cross-sections of the stream with the flood plain of a 50-year design storm indicated on them. These sections are to be taken at 50' intervals and are to be shown on standard cross-section paper at 1" = 5' horizontal to 1" = 5' vertical scale.
- A profile of the stream on the same scale as the aforementioned cross sections.
- A plat with the limits of a 50-year design storm and the location of the field run cross-sections indicated.
- Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on Manning's formula.

James H. Cook, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 58 Page 4

September 29, 1969

The Applicant is responsible for the cost of any rechanneling required to keep 50-year storm flows within the drainage reservation or easement provided. Rechanneling must be in accordance with Baltimore County Storm Drain Design Standards, adequate for 50-year storm flows with banks stabilized with sod. Slopes are not to be steeper than 5' horizontal to 1' vertical. Rechanneling required is to be shown on drainage construction plans and channel work completed prior to execution of utility contracts.

Construction drawings are required for off site drainage facilities and any on site facilities serving off site areas. The plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under a County contract and inspection.

On site drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private. Therefore, construction and maintenance shall be the Applicant's responsibility. However, a drainage area map, scale 1" = 200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

Construction drawings concerning existing drainage facilities are on file in Room 200 of the Baltimore County Office Building, Towson, Maryland, 21204, and are available for your information and guidance.

Temporary construction easements of adequate width are necessary adjacent to all off site rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plats and construction drawings.

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.

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

Water Comments:

Public water is available to serve this property. There is an existing 8-inch water main in Sixth Avenue, as shown on Drawing 54-402, A-4-c.

James H. Cook, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 58 Page 5

September 29, 1969

Water Comments: (Continued)

Permission to obtain a metered connection from the existing 8-inch water main in Sixth Avenue may be obtained from the Department of Permits and Licenses.

This property is located in the Eastern 3rd Zone of water service and Area 14-W. The Applicant has the option until December 31, 1969 to use the Water Area Connection Charge of \$135.00 per equivalent dwelling unit or the System Connection Charge based on the water meter size as applied.

Sanitary Sewer Comments:

Public sanitary sewerage is available to serve this property. There is existing 8-inch sanitary sewerage in Sixth Avenue, as shown on Drawing 49-319, A-10.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The Applicant is entirely responsible for the construction, and the cost of the construction and maintenance, of his on site private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

This property is located in Sanitary Sewer Area 17-S. The Applicant has the option until December 31, 1969 to use the Sanitary Sewer Area Connection Charge of \$200.00 per equivalent dwelling unit or the System Connection Charge based on the water meter size as applied.

BUREAU OF TRAFFIC ENGINEERING:

The proposed zoning change should increase the trip density of this area by 350 trips a day.

FIRE DEPARTMENT:

Petitioner shall be required to meet Fire Department regulations pertaining to office buildings when construction plans are submitted for approval.

PLANS REVIEW DIVISION:

Petitioner shall abide by Baltimore County Building Code's rules and regulations. No other comment until plans are submitted to this office.

TELEPHONE 823.3000 EXT. 987

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

No. 67035
DATE: Sept. 27, 1969

TO: Honorable, Clerk, Court, Harvey & Howard
111 W. Pennsylvania Avenue
Towson, Md. 21204

Re: Building Dept. of Baltimore County

REPORT TO ACCOUNT NO. 68-402

QUANTITY 132062

ADVERTISING AND POSTING OF PROPERTY FOR REDEVELOPMENT
\$132.00

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

RETURN THIS PORTION WITH YOUR RECEIPT

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

TELEPHONE 823.3000 EXT. 987

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

No. 67002
DATE: Sept. 6, 1969

TO: Honorable, Clerk, Court, Harvey & Howard
111 W. Pennsylvania Avenue
Towson, Md. 21204

Re: Building Dept. of Baltimore County

REPORT TO ACCOUNT NO. 68-402

QUANTITY 50000

ADVERTISING AND POSTING OF PROPERTY FOR REDEVELOPMENT
\$500.00

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

RETURN THIS PORTION WITH YOUR RECEIPT

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

James H. Cook, Esq.
22 W. Pennsylvania Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

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

John G. Rice
John G. Rice, Zoning Commissioner

Petitioner _____

Petitioner's Attorney _____

Reviewed by *Oliver L. Myers*
Oliver L. Myers, Chairman of Advisory Committee

3410

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 114

Posted for: *Harvey & Howard* Date of Posting: *Oct. 15-69*

Petitioner: *Martin Weinman*

Location of property: *54-402, 2nd & Harford Rd. Baltimore, Md.*

Location of Sign: *54-402, 2nd & Harford Rd. Baltimore, Md.*

Remarks: _____

Posted by: *Mary H. Rice* Date of return: *Oct. 15-69*

FOR REZONING
EXISTING ZONING: R6
PROPOSED ZONING: BL WITH VARIANCES
NET AREA TO BE REZONED: 0.125 AC
GROSS AREA TO BE REZONED: 0.125 AC
VARIANCES:

1. SEC. 11.1.1: TO PERMIT 0 FT SIDE YARD
INSTEAD OF THE REQUIRED 12 FT.

FOR USE OF RESIDENTIAL LAND FOR A PARKING AREA

EXISTING ZONING: R6
NET AREA: 0.442 AC
GROSS AREA: 0.482 AC
ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY
USE THE PARKING AREA

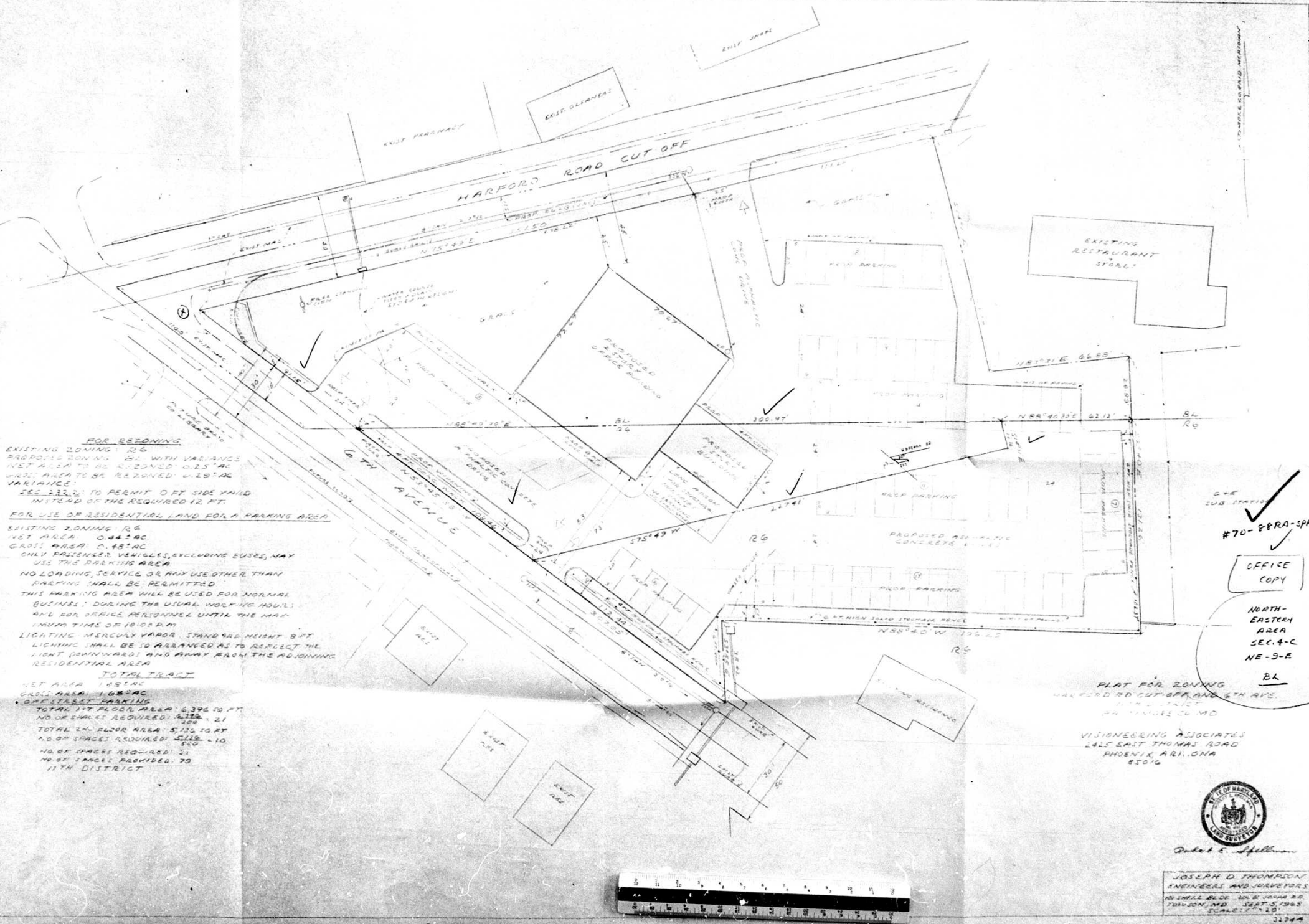
NO LOADING, SERVICE OR ANY USE OTHER THAN
PARKING SHALL BE PERMITTED

THIS PARKING AREA WILL BE USED FOR NORMAL
BUSINESS, DURING THE USUAL WORKING HOURS
AND FOR OFFICE PERSONNEL UNTIL THE MAX-
IMUM TIME OF 10:00 A.M.

LIGHTING: MERCURY VAPOR STANDARD HEIGHT 8 FT
LIGHTING SHALL BE SO ARRANGED AS TO REFLECT THE
LIGHT DOWNWARD AND AWAY FROM THE ADJOINING
RESIDENTIAL AREA

TOTAL TRACT

NET AREA: 1.851 AC
GROSS AREA: 1.882 AC
OFF-STREET PARKING
TOTAL 1ST FLOOR AREA: 6,396 SQ FT
NO. OF SPACES REQUIRED: 21
TOTAL 2ND FLOOR AREA: 5,132 SQ FT
NO. OF SPACES REQUIRED: 10
NO. OF SPACES PROVIDED: 31
NO. OF SPACES PROVIDED: 79
11TH DISTRICT



#70-88RA-SPH

OFFICE
COPY

NORTH-
EASTERN
AREA
SEC. 4-C
NE-S-E

BL

PLAT FOR ZONING
HARFORD RD CUT OFF AND 6TH AVE.
11th DISTRICT
NO. 110623-30 MD

VISIONEERING ASSOCIATES
2415 EAST THOMAS ROAD
PHOENIX, ARIZONA
85016



Joseph D. Thompson

JOSEPH D. THOMPSON
ENGINEER AND SURVEYOR
NO. 110623-30 MD & JAMES B. B.
THOMPSON, JR. JEST 5/1988
SCALE: 1"=20'

FOR REZONING
 EXISTING ZONING: R-6
 PROPOSED ZONING: R-6 WITH VARIANCE
 NET AREA TO BE REZONED: 0.15 AC
 GROSS AREA TO BE REZONED: 0.15 AC
 VARIANCE:
 SEC 232.2 TO PERMIT 0 FT SIDE YARD
 INSTEAD OF THE REQUIRED 12 FT.

FOR USE OF RESIDENTIAL LAND FOR A PARKING AREA
 EXISTING ZONING: R-6
 NET AREA: 0.442 AC
 GROSS AREA: 0.48 AC
 ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY
 USE THE PARKING AREA
 NO LOADING, SERVICE OR ANY USE OTHER THAN
 PARKING SHALL BE PERMITTED
 THIS PARKING AREA WILL BE USED FOR NORMAL
 BUSINESS DURING THE USUAL WORKING HOUR
 AND FOR OFFICE PERSONNEL UNTIL THE MAX
 IMUM TIME OF 10:00 PM
 LIGHTING MERCURY VAPOR STANDARD HEIGHT 8 FT
 LIGHTING SHALL BE SO ARRANGED AS TO REFLECT THE
 LIGHT DOWNWARD AND AWAY FROM THE ADJOINING
 RESIDENTIAL AREA

TOTAL TRACT
 NET AREA: 1.48 AC
 GROSS AREA: 1.68 AC
OFF STREET PARKING
 TOTAL 1ST FLOOR AREA: 5,396 SQ. FT.
 NO. OF SPACES REQUIRED: 21
 TOTAL 2ND FLOOR AREA: 5,126 SQ. FT.
 NO. OF SPACES REQUIRED: 10
 NO. OF SPACES REQUIRED: 31
 NO. OF SPACES PROVIDED: 77
 11TH DISTRICT

PLAT FOR ZONING
 HARFORD RD CUT-OFF AND 6TH AVE.
 11TH DISTRICT
 BALTIMORE CO, MD

VISIONEERING ASSOCIATES
 1425 EAST THOMAS ROAD
 PHOENIX ARIZONA
 85016

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 11/14/67



JOSEPH A. VISIONEERING
 ENGINEER AND ARCHITECT
 1425 EAST THOMAS ROAD
 PHOENIX ARIZONA 85016

