

10-20-71

FROM THE OFFICE OF
GEORGE WILLIAM STURTEVANT, JR. AND ASSOCIATES, INC.
ENGINEERS
P. O. Box 96039, Towson, Md. 21204

Description to Accompany Zoning Petition
For Special Exception for Offices in
Existing 40 Zone
6234 Putty Hill Road.

April 13, 1970

Beginning for the same at a point on the north side of Putty Hill Road
70 feet wide, said point being distant 41.3 feet more or less measured south-
west from the west side of Old Harford Road, running thence binding on the
north side of said Putty Hill Road South 89° 37' 31" West 100.00 feet, thence
leaving said Putty Hill Road and running the three following courses, viz:
first North 3° 22' 28" West 216.30 feet, second North 86° 12' 31" East 100.00
feet, and third South 3° 22' 28" East 216.30 feet to the place of beginning.
Containing 0.497 acres of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: June 30, 1970

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

SUBJECT: Petition #71-2-X, North side of Putty Hill Road 261.3 feet West of Old Harford Rd.
Petition for Special Exception for Offices and Office Building.
Strutt and Poole, Inc. - Petitioners

9th District

HEARING: Monday, July 6, 1970 (10:30 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for
special exception for offices and office building.

We offer no comment.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 18, 1970.

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 one time ~~before~~ before the 6th
day of July 1970, the first publication
appearing on the 18th day of June,
1970.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$.

PETITION FOR SPECIAL
EXCEPTION FOR OFFICES
SUBJECT: Petition for Special
Exception for Offices and Office
Building.
LOCATION: North side of Putty
Hill Road, 261.3 feet more or less West
of Old Harford Road.
DATE & TIME: MONDAY, JULY 6,
1970, 10:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by publication of the
Zoning Act and Regulations of
Baltimore County, will hold a public
hearing.
Petition A Special Exception for
Offices and Office Building.
All this petition is filed in the
County Office Building, Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
Single copy for the petition is posted on
the north side of Putty Hill Road 70
feet wide, and point being distant 41.3
feet more or less measured south-
west from the west side of Old
Harford Road, running thence binding
on the north side of said Putty Hill
Road South 89° 37' 31" West 100.00
feet, thence leaving said Putty Hill
Road and running the three following
courses, viz: first North 3° 22' 28"
West 216.30 feet, second North 86° 12' 31"
East 100.00 feet, and third South 3° 22' 28"
East 216.30 feet to the place of beginning.
Containing 0.497 acres of land more or less.
Being the property of Mr. and
Mrs. George E. Cavellis, and
Strutt and Poole, Inc., as shown on plat filed
with the Zoning Commission.
Hearing Date: Monday, July 6, 1970,
at 10:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
BY ORDER OF
EDWARD D. HARDESTY
ZONING COMMISSIONER
OF BALTIMORE COUNTY
June 14, 1970

THE TOWSON TIMES

724 YORK ROAD
TOWSON, MD. 21204

821-1520

June 29, 1970

THIS IS TO CERTIFY that the annexed advertisement of
Edward D. Hardesty, Zoning Commissioner
of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for One ~~week~~
week before the 29th day of June, 1970, that is to say, the same
was inserted in the issue of June 18, 1970.

STROMBERG PUBLICATIONS, Inc.

By *Edith Morgan*

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

COUNTY OFFICE, P.O.
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF
PARK PLANNING

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Maryland 21030

RE: Type of Hearings: Special Exception
for Offices and Office Building
Locations: N/S Putty Hill Ave.,
261 3/4 W. of Old Harford Rd.
Petitioners: Strutt & Poole, Inc.
Committee Meeting of May 5, 1970
9th District
Item 287

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 improved with a
frame dwelling. The properties to the northeast and west
improved with dwellings, 10 to 20 years of age, in excellent
repair. The property to the south is improved with a parking
lot for the American Legion Hall, the Baltimore County Police
Department and Fire Department. Putty Hill is improved with
curb and gutter. No further improvements will be necessary
at this location.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the
plat submitted to this office for review by the Zoning Advisory
Committee in connection with the subject item.

Highways:

Putty Hill Road is an existing 44-foot curbed roadway on
a 70-foot right-of-way. No additional improvements are required.

Storm Drains:

The petitioner must provide necessary drainage facilities
(temporary or permanent) to prevent creating any nuisances or

John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Maryland 21030
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Storm Drains: (Continued)

damages to adjacent properties, especially by the concentration of
surface waters. Correction of any problem which may result, due to
improper grading or improper installation of drainage facilities, would be
the full responsibility of the petitioner.

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.

Water and Sanitary Sewerages

Public water and sanitary sewer are available to serve this site.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following
comments:

This plan must be revised prior to a hearing showing
minimum 18' driveways.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a Special Exception for offices.
Since the site is so small, no major trip increase is expected. Should
this entire area be converted however to offices, some problems can be
expected at the intersection of Putty Hill Road and Old Harford Road.
Access to the 6 spaces in front of the building is questionable.

FIRE DEPARTMENT:

Owner shall be required to comply to all applicable requirements
of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code
when construction plans are submitted for approval.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore
County Building Code and Regulations when plans are submitted.

John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Maryland 21030
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BOARD OF EDUCATION:

Would not affect student population.

HEALTH DEPARTMENT:

Public water and sewers are available.

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.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office prior to the hearing
indicating the following:

- 18 ft. driveways instead of 15 ft. as
proposed.
- Revision must be made to the entrance to
provide for better parking circulation in the
front.

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
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

GENERAL NOTES

PARKING

REFER TO SECTION 409.2 SUBPARAGRAPH B 5 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
BASED ON PROPOSED 3,000 SQ. FT. PER FLOOR (2 STORY BUILDING)
PARKING REQUIRED FIRST FLOOR @ 1 SPACE PER 300 SQ. FT. = 10 SPACES
PARKING REQUIRED SECOND FLOOR @ 1 SPACE PER 300 SQ. FT. = 6 SPACES
TOTAL PARKING REQUIRED = 16 SPACES
TOTAL PARKING PROVIDED = 16 SPACES

CURBS

PROPOSED CURB AT APPROACH TO BE CONCRETE AND TO COMPLY WITH BALTIMORE COUNTY SPECIFICATIONS. INTERIOR CURBS TO BE BITUMINOUS CONSTRUCTION 8" HIGH AND 6" HIGH.

PAVING

PROPOSED INTERIOR PAVING TO BE BITUMINOUS SURFACE WITH SUFFICIENT STONE CRUSHER SUB-BASE.

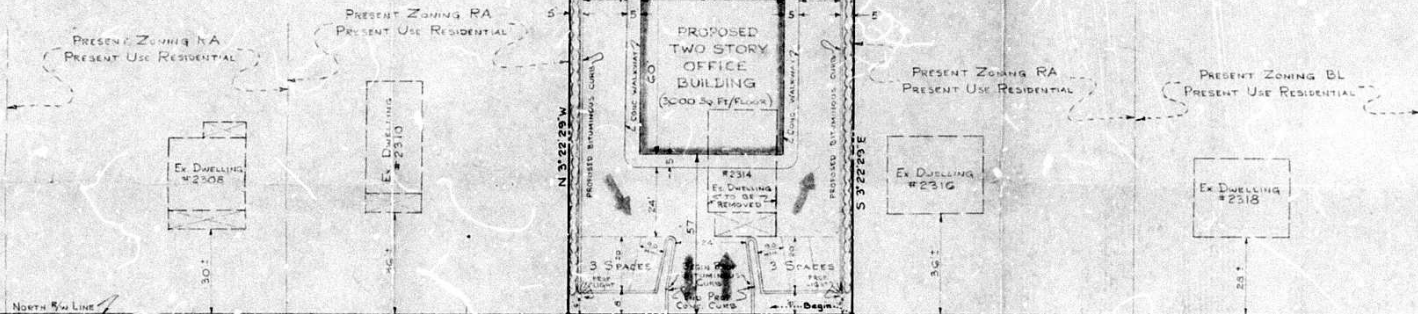
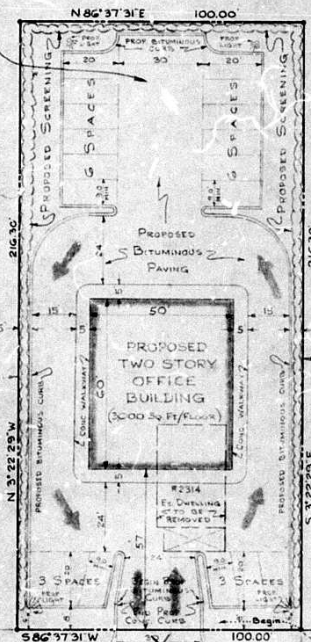
SCREENING

PROPOSED MINIMUM 4 FOOT HIGH FENCE AROUND UTILITY SCREENING.

LIGHTING

PROPOSED LIGHTS (4) TO BE SO ARRANGED AS TO REFLECT THE ROAD AWAY FROM RESIDENTIAL LOTS. MAXIMUM HEIGHT NOT TO EXCEED 10 FEET.

PRESENT ZONING RA
PRESENT USE RESIDENTIAL
21630 1/4 AC. = 0.497 ACRES!



PRESENT ZONING BL
PRESENT USE AMERICAN LEGION HALL
POST #183

Existing 20' Approach to Police Station

PUBLIC LAND
BALTIMORE COUNTY POLICE DEPT. & FIRE DEPT.

NOTE: BEARINGS & DISTANCES SHOWN ARE FROM PLATS & DEEDS AND DO NOT REPRESENT A FIELD SURVEY FOR ZONING PURPOSES ONLY.

30
NE-90

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
FOR
SPECIAL EXCEPTION FOR OFFICES IN EXISTING RA ZONE
N°2314 PUTTY HILL ROAD

BALTO. CO., MD.
SCALE: 1" = 30'

ELECT. DIST. N° 9
APRIL 13, 1970

PN 2057

