

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

~~the above Reclassification should be had, and it further appearing that the reason of~~

a Special Exception for a Controlled Excavation Without the Use of Explosives should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14 day of September, 1970, ~~that the herein described property or area should be and~~

~~the same is hereby reclassified from a~~

~~zone and a Special Exception for a Controlled Excavation Without the Use of Explosives~~

granted, from and after the date of this order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardy
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

ORDER RECEIVED FOR FILING

DATE 9/14/70 J.C. Harris cel

BY ADMINISTRATIVE ASSISTANT

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of August, 1972, that the Special Exception for Controlled Excavation Without the Use of Explosives, granted September 14, 1970, should be and the same is hereby extended for a period of three (3) years, beginning September 14, 1972, and ending September 14, 1975.

ORDER RECEIVED FOR FILING

DATE August 17, 1972

BY *Paula R. Harvey*
ADMINISTRATIVE ASSISTANT

Ed. D. Hardy
Zoning Commissioner of
Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John J. Brennan, et al., legal owner(s) 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; and (2) for the following reasons:

See attached description

and 2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ controlled excavation without the use of explosives.

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 Exception 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.

DATE 9/4/70
BY J. Brennan, et al.
Petitioner's Attorney
Address _____
Petitioner's Attorney
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1970, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1970, at _____ o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: August 7, 1970

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

SUBJECT: Petition #71-32-X. Beginning 15 feet Northeast of Reames Road 2023 feet southeast of Pulaski Highway.
Petition for Special Exception for Controlled Excavation without the use of explosives.
15th District

John J. Brennan, et al - Petitioners

HEARING: Monday, August 10, 1970 (10.00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for a controlled excavation. We voice no basic objection to the request. However, any granting of this petition should be based on an affirmative finding of fact that:

1. The road pattern and any required improvements are adequate to handle the resultant traffic when that traffic occurs.
2. That detailed grading and sedimentation control plans have been approved by the appropriate State and County agencies so that no adverse effect on the nearby stream will occur.
3. That the grading plans are such so as to assure compatible development of this property in connection with neighboring properties.

We question the problems brought about by sustained 2:1 slopes along three sides of the property. Will the slopes offer problems subsequently of erosion and sedimentation? What kinds of cover would be placed on them so as to maintain them?

GEG:msh



DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

708 WASHINGTON AVENUE AT YORK ROAD

TOWSON, MD. 21204

Zoning Description

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland, and described as follows to wit:

Beginning for the same at the westernmost corner of the land of Frederick Magsamen and 15 feet northeast of a point in the base line of Reames Road which is located at the distance of 2023 feet measured southeasterly along said base line from the southeast side of Pulaski Highway and running thence and binding on the outlines of the land of Frederick Magsamen and seven following courses-and distances viz: South 86 degrees 16 minutes 20 seconds East 138 feet, South 86 degrees 27 minutes East 609.30 feet, North 45 degrees 49 minutes 30 seconds East 1263.55 feet, North 47 degrees 50 minutes West 395.54 feet, North 55 degrees 59 minutes 50 seconds West 467.08 feet, North 55 degrees 31 minutes 50 seconds East 277.73 feet and South 41 degrees 43 minutes 40 seconds West 1206.56 feet to the place of beginning.

Containing 22.68 Acres of land more or less.

Being a part of the property in the Estate of Frederick Magsamen as shown on a plat filed with the zoning department.



ORIGINAL

OFFICE OF

THE ESSEX TIMES

ESSEX, MD. 21221 July 27 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 27th day of July 1970 that is to say, the same was inserted in the issue of July 23, 1970.

STROMBERG PUBLICATIONS, Inc.

By Bill Morgan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#71-32-X

District: 154
Date of Posting: July 23-1970
Posted for: Edward D. Hardesty, Aug. 10, 1970, @ 10.00 A.M.
Petitioner: John J. Brennan, et al.
Location of property: Beg. 15' N.E. of Reames Rd. 2023' S.E. East Pulaski Highway
Location of Sign: 2 Signs, Total on East Reames Rd. @ Corner from Ball to Pumping Station
Remarks: _____
Signed: _____ Date of return: July 30-70

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 10, 1970

COUNTY OFFICE FILED

114 E. 25th St.

Towson, Maryland 21204

also

OLIVER L. MYERS

Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

John J. Brennan, Esquire
1000 Federal Building
22 West Hampden Avenue
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
Location: N/E side of Reames Road
Petitioners: John J. Brennan, et al.
Committee Meeting of July 12, 1970
15th District
Item 295

Dear Mr. Brennan:

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 an unimproved wooded area with the surrounding properties in the same general condition. Reames Road is paved but has no concrete curb and gutter. The median road ends at the subject property with the Baltimore County Pumping Station.

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

Reames Road, improved with an open partial section (15 feet of paving within a 50-foot right-of-way) was constructed east of Pulaski Highway initially to serve the White Marsh Sewage Pumping Station. Ultimately this section of public roadway is to be further improved as a 40-foot closed section within a 70-foot right-of-way per Baltimore County Bureau of Engineering, Drawings 63-1029 and 1029, File 5, and extended to Hard River Road.

Highway right-of-way, together with a company easement area for supporting slopes, will be required in connection with any subsequent excavation, grading or building permit applications. At such time as the highway improvements are made, the adjoining property owners will be assessed therefor in accordance with County policy then prevailing.

The submitted plan should be revised to indicate the proposed Reames Road right-of-way, 70-foot wide, across the frontage of this property and the proposed 50-foot buffer strip contiguous thereto.

John J. Brennan, Esquire
Item 295

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

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.

Storm Drainage

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewers

Public water supply and public sanitary sewerage can be made available to serve this property as public water exists in Reames Road, approximately 400 feet southeast of this site (drawing 665-1230, File 3), and the White Marsh Sewage Pumping Station is situated approximately 150 feet northwest of this site.

PROJECT PLANNING DIVISION

Reames Road was not constructed to handle the traffic that will be generated by the proposed use.

Reames Road is planned to be extended and any proposed developer of this tract would be required to meet the requirements of the Baltimore County Bureau of Engineering.

BUILDING ENGINEERING DIVISION

No comment from the Building Engineering Office, at this time.

FIRE DEPARTMENT

The Fire Department has no comment on the proposed site.

BOARD OF EDUCATION

The area as currently zoned could yield approximately 14 students while if the special exception was granted there would be no student yield.

John J. Brennan, Esquire
Item 295

STATE ROADS COMMISSION

Reames Road is a relatively new road, the intersection with Pulaski Highway having been constructed under permit from the State Roads Commission. At the time that the permit was issued, it was our understanding that the road would only serve a county sewage pumping station, therefore, the State Roads Commission gave its approval to construction of the intersection without concrete curb and with a paving section that is substantial for a road that would carry heavy traffic.

Our inspection at the subject site revealed the existence of a new industrial site on Reames Road. Considering the existing traffic on the road and that which the proposed use would contribute, it is our opinion that Reames Road should be improved, with the intersection at Pulaski Highway repaved with State Roads Commission specification paving and curbed with concrete.

ZONING ADMINISTRATION DIVISION

The petitioner will be required to submit revised plans to the office prior to the hearing in conformance with the State Roads Commission, Project Planning, and Bureau of Engineering comments in the foregoing.

Very truly yours,
Oliver L. Myers
Chairman

OLM:m

Enclosures

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

JEFFERSON BUILDING

TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty

FROM: Attn: Oliver L. Myers

SUBJECT: Item 295 - 2AC - May 12, 1970

Property Owner: John J. Brennan, et al
N.E. side of Reames Road
S.E. for controlled excavation

Date: July 7, 1970

The subject petition should create no major change in trip density. However, since it should increase the number of trucks using Reames Road, the petitioner should indicate the adequacy of Reames Road to carry this increased load.

C. Richard Moore
Assistant Traffic Engineer

CRM:mr

11-17-70

MICROFILMED

TELEPHONE 3-8000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204	No. 71333 DATE July 28, 1970
To: Robert L. McFadden 110 E. 23rd St. Baltimore, Md. 21202	Being Paid of Baltimore County	BILLED BY:
DEPOSIT TO ACCOUNT NO. 91-422		RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
QUANTITY	Partisan for Special Reception for John A. Brown 871-28-2	COST \$0.00
4	4	4

[illegible]

Cost of Advertisement, \$.....

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
23rd day of June, 1970

Petitioner John J. Brennan, et al

Petitioner's Attorney John J. Brennan, Esquire Reviewed by Walter J. [Signature]
Chairman of the
Advisory Committee

