

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 13, 1970

COUNTY OFFICE Bldg.
111 E. Chesapeake Ave.
Towson, Maryland 21204OLIVER L. AYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PLANNING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

Daniel B. Leonard, Esquire
10 Light Street
Baltimore, Maryland 21202RE: Type of Hearing: Reclassification
Location: 2 1/2 of Westminster Road,
3500 W. of Reisterstown Road
Petitioners: Joshua J. Harvey, III, et
Nicholas S. B. Harvey
Committee Meeting of June 2, 1970
District 4
Item 3b

Dear Mr. Leonard:

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 undeveloped tract of land partially a wooded area, partially a farm area, with the surrounding properties on all sides basically the same in character. Chokecherry Hill Road, Chateworth Avenue, and Reisterstown Road are not improved as far as concrete curb and gutter are concerned.

BOARD OF ENGINEERINGHighways

This property is traversed by rights-of-way of both the Susquehanna Transmission Company and the Baltimore Gas and Electric Company. Development of this property as it affects these rights-of-way will come under the jurisdiction of these Companies.

A water portion of the subject property is located outside of the limits of the Baltimore County Metropolitan district and is not proposed to be included in the Baltimore County Master Water and Sewer Plan 1970-1975.

Highways

Westminster Road and the proposed Reisterstown Bypass are State Roads; therefore, all improvements, intersections and entrances on these roads will be subject to State Roads Commission requirements.

Daniel B. Leonard, Esquire
Item 3b

Another Proposed State Road, the Northwest Expressway, may traverse a portion of this property. The Petitioner's engineer should investigate the proposed alignment of the Northwest Expressway in this area.

Chateworth Road is an existing road which is proposed for relocation in a northerly direction to tie into the Reisterstown Bypass. Planned improvements consist of a 50 foot closed roadway within an 80 foot right-of-way.

Chokecherry Hill Road is an existing road which is proposed for a relocation in a southerly direction at its intersection with the Reisterstown Bypass. Planned improvements consist of a 50 foot closed roadway within a 60 foot right-of-way.

The intersection locations of Chateworth Avenue and Chokecherry Hill Road with the Reisterstown Bypass have not been firmly established as of this date. The Petitioner's engineer should contact the Maryland State Roads Commission for additional information concerning these intersections.

Due to the magnitude of the subject property, and since sufficient information or detail in regard to the overall development of this area is not presently known, the need and requirements for additional public and/or private roads, including right-of-way and pavement widths, horizontal and vertical alignment, etc., will be determined at such time that the proposed development of this site is reviewed by the Joint Subdivision Planning Committee. Highway right-of-way dedication and improvements will be required in connection with the proposed development of this property.

All entrance locations to the proposed apartments will be subject to the approval of the Department of Traffic Engineering, the Office of Planning and Zoning and/or the Maryland State Roads Commission.

Storm Drains

No provisions for accommodating storm water or drainage have been indicated on the subject plans; however, a storm drainage study and drainage facilities and/or easements will be required in connection with the proposed development of this property.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any condition which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Westminster Road, the Northwest Expressway and the Reisterstown Bypass are State Roads. Therefore, drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Roads Commission.

Daniel B. Leonard, Esquire
Item 3bSediment Control

Development of this property through subdividing, 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 striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Sanitary Sewers

Public sanitary sewerage can be made available to serve this property by construction of gravity sewers, pumping stations and force mains in accordance with the sewerage study for this property. The Sewerage Study - Harvey and Lamond Tracts was submitted by the petitioner's engineer and approved by Baltimore County in 1965. The facilities proposed in this study were designed for proposed zoning in this area; however, the study did not include apartment density for this property. Therefore, a sanitary sewerage study will be required in conjunction with the proposed development of this property to ascertain if reinforcements and/or supplementation of the proposed sewerage facilities may be required to provide adequate service for the proposed development. Any subsequent sanitary sewerage construction must be closely coordinated with the Chief of the Sanitary Sewer Design Section of the Baltimore County Bureau of Engineering.

Water

Public water supply can be made available to serve this property via private water main systems from the existing public water main in Westminster Road and/or from extensions of the public mains in Chateworth Avenue and Chokecherry Hill Road which will be required with any subsequent development of this site.

Sufficient information in regard to water demands, including fire protection requirements, is not indicated on the subject plan. The petitioner's engineer should further investigate this matter.

STATE ROADS COMMISSION

The subject plan indicates a proposed highway designated as "Northwestern Expressway". This is a driveway. The proposed highway will be known as the Reisterstown Bypass, Baltimore State Rd.

The property will be affected by the Northwestern Expressway at the west side of the transmission lines. The property owners have been previously advised of the effects. The plan must be revised to indicate the right of way for the Expressway prior to a hearing date being assigned.

Daniel B. Leonard, Esquire
Item 3b

The plan indicates a street intersecting with the Reisterstown Bypass at a point other than that which is determined by the State Roads Commission. This point would be approximately 100' farther to the north. The matter should be resolved between the Commission, the County Planning Office, and the developer prior to a hearing date being assigned.

The site has insufficient frontage on Westminster Road for an entrance to serve an apartment development of the size proposed. The entrance into the entrance must have a minimum width of 20' and must be contained entirely within the property. The entrance cannot be considered until such time as additional frontage is acquired.

Any access to the State Highway will be subject to State Roads Commission approval and permit.

FIRE DEPARTMENT

The 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.

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards.

BUILDING DEPARTMENT

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

DEPARTMENT OF TRAFFIC ENGINEERING

The subject petition is requesting a change from R10 to RA & R10 of 10% acres. This change will increase the trip density from 1,000 to 10,000 trips per day.

The present road system as well as the future road system in the near future, cannot be expected to handle this increased trip density.

DEPARTMENT OF HEALTH

A revised plan must be submitted showing how this property is to be served by public sewer prior to a hearing date being assigned.

BOARD OF EDUCATION

The Franklin Elementary School services this area and with a capacity of 720 has an enrollment of 645 (as of Sept. 17). A new school to be located west of the N.W.R., and north of Bond Avenue is programmed for 1973 opening.

The area as currently zoned could yield approximately 12 students, while a rezoning to RA & R10 could produce as much as 191 students ultimately.

- 5 -

Daniel B. Leonard, Esquire
Item 3bZONING ADMINISTRATION

This office is withholding a hearing date until such time as the comments by the State Roads Commission and the Health Department are complied with and revised plans are received.

Very truly yours,

Oliver L. Ayers
Oliver L. Ayers, ChairmanCE:MD
Enc.Daniel B. Leonard, Esquire
10 Light Street
Baltimore, Md. 21202

1970 343

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

August 16th day of August, 1970.

Edward D. Boudst
EDWARD D. Boudst
Zoning Commissioner

Petitioner: Joshua J. Harvey, III and

Nicholas S. B. Harvey

Petitioner's Attorney: Daniel B. Leonard

Reviewed by

Oliver L. Ayers
Chairman of the
Advisory Committee# 5605
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

71-172-2

District: 47
Posted for: RECLASSIFICATION FROM R-10 TO R-1
Petitioner: Joshua J. Harvey
Location of property: 2 1/2 of Westminster Rd. 3500 W. of Reisterstown Rd.
Location of signs: 2 signs at Westminster Rd. 3500 W. of Reisterstown Rd.
2 signs at Reisterstown Rd. 3500 W. of Reisterstown Rd.
2 signs at Reisterstown Rd. 3500 W. of Reisterstown Rd.
Posted by: Charles H. Smith
Date of return: Nov. 17-1970

OFFICE OF
THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 November 9 - 1970

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

was inserted in THE COMMUNITY TIMES, a weekly newspaper published
 in Baltimore County, Maryland, once a week for one week
 week before the 9th day of Nov. 1970 that is to say, the same
 was inserted in the issue of November 5, 1970.

STROMBERG PUBLICATIONS, Inc.

By: *Ned Meyer*

POTTER'S
 ASSOCIATION
 ON
 NOVEMBER 9, 1970

LOCATION: North side of
 the intersection of
 the line of the
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DATE & TIME: NOVEMBER 9,
 1970, at 11:00 A.M.
 PUBLIC MEETING: 111 W.
 Chas. E. Jones, Jr., President,
 Chas. E. Jones, Jr., President,
 Chas. E. Jones, Jr., President,

of the County, by authority of
 the Board of Commissioners of
 Baltimore County, will be held at public
 meeting on

November 9, 1970
 at the point of land in the
 Parish of Baltimore County
 This description is

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CERTIFICATE OF PUBLICATION

TOWSON, MD. November 5, 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 5th day of November, 1970, the first publication
 appearing on the 5th day of November, 1970.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

STROMBERG PUBLICATIONS, Inc.
 NOVEMBER 9, 1970

REPORT: From 8-44 to 8-44 and 8-44
 to 8-44

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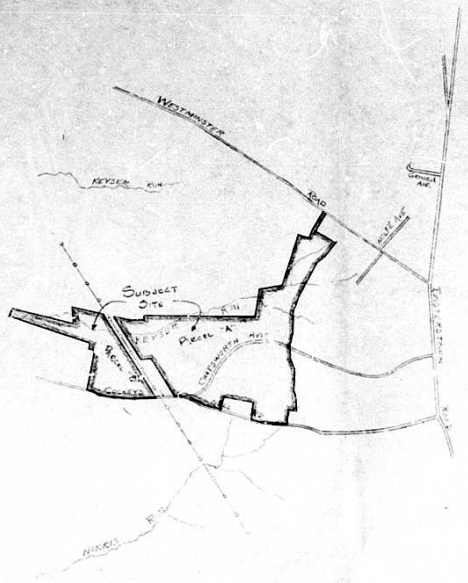
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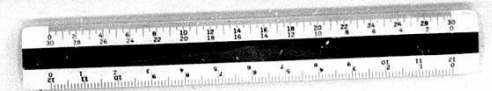
FR-4

GENERAL NOTES

	Parcel A	Parcel B
1. Total Acreage	79.8 ac	24.0 ac
2. Existing zoning	R-40	R-40
3. Existing use	Farm	Farm
4. Proposed use	Garden Apts.	Residential R-10
5. Proposed zoning	R-A	R-10
6. Density Calculations		
A. Gross area	79.8 ac	24.0 ac
B. Area in R/W	11.2 ac	2.65 ac
C. Net area	68.6 ac	21.35 ac
D. No. of Apts. Allowed	1294	
E. No. of Apts. Proposed	968	
F. Gross density	12.13	1.75
G. Net density	14.11	5.00
H. Total No. of lots		42
7. Off street parking		
A. Required	968	
B. Proposed	1552	



LOCATION PLAN
SCALE: 1"=1000'



03-17-71

F-3

EXISTING ZONING "R-40"
FAMILY NO USE

WESTMINSTER
(0.5 140)
Road

1/2 1/2 Water Use
Dens. 50,000,000
A-4-2

Existing Zoning "R-40"
Residential & No Use

Existing Zoning "R-40"
Family Residential & No Use

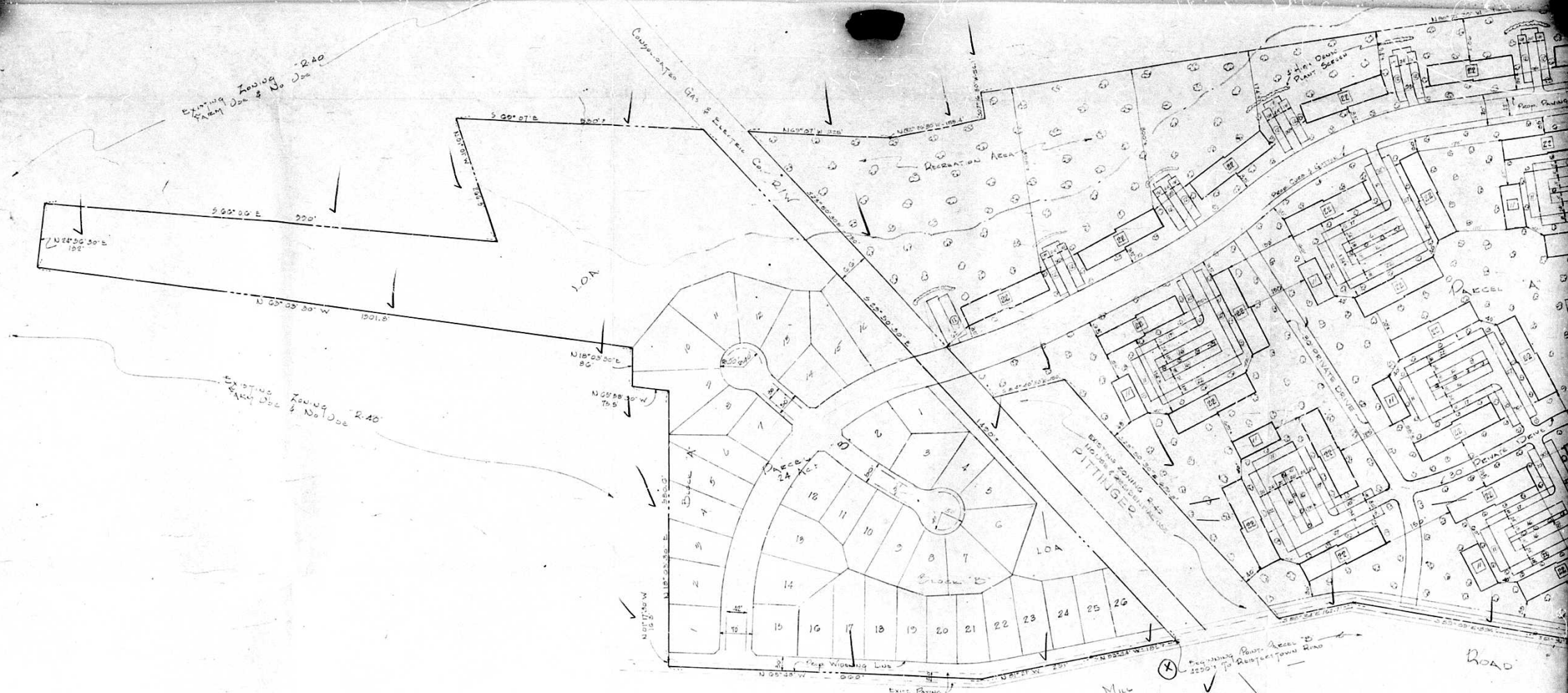
Existing Zoning "R-40"
Family Use & No Use

EXPRESSWAY

SUSQUEHANNA



03-17-71



MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
1 & 2nd FLOOR BY TRACED BY CHECKED BY

FR-2





OFFICE
COPY

MAP
#4
SEC. 1-D
NW-16-K
RA
R-10

REVISED PLANS
#343 Harvey

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
AT
COCKEY'S MILL ROAD

ELECTION DISTRICT 4
SCALE 1"=100'

BALTIMORE CO. MD.
MAY 4, 1970



FR-1

-11-171-R

