

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, THE CHESTNUT HILL DEVELOPMENT COMPANY

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 AN-14-J zone to an AN-14-J zone, for the following reasons:

Petition for Variance from Section 409.2 c (4) - parking - To permit parking setback from the street property line for Zero feet instead of the required 8 feet.

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 SERVICE GARAGE

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification 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.

BY Chestnut Hill Development Co. Contract purchaser Legal Owner

Address 3318 Parkside Drive Address 3318 Parkside Drive

Baltimore, Md. 21206 Baltimore, Md. 21206

Robert D. Thelley Petitioner's Attorney Robert D. Thelley Protestor's Attorney

Address 1000 North Avenue, N. Baltimore Address 1000 North Avenue, N. Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of November, 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 4th day of January, 1971, at 11:00 o'clock.

Robert D. Thelley
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 16, 1970

Sidney Weiman, Esq.
1 East Redwood Street
Baltimore, Maryland 21202

RE: Tron of Hearings: Special Exception
for Service Garage
Location: SW of Reisterstown Rd., 220'
SW of Chestnut Hill Lane
Petitioners: Chestnut Hill Development Co.
4th District
Item 55

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 an unimproved tract of land which has undergone extensive grading. The property to the northeast is improved with a florist, retail store, and a Gino's restaurant. The property to the northwest is improved with a Dunkin Donuts shop. The property to the southeast is improved with a building under construction for a Mr. Steak restaurant. The property to the south is improved with residential apartments, zoned RA. Reisterstown Road in this location is not yet improved with concrete curb and gutter, but a permit has been issued as proposed on the petitioner's site plan.

BUREAU OF ENGINEERING

Reisterstown Road (Md. 140) is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

Since no County highway improvements are required and all public utilities have been constructed or are required by Public Works Department and/or executed in conjunction with the development of "Chestnut Hill Lane and Commercial", this office has no further comment in regard to the plans submitted for review by the Zoning Advisory Committee in connection with the subject item.

Sidney Weiman, Esq.
Item 55
Page 2

November 18, 1970

PROJECT PLANNING DIVISION

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

The plan must be revised to show:

- 1) The means of ingress and egress to the service bays.
- 2) The extent of the proposed paving.
- 3) Screening must be shown as 4" high and compact.
- 4) The proposed use for the balance of the property.

BUILDINGS ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations. Also, see Section 409.5 and 914.4 on Service Stations.

FIRE DEPARTMENT

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

HEALTH DEPARTMENT

Public water and sewers are available.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

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.

Sidney Weiman, Esq.
Item 55
Page 3

November 18, 1970

BOARD OF EDUCATION

No bearing on student population.

STATE ROADS COMMISSION

The entrance channelization as indicated on the subject plan is acceptable to the State Roads Commission. An entrance permit has been issued.

DEPARTMENT OF TRAFFIC ENGINEERING

Since the land is presently zoned BL and the entrance locations have been fixed previously, a special exception for a service garage should not increase the trip density of the subject site.

ZONING ADMINISTRATION DIVISION

This office is withholding a hearing date for subject petition until such time as the petitioner revises his site plan in accordance with the following:

1. Revised descriptions indicating only the service garage area with its required parking.
2. The plan must show the revisions and the description.
3. The means for providing ingress and egress to any proposed service bays.
4. The extent of the proposed paving for the overall development.
5. Proposed use for the overall development.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

Retall Stores - Reisterstown Road
Hillman Tire & Rubber Co.

DATE 11-20-70

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

SPECIAL EXCEPTION

Beginning for the same at a point on the southwest side of Reisterstown Road, 65 feet wide, at the distance of 181.53 feet southeasterly from the southeast side of Chestnut Hill Lane West as shown on Plat One - Hathaway - as recorded among the Land Records of Baltimore County in Plat Book No. 30, folio 128, and running thence binding on the southwest side of Reisterstown Road, (1) South 13° 19' East 50 feet, thence for lines of division; (2) South 16° 11' West to and thru a party wall between Store #1 and Store #2 to screen to be erected, in all 160 feet, (3) North 15° 19' East 50 feet and (4) North 16° 11' East 160 feet to place of beginning.

Containing 8000 sq. feet of land.

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

Retall Stores - Reisterstown Road
Hillman Tire & Rubber Co.

DATE 11-20-70

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

Beginning for the same at a point on the southwest side of Reisterstown Road, 65 feet wide, at the distance of 181.53 feet southeasterly from the side of Chestnut Hill Lane West as shown on Plat One - Hathaway - as recorded among the Land Records of Baltimore County in Plat Book No. 30, folio 128, and running thence binding on the southwest side of Reisterstown Road, (1) South 13° 19' East 130.5 feet, thence for lines of division; (2) South 16° 11' West 259.19 feet and (3) South 19° 09' West 16.28 feet to intersect the north-eastmost outline of the South 13° 19' 00" East 153.92 foot line of Plat Three - Hathaway - as recorded above-said in Plat Book O.T.N. No. 31, folio 19 thence binding on the outline of Plat Three and Plat One - Hathaway, (4) North 13° 19' West 252.23 feet to the southwest corner of Lot No. 1 - Block 7 of the aforesaid Plat One - Hathaway, thence binding on the southeast side of said Lot No. 1, (5) North 16° 11' East 135 feet, thence for lines of division, (6) South 13° 19' East 100 feet and (7) North 16° 11' East 165 feet to the place of beginning.

Containing 1,219 acres of land more or less.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: DEC. 18, 1970
Posted for: SPECIAL EXCEPTION - A. A. LADAWAN
Petitioner: CHESTNUT HILL DEV. CO.
Location of property: SW of REISTERSTOWN RD. - 1.81.53' S.E. of
CHESTNUT HILL LANE WEST
Location of Sign: SW of REISTERSTOWN RD. - 1.81.53' S.E. of
CHESTNUT HILL LANE WEST
Remarks: _____
Posted by: Robert D. Thelley Signature Date of return: JAN. 11, 1971

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <u>C. S. Myers</u>	Revised Plans: Change in outline or description Yes _____ No _____				
Previous case:	Map # <u>4-17</u> NW-14-J				

MICROFILMED

1

ORIGINAL

OFFICE OF

 THE COMMUNITY **TIMES**
A PUBLICATION OF THE CITY OF RANDALLSTOWN, MARYLAND

RANDALLSTOWN, MD. 21133 December 21 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of

Edward D. Hardisty
Zoning Commissioner of Baltimore County

as inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one ~~xxxxxx~~
week before the 21st day of Dec. 19 70 that is to say, the same
as inserted in the issue of December 17, 1970.

STROMBERG PUBLICATIONS, Inc.

By: Rita Morgan

ORIGINAL

RANDALLSTOWN, MD. 21133 December 21 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Pardesty
Zoning Commissioner of Baltimore County
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one ~~XXXXXXX~~
week/before the 21st day of Dec. 19 70 that is to say, the same
was inserted in the issue of December 17, 1970.

STROMBERG PUBLICATIONS, Inc.

By Rita Morgan

[illegible]

Cost of Advertisement, \$.....

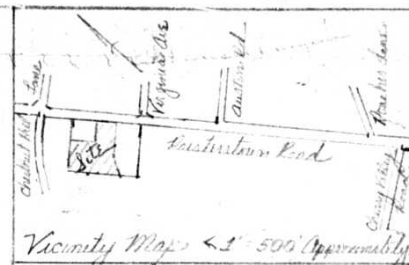
Petitioner Chestnut Hill Development Co.
 Petitioner's Attorney _____

TELEPHONE 404-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Revenue Division</i> COURT HOUSE TOWSON, MARYLAND 21204	No. 75458 DATE Jan. 4, 1971
To:	Billing Dept. of Baltimore County	BILLED BY
Hilten Tire & Rubber Corp. 1117 N. & Front Streets Baltimore, Md. 21202		
REPORT TO ACCOUNT NO. <u>01-622</u>	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH (LONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS)	CREDIT
7 6 7 5	Advertising and posting of property for Chesnut Hill Dev. Corp./ 971-189-XA	76.75
4		

Plat for (Pending Purpose) See Comments Nov 18 '70
from ZAC Meeting OCT 20 '70 Item 55

OFFICE
COPY

MAP
#4
SEC. 14-J
NW-14-J



Vicinity Map < 1" = 500' Approximately

For 1" = 200' See NW 14-J
1" = 500' See "T" NW
and 35 NW 38

REVISED PLANS
NOV 25 '70 AM



ZONING MAP
By J.E. Hill

CHESTNUT HILL
#55

Note: Permit required for Entrances

S.R.C. Requirement

1. C.C.G. of 28 from Ex. E. Paving
2. Conc. Curb at Prop. Widening (40 to E)

(A) Special Exception for On-site Sales & Service with 4 bays
Parking Required: 2500 sq. ft. 8' spaces: Provided: 36 spaces + 4 bays = 105 spaces
Plat for Zoning Purposes: Within Time & Rubber Company
#11812 Reisterstown Road - State No. 1
Applicant: Chestnut Hill Development Co.
217 Hawthorne Ct. Ellicott City, Md.
Scale: 1" = 50' Nov. 19, 1970 JEP 21043

(B) Request Variance from Section 403.2 "C.4"
Requested: 3' front yard setback from front property line
Need: 0' front yard setback from front P.L. because
S.R.C. is not a permit to construct and not at this
location - (See above S.R.C. Note)

Plat for Commercial Building Application
REISTERSTOWN RD. S.E. of Chestnut Hill Lane West
4th E.D. Dist. Parcel to be 100 ft.

Retail Stores - 7200 sq. ft. floor area

Parking Required: 7200 sq. ft. = 36 spaces

Note: Maximum PAVING PROVIDED FOR 36 SPACES PLUS AISLES AND DRIVES

WATER Service by Application

SEWER existing as shown

Entrances exist as shown

Dunkin' Donuts Store + PAVING exists

Mr. Steak - Store + PAVING exists

Remaining Area: 1st future Retail Store allowed under B.L. zoning
will be built in the approximate location shown

SCALE: 1" = 50'

Plat for PURPOSES SHOWN

Retail Stores 7200 sq. ft. #11812 Reisterstown Rd
Nov. 19, 1970

Applicant: Chestnut Hill Development Co.
217 Hawthorne Ct. Ellicott City, Md.

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD. 21204

Note:
See Preliminary of May 31, 1969

