

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jesse York, et al 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off street parking in R-60 residential zone.

See attached description

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

Legal Owner
Address 3100 WESTERN RUN DRIVE
FOOTE MD 21204
Legal Owner
Address 3100 WESTERN RUN DRIVE
FOOTE MD 21204
Protestant's Attorney
Address 3100 WESTERN RUN DRIVE
FOOTE MD 21204

ORDERED BY the Zoning Commissioner of Baltimore County, this 19th day of February, 1971, 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 25th day of March, 1971, at 10:00 o'clock A.M.

Edward P. H.
Zoning Commissioner of Baltimore County

(over)

MALCOLM E. HUDKINS ASSOCIATES
SURVEYING AND LAND DEVELOPMENT
308 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
RSR-8080

December 23, 1970

DESCRIPTION TO ACCOMPANY SPECIAL USE APPLICATION

Beginning for the same at a point distant the two following courses from the intersection formed by the centerline of Woodholme Avenue with the south side of Reisterstown Road. Vis: (1) N 41°W 315.5 feet (2) S 49°W 142 feet to the division line between the B.L. and R-6 zoning thence running the four following courses and distances Viz: (1) South 49° West 188 feet (2) North 41° West 49.5 feet (3) North 49° East 188 feet (4) South 41° East 49.5 feet to the point of beginning.



Malcolm E. Hudkins Reg. #5095

TELEPHONE 4646883	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204 Filing Dept. of Baltimore County	NO. 78613 DATE March 7, 1971
TO: Alan M. Resnick, Esq. 303 E. Fayette St. Baltimore, Md. 21202	FROM: Filing Dept. of Baltimore County	
AMOUNT TO ACCOUNT NO. 01-432	REASON FOR ACCOUNT NO. 01-432	TOTAL AMOUNT \$5.00
01-432	Petition for Special Hearing for off street parking	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

Alan M. Resnick, Esq. 303 E. Fayette St. Baltimore, Md. 21202	Item 94
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. It is _____ day of _____, 1971	
Petitioner: <u>Alan York, et al</u>	Reviewed by: <u>Edward P. Hudkins</u> Zoning Commissioner
Petitioner's Attorney: <u>Alan M. Resnick</u>	Advisory Committee:

TELEPHONE 4646883	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204 Filing Dept. of Baltimore County	NO. 78613 DATE Mar. 24, 1971
TO: Alan M. Resnick, Esq. 303 Fayette St. Baltimore, Md. 21202	FROM: Filing Dept. of Baltimore County	
AMOUNT TO ACCOUNT NO. 01-432	REASON FOR ACCOUNT NO. 01-432	TOTAL AMOUNT \$6.25
01-432	Advertising and posting of property for Alan York	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 25, 1971

Alan M. Resnick, Esq.,
303 E. Fayette Street
Baltimore, Maryland 21202

RE: Type of hearing: Off street parking -
Special Hearing
Location: 3100 Western Run Rd., 50' SE of Hooks Lane
Petitioner: Jesse York, et al
Committee Meeting of January 12, 1971
3rd District
Item 94

C - 1512

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 west side of Reisterstown Road just north of Woodholme Avenue. It is improved with a two story frame dwelling and is adjacent to the Woodholme Golf Course on the north and another frame dwelling to the south. The subject of this petition is a request for off street parking in a residential zone, directly behind the subject property. This extends to the west and again borders the Woodholme Golf Course property and other undeveloped residential properties.

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

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

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Storm Drains

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

No provisions for accommodating storm water or drainage have been indicated on the subject plan. However, a storm drainage study and facilities will be required in connection with any subsequent grading or building permit applications.

The petitioner 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 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 striping 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

Public water supply is available to serve this property.

Sanitary Sewer

Public sanitary sewerage is not available to serve this property; therefore, a private sewage disposal system must be provided in accordance with the regulations and requirements of the Department of Health.

DEPARTMENT OF TRAFFIC ENGINEERING

The indicated curb perpendicular to Reisterstown Road should be removed. The design shown on the plan creates an unsafe situation.

BOARD OF EDUCATION

No bearing on student population.

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PROJECT PLANNING DIVISION

This plan has been reviewed and the Office of Planning has the following comments to offer:

- 1) The curb at the center of the entrance must be removed.
- 2) The requirements of Section 409.4 must be met and noted on the Plan.

HEALTH DEPARTMENT

Revised plan must be submitted showing the location of the private sewage disposal system prior to a hearing date being assigned.

STATE ROADS COMMISSION

The proposed roadside curb at the subject site must be 28' from the center line of Reisterstown Road. The proposed concrete curb must extend for the full frontage of the site.

The entrance must be of a depressed curb type and must be a minimum of 2' in width.

Concrete curb must be constructed from the entrance to the property line at some point between the right-of-way line and the on site paved area.

The plan must ultimately be revised. The entrance will be subject to State Roads Commission approval and permit.

BUILDINGS ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Parking Lots, Section 409.10H.

FIRE DEPARTMENT

This office has no comment on the proposed site.

ZONING ADMINISTRATION DIVISION

This office is withholding approval of the subject petition until the comments of the foregoing agencies are complied with on the revised plan.

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ZONING ADMINISTRATION DIVISION

Also, the Zoning Office concurs with the Planning Office in requiring that the requirements of Section 409.4 be shown on the revised plan.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

06-01-71

71.238.5PH

Cost of Advertisement, \$.....



- a. Passengers ADJACENT IN REAR.
- b. Passenger vehicles only to use parking area
- c. No loading, service, emergency other than parking permitted
- d. LIGHTING NOT FLUORESCENT
- e. 4FT HIGH FENCE - STOCKADE
- f. DURABLE: DUSTLESS SURFACE-TAR/CHIP
- g. SEE PLAN FOR PARKING ARRANGEMENT
- h. 7AM TO 10PM - MAINTAINED BY OWNER-DAILY



PARKING DATA: N# Spaces Req. 14
N# Spaces Provided

- 1 FLOOR AREA (2 Floors) 48'5" x 24'3" = 1125'2" x 2250' SqFt.
2 FLOOR AREA (1 FLOOR) 18'27" x 48'0" SqFt.
No. Spaces Req. 275 = 14 SPACES
200

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY Craig S. Fairley
DATE 4/7/71

Prepared By:
MALCOLM E HUDKINS ASSOC.
505 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204

PARKING IN R-40 ZONE
PLAT TO ACCOMPANY SPECIAL USE
APPLICATION

3RD. ELECT. DIST., BALTIMORE COUNTY, M.D.
SCALE 1" = 20' DECEMBER 6, 1970
REVISED MARCH 25, 1971 REVISED APRIL 2, 1971 FEB. 17, 1971

1/2 PRINTE