

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved,

the above Variance should be had; and it further appearing that by reason of the requirements of Section 509.2 of the Baltimore County Zoning Regulations having been met...

a Special Exception for a Office Building and Offices... should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County that...

day of... July, 1971... that the above described property...

the above reclassification should be had; and/or the Special Exception should be and the same is granted...

granted, and the above described property and the Variance to permit a side yard setback of twelve (12) feet instead of the required twenty (20) feet; and to permit five (5) parking spaces instead of the required six (6)...

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

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 1971... that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a... zone; and/or the Special Exception for... be as the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 9, 1971

COUNTY OFFICE BUILDING
111 N. CHARLES ST.
BALTIMORE, MARYLAND 21201

CLARK F. ADAMS, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

ENGINEERING PLANNING

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Frank E. Ciccone, Esq.
First National Bank Building
Towson, Maryland 21204

RE: Type of Hearings: Special Exception
for offices and office building
Location: SW Corner Joppa Road & Baltimore Ave.
Petitioner: Clark F. Adams, Jr.
9th District
Item 174

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 two story frame dwelling, with the property to the north improved with the Immaculate Conception Church Rectory. The property to the south, east and west are improved with dwellings of the same nature, 20 to 30 years of age, in good repair. Baltimore Avenue and Joppa Road in this location are improved insofar as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

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

Highway

Baltimore Avenue and Joppa Road, existing County roads, are proposed to be improved as 44-foot closed type highway cross-sections on 76-foot rights of way.

Highway improvements are not required at this time. Highway right of way widening will be required in the future.

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for both of these roads. The Petitioner is advised to consult with the Chief of the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering in regard thereto.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

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.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially 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 Sewer

Both public water supply and sanitary sewerage are available and are serving this property.

DEPARTMENT OF TRAFFIC ENGINEERING

A variance of one parking space should create no major traffic problem. However, the entrances, as shown, do not conform to County standards.

FIRE PREVENTION BUREAU

This office has no comment on the proposed site.

HEALTH DEPARTMENT

Public water and sewer are available to the site.

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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.

BUILDINGS ENGINEER'S OFFICE

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

Petitioner to comply with requirements of Parking Lots, Section 409.174.

ZONING ADMINISTRATION DIVISION

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, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric McEnroe
ATTN: Oliver L. Myers
FROM: Ellsworth M. Dwyer, P.E.

SUBJECT: Item 174 (1970-1971)
Property Owner: Clark F. Adams, Jr.
S/W corner Joppa Road and Baltimore Avenue
Present Zoning: D.M. 16
Proposed Zoning: Special Exception for offices and parking
Variations to 1802B (217.3) - side yard and 409.2b (5) - parking
District: 9th
No. Acres: 0.13

We wish to amend the comments, dated June 2, 1971, forwarded to you in regard to the above referenced zoning item. Please delete the first and second paragraphs of the highway comments and substitute the following paragraphs.

Baltimore Avenue and Joppa Road are existing County roads which are proposed to be improved as 44-foot wide roadway sections within 76-foot rights-of-way; however, no further highway improvements are required at this time.

Highway right-of-way for Joppa Road will be based on a line 38 feet off and parallel with the centerline of the existing roadway pavement. Highway right-of-way for Baltimore Avenue will be based on a line 38 feet off and parallel with the centerline of the existing right-of-way. A fillet is required at the intersection of Joppa Road and Baltimore Avenue and will be established on the chord of a right-of-way line radius of 15 feet. The proposed right-of-way lines should be indicated on the subject plan.

Although the existing dwelling projects into the proposed right-of-way, all new construction or additions, including parking area, will be restricted to the proposed right-of-way requirements. Whenever the existing dwelling or that portion extending into the proposed right-of-way is removed or demolished, highway right-of-way dedication will be required.

Ellsworth M. Dwyer, P.E.
Chief, Bureau of Engineering

SD:KAM:RWD:es
cc: John J. Tremmer

