

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 18, 1971

COUNTY OFFICE BLDG.
111 W. Calverton Ave.
Towson, Maryland 21204OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROAD COMMISSIONBUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENTPROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATIONZONING ADMINISTRATION
SUITABILITY
DEVELOPMENTMr. George E. Gavrellis
Director
Office of Planning and Zoning
301 Jefferson Building
Towson, Maryland 21204RE: Item 25 (April - October Cycle 1971)
Property Owner: George and Habert
Herring
Location: S/S McHenry Street, 164' W. of
Dwyer Avenue
Present Zoning: D.K.3.5
Proposed Zoning: Reclassification to
D.R.16
District: 3rd Sector: Northwestern
No. Acres: 7.83

Dear Mr. Gavrellis:

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 dwelling, with the surrounding properties being improved with dwellings ten (10) to thirty (30) years of age in good repair. A portion of the surrounding property is a heavily wooded area vacant from any type of development. Dwyer Avenue is not an existing street. It is a paper street. McHenry Street is a very narrow macadamized street.

BUREAU OF ENGINEERING:

Highways:

This site has frontage on McHenry Street.

McHenry Street is an existing County Road, which shall ultimately be improved to minor residential standards. Highway improvements to this site, including curb and gutter, sidewalks and entrances in accordance with the standards of the Baltimore County Department of Public Works for a 30-foot closed road section on a 50-foot right-of-way will be required for any grading or building permit application.

For development as apartments McHenry Street would need to be increased to a local collector, a 40-foot curb and gutter section on a 60-foot right-of-way as noted on the plat submitted.

Item 25

Streets required within this property must be improved in accordance with the standards of the Department of Public Works.

Storm Drains:

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 problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This property is adjacent to a stream which constitutes waters of the State. No change can be authorized for the course or cross-section of the stream without permit from the State Department of Water Resources. The owner is responsible for an engineering study to determine the area of this site which would be inundated by a 50 year storm and to provide all justification of public benefit necessary to, and to obtain the required State permit for any change in course or cross-section proposed. Public rights-of-way will be required for the 50 year flood plain including 1 foot free board.

Storm Drains:

Public drainage facilities are required for any off site drainage facilities and any on site facilities serving off site areas, in accordance with the standards of the Baltimore County Department of Public Works.

On site drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Planning and Building Codes.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings below this property, and sediment control is required by State law. 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 recording of any record plat or the issuance of any grading and building permits.

Waters:

Public water can be made available to serve this property by constructing a public water main extension, approximately 1500 feet in length, from the existing 8-inch main in St. Albans Road.

Item 25

The proposed private improvement must be reviewed by the Baltimore City, Water Division for adequacy of water supply.

Service within the site from the public system must be in accordance with the Baltimore County Building, Plumbing and Fire Prevention Codes. The service connection to the meter shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 1500 feet in length, from the existing 8-inch public sanitary sewer in Church Lane.

Off site rights-of-way appear to be necessary for the provision of public sewerage facilities to this site. If so, a record plat, grading or building permit cannot be approved prior to acquisition of such rights-of-way.

The Petitioner is entirely responsible for the construction of his on site private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

The Plan for development of this property is subject to approval of the State Department of Health prior to acceptance of a preliminary or final plat for recordation.

The plat submitted does not adequately reflect the existing or required public improvements to this site for storm drain facilities, flood plain, water facilities and sanitary sewerage facilities or private improvements on site for storm drain facilities, water system and sanitary sewerage system.

The plan should be revised to reflect these items.

PROJECT PLANNING DIVISION:

The off site access is not sufficient to handle the number of trips to be generated by this zoning proposal.

BUILDING 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 109.10 H".

DEPARTMENT OF HEALTH:

This office will not approve this operation until such time as public water and sewers are extended.

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.

Item 25

FIRE PREVENTION BUREAU:

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at intervals of 500 feet.

A second means of access is required for the site.

Minimum width to the roads through site shall be 30 feet to assure passage of Fire Department equipment.

- When pull-in parking is designed for both sides of a roadway, the minimum distance from curb to curb of the parking area shall be 64 feet.
- Pull-in parking on one side only, the distance from curb to curb shall be 44 feet.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change of 7.8 acres from D.R.3.5 to D.R.16. This should increase the trip density of the property from 280 to 960 trips per day. McHenry Street does not presently exist in a condition to handle the increased density, and at this time, there are no plans for improvement.

BOARD OF EDUCATION:

From the existing zoning we could expect approximately 13 elementary pupils while from a change to garden apartments we could anticipate 8 pupils.

ZONING ADMINISTRATION DIVISION:

It appears that this Petition is very premature. As no curb and gutter, or improvements to McHenry Street are anticipated in any of the capital program, sewer and water is very difficult to obtain and no application will be approved until these public facilities are provided to the site. Traffic on McHenry Street can be anticipated to be very heavy if this proposed development is constructed, and would tend to compound the existing problem at the intersection of McHenry Street and Reisterstown Road.

Very truly yours,

Oliver L. Myers
Oliver L. Myers
Chairman

OL:mc

cc: Mr. Edward D. Hardesty
Zoning Commissioner

Mr. George Herring
McHenry Avenue
Pikesville, Maryland 21208

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: May 14, 1971
FROM: Ian J. Forrest
SUBJECT: Item 25

25. Property Owner: George and Habert Herring
Location: S/S McHenry Lane, 164' W. of Dwyer Ave.
Present Zoning: D.K. 3.5
Proposed Zoning: Reclass to D.R. 16
District: 3rd Sector: Northwestern
No. Acres: 7.83

- This office will not approve this operation until such time as public water and sewers are extended.
- Air Pollution Comment: 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.

L. J. Forrest
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/sam

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: April 29, 1971
FROM: Jack Dietrich - Plans Review
SUBJECT: #25
George & Habert Herring
S/S McHenry Lane, 164' W. of Dwyer Avenue
District: 3

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations, when plans are submitted. Also, see Parking Lots "Section 109.10 H".

Jack Dietrich
Jack Dietrich - Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
TO: Zoning Commissioner Date: May 17, 1971
FROM: Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #25

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

The off-site access is not sufficient to handle the number of trips to be generated by this zoning proposal.

April 27, 1971
George and Habert Herring
S/S McHenry Lane 164' W. of
Dwyer Avenue

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: 5/10/71
ATTN: Mr. Myers

FROM: Planning Division
Fire Prevention Bureau

SUBJECT: Property Owner:
George and Habert Herring

Location: S/S McHenry Lane, 164' W. of Dwyer Avenue

Item # 25

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at intervals of 500 feet.

A second means of access is required for the site.

Minimum width to the roads through site shall be 30 feet to assure passage of Fire Department equipment.

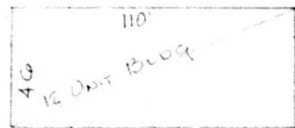
A. When pull-in parking is designed for both sides of a roadway, the minimum distance from curb to curb of the parking area shall be 64 feet.

B. Pull-in parking on one side only, the distance from curb to curb shall be 44 feet.

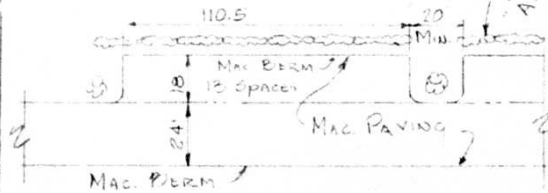
Respectfully submitted

H. Thomas Kelly
H. Thomas Kelly
Planning Division
Fire Prevention Bureau

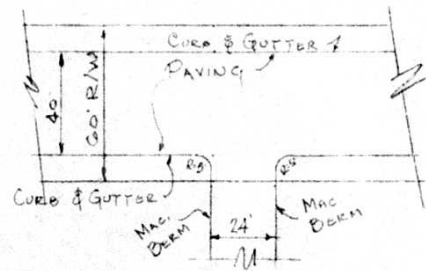
The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.



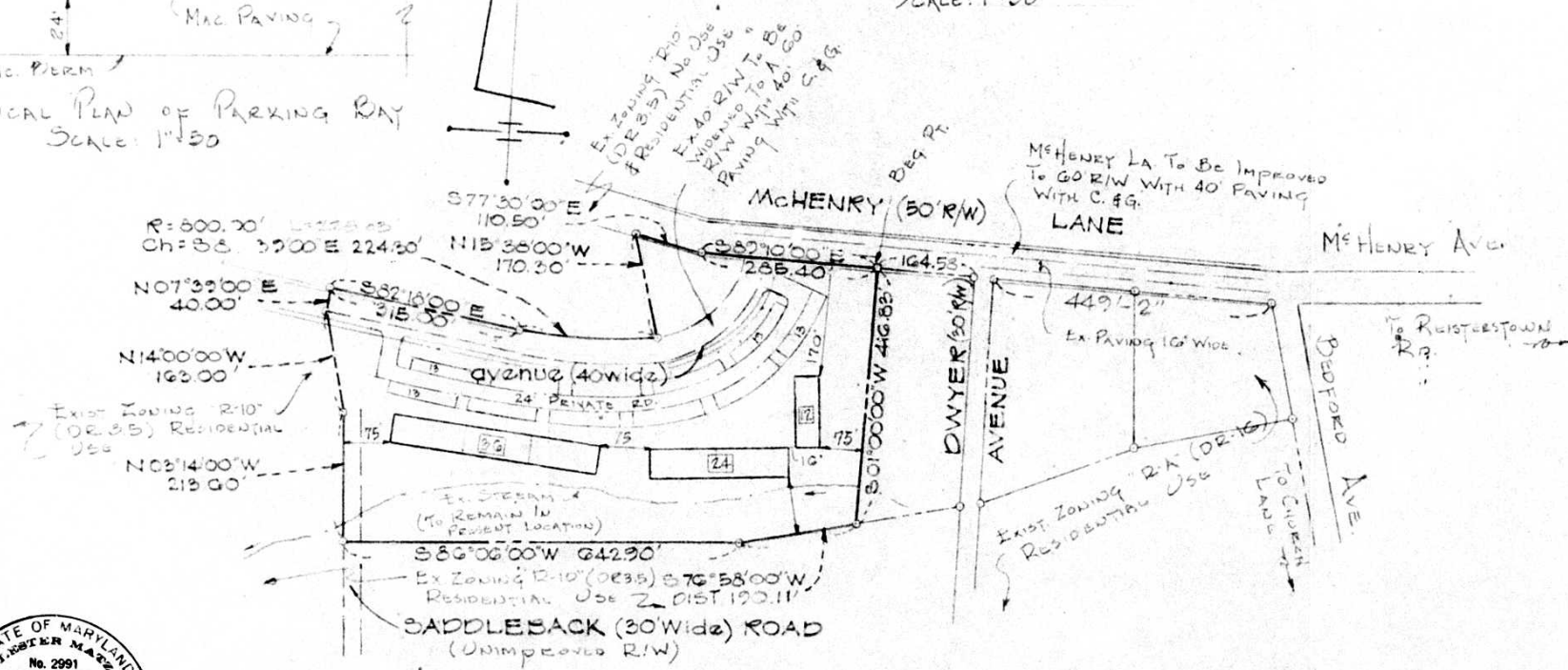
TYPICAL PLAN OF BLOCK
SCALE: 1"=50'



TYPICAL PLAN OF PARKING BAY
SCALE: 1"=50'



TYPICAL ENTRY DETAIL
SCALE: 1"=50'



GENERAL NOTES

1. TOTAL AREA OF TRACT EQUALS 7.83 AC.
2. EXISTING ZONING OF TRACT "R-10" (OR 3.5)
3. EXISTING USE OF TRACT "FARM USE"
4. PROPOSED ZONING OF TRACT "R-A" (OR 10)
5. PROPOSED USE OF TRACT "GARDEN APARTMENTS"
6. DENSITY CALCULATIONS:
 - A. GROSS AREA = 7.83 AC.
 - B. NO. OF DENSITY UNITS ALLOWED = 125
 - C. NO. OF DENSITY UNITS PROPOSED = 72 UNITS
 - D. REQUIRED PARKING = 109 UNITS (1.53 x 72)
 - E. PROPOSED PARKING = 143
7. WATER TO BE EXTENDED TO SITE FROM BEDFORD AVE.
8. SANITARY SEWER TO BE EXTENDED TO SITE FROM CHURCH ROAD.



MAZ. CHILDS & ASSOCIATES
3020 GREENBELT ROAD
BETHESDA, MARYLAND 20814
44-283 RLS PL

PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
McHENRY LA & DWYER AVENUE
ELECT. DIST. 3
SCALE: 1"=200'
BALTO. CO., MD.
April 14, 1971

MAP 2C
NW 8-F
"X"
6/1/71

