

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: October 22, 1971
 FROM: Hoyt V. Bonner
 SUBJECT: Item 8 - Zoning Advisory Committee Meeting, October 22, 1971

8. Property Owner: Joseph L. Soley
 Location: E/S Charles St., N/E of Int. Woodbrook Lane
 Present Zoning: D R. 3.5
 Proposed Zoning: Reclass. to B.L.
 District: 9th
 Sector: Central
 No. Acres: 3.5

Metropolitan water and sewers are available to the site.

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.

Hoyt V. Bonner
 Sanitarian II
 Water and Sewer Section
 BUREAU OF ENVIRONMENTAL HEALTH

HVB:ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: October 21, 1971
 FROM: Oliver L. Myers
 FROM: Elsworth M. Diven, P.E.

SUBJECT: Item #8 (Cycle October 1971 - April 1972)
 Property Owner: Joseph L. Soley
 Location: E/S Charles St., N/E of Int. Woodbrook Lane
 Present Zoning: D.R. 3.5
 Proposed Zoning: Reclass. to B.L.
 District: 9th Sector: Central
 No. Acres: 3.5

The subject property constitutes the same property previously reviewed by the Zoning Advisory Committee and known as Cycle Zoning Item #2 (April - October 1971). The comments furnished by this office in connection with Item #2 remain valid and in effect. We are enclosing herewith a xerox copy of those comments which are applicable to the current petition.

Elsworth M. Diven
 ELISWORTH M. DIVEN, P.E.
 Chief, Bureau of Engineering

ENCLOSURE

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty Date: May 3, 1971
 FROM: Oliver L. Myers
 FROM: Elsworth M. Diven, P.E.

SUBJECT: Item #2 (April - October 1971)
 Property Owner: Joseph L. Soley
 Location: E/S Charles St. Avenue, S. of Ballona Avenue
 Present Zoning: D.R. 3.5
 Proposed Zoning: B.L.
 District: 9th Sector: Central
 No. Acres: 3.5

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:

This site has frontage on Charles Street Avenue and LaGrange Lane.

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

LaGrange Lane is an existing County Road, which shall ultimately be improved to minor residential standards. Highway improvements to this site, including curb, gutter and sidewalk in accordance with the standards of the Baltimore County Department of Public Works for a 30-foot cleared road section on a 20-foot right-of-way will be required for any grading or building permit application.

Access should be from Charles Street only. LaGrange Lane would be inadequate with full improvements.

Storm Drainage:

Provisions for accommodating storm 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 danger to adjacent properties, especially by the accumulation of surface waters. Correction of any problem which may result, due to improper practice or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #2 (April - October 1971)
 Property Owner: Joseph L. Soley
 Page 2
 May 3, 1971

Storm Drainage (Cont'd)

Public drainage facilities are required for any off-site drainage facilities and any onsite 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 Plumbing and Building Codes.

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

Charles Street Avenue is a State Road. Therefore, drainage requirements at the street level must come under the jurisdiction of the Maryland State Roads Commission.

Sediment Control:

Development of this property through stripping, grading and stabilization will result in a sediment pollution problem, creating private and public nuisance. Before this property, and sediment control is required by State law. A sediment permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Public:

Public water facilities are available to benefit this property.

Supplementary fire hydrants and improvements to the public system may be required for adequate protection.

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

Public Sewer:

Public sanitary sewer facilities are available to benefit this property.

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

LAW OFFICES

W. LEE HARRISON

ASSOCIATE
 G. MORTON ROME

300 WEST APPROX ROAD
 TOWSON, MARYLAND 21204

March 2, 1972

HAND DELIVERED

S. Eric DiNenna, Esquire
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item N. 8 - East Side of Charles
 Street, 350' South of Ballona
 Avenue - Property of Joseph L. Soley

Dear Mr. DiNenna:

Please withdraw the above Petition, without prejudice.

Counsel for the protestants has been notified of the withdrawal, and it is my understanding that Morton Rome, Esquire, is notifying the protestants by letter of this withdrawal.

Very truly yours,

W. Lee Harrison
 W. Lee Harrison

WLR/jed

cc: Frank E. Cloone, Esquire
 Morton E. Rome, Esquire

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 9th Date of Posting: FEB 25 1972
 Posted for: RECLASSIFICATION
 Petitioner: JOSEPH L. SOLEY
 Location of property: E/S OF CHARLES ST. AVE. N. OF BALLONA AVE. N. OF MORTON AVE.
 Location of Sign: 1. N. OF MORTON AVE. S. OF CHARLES ST. N. OF BALLONA AVE. 2. N. OF MORTON AVE. S. OF CHARLES ST. N. OF BALLONA AVE. 3. N. OF MORTON AVE. S. OF CHARLES ST. N. OF BALLONA AVE.
 Remarks: Change in zoning from D.R. 3.5 to B.L.
 Posted by: W. Lee Harrison Date of return: FEB 25 1972

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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: <i>WLM</i>			Revised Plans:		Change in outline or description		Yes			
Previous case:			Map #		9-30		No			

W. Lee Harrison, Esq.
 300 W. Approx Road
 Towson, Maryland 21204

Item 8

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 1111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing
 this 2nd day of February 1972

W. Lee Harrison
 W. Lee Harrison
 Zoning Commissioner
 Petitioner: Joseph L. Soley
 Petitioner's Attorney: W. Lee Harrison
 Reviewed by: *W. Lee Harrison*
 Chairman of
 Advisory Committee

HVB:ca

