

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

OFFICE OF THE
COUNTY ENGINEER
TOWSON, MARYLAND 21204

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James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Reclassification Petition
3rd Zoning Cycle
Item 15
Warren D. Klawans-Petitioner

Dear Mr. Nolan:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an onsite field inspection of the property. The attached comments are a result of this review and inspection.

The subject property is located on the southwest side of Reisterstown Road, one hundred and thirty-four feet southeast of Cedarmere Road in the Fourth Election District of Baltimore County. The subject property contains 3.69 acres of land and is zoned D.R. 3.5 in the rear portion of the site with the remainder zoned Business Local. There are two residential homes on the north side that are used as offices and a residential dwelling to the south. The properties along Cedarmere Road are improved with single family residences. The remainder of the properties to the southwest are unimproved. There is no curb and gutter existing along Reisterstown Road at this location.

The Petitioner's plat must be revised to indicate all the existing dwellings along Cedarmere Road that abut this property as well as the homes on the opposite side of Reisterstown Road. The Petitioner's plan indicates that he plans to use this property as a new car sales agency with an adjoining service center. He plans to do this by extending the commercial zoning well into the residential subdivision of Cedarmere.

Since we already have some agencies such as this in the County and therefore some experience with the problems they create, the Petitioner should explain how he will overcome such nuisances such as lights, noise, and voices booming over public address systems. Should this Petition be granted, new car display

James D. Nolan, Esquire
Page 2
May 8, 1972

will not be permitted within fifteen feet of the front building line.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman
JOHN J. DILLON, JR., Zoning Tech. II

OLM:JJD:bbr

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH H. DIVER, P.E., Chief

April 20, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Item #15 (Cycle April - October 1972)
Property Owner: Warren D. Klawans
SAC Reisterstown Rd., 134 S.E. of Cedarmere Rd.
Present Zoning: B.L. and D.R. 3.5
Proposed Zoning: Reclassification to B.L.
District: 14th No. Acres: 5.69 acres

Dear Mr. Myers:

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.

General:

A preliminary plan for an apartment-commercial complex for this site was commented on by this Bureau on February 17, 1972.

Enclosed, for your consideration, is a copy of the comments as forwarded to the Bureau of Public Services.

While this proposal would represent a greater storm drain run-off and a reduced sanitary sewage production, the law of public facilities for either storm drain or sanitary sewage presents the same problems to be resolved for development with either present or proposed zoning. Industrial waste is an additional item for the proposed service garage, but provision of storm drainage and sanitary sewage facilities to suitable outfalls for either zoning or use would likewise resolve this problem.

Very truly yours,

Ellsworth H. Diver
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:HAM:CK:res

Enclosure

HW 13 I Topo Sheet
T-2V Key Sheet
51 NW 35 Section Sheet
58 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George A. Baker, P.E. Date: February 17, 1972

FROM: Ellsworth H. Diver, P.E.

SUBJECT: Proposed Retail Store and Townhouses
(Klawans Property)
Page 2
February 17, 1972

GENERAL COMMENTS:

The preliminary plan submitted to this office has been reviewed by the Department of Public Works and the following comments are furnished:

GENERAL COMMENTS:

Two problems of critical importance exist relative to the development of this property. One concerns the possibility of providing sanitary sewage service to the property; the second concerns a suitable outfall for the discharge of the increased and concentrated storm drainage run-off from the property.

SANITARY SEWER COMMENTS:

Public sanitary sewerage is not available to serve this property.

There is an existing public sewer main in Cedarmere Road as shown on your site plan. The proposed site will be permitted to drain to this sewer system provided the required entrance can be physically accomplished. No sewer difficulties exist at this extension.

When the sewer system in Cedarmere Road was being designed, Baltimore County had planned to serve the properties lying between this site and Cedarmere Road by an extension through an easement from the easement shown on your plan with lateral elevation of 46.50. This extension was abandoned because right-of-way could not be acquired from these properties.

Your plan reflects an extension of the Cedarmere Road sewer out to Reisterstown Road and then south along the latter road to the referenced site. It is obvious that this extension will be difficult.

There may be a problem with available cover over the pipe and for the manhole construction at the approach point to Reisterstown Road.

There will be a crossing of an existing storm drain pipe in Cedarmere Road and a crossing of a gas line at the edge of Reisterstown Road. From information taken from our file drawings, it appears that the storm drain crossing may be critical. We have little information on the gas line depth.

Proposed Retail Store and Townhouses
(Klawans Property)
Page 2
February 17, 1972

SANITARY SEWER COMMENTS: (Cont'd)

The stormwater gas line runs laterally along the edge of Reisterstown Road. This is not shown on the site plan. By locating the gas line from our file drawings, it does not appear possible to build the sewer between the existing gas and water mains. There also does not appear to be enough space between the gas line and the existing property lines to construct the sewer without obtaining right-of-way from the adjacent properties.

We have had similar experiences with utility extensions along Reisterstown Road where we have had to place sewer main back into the fronting properties because of the existing water and gas facilities.

If it is necessary to obtain right-of-way for the proposed extension, it is recommended that the right-of-way at the base of the adjacent lots be purchased as was previously proposed by the County. This extension would be shorter, far less expensive, and the depth of the main would better suit this site.

Baltimore County has currently in design a sewer extension in Kingsley Road, across Reisterstown Road from this site. This sewer could probably be brought across the road to serve this site, but a costly tunnel operation would be necessary.

All of the above comments are directed to the possible problems we foresee in providing sewer service to the site. It will be your responsibility to provide the County with data to prove that the selected route will work.

A tentative plan cannot be approved until all doubt is resolved as to the provision of sanitary sewerage service to this site.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of the public sanitary sewerage required to serve this property. He is responsible for the preparation and cost of construction drawings and right-of-way plans required. He is further responsible for conveying the required right-of-way to Baltimore County at no cost to the County.

The Developer is responsible for all accompanying right-of-way acquisition costs.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

This property is subject to a Sanitary Sewer System Connection Charge. For the proposed commercial use, this charge is based on the size of water meter utilized. For the townhouse apartments, this charge will be \$250.00 per unit.

The total public Sanitary Sewer System Connection Charge is determined, and payable upon application for the connection to the sewer. In addition to the normal front foot assessment and permit charges.

Proposed Retail Store and Townhouses
(Klawans Property)
Page 3
February 17, 1972

SANITARY SEWER COMMENTS: (Cont'd)

The preliminary plat of this property has not been forwarded for Maryland State Department of Health approval. When evidence of sewerability is provided, the preliminary plan will be forwarded to the State Health Department.

STORM DRAIN COMMENTS:

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

In accordance with the drainage policy for this type development, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and right-of-way - both onsite and offsite - including the dedicating in fee to the County of the right-of-way. Preparation of all construction, right-of-way and easement drawings including engineering and surveying, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

This property drains to adjacent private properties to the southeast and to Reisterstown Road to the northwest. Unfortunately, Reisterstown Road is an open road section in this area and will not function as a portion of a public drainage system. All drainage from Reisterstown Road on the southeast side leaves the road through the same private properties to which this site discharges. This drainage flows overland through improved private properties across Reisterstown Lane to a sewer where a drain carries it under Reisterstown Road to a defined outfall. This outfall would appear to be the closest suitable outfall for a public storm drainage system to the site.

Reisterstown Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Offsite right-of-way are necessary for storm drains or other utilities. The Developer is hereby advised that the final plat and permit will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of right-of-way.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County right-of-way or storm drain easements, unless a wider easement has previously been provided along the property lines of the adjacent subdivision. If an easement less than 10 feet in width has previously been provided along the bordering property lines which is a right-of-way, an additional easement of 10 feet in width shall be provided along the property lines within this subdivision.

Proposed Retail Store and Townhouses
(Klawans Property)
Page 4
February 17, 1972

STORM DRAIN COMMENTS: (Cont'd)

A grading plan is required for preconstruction plans.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional developments.

SEWERAGE CONTROL COMMENTS:

Development of this property through striping, grading and stabilization could result in a substantial reduction in the existing private and public holdings ownership of the property. A permit is, therefore, necessary for all grading, including the striping of top soil.

Engineer studies and additional control drawings will be necessary to be reviewed and approved prior to the recording of a record plat or the issuance of any grading or building permits.

STORM DRAIN COMMENTS:

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

The State Highway Administration has reported that due to critical right-of-way problems through the drainage of this site, ingress and egress to the site must be restricted to one location and this to the northwest end of the frontage.

WATER COMMENTS:

Public water is available to serve this property. There is an existing 8-inch water main in Reisterstown Road, as shown on drawing 436-365-1.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance of his onsite water service system.

This property is subject to a Water System Connection Charge. For the proposed commercial use, this charge is based on the size of the water meter utilized. For the townhouse apartments, this charge will be \$250.00 per unit.

The total Water System Connection Charge is determined, and payable, upon application for the plumbing permit. This charge is in addition to the normal front foot assessment and permit charges.

Following proof of sewerability, a Public Works Agreement would be required between the owner and Baltimore County for the above mentioned improvements.

Ellsworth H. Diver
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:HAM:CK:res
cc: Walter E. Diver

CEDARMERE ROAD

CEDARMERE SECTION
C.L.B. 19/100

ZONED DR. 3.5
USE: RESIDENCE

ZONED DR. 1G
USE: RESIDENCE

ZONED B.L.
USE: RESIDENCE

ZONED DR. 3.5
USE: VACANT

ZONED
DR. 3.5

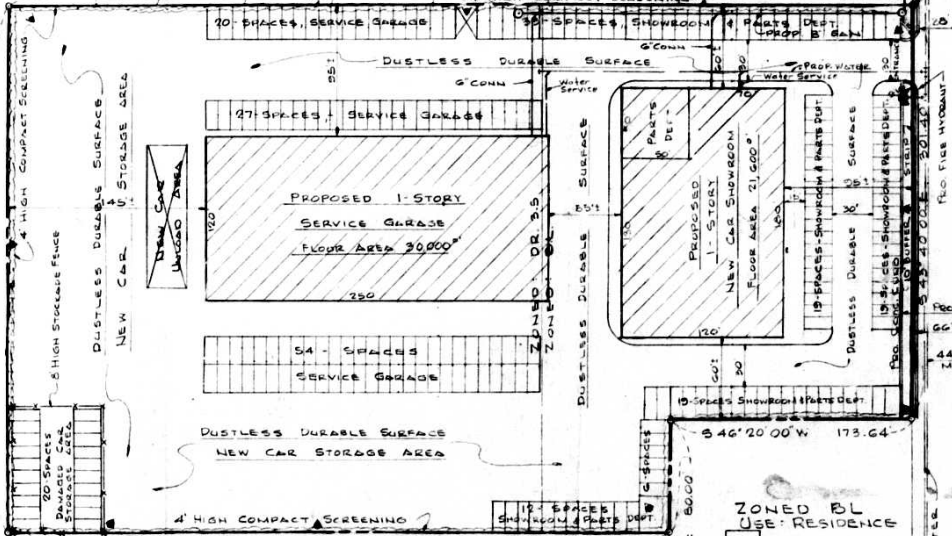
USE: VACANT

N 44° 00' 00" W 384.75

S 46° 25' 00" E 483.83

S 46° 20' 00" W 173.64

S 43° 40' 00" E 80.00



REISTERSTOWN

Ex. Building

OFFICE COPY

REVISED PLANS

Warren Klawans
Sept. 7/15

Ex. Dwlg.

Ex. Dwlg.



Notes

AREA OF PROPERTY: 5.69 AC. ±
EXISTING USE: VACANT
PROPOSED USE: NEW CAR SALES SERVICE
EXISTING ZONES: DR. 3.5 & B.L.
PROPOSED ZONE: B.R.
PARKING SPACE SIZE: 8' x 20' (180°)

PARKING SPACES REQUIRED:
NEW CAR SHOWROOM & PARTS DEPT. - 1/200' x 100'
SERVICE GARAGE - 1/300' x 100'
DAMAGED CAR STORAGE - 10 SPACES MIN.

PARKING SPACES PROVIDED:
NEW CAR SHOWROOM & PARTS DEPT. - 108
SERVICE GARAGE - 101
DAMAGED CAR STORAGE - 20
THE REMAINING PAVED SURFACE AREA
TO BE USED FOR NEW CAR STORAGE.

▼ DENOTES PRO. LIGHTS.

PLAT TO ACCOMPANY ZONING PETITION

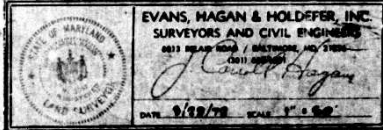
KLA WANS PROPERTY

4TH ELECTION DISTRICT BALTO. CO. MD.

FOR

WARREN KLA WANS
2 HARROW COURT
BALTIMORE MARYLAND 21208

REVISED: 8/26/72 PER BALTO. CO. COMMENTS



PROB # 3125

INV 646.70 INV 646.80 INV 647.40
EX 8 Jan 80-80% 12

ZONED: DR. 3.5
USE: RESIDENCE

ZONED DR. 1G
USE: RESIDENCE

ZONED BL
USE: RESIDENCE

ZONED DR. 3.5
USE: VACANT

BALTIMORE MARYLAND 21208

▼ DENOTES PRO. LIGHTS

DATE 9/22/72 SCALE 1" = 30'

DRUG # 3125

ZONED
DR. 3.5
USE VACANT

N 44° 02' 00" W 384.75'

4' HIGH COMPACT SCREENING

DUSTLESS DURABLE SURFACE
NEW CAR STORAGE AREA

NEW CAR STORAGE AREA

PROPOSED 1-STORY
SERVICE GARAGE
FLOOR AREA 20,000'
54 - SPACES
SERVICE GARAGE

DUSTLESS DURABLE SURFACE
NEW CAR STORAGE AREA

4' HIGH COMPACT SCREENING

ZONED DR. 3.5
USE: VACANT

S 46° 25' 00" W 453.53'

CEDARMERE SECTION
O.L.B. 15/100
G
ZONED DR. 3.5
USE RESIDENCE

N 46° 25' 00" E 660.00'

SEADIMENT RESERVATION

70 SPACES SERVICE GARAGE

90 SPACES SHOWROOM

ZONED DR. 1G
USE: RESIDENCE

Ex. Dwlg.

DUSTLESS DURABLE SURFACE

PROPOSED 1-STORY
NEW CAR SHOWROOM
FLOOR AREA 21,500'

15 SPACES SHOWROOM & PARTS DEPT.

ZONED RL
USE: RESIDENCE

S 46° 20' 00" W 173.64'

S 45° 40' 00" E 500.00'

Ex. Dwlg.

CEDARMERE ROAD

1/4" GAS TO 1/4" GAS RD. EX. 12" WATER

PROP. B. SERV.

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REGISTERED

Ex. Building

Ex. Dwlg.

Ex. Dwlg.

NOTES

AREA OF PROPERTY : 5.69 AC. ±
EXISTING USE : VACANT
PROPOSED USE : NEW CAR SALES & SERVICE
EXISTING ZONES : DR. 3.5 & B.L.
PROPOSED ZONE : B.R.
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NEW CAR SHOWROOM & PARTS DEPT. : 1/200° = 108
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DAMAGED CAR STORAGE : 10 SPACES MAX

PARKING SPACES PROVIDED :
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SERVICE GARAGE : 101
DAMAGED CAR STORAGE : 70
THE REMAINING PAVED SURFACE AREA
TO BE USED FOR NEW CAR STORAGE

▼ DENOTES PRO. LIGHTS.

REVISED: 5/25/72 PER BALTO. CO. COMMENTS

EVANS, MAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
2013 BRADY ROAD / BALTIMORE, MD 21206
DATE 5/22/72 ONE 1" = 50'

PLAT TO ACCOMPANY ZONING PETITION

KLAWANS PROPERTY

4TH ELECTION DISTRICT BALTO. CO. MD.

FOR

WARREN KLAWANS

2 HARROW COURT

BALTIMORE MARYLAND 21206

PROD # 2125