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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1972

COUNTY OFFICE BLDG.
111 N. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

DELIVER TO: MR. MYERS

FROM: MR. MYERS

RE: RECLASSIFICATION

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Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: Reclassification Petition
3rd Zoning Cycle
Item 17
Harry Waller-Petitioner

Dear Mr. Romadka:

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 northeast side of Reisterstown Road, seven hundred and thirty eight feet northeast of Craddock Lane in the Third District of Baltimore County. This property was previously zoned BL by Case No. 64-878; however, it was removed from this classification when the new maps were adopted in 1971. The property contains 55.8 acres, of which 19.44 acres is the subject of this petition. The remainder of this property is to remain DR 16 and is proposed to be developed as the Queen Anne Village Addition. The property to the southeast is zoned BL and is developed as a hotel shopping complex. The property on the southwest side of Reisterstown Road is zoned RM most of which is undeveloped except for a small drive-in cluster of retail stores. The property on the northwest side of this site is DR 16 and is the subject of another petition in the cycle (Item 37). There is no curb and gutter existing along Reisterstown Road at this location.

Although the subject petition is accepted for filing, revised plans must be submitted prior to the hearing that reflect the comments of the State Highway Administration and the Bureau of Engineering.

Very truly yours,

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. DYER, P.E., CHIEF

April 24, 1972

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

Re: Item #17 (Cycle April - October 1972)
Property Owner: Harry Waller
N/E/S Reisterstown Rd., 600' NW of Craddock Lane
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to B.L.
District: 3rd No. Acres: 19.44 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.

Highways:

Reisterstown Road and Green Spring Valley Road are State Roads; therefore, all improvements, intersections and entrances on these roads will be subject to State Highway Administration requirements.

Craddock Lane Relocated (McDonough Road) will traverse a portion of this property. This road is proposed for improvement as a closed roadway within an 80-foot right-of-way for the limits of this property. The proposed paving cross-section will vary from 50 feet at existing Craddock Lane to a divided section with 27-foot lanes at Reisterstown Road. The right-of-way width and exact alignment of this road are not shown correctly on the Plat for Resolving and must be corrected prior to the zoning hearing.

Storm Drains:

Detailed provisions for accommodating storm water or drainage have not been indicated on the subject plat; however, drainage facilities and easements will be required in connection with the proposed development of this property.

Reisterstown Road and Green Spring Valley Road are State Roads. Therefore, drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration.

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.

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Page 2
April 24, 1972

Re: Item #17 (Cycle April - October 1972)

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.

Water:

Public water supply is available to serve this property from the existing public water mains in Reisterstown Road and from the public water main extension in Craddock Lane Relocated which will be required in connection with any subsequent development of this property.

Sanitary Sewer:

Public sanitary sewerage will be available to serve this property by extension of a public sanitary sewer main from the Valley Village Pumping Station which is currently under contract for construction. Valley Village Pumping Station is located at the intersection of Green Spring Valley Road and Craddock Lane approximately 1,500 feet from this property.

Very truly yours,

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

END:HAM:CM:as

P-NE Key Sheet
NW 10.0 Type
30 KW 26 Position Sheet

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21201



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WM. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 28, 1972

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

Re: Cycle Zoning III
Item 17 - ZAC - 4-4-72
Property Owner: Harry Waller
Reisterstown Road NW of Craddock Lane
Reclassification to BL - District 3

Dear Mr. Myers:

The subject petition is requesting a change from DR 16 to BL of 19.44 acres. This should increase the trip density from 2300 to 5700 vehicles a day.

At the present time, Reisterstown Road has severe capacity problems in many areas. Long delays occur which increase the accident potential and any increased density along Reisterstown Road can be expected only to increase these delays and increase the accident potential.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM:nrc



STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET
BALTIMORE, MD. 21201

JOSEPH W. GREGG, JR., P.E., CHIEF, BALTIMORE, MD. 21201

April 11, 1972

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

Attn: Mr. O. L. Myers

Re: Item 17
Z.A.C. Meeting, April 4, 1972
Reclassification
Property Owner: Harry Waller
Location: N/E/S Reisterstown Road (Route 140) 600' N/W of Craddock Lane
Present Zoning: D.R. 16
Proposed Zoning: Reclass. to B.L.
District: 3
No. Acres: 19.44

Dear Mr. DiNenna:

Extensive commercial and apartment development is being planned for the properties along the Southwest side of Reisterstown Road, opposite the subject site. Studies have been made to determine the most practical location for access to these properties. Commercial access to the subject property must be coordinated with that of the properties on the opposite side of the highway; therefore, it may be necessary to change the location of the points of access to the subject site, depending upon which side of Reisterstown Road is first to be developed.

In any event, monumental type entrances must have medians of 120 ft. length minimum.

The plan indicates a proposed entrance of 50 ft. in width. The maximum width would be 35 ft.

The entire frontage of the site must be improved with curb and gutter. The roadside curb is to be a minimum of 31 ft. from the center of the highway. The exact distance would be determined at a later date. There is an 82' right of way proposed for the subject section of Reisterstown Road, that is not indicated on the plan. This right of way line or the parking setback line must be curbed with concrete.

The proposed development may render the storm drain structures under Reisterstown Road inadequate to accommodate the concentrated storm water that would run off of the proposed buildings and paved areas.

Access to Reisterstown Road is subject to State Highway Administration approval and permit.

Very truly yours,
Charles Lee, Chief,
Development Engineering Section
John E. Mayers, Jr.,
Asst. Development Engineer

CLJ:JEN:bbr

Baltimore County Fire Department



Towson, Maryland 21204

873-7310

J. Austin Deitz
Chief

April 17, 1972

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
ATT: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

RE: Property Owner: Harry Waller

Location: N/E/S Reisterstown Road 600' N/W of Craddock Lane

Item B. 17 Zoning Agenda April 4, 1972

Gentlemen:

Pursuant to your request, the referenced property have been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (x) 2. A second means of vehicle access is required for the site.
- (x) 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- (x) 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. Thomas E. Kelly* Noted and Approved: *Richard B. Williams*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mb 4/17/72

GEORGE E. GAVRILIS
Director
Jefferson Building
Suite 301
Towson, Md. 21204
484-3211



S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 N. Chesapeake Ave.
Towson, Md. 21204
484-3211

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 9, 1972

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

Dear Mr. Myers:

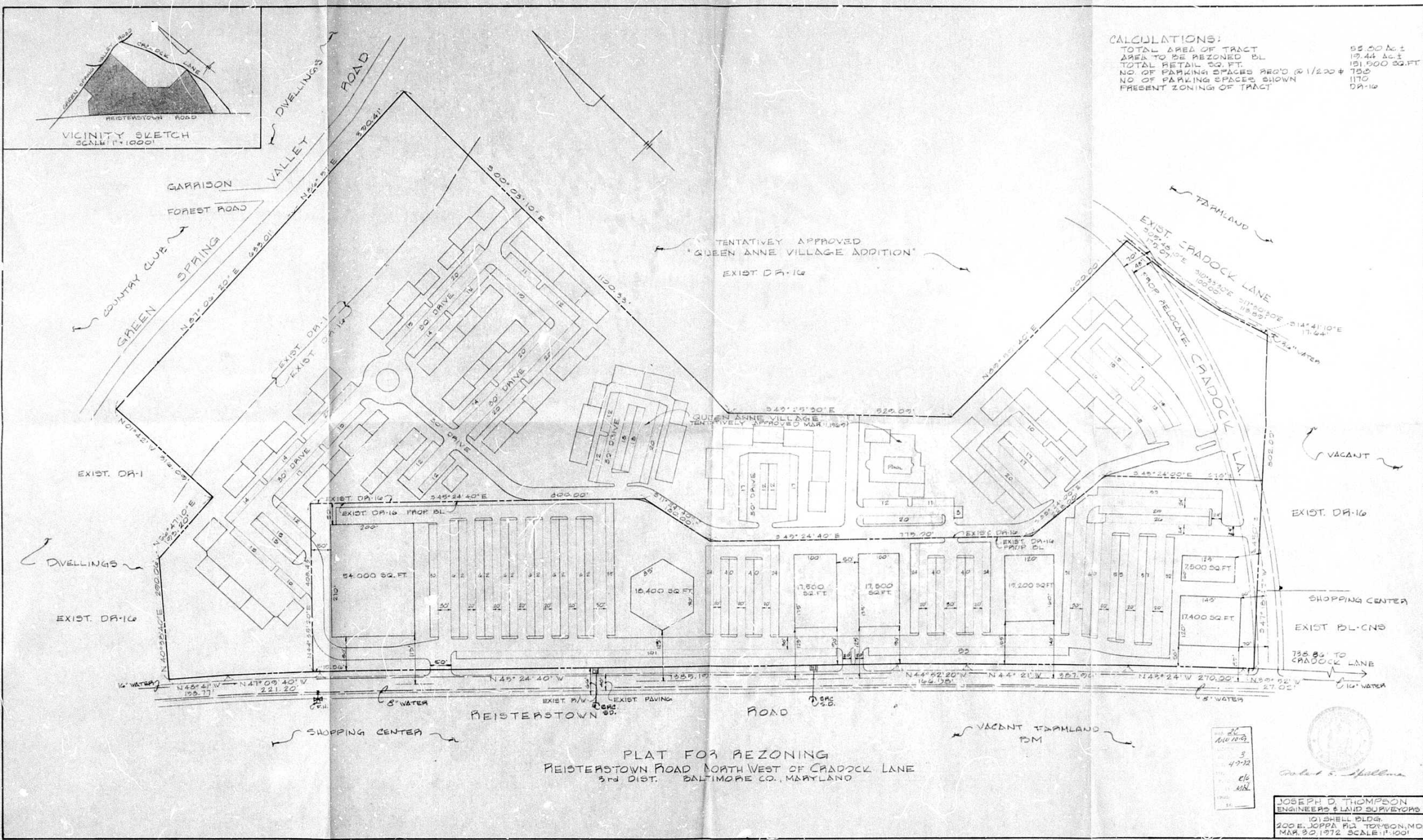
Comments on Item 17, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: Harry Waller
Location: N/E/S Reisterstown Road, 600' N/W of Craddock Lane
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to B.L.
District: 3
No. Acres: 19.44 acres

This office will withhold comments at this time because of the complexity of the changes from the approved Preliminary Plan. These changes will require further meetings with the J.S.P.C.

Very truly yours,

Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

**MICROFILMED**