PETITION FOR ZONING VARANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ion for a Variance from Section 253.1C. 10 to permit direct access to an

arterial atreet other than a class I commercial notorway.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) (1) The denial of access to y-larnet's Mall Koad imposed by the provisions of Regulation 253.1C precludes your Petitioner from having ready access to its property and further precludes the proper circulation of vehicular traffic upon the subject property.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

Liv, we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this posting, and there agree to and are to be bound by the zoning regulations and restrictions of Regiment County. Liveted pursuant to the Zoning Law For Baltimore County. Painter's Mill Associates No. 1 A limited partnership

ging Partrer Legal Owner

Address_2106_Carterdale_Road__Baltimore, MD

Managing Partier

Address 414 Jefferson Bldg. Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 7th

of Cotycles 1972, that the subject matter of this petition be advertised, as DCT padaged-by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore-County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County in Room 108, County Office Building in Townson, Baltimore County In Room 108, County Office Building in Townson, Baltimore County In Room 108, County Office Building in Townson, Baltimore County In Room 108, County Office Building in Townson, Baltimore County In Room 108, County Office Building in Townson, Baltimore County In Room 108, County Office Building in Townson, Baltimore County In Room 108, County Office Building in Townson, Baltimore County In Room 108, County Office Building in Townson, Baltimore County In Room 108, County Office Building In Room 108 ... 197 2 ... 1710 15 o'clock

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 13, 1972

Lee Stuart Thomson, Esq., 414 Jefferson Building Towson, Haryland 21204

RE: Variance Petition

Item 57
Painters Hill Associates No. 1 - Petitioners

NAMED OF EDUCATION

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

are a result of this review and inspection.

The subject property is located at the interestion of Paintars Mill Road and Southfield Road, in the Wildlich of Railinner County. This Mil property is currently immoved with an existing Z's story brick deelling that was known as Painters Planstion and was constructed in the early 1700's by Sound Owns, owner of the Owings Mills. The structure itself is on Owner, owner of the Owings Mills. The structure itself is on County of the Painter of the Sound Owner, owner of the Owings Mills. The structure itself is on creat. The patient of the patie

This petition is accepted for filing and I encourage you to consider revising the site plans in accordance with the attached comments prior to the hearing.

This notition 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

DESCRIPTION OF PROPERTY

. 1

K73

DESCRIPTICA OF PROPERTY

Segmants of the same at a point at the juncture of the Right-of-Way of Pointers Mill Boad and South Dolffeld Road having coordinates North 4/785.78 and West 4596.20 as shown on the hereisorfier mentioned Plot recorded among the Land Records of Baltimere County in Plat Boad 27, folio 14; thereis briding on the Pointers Mill Boad Right-of-Way the following two course and distances, (1) By a Pointer Mill Boad Right-of-Way the following two course and distances of South 16, and the Pointer Mill Boad Right-of-Way the Plat Plat Plat Plat 18, and the Plat 18, and the Plat Plat Plat 18, and the Plat Plat Plat 18, and the Plat Plat 18, and the Plat Plat Plat 18, and the Plat Plat Plat 18, and the Plat Plat 18, and the Plat Plat 18, and the Plat 18, and the Plat Plat 18, and the Plat 18, and the Plat Plat 18, and th

Being a partian of Parcel "C" as shown on the Plat of Section 2, Owings Mills Industrial Park, recorded as aforesaid. Being situated on the Northernmost corner of Painters Mill and South Dolfield Roads.

Containing 2.00 Acres of land more or less

Lee Stuart Thomson, Esq.

the date on the filing certificate, will be forwarded to you in the

J. DILLON, JZ.

age 2 lovember 13, 1972

.1.10+.10



INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric Di Nenno, Zoning Commissioner Date. December 1, 1972

FROM Normar E. Gerber, Office of Planning

SUIJECT Polition 73-140-A. Northeast corner of South Dollfield and Pointers Mill Roads.
Petition for variance for direct access to an arterial street
Petitioner - Painter's Mill Associates No 1

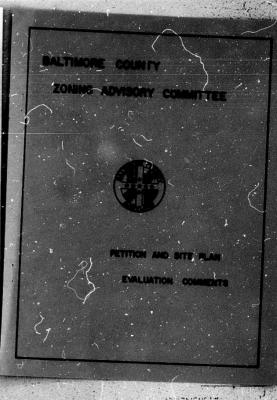
4th District

HEARING: Monday, December 11, 1972 (10:45 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

Usually the stoff would be reluctant to support the granting of a variance of this type. However, this proposal would encourage the preservation of "Painter's Plantation", a building of historical importance.

The stuff supports the granting of this variance if it is limited to the proposed



COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

more County, Margland Bepartment Of Public Works

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Item #57 (1972-1973)
Property Owner: Painters Mill Associates, No. 1
Painters Mill Read and South Dolfield Poad
Proposed Zoning: Ver. from Soct. 25321.39 to permit direct
access to an arterial street other than a class 1 commercial
motorway
District bith No. Acres: 2.1 acres

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.

This site is a portion of "Parcel C" shown on the recorded plat of Section 2 Owings Mills Industrial Park (R.R.G. 29, Folic 19). It appears that a resubdivision pict is required together with a Public Works Agreement.

Printers Hill Road, an existing County road improved with a bil-foot open-type soction, will be further improved in the future as 50-foot closed-type readway represents on the existing right-of-way, 70 feet wide in this windrily. Highway improvements will be required in connection with any grading or building permit application.

Current information on the location of the proposed N/N Freemay and Painters Hill Road inter-mange indicate the subject property will not be affected. However, we are aware of the possibility that the State Highway Administration say require some load videning right-of-way — possibly about 30 feet — on the northwest side of the was sting Painters Hill Road right-of-way, which could affect said property. The desironal process depends entirely on the forthcosing State Highway Administration scheduled public hearings on the Northwest Freeway project.

South Dolfield Road, also an existing County road is improved as a h2-foot closed-type roading orces-section on a 70-foot right-of-way. No further highway improvements are proposed. However, construction or reconstruction of any sidewalk, our bard and gutter, entrance, apron, etc. in connection with the redevelopment of this site will be the full responsibility of the Petitioner.

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

Item #57 (1972-1973)
Property Owner: Painters Mill Associates, No. 1 Property Owner: Page 2 October 1, 1972

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, drawing private and public holdings downstream of the property. A grading permit is, therefore, mecessary for all grading, including the stripping of top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and sprowed prior to the recording of any record plat or the issuance of any grading or building permits.

Storm Drains:

In accordance with the drainage policy for this type development, the Petitioner responsible for the total actual cost of drainage facilities required to carry the ra water run-off through the property to be developed to a suitable outfall.

The Fetitioner must provide necessary drainage facilities (temporary or parament to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface vaters. Correction of any probles which may result, due to improper grading or improva' installation of drainage instillation, would be the full responsibility of the Fettioner.

Water and Sanitary Sewers

Public water supply and sanitary sewerage are available to serve this property which is in the Gwynns Falls drainage area.

Very truly yours.

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

END : EAM : FWR : BR

T-SW Key Sheet 42 & k3 NW 31 & 32 Position Sheets NW 11 H Topo 57 Tax Map

•	
Pursuant to the advertisement, post	ing of property, and public hearing on the above petitic.
- t ising that by reason of the fo	ollowing finding of facts that strict compliance with the
and it appearing that by reason is	ations would result in practical difficulty and
Baltimore County Zoning Regul	agions would reserve
unreasonable hardship upon the	Petitioner
	X
the above Variance should be had; and	it further appearing that by reason of the granting of the
Variance requested not advers	ely affecting the health, safety and general welfare
of the community	
14 1	southern part 1 to 1 to 1 to 1
Y	ss to an arterial street other
to permit direct acces	ercial Motorway should be granted.
Vanance man a culcus	13 <u>×</u>
THIS ORDERED by the Koning Co	enmissioner of Baltimore County this
	, that the herein Petition for a Variance should 'e and the
same Franted, from and after the company the Bureau of Public Servi is to include the use as i susmitted with this Petition.	date of this Greer, subject to the approval of a site plan ices and the Office of Planning and Zoning, and appro- indicated on the revised-pan/dated December 8, 1972 Deputy Zoning Commissioner of Battimore County
`€	
Dt to the advertisement no	sting of property and public hearing on the above petition
and it appearing that by reason of	
	1 - A
	7 (NAT R = =
the above Variance should NOT BE	
	commissioner of Baltimore County, thisday
of, 197, ti	hat the above Variance be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County
	Zoming Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

CEIVED : OR FILIZS

October 31, 1972

S. ERIC DI MESON.
Zoning Countralesconce
Country Office Build!
111 W. Champooke /
Towson, Md. 21284
494-2251

. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

ear Mr. DiNenna

mments on Item \$57, IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owner: Painters Mill Associates, No. 1 Location: Painters Mill Road and South Dolfield Road

Locations Painters Mult Rose and Journal Street house
Present Zonings Mult.
Proposed Zonings: Variance from Soction 253.1C.19 to permit direct access to an arterial street other than a class 1 commercial motorway.

No. Acres: 2.1 acres

he site plan should be revised for the following reasons:

- The parking as shown does not function.
 Several of the parking spaces are not the required size.
 The circulation pattern of the entire parking area is very poor.
 If granted, its driveway should be directly across from Music Fair Road, however, I is fell by this Office that the access to the site should be from south Dolffeld Road, because of the future plans for Pointern Mill Road and the problems of traffic congestion.

Project Planning Division Office of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

K73

7



DEPARTMENT OF TRAFFIC ENGINEERING WM. T. MELZER

EUGENE J. CLIPPORD. P.E.

November 9, 1972

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

Item 57 - ZAC - October 3, 1972 Property Owner: Pairters Hill Associates, No. 1 Painters Hill Road and South Dolfield Road Variance from Section 253,1C,19 to sermit direct access to an arterial street other than a class I

The subject petition is requesting a permit for direct access into an arterial street instead of a class I commercial motorway.

Painters Mill Road presently hrs capacity problems and these problems are expected to increase in the future. Any opening onto Painters Mill Road will only increase these problems.

Revised site plans must be submitted to show the proposed entrance onto Painters Hill Road relocated to a point opposite Music Fair Road and to provide circulation between the large parking lot and the entrance on Dolfield Road.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

Baltimore County Fire Department

025-7310

Office of Planning and Zoning
Baltimore County Office Building
Townon, Maryland 21204
Townon, Maryland 21204
Townon, Maryland 21204
Townon, Maryland 21204
Townon, Maryland 2004

Re: Property Owner: Painters Mill Associates, No. 1

Location: Palanters Mill Road and South Dolfield Road

Zoning Agenda Tuesday, October 3, 1972

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of approved road in accordance with Baltimore County Standards as published by the Department of Public Norks.
 () 2. A second nears of vehicle access is required for the site.
 () 3. The vehicle dead-end condition shown at
- EXCEEDS the maximum allowed by the Fire Department.
- EXCEDS the miximum 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.

 (5) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the "The Life Safety Code", 1970 Edition prior to occupancy.

 (6) 6. Site plans are approved as drawn.

 (7) The Fire Prevention Bureau has no comments at this time.

Reviewer:
Planning Group
Special Inspection Division

mls 4/25/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



October 4, 1972

DONALD J. ROOP, M.D., M.P.H.

Mr. S. Eric DiNenna, Zoning loumissioner Office of Planning and Zoning County Office Building Towoon, Maryland 21204

Comments on Item 57, Zoning Advisory Committee Meeting Occober 3, 1972, are as follows:

Property Owner: Painters Mill Associates, No.1 location: Painters Mill Road and South Dolfield Road Present Zoning: N.. Propose Zoning: We lance from Section 251,1C.19 to paint direct access to an arterial street other than Class 1 commercial motorway. District: 4 No. Acres: 2 1

Metropolitan water and sewer are available to the site.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operat, any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Bygiene, Baitimore County Department of Health.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SPRVICES

HVB:mr4 cc: L.A. Schuppert

CHANGE FOR SERVICE

Baltimore County, Azrgland OFFICE OF THE BUILDINGS FAGINFER DEPARTMENT OF PERMITS AND LICENSES TOWSON, MARYLAND 21204

October 5, 1972

Mr. S. Bric DiMenna, Zoning Commissionor Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item #57, Zoning Advisory Committee Meeting, October 3, 1972 are as follows:

Property Owner: Fainters Mill Associates, No. 1 Location: Painters Mill Road & South Bolfield Road Present Zoning: ML.

CERMIN with

Proposed Zoning: Variance from Section 253.10.19 to permit direct access to an arterial street other than a class 1 commercial volcrows.

Then are obviously is to commercial volcrows.

The are obviously a commercial of in Patitions chall comply with all applicable sequinaments of Entitions County Entitions Code and Regulation No. Acres 2.1

WiP:1d

OF BALTIMORE COUNTY

BOARD OF EDUCATION

TOWSON, MARYLAND - 21204

Date: October 23, 1972

Zoning Commissioner County Office Building Towson, Maryland 2120;

Property Outcor: Sausa Enterprises
Tocation: SN/S Hillen Road, Intersection of Maryland Avenue
Procent Zoning: 8 Millen Road, Intersection of Maryland Avenue
Proposed Zoning: 8 Millen From Section 235.1 to permit a Front yard
Proposed Zoning to the State of 0° from the property line and 15° from
the centerline of the streat instead of required
District: 9 15° and 40° respectively.
No. Jarvas: 0.07 acres Re: Item #59

Dear Mr. Dillonna:

No bearing on student population

W. Tick theuch W. Rick Patrovich Field Representative

Posted for VARIANCE

PAINTER'S MILL ASSOCIATES NO. 1

Location of property: NE/CORL OF SOUTH DOLFIELD AND PAINTERS HILL Rd Location of Signe: N/5. 2E. PLINTERS. MILL Rd. 35 ET. E. O.F.
SOUTH. DOLEVERY. Pd.

Posted by Cherke M. Med Date of return DEC 4- 1972

CERTIFICATE OF PUBLICATION

O COMMUNITIMES RANDALLSTOWN, MD. 21133 November 27 - 19 72 THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspape; published was inserted in the issue s/of November 22, 1972.

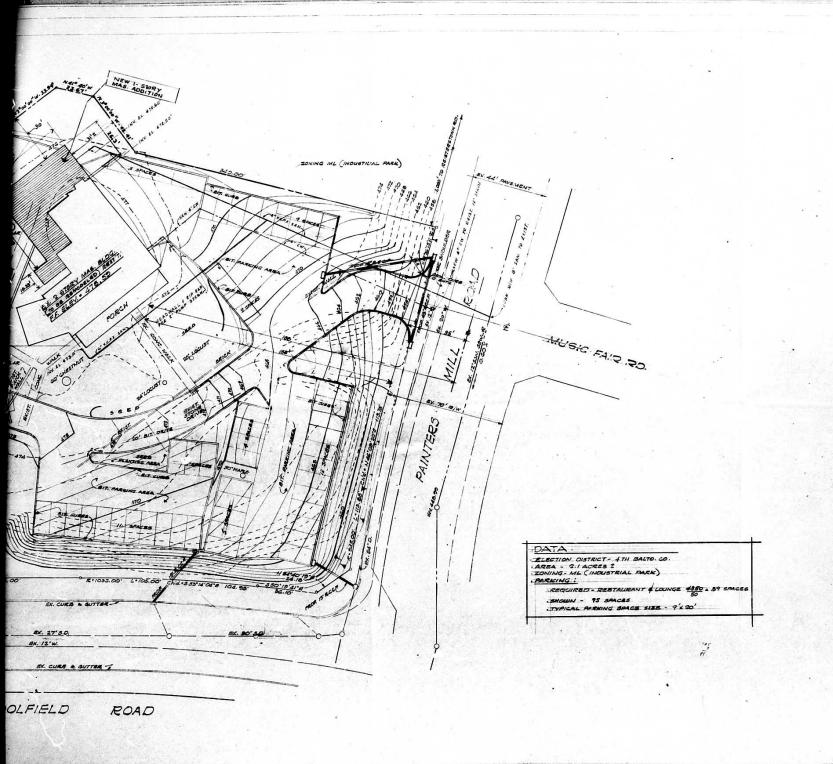
STROMBERG PUBLICATIONS, Inc.

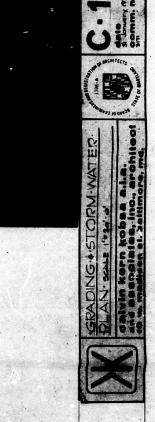
By Buth Margan

PETITION	MAPPING PROGR				e allege Trocing			200 Sheet			
Warner Commission of the Commission		Wall Map		Original		Duplicate date by		date by		date by	
FUNCTION	date	by	date	by	date	БУ	1	-			
Descriptions checked and outline plotted on map							-	_	-	-	
Petition number added to outline			_		_	_		-	-	-	
Denied				_	1	-		-	+	+	
Cranted by ZC, BA, CC, CA					L		_		-	1	
Reviewed by:				Cha	sed P	outlin	e or de	scrip	tion_	_Y	

BALTIMORE COUNTY, MARYLAND OFFICE CF PML 1 - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	5805
DATE NOV. 20, 1972 ACCOUNT	r0 <u>1-662</u>
AMDUNT	\$25.00
WHITE - CASHIER DISTRIBUTIO LOS STUERT Thomson, Req. hill Jefferson Bailding	
WHITE - CASHIER DISTRIBUTION PINK - AGENCY LOS STUART THOMSON, Ber.	S VELLOW - CUSTOMS

BALTIMORE COUNT OFFICE OF FINANCE - RE' MISCELLANEOUS CA	VINE DUGGO	lle.	5844
DAYE Beg. 11, 197	2 ACCOUNT 01	-662	
	AMOUNT	\$79.00	
Lee Smart Thomson 800 Equitable Buil	PINK - AGENCY	YELLOW	- CUSTOMER
Towson, Md. 21204 Advertising and po 811 Associates No.	sting of property	y for Pain	ter's
125 8 4 PUL		79.00	





REVISED PLANS



73-140A

PAINTERS MILL RESTAURANT PAINTERS MILL ROAD OWINGS MILLS, MARYLAND 21177

