

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The 1708 Reisterstown Road Corporation, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, printing, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County applicable pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: 1708 Reisterstown Road Corporation
 Legal Owner: 1708 Reisterstown Road Corporation
 Address: Suite 815 Investment Building
One Investment Place
Baltimore, Maryland 21204
 Petitioner's Attorney: Lawrence K. Ginsburg
 Protestant's Attorney: John J. Dillon
 Address: 315 Dunkirk Building
Baltimore, Maryland 21202

ORDERED BY the Zoning Commissioner of Baltimore County, this 15th day of December, 1972, that the subject matter of this petition be advertised, as required 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 106, County Office Building in Towson, Baltimore County, on the 17th day of January, 1973, at 1:00 o'clock P.M.

Eric DiMenna
 Zoning Commissioner of Baltimore County

(over)

73-161-5PH
 # 99
 73-161-5PH
 1708 Reisterstown Rd. 173-161-5PH
 217-18-81 of
 Reisterstown Rd. 1023' N/W of Naylor's Lane

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiMenna, Zoning Commissioner Date: January 15, 1973
 FROM: Norman E. Gerber, Office of Planning and Zoning
 SUBJECT: Petition #73-161-5PH. Southwest side of Reisterstown Road, 1023 feet northwest of Naylor Lane.
 Petition for Special Hearing for Off-Street Parking in a residential zone.
 Petitioner - The 1708 Reisterstown Road Corporation

3rd District

HEARING: Wednesday, January 17, 1973 (1:00 P.M.)

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

In view of the existing zoning pattern this office raises no planning objections to the granting of this permit.

The screening is adequate; however, no lighting plan is indicated. We recommend that any lighting standards be limited to 8' in height.

NEG:rw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 5, 1973

COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21204
 Mr. J. Dillon, Jr.
 Chairman
 Lawrence K. Ginsburg, Esq.,
 215 Dunkirk Building
 Baltimore, Maryland 21222
 RE: Special Hearing Petition
 Item 99
 The 1708 Reisterstown Road Corporation -
 Petitioner

Dear Mr. Ginsburg:
 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning.

The subject property is located on the southwest side of Reisterstown Road, 1023 feet northwest of Naylor's Lane, in the 3rd District of Baltimore County. This residential (R-2) zoned property is the rear portion of a three commercial property which is being developed as a shopping center. The property to the west of the subject property is open residential land. The property on the other three (3) side is presently vacant commercial property.

This petition is accepted for filing on the date of the enclosed filing certificate. Action on the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Dillon, Jr.
 Chairman
 Zoning Advisory Committee

Enclosure

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

Bureau of Engineering
 ELISWORTH N. DIVER, P. E. CHIEF

December 26, 1972

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

Re: Item #99 (1972-1973)
 Property Owner: The 1708 Reisterstown Road Corporation
 Reisterstown Road, 1023' N/W of Naylor's Lane
 Present Zoning: R-2
 Proposed Zoning: Special Hearing for off street parking in a residential zone
 District: 3rd No. Acres: 0.764 acres

Dear Mr. DiMenna:

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:

This property was previously commented upon in October 1968 in conjunction with a Preliminary Plan for "Abbey Rents", and also in March 1969 in connection with Item #210 (1968-1969). Copies of those comments are attached for your consideration.

Very truly yours,

Elisworth N. Diver, P.E.
 Chief, Bureau of Engineering

END:EAM:PM:ess

Enclosures

P-WE Key Sheet
 31 NW 22 Position Sheet
 NW 8 P Tone
 68 and 78 Tax Map

BUREAU OF ENGINEERING

Zoning Plat - Comment

210. Property Owner: Sarah D. Kelly
 Location: S/W Reisterstown Rd., 1017' S/W from the S/S of Naylor's Lane
 District: 3rd
 Present Zoning: Parcel #1 (R-2), Parcel #2 (R-2)
 Proposed Zoning: Parcel #1 Variance from R-2 (b) off-street parking and use determination
 Parcel #2 Permit to park in residential zone
 Retail sales, rental of sixroom supplies and equipment and accessory uses.
 No. Acres: Parcel #1 (0.71), Parcel #2 (0.20)

Preliminary comments were written for this site in October, 1968 (Abbey Rents).

Highways:

Reisterstown Road is a State Road. Any improvements along the frontage of this site fall within the jurisdiction of the State Roads Commission.

It is the responsibility of the Developer to insure the right to use the existing private road for access to this site.

Storm Drains:

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

Sanitary Sewer:

There is an existing 8-inch sewer in Reisterstown Road.

Water:

There is an existing 12-inch water main in Reisterstown Road.

NEG:rw



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
 Secretary
 David H. Fisher
 Administrator

December 15, 1972

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

Re: Item 99
 Z.A.C. Meeting 12/12/72
 Owners: 1708 Reisterstown Road Corp.
 Location: Reisterstown Road,
 1023' N/W of Naylor's Lane
 (Route 140)
 Proposed Zoning: Special Hearing
 for off street parking in a
 residential zone
 District 3
 No. Acres: 0.764

Att: Mr. John J. Dillon

Dear Sirs:

It will be the Developer's responsibility to reconstruct the point of access from Reisterstown Road. The entrance must be widened to a minimum width of 25' and must be located directly opposite Village Street.

There is a proposed Right of Way for Reisterstown Road which is 50' from the centerline of the highway. The proposed right of way line or parking setback line must be curbed with concrete.

It is our opinion that the plan should be revised prior to the hearing.

Access from Reisterstown Road will be subject to State Highway Administration approval and permit.

The 1971 Average Daily Traffic count on the subject section of Reisterstown Road is 28,000 vehicles.

Very truly yours,

Charles Lee, Chief
 Development Engineering Section
 By: John E. Meyer
 Asst. Development Engineer

CL:JE:bk

Baltimore County Fire Department

J. Austin Doltz
 Chief



Towson, Maryland 21204
 832-7310

Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Mr. John J. Dillon, Acting
 Chairman
 Zoning Advisory Committee

Re: Property Owner: The 1708 Reisterstown Road Corporation

Location: Reisterstown Road, 1023' N/W of Naylor's Lane

Item No. 99 Zoning Agenda Tuesday, December 12, 1972

Gentlemen:

Pursuant to your request, the referenced property has 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.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: J. Austin Doltz Noted and Approved: Paul H. Krasinski
 Planning Group Special Inspection Division Deputy Chief
 Fire Prevention Bureau

mls
 4/25/72

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the public health, safety, and general welfare of the locality involved not being adversely affected...

the above Special Hearing for off-street parking in a residential zone by reason of its accordance with the plan approved January 17, 1973, by Albert M. Quimby, Acting Director of the Office of Planning and Zoning for Baltimore County, said plan having been filed as Exhibit "C" in this proceeding and which is incorporated by reference hereto as a part of this plan, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of January, 1973, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, to permit Off-street Parking in a Residential Zone, subject to the approval of a site plan by the State Highway Administration, the Bureau of Public Services, Zoning Commissioner of Baltimore County and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of January, 1973, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Abbey Rents Page 4

Traffic Engineering Comments: (Contd.)

It appears that the best solution for access is to develop the private right-of-way as an access road in common with the adjacent commercial site for the Yorkridge Office Building.

FIRE PREVENTION COMMENTS:

A fire hydrant shall be installed at the "Pikasville" side of the entrance drive at a distance equal to the height of the building from the building and a second hydrant shall be installed 150 feet north of the "Drive-in" fire hydrant location. A fire hydrant should be installed on Village Street midway between existing fire hydrant and Reisterstown Road.

Very truly yours, George A. Reiser, Chief Bureau of Public Services

GAR:DLM:tes

cc: McDonough Gross Prel. File

Bureau of Public Services

October 30, 1968

RECEIVED

OCT 31 1968

DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING

James S. Sauer & Associates 8017 York Road Towson, Maryland 21284

Re: Comm. Prel. Plan Abbey Rents- W/S #1708 Reisterstown Rd. con. Village St. - Dist. 3

Settlement:

The preliminary plan for the proposed building has been reviewed and the comments are as follows:

OFFICE OF PLANNING COMMENTS:

- 1. A warehouse is not a permitted use in a R.L. zone.
2. A Special Hearing for parking in a residential zone must be obtained from the Zoning Commissioner.
a. All requirements of Section 409.4 of the Zoning Regulations must be complied with.
3. The ownership of the adjacent properties should be indicated on the site plan.
4. The access to the property does not meet County standards as to the width of the paving.
5. The future widening line of Reisterstown Road must be shown on the plan.
6. The building must be set back a 10' minimum from the proposed widening line of Reisterstown Road.

BUREAU OF ENGINEERING-HIGHWAY COMMENTS:

Access to this site shall be from a private road leading from Reisterstown Road. The Developer shall insure the right to use this right-of-way. As shown on the plan, it does not fall within the subject project. The Developer is responsible for all construction and maintenance of this road. Any improvements to Reisterstown Road along the frontage of the site or at the entrance to the private road fall within the jurisdiction of the State Roads Commission and are subject to State roads Commission review and approval.

Storm Drain Comments:

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 rights-of-way - both onsite and offsite including the deadline in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and assessment drawings including engineering and surveys and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private. Therefore, construction and maintenance shall be the Developer's responsibility.

Reisterstown Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

The Developer must provide necessary drainage facilities (temporary or otherwise) 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 other drainage facilities, would be the full responsibility of the Developer.

Water Comments:

Public water is available to serve the proposed building through an existing water meter connection from the 12-inch water main in Reisterstown Road, provided that the present metered connection is adequate. Additional water service, if required, may be obtained by application to the Department of Permits and Licenses. The Developer will receive credit for one housing unit for the existing service connection at the time of application for a permit. The Developer is responsible for capping any existing water services not used to serve the proposed structure.

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 located in the Pikasville Fourth Zone of Water Service and Area 4-W, subject to a Water Area Connection Charge of \$170.00 per equivalent dwelling unit. The total Water Area 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.

Sanitary Sewer Comments:

Public sanitary sewerage is available to serve this property. There is existing 8-inch sanitary sewerage in Reisterstown Road, as shown on Drawing 49-793, A-10.

Permission to connect additional sanitary fixtures to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses. The Developer will receive credit for one housing unit for the existing service connection at the time of application for a permit.

Sanitary Sewer Comments: (Contd.)

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.

The Developer is responsible for the cost of plugging any existing house connection not used to serve the proposed structure.

This property is located in Area 42-S, subject to a Sanitary Sewer Area Connection Charge of \$100.00 per equivalent dwelling unit. The total public Sanitary Sewer Area 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.

STATE ROADS COMMISSION COMMENTS:

There is a 100' right-of-way proposed for Reisterstown Road. The 17' widening must be indicated on the plan and the building placed beyond the proposed right-of-way.

The entire frontage of the site must be curbed with combination curb and gutter. The roadside face of curb is to be 20' from and parallel to the centerline of Reisterstown Road.

The entrance must have a minimum width of 25' and must be located directly opposite Village Street. Village Street must be indicated on the plan. The entrance must have as large a radius return as can be provided without placing any part of the return in front of the adjacent property to the southeast.

The entrance and the area from the existing edge of paving of the traveled way of Reisterstown Road to the curb must be paved with bituminous concrete. The frontage of the site must be paved with an 18' RCP which is to be located behind the curb. The ditch at the northeast property line is to be directed into the pipe.

The plan must indicate where the storm water from the building and the parking lot is to be carried.

It is requested that any application for permits be held in abeyance until such time as the plan is revised in accordance with the above mentioned comments and bond is posted with the State Roads Commission guaranteeing construction of curbing, paving and storm drain structures.

BUREAU OF TRAFFIC ENGINEERING COMMENTS:

The indicated 20' wide right-of-way along the south property line is apparently planned as access to the parking area in the rear of the building. However, in accordance with the tax map, this right-of-way is a part of the adjacent Hutzler tract. Furthermore, the minimum width for a two-way entrance in accordance with State Roads Standards is 25' ft.

Part of the parking layout is undesirable as it will require extensive backing in order to get out. Also, the indicated zoning will not permit the planned use.

It does not appear that the maneuvering area for the loading dock is adequate to handle large commercial vehicles within the site.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH
JEFFERSON BUILDING TOWSON, MARYLAND 21284
December 13, 1972
DONALD J. WOOD, M.D., M.P.H. COUNTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item 99, Zoning Advisory Committee Meeting December 12, 1972, are as follows:

Property Owner: The 1708 Reisterstown Road Corporation
Location: Reisterstown Road, 1023' N/W of Naylor's Lane
Present Zoning: D.R. 2
Proposed Zoning: Special Hearing for offstreet parking in a residential zone.
District: 3
No. Acres: 0.764

Since this is a special hearing for parking and metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours, Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby Acting Director
SERIES: PLANNING AND ZONING
JEFFERSON BUILDING
Suite 301
Towson, Md. 21284
#4-3211

January 2, 1973

S. ERIC DINENNA Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21284
#4-3211
Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #99, Zoning Advisory Committee Meeting, December 12, 1972 are as follows:

Property Owner: The 1708 Reisterstown Road Corporation
Location: Reisterstown Road, 1023' N/W of Naylor's Lane
Present Zoning: D.R. 2
Proposed Zoning: Special Hearing for off street parking in a residential zone
District: 3
No. Acres: 0.764 acres

There are no site planning factors requiring comment on the parking in the residential zone but the overall plan would not work if a drive-in bank is proposed as the driveway would be blocked.

Very truly yours, Richard B. Williams, Planner I, Project Planning Division, Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY
TOWSON, MARYLAND 21284
Date: December 13, 1972

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

Re: Item #99 ZAC meeting of December 12, 1972
Property Owner: The 1708 Reisterstown Road Corporation
Location: Reisterstown Road, 1023' N/W of Naylor's Lane
Present Zoning: D.R. 2
Proposed Zoning: Special Hearing for off street parking in a residential zone.

District: 3
No. Acres: 0.764 acres

Dear Mr. DiNenna:
No bearing on student population.

Very truly yours, W. Dick Llewellyn, Field Representative

PETITION FOR SPECIAL HEARING

EXISTING: Petition for Special Hearing for Off-Street Parking in a Residential Zone.
LOCATION: Beginning 211.18 feet from the Southwest side of Reisterstown Road 1023 feet northwest of Taylor Lane.
DATE & TIME: WEDNESDAY, JANUARY 17, 1973, 10:00 A.M.
PUBLIC HEARING: Room 104 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Off-Street Parking in a residential zone.

All that parcel of land in the Third District of Baltimore County containing a portion of the northwest side of a private lane 120 feet wide, approximately 1123 feet long, between the east side of Chesapeake Avenue and the west side of Taylor Lane and between the east side of Taylor Lane and the west side of a private lane 120 feet wide, approximately 1123 feet long, between the east side of Chesapeake Avenue and the west side of Taylor Lane.

By Order of:
S. ERIC DINENBA
 Zoning Commissioner of Baltimore County
 Dec. 28

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 23, 1972

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time... successive weeks before the... 17th day of... JANUARY... 1973, the first publication appearing on the... 24th... day of... December... 19... 72.

THE JEFFERSONIAN,

A. L. ...
 Manager

Cost of Advertisement, \$

ORIGINAL



RANDALISTOWN, MD. 21133 January 2 - 1973

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 newspaper published in Baltimore County, Maryland, once a week for one ~~XXXXXX~~ week before the 2 day of January 19 73 that is to say, the same was inserted in the issue of December 28, 1972.

STROMBERG PUBLICATIONS, Inc.

Jeanette ...

PETITION FOR SPECIAL HEARING
EXISTING: Petition for Special Hearing for Off-Street Parking in a Residential Zone.
LOCATION: Beginning 211.18 feet from the Southwest side of Reisterstown Road 1023 feet northwest of Taylor Lane.
DATE & TIME: WEDNESDAY, JANUARY 17, 1973, 10:00 A.M.
PUBLIC HEARING: Room 104 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Off-Street Parking in a residential zone.
 All that parcel of land in the Third District of Baltimore County containing a portion of the northwest side of a private lane 120 feet wide, approximately 1123 feet long, between the east side of Chesapeake Avenue and the west side of Taylor Lane and between the east side of Taylor Lane and the west side of a private lane 120 feet wide, approximately 1123 feet long, between the east side of Chesapeake Avenue and the west side of Taylor Lane.
 Being the property of The 1708 Reisterstown Road Corporation, as shown on plat also filed with the Zoning Department.
 Hearing Date: Wednesday, January 17, 1973 at 10:00 A.M.
 Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 By Order of:
S. ERIC DINENBA
 ZONING COMMISSIONER OF BALTIMORE COUNTY
 Dec. 28

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>J.P.M.</i>			Revised Plans: Change in outline or description		Yes	No				
Previous case:			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 29th day of Nov. 1972. Item # _____

S. Eric Dinenna
 S. ERIC DINENBA
 Zoning Commissioner

Petitioner: Borst, Bo, Co, P. Submitted by: Stromberg
 Petitioner's Attorney: Stromberg Reviewed by: J.P.M.

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 99

Lawrence H. Ginsberg, Esq.
 215 Madison Building
 Baltimore, Maryland 21222

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

Your Petition has been received and accepted for filing this 15th day of December 1972.

S. Eric Dinenna
 S. ERIC DINENBA
 Zoning Commissioner

Petitioner: The 1708 Reisterstown Road Corporation
 Petitioner's Attorney: Lawrence H. Ginsberg Reviewed by: John J. ...
 Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 5858
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: Dec. 26, 19 ACCOUNT: 01-662

AMOUNT: \$25.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
 FIN. AGENCY FIN. AGENCY

Nyles F. Friedman, Esq.
 215 Madison Building
 Baltimore, Md. 21222

Petition for Special Hearing for The 1708 Reisterstown Rd. Corp.
 \$135.7242.26 25.00 CASH
 761

BALTIMORE COUNTY, MARYLAND No. 5900
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

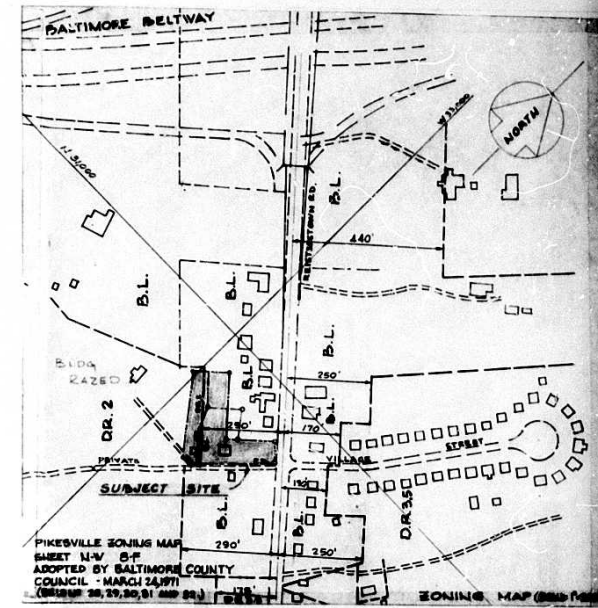
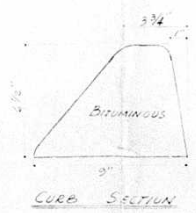
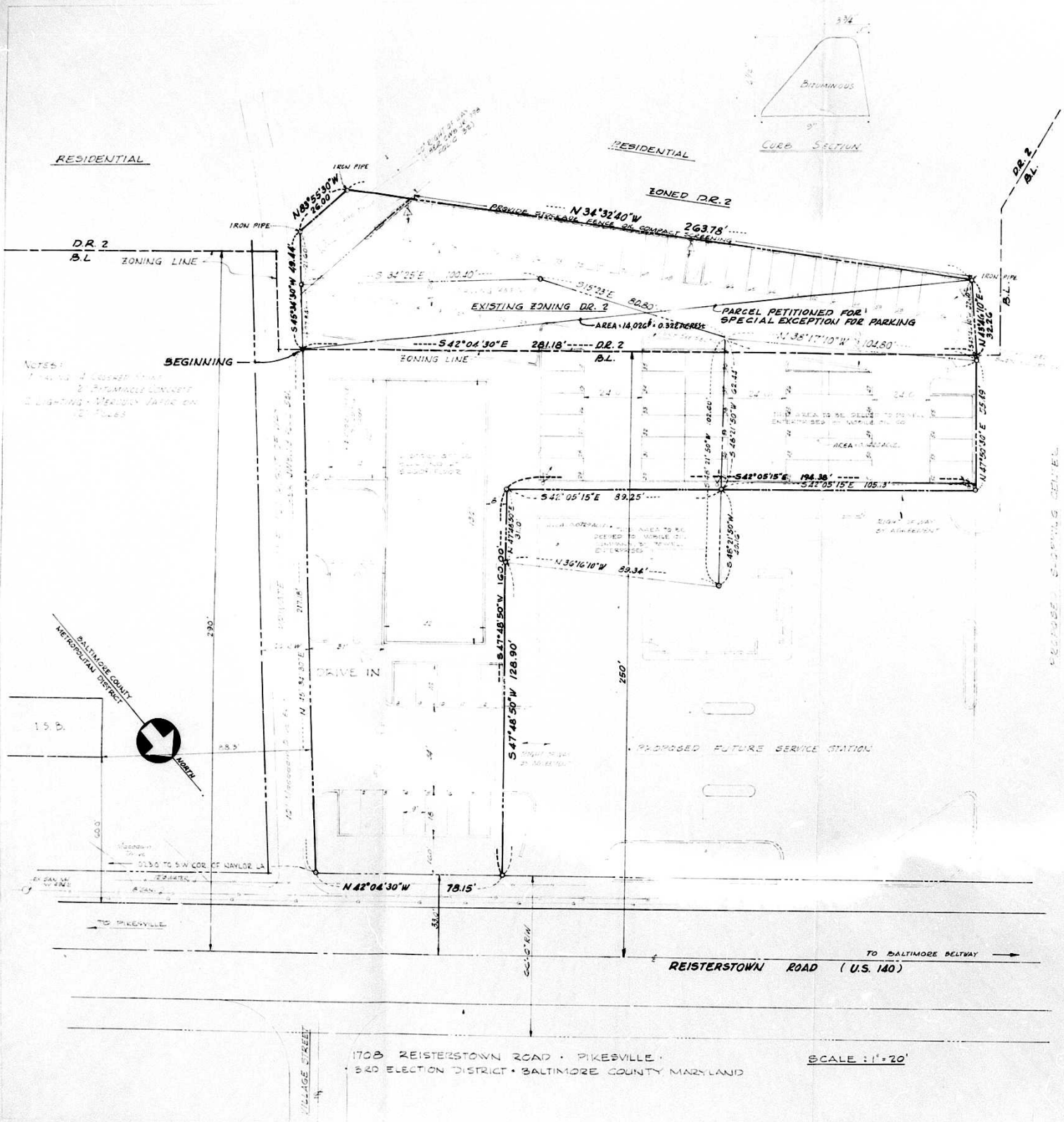
DATE: Jan. 17, 1973 ACCOUNT: 01-662

AMOUNT: \$17.50

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
 FIN. AGENCY FIN. AGENCY

Powell Enterprises Corporation
 Suite 815 Investment Building
 Baltimore, Md. 21204

Advertising and posting of property for 1708 Reisterstown Rd. Corp.
 \$73-161-SPH 47.50 CASH



BUSINESS OPERATIONS IN RESIDENCE ZONE

1. The land to be used for parking is adjacent to business property.
2. Passenger motor vehicles to be parked - no buses.
3. No loading or unloading of any other than parking shall be permitted.
4. Lighting shall be regulated as to location, direction, hours of illumination, glare, & intensity as required.
5. Paved surface shall be properly drained.
6. Operation is the responsibility of the joint owners and maintenance will be shared by the land and minimum tenants.

AREA PETITIONED FOR PARKING = 4.0268 ± 0.322 ACRES
 AREA OF ENTIRE TRACT = 8.15 ± 0.764 ACRES ±

PARKING DATA
 TOTAL PARKING SPACES REQUIRED:
 1ST FLOOR = 24,442 ± 1008 ±
 22,482 ± 840 ±
 TOTAL = 46,924 ± 1848 ± 2156 SPACES
 UPPER FLOORS = 5 FLOORS @ 5,460 ± = 27,300 ±
 27,300 ± 1500 ± 5460 SPACES
 TOTAL PARKING SPACES REQUIRED = 74,224 SPACES
 PARKING SPACES PROVIDED = 80 SPACES
 PARKING SPACES IN EXCESS OF REQ'D = 2 SPACES

PLAT TO ACCOMPANY
 PETITION FOR SPECIAL HEARING
 PROPERTY OF:
 1708 REISTERSTOWN ROAD CORPORATION - PETER POWELL - PRESIDENT
 % INVESTMENT BUILDING - SUITE 815
 ONE INVESTMENT PLACE
 TOWSON, MARYLAND 21204

Prepared By:
 SILBERMAN & ASSOCIATES
 ENGINEERS, PLANNERS SURVEYORS
 902 WEST 36TH STREET - BALTIMORE MD 21211

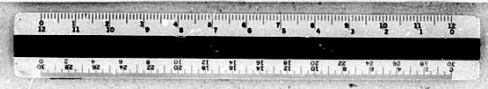
OFFICE COPY

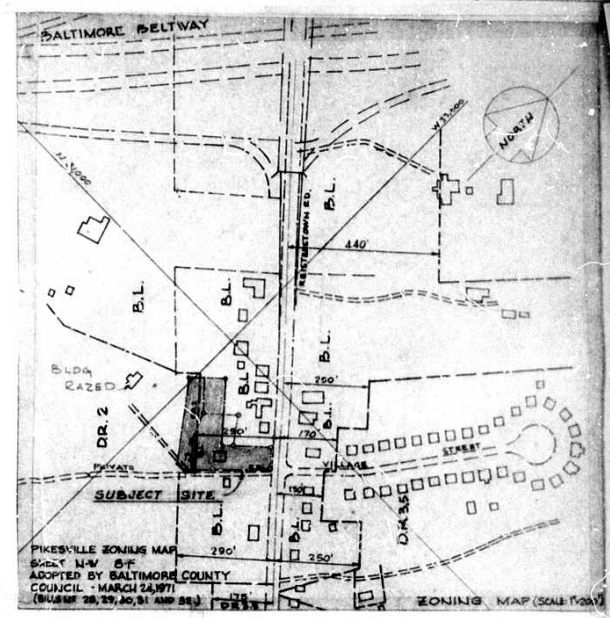
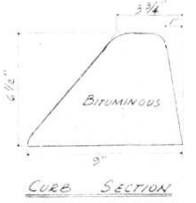
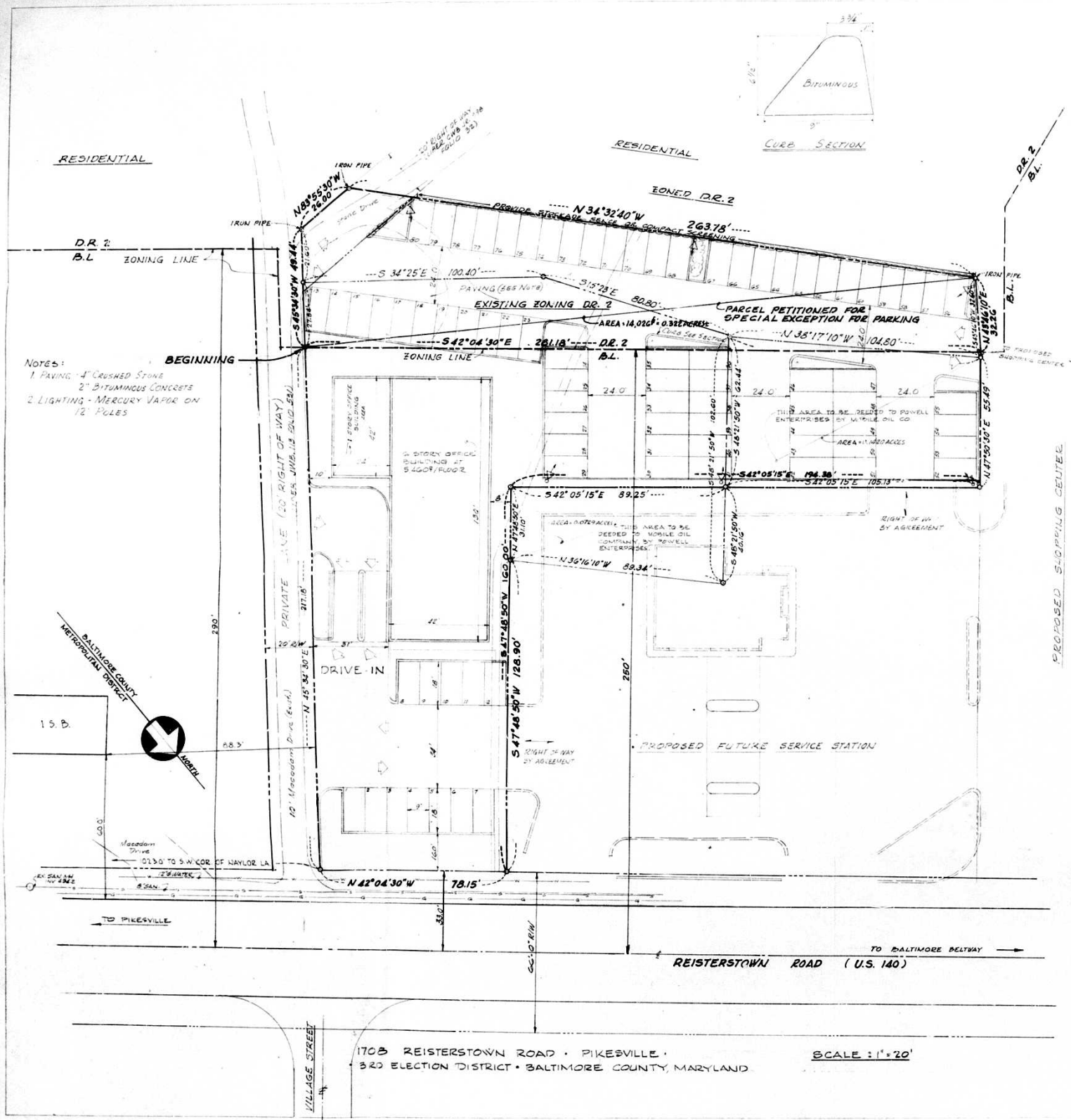


James P. ...

1708 REISTERSTOWN ROAD • PIKEVILLE •
 3RD ELECTION DISTRICT • BALTIMORE COUNTY MARYLAND

SCALE : 1" = 20'





NOTES:
 1. PAVING - 4" CRUSHED STONE
 2" BITUMINOUS CONCRETE
 2. LIGHTING - MERCURY VAPOR ON
 12 POLES

- BUSINESS PARKING IN RESIDENCE ZONE**
- The land to be used for parking is adjacent to business property.
 - Passenger vehicles only to be parked - no buses.
 - No loading, service, or any other than parking shall be permitted.
 - Lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, as required.
 - Paved surface shall be properly drained.
 - Operation is the responsibility of the joint owners and maintenance will be shared by the condominium tenants.

AREA PETITIONED FOR PARKING = 14,026 S.F. = 0.322 ACRES
 AREA OF ENTIRE TRACT = 33,275 S.F. = 0.764 ACRES

PARKING DATA
 NO. OF PARKING SPACES REQUIRED:
 FIRST FLOOR: 24' x 42' = 1008 S.F.
 42' x 132' = 5544 S.F.
 TOTAL = 6552 S.F. @ 1 SPACE / 200 S.F. = 21.56 SPACES
 UPPER FLOORS: 5 FLOORS @ 51400 S.F. = 257000 S.F.
 257000 S.F. @ 1 SPACE / 200 S.F. = 1285 SPACES
 TOTAL PARKING SPACES REQUIRED = 76.12 SPACES
 PARKING SPACES PROVIDED = 80 SPACES
 PARKING SPACES IN EXCESS OF REQ'D = 4 SPACES

PLAT TO ACCOMPANY
 PETITION FOR SPECIAL HEARING
 PROPERTY OF:
 "1708 REISTERSTOWN ROAD CORPORATION" - PETER POWELL, PRESIDENT
 INVESTMENT BUILDING - SUITE 815
 ONE INVESTMENT PLACE
 TOWSON, MARYLAND 21204

Prepared By:
 SILBERMANN & ASSOCIATES
 ENGINEERS, PLANNERS SURVEYORS
 902 WEST 36TH STREET, BALTIMORE, MD. 21211

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *Al Spangley*
 DATE: 11/17/73

