

# 73-174-X 103 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Irvin S. Williams, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an \_\_\_\_\_ zone; for the following reason:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for \_\_\_\_\_ Special Exception for a community building.

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Irvin S. Williams  
Contract purchaser  
Address: 321 Winters Lane  
Linthicum Heights, Md. 21115

Raymond E. Callagary  
Petitioner's Attorney  
Address: 113 St. Paul Place  
Baltimore, Md. 21202

Eric D. DiMenna  
Protestant's Attorney  
Address: 113 St. Paul Place  
Baltimore, Md. 21202

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1973, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1973, at 10:00 o'clock.

Eric D. DiMenna  
Zoning Commissioner of Baltimore County.

## **BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**



### **PETITION AND SITE PLAN EVALUATION COMMENTS**

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
Raymond E. Callagary, Esq.,  
113 St. Paul Place  
Baltimore, Maryland 21202  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Item 103

Your Petition has been received and accepted for filing  
this \_\_\_\_\_ day of \_\_\_\_\_, 1972.

Eric D. DiMenna  
Zoning Commissioner

Petitioner Irvin S. Williams

Petitioner's Attorney Raymond E. Callagary

Eric L. W. Rader  
Dep. Land Surveyor  
30 Balto. Road  
Towson, Md. 21158

Reviewed by Eric D. DiMenna  
Chairman  
Advisory Committee

## **BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

January 2, 1973

Raymond E. Callagary, Esq.,  
113 St. Paul Place  
Baltimore, Maryland 21202

RE: Special Exception Petition  
Item 103  
Irvin S. Williams - Petitioner

Dear Mr. Callagary:

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 all comments 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 Winters Lane, 151st (531) feet south of the center line of Main Avenue, in the First District of Baltimore County. This residential D.R. 5.5 zoned property is presently improved with a two-story frame building which is vacant. The rear of the property is mostly wooded. To the northwest of this property is the existing American Legion building, which appeared to be vacant, and the Community Action Agency building. To the southeast of this property is a vacant 10 story dwelling. The properties located adjacent to this site are improved with residential dwellings.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing and time, which will be held on this date, will be given to the public after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Eric D. DiMenna  
Chairman  
Advisory Committee

Enclosure

ORDER RECEIVED FOR FILING

DATE: January 7, 1973



73-174-X  
103

Baltimore County, Maryland

COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

December 26, 1972

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

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

Re: Item #103 (1972-1973)  
Property Owner: Irvin S. Williams  
Present Zoning: D.R. 5.5  
Proposed Zoning: Special Exception for a community bldg.  
District: 1st No. Acres: 0.327 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.

#### Highways:

Winters Lane, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 40-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. The plan must be revised to indicate the proposed right-of-way widening.

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

#### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, discharge sediments and silt into the adjacent stream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

#### Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide adequate drainage facilities (sewerage or stormwater) to prevent creating any nuisances or damages to adjacent properties, especially by 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.

Item #103 (12-1972)  
Property Owner: Irvin S. Williams  
Page 2  
December 26, 1972

#### Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available and serving this property.

Very truly yours,

Eric L. W. Rader  
ELEXANDER N. DIVER, P.E.,  
Chief, Bureau of Engineering

END:HAM:FW:mas

H-MS Key Sheet  
V 54 24 Position Sheet  
SW 2 F Topo  
XOL Tax Map

## **Baltimore County Fire Department**

J. Austin Deitz  
Chief



Towson, Maryland 21204

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

Attention: Mr. Jack Dillon, Acting  
Zoning Advisory Committee

Re: Property Owner: Irvin S. Williams

Location: 151 Winters Lane

Item No. 103

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.

1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ 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 \_\_\_\_\_ 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.
4. 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", 1973 Edition prior to occupancy.
5. Site plans are approved as drawn.
6. The Fire Prevention Bureau has no comments at this time.

Reviewed by: \_\_\_\_\_  
Planning Group  
Special Inspection Division  
Noted and Approved: \_\_\_\_\_  
Deputy Chief  
Fire Prevention Bureau

mls  
4/25/72

## **BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH**



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

December 13, 1972

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiMenna:

Comments on Item 103, Zoning Advisory Committee Meeting December 12, 1972, are as follows:

Property Owner: Irvin S. Williams  
Location: 151 Winters Lane  
Present Zoning: D.R. 5.5  
Proposed Zoning: Special Exception for a community building.

District: 1  
No. Acres: 0.327 acres

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 operate and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

Thomas M. Devlin  
THOMAS M. DEVLIN, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mas  
cc: L.A. Schuppert  
W.L. Phillips

APR 23 1973



15184 73-74-K  
**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District 151 Date of Posting JAN 20 1973  
 Posted for SPECIAL EXEMPTION  
 Petitioner IRVING S. WILLIAMS  
 Location of property SW 1/4 OF WINTERS LAKE 50 FT SE OF MAIN AVE  
 Location of Sign 1-151 WINTERS LAKE  
 Remarks Charles H. Neal  
 Posted by Signature Date of return JAN 26 1973

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**

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

Your Petition has been received - this 6th day of

Dec 1972. Item #         

[Signature]  
 S. Eric Smith  
 Zoning Commissioner

Petitioner WILLIAMS Submitted by J. CALLEGARY  
 Petitioner's Attorney CALLEGARY Reviewed by J. CALLEGARY

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

**BALTIMORE COUNTY, MARYLAND**  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. **F895**

DATE Jan 15, 1973 ACCOUNT 01-662

AMOUNT \$20.00

WHITE - CASHIER      DISTRIBUTION  
 PINK - AGENCY      YELLOW - CUSTOMER  
 Messrs. Callagary & Callagary  
 413 St. Paul Place  
 Baltimore, Md. 21202  
 Petition for Special Exemption for Irvin S. Williams  
 #13-174-K      50.00 CASH

**BALTIMORE COUNTY, MARYLAND**  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. **7036**

DATE Feb. 6, 1973 ACCOUNT 01-662

AMOUNT \$44.00

WHITE - CASHIER      DISTRIBUTION  
 PINK - AGENCY      YELLOW - CUSTOMER  
 Messrs. Callagary & Callagary  
 413 St. Paul Place  
 Baltimore, Md. 21202  
 Advertising and posting of property for Irvin S. Williams  
 #13-174-K      44.00 CASH

ZONE BL

ZONE D.R.55

FIRE HYDRANT

MAIN AVE.

WINTERS

LANE

MACADAM PAVING

WATER VALVE

SAN. M.H.

ENTRANCE

HEDGE

COMMUNITY ACTION AGENCY 1STORY BLOCK

GAS CONC. MON. A.L. POST-1

NO. 151 2-STORY FRAME BUILDING (ABANDONED) PROPOSED FOR COMMUNITY BLDG.

CONC. M.H. A.L. POST-2

EXISTING CURB TO BE REMOVED

ZONE D.R. 5.5

ZONE D.R. 5.5

PLAT TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR PROPERTY LOCATED AT NO. 151 WINTERS LANE

ZONE D.R. 5.5 0.327 AC. ±

1ST ELECT. DIST. BALTO. CO., MD. SCALE: 1" = 20' OCT. 17, 1972

PLOT NO. 263 AMERICAN LEGION BUILDING 1 STORY FRAME

ABANDONED 1.5 STORY FRAME DWELLING

FRAME SHED

NOTES

- 1) THE BEARINGS SHOWN HEREON ARE REFERRED TO THE MAGNETIC MERIDIAN OF OCT. 1972
- 2) ALL PARKING AREAS AND DRIVES TO BE MAINTAINED AS DURABLE DUSTLESS SURFACES.

PARKING DATA

SEATS PROVIDED — 120  
PARKING REQUIRED — 20 SPACES  
PARKING PROVIDED — 20 SPACES

4' HIGH SCREENING (COMPACT FENCE OR PLANTING)

FENCE FRAGMENT

CONC. MON. A.L. POST-4

N 29° 27' 00" W 50.00'

CONC. MON. A.L. POST-3

ZONE D.R. 5.5

Leo W. Rader

LEO W. RADER  
REG. LAND SURVEYOR  
"S BELFAST ROAD"  
THUNDERBOLT, MD. CL. 2-1860

