

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

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

March 14, 1973

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

Re: Item #153 (1972-1973)
Property Owner: Orkat, Inc.
SW/8 of Third Avenue, 165' E. of Harford Road
Present Zoning: B.L. and D.R. 5.5
Proposed Zoning: Special Hearing for use of subject property for parking area in accordance with Section 409.4 of Baltimore Co. Zoning Regulations
District: 11th No. Acres: 0.106 acre

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:

Harford Road (Md. 147) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Third Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements, including highway right-of-way widening for Third Avenue, a fillet area for sight distance at the intersection and any necessary reversible easements for slopes will be required for the entire frontage of this property along Third Avenue and Harford Road in connection with any grading or building permit application. The Harford Road improvements are to conform with State Highway Administration Standards, subject to their approval.

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, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

1 m #153 (1972-1973)
Property Owner: Orkat, Inc.
Page 2
2 Feb 14, 1973

Storm Drains:

Harford Road (Md. 147) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the 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.

Storm drain improvements will be required in connection with any grading or building permit application.

Water and Sanitary Sewer:

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

The Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements.

It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

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

END:RAM/PWR:es

cc: John J. Trenner
John Loos

N-105 Key Sheet
35 ME 17 Position Sheet
ME 9 E Topo
71 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

VICTOR L. SULLIVAN
DEPUTY TRAFFIC ENGINEER

April 10, 1973

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

Re: Item 153 - ZAC - February 20, 1973
Property Owner: Orkat, Inc.
Third Avenue E. of Harford Road
Special Hearing for use of subject property for parking areas in accordance with Sect. 409.4 of Baltimore Co. Zoning Regulations - District 11

Dear Mr. DiMenna:

No major traffic problems are anticipated by the requested parking in a residential area.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
James J. O'Donnell
Deputy Secretary

February 22, 1973

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

Attn: Mr. John J. Gillion

Dear Mr. DiMenna:

There is an 80' right of way (40' from existing center) proposed for the subject section of Harford Road. The ultimate curb section for Harford Road is 31' from Center.

Right of Way for a sight flare to accommodate a 30' radius return at the corner must be provided. The plan should be revised accordingly, prior to the hearing.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Mayers
John E. Mayers
Asst. Development Engineer

CJ:JEM:dk

P.O. Box 717 / 500 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

February 23, 1973

DONALD J. ROOP, M.D., MPH
DEPUTY CHIEF AND CHIEF, HEALTH SERVICES

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

Dear Mr. DiMenna:

Comments on Item 153, Zoning Advisory Committee Meeting February 20, 1973, are as follows:

Property Owner: Orkat, Inc.
Location: SW/8 of Third Avenue, 165' E of Harford Rd.
Present Zoning: B.L. and D.R. 5.5
Proposed Zoning: Special Hearing for use of subject property for parking areas in accordance with Sect. 409.4 of Baltimore Co. Zoning Regulations
District: 11
No. Acres: 0.106

Since metropolitan water and sewer are available, no health hazard is anticipated.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any 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,

Donald J. Roop
DONALD J. ROOP, Director
BUREAU OF ENVIRONMENTAL SERVICES

NVB:am

cc: W.L. Phillips

ORIGINAL
OFFICE OF
THE
ESSEX TIMES
ESSEX, MD. 21221 March 26 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiMenna, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 26 day of March 1973, that is to say, the same was inserted in the issue of March 22, 1973.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 1973
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published and published in Towson, Baltimore County, Maryland, once a week before the 26 day of March 1973, that is to say, the same was appearing on the 22nd day of March 1973.

THE JEFFERSONIAN
St. Louis
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-239 SPk

District: 11th Date of Posting: 3-23-73
Posted to: Meeting Monday Apr 9, 1973 at 11:30 A.M.
Posted by: Robert J. Jones
Location of property: SW/8 of Third Ave. 165 ft. East of Harford Rd.
Location of signs: 1 sign posted approx. 165 ft. East of Harford Rd. on 3rd Ave.
Remarks:
Posted by: Victor L. Sullivan Date of return: 3/29/73

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		CCO Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Demed									
Granted by ZC, BA, CC, CA									
Reviewed by <i>JC-JBB</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. Chasepark Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this _____ day of February 1973.

[Signature]
T. ERIC DIERMAN
Zoning Commissioner

Petitioner: *Edward G. Gentry, Jr.*
Reviewed by: *[Signature]*
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chasepark Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

[Signature]
T. ERIC DIERMAN
Zoning Commissioner

Petitioner: *Edward G. Gentry, Jr.*
Reviewed by: *[Signature]*
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 8261

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 10, 1973 ACCOUNT 01-666

AMOUNT \$51.50

DISTRIBUTION
WHITE - CARRIER PER - AGENT YELLOW - CUSTOMER
Edward G. Gentry, Jr.
614 Ruston Ave.
Towson, Md. 21204
Advertising and zoning of property for
Ed. G. Gentry, Jr.
\$51.50

BALTIMORE COUNTY, MARYLAND No. 8205

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 20, 1973 ACCOUNT 01-666

AMOUNT \$50.00

DISTRIBUTION
WHITE - CARRIER PER - AGENT YELLOW - CUSTOMER
Edward G. Gentry, Jr., Esq.
614 Ruston Ave.
Towson, Md. 21204
Advertising and zoning of property for
Ed. G. Gentry, Jr.
\$50.00

Section 409.4 Zoning Regulations

- a. Within an area containing signposts
 - 1. Motorists must not stop, or be across the street or alley during the business or industry involved.
- b. Only passenger vehicles, excluding buses, may use the parking area
- c. No loading, service, or any use other than parking shall be permitted.
- d. Lighting shall be required as to location, direction, hours of illumination, place, and intensity, as required. Lighting during normal business hours only. Lights shall be directed to building and directed to prohibit glare effects.
- e. Screening shall be by a sign above link screen fencing.
- f. Roofing shall be Struifmans Concrete Surfacing.
- g. Landscaping shall be Struifmans Concrete Surfacing.
- h. During non working hours employees & customers, during hours of building operation, only. Supervision shall be by owner.

Zoned DR 5.5
Zoned PL

2 sty
Wooden
Shingle
Dwg.
#2407
Parch.

ZONING PLAT
9403 & 9405 HAZFORD RD
11th Election District Baltimore Co. Md
Scale 1"=20' January 8, 1973

OWNER:~
ORKAT, INC.
2007 York Road
Timonium Md 21093
Phone 252-9010

DEED REFERENCE
O.T. 5105-97C
LOT 34, 35, 36, 37, 38, 2838284
CARNEY HEIGHTS PLAT WPCG-158

ZONING DATA

- ZONING DATA
1. Existing Zoning of Tract DL and DP355
2. Proposed Zoning DL and Use Permit for parking in a Residential Zone
3. Gross Acreage of Tract 0.4651 Ac
4. Portion Zoned DL 0.3925 Ac
5. Portion Zoned DP355 0.1061 Ac
6. Proposed office Bldg 9720 SF
7. Required Parking
- 1st Floor 4300/300 16-20 spaces
- 2nd Floor 4800/300 21-25 spaces
- 25-52 spaces
8. Proposed Parking 26 spaces
9. All utilities available at site

CARNEY HEIGHTS
Ph: Book 6:158

Zoned DR 5.5

Zonzo
BL

Zorro
BIA

2ND AVENUE

30' EXIST. R/W

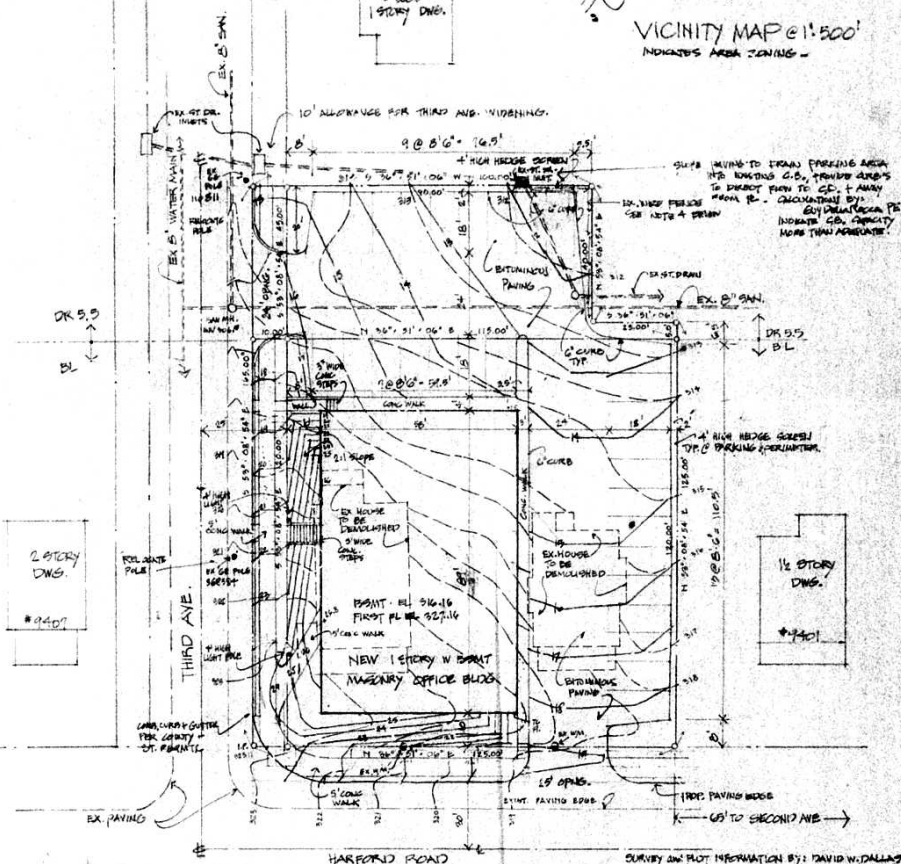
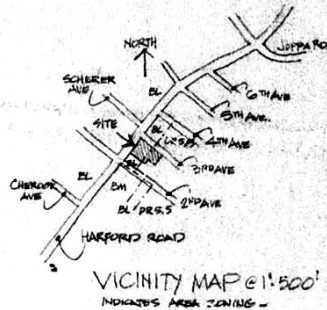
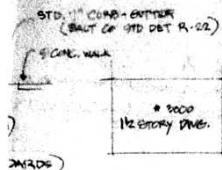
40' EXIST. E/W

30 Ultimate
Paving

CORD ROAD
PET EXST,

James W. Dallas
DAVID W. DALLAS, JR.
CIVIL ENGINEER
8713 OLD HARPWOOD RD.
BALTIMORE, MD. 21228
(410) 465-7477

(621) 665-7477



SITE PLAN: 9403 HARFORD ROAD 1"=20'-0"

SITE INFORMATION: OWNER - ORKATING ZONING - BL R OR 5.5 (USE PERMIT FOR PARKING IN RESIDENTIAL ZONE)
 LOT AREA - 20,250 SQ. FT. (4.65 ACRE)
 ELECTION DISTRICT - 11
 PARKING DATA: FIRST FLOOR - 4112 FT² @ 200 FT PER CAR, RES. 16.57
 LOWER LEVEL - 4612 FT² @ 500 FT PER CAR, RES. 9.23

PARKING PROVIDED: 29 CARS, PKG REQ'D: 29.7 CARS

- PARKING IS RESIDENTIAL USE SUBJECT TO FOLLOWING RESTRICTIONS:
1. PARKING AREA USED ONLY FOR AUTOMOBILE PASSENGER VEHICLES.
 2. NO LOADING UNLOADING OR USE OTHER THAN PASSENGER PERMITTED.
 3. LIGHTING REGULATED BY ILLUMINANCE ONLY COMMERCIAL ZONED PORTION OF PARKING.
 4. SLOTTED GRASS LINK FENCE OR EQUIVALENT TO BE FURTHER SCREENED BY EVERGREEN SHRUBS TO BE LOCATED ON ADJOINING RESIDENTIAL PROPERTY, SHRUBS TO BECOME PROPERTY OF ADJOINING PROPERTY OWNER.
 5. PARKING AREA TO BE MAINTAINED UP 90 DAYS TO PREVENT USE AT NIGHT AFTER SHRUBS ARE CROWNED.
 6. MAINTENANCE OF SITE PLAN (SPECIFICALLY INCLUDING AREA) BY SRA, BUT NO ETC AND OPS.
 7. MAINTENANCE OF SURFACE, MAINTENANCE REQUIRED.
 8. NOTICE OF PARKING PROVIDED FOR MAINTENANCE, PROVIDED LEASE AT-USE SHALL BE SPECIFIED AND MAINTAINED BY OWNER.

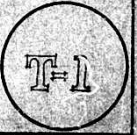
PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *John J. [Signature]*
 DATE: 5-22-75

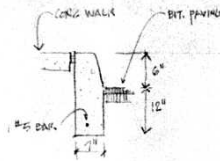
marks and cooke
 architects planners
 215 west joppa road
 baltimore, maryland 21204
 (301) 823-8744



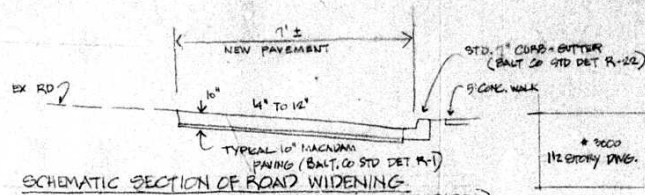
carney professional center
 9403 HARFORD RD., PARKVILLE, MD. 21234

DATE: 10 MAR 1975
 REVISIONS: 5/17/75
 BY: [Signature]



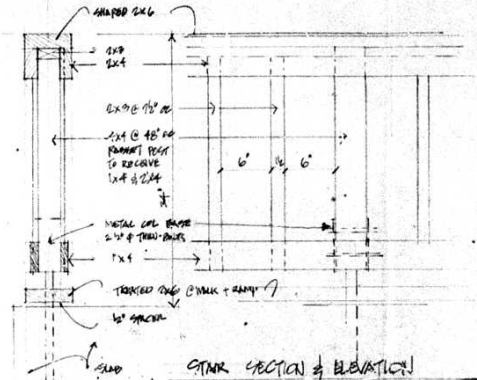


TYP. CURB

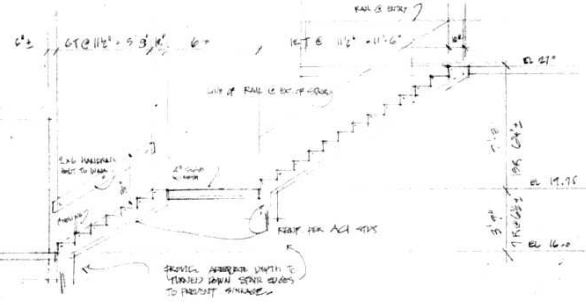


SCHEMATIC SECTION OF ROAD WIDENING

THIRD AVE. SHOWN HARFORD ROAD SIMILAR (STATE STANDARDS)
SEE ENGINEERING DIVISION BY DELLA ROCCA ARCHITECTS & ASSOCIATES



STAIR SECTION & ELEVATION



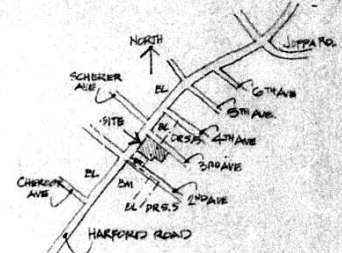
SCHEMATIC STAIR SECTION & ELEVATION

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 10-21-75

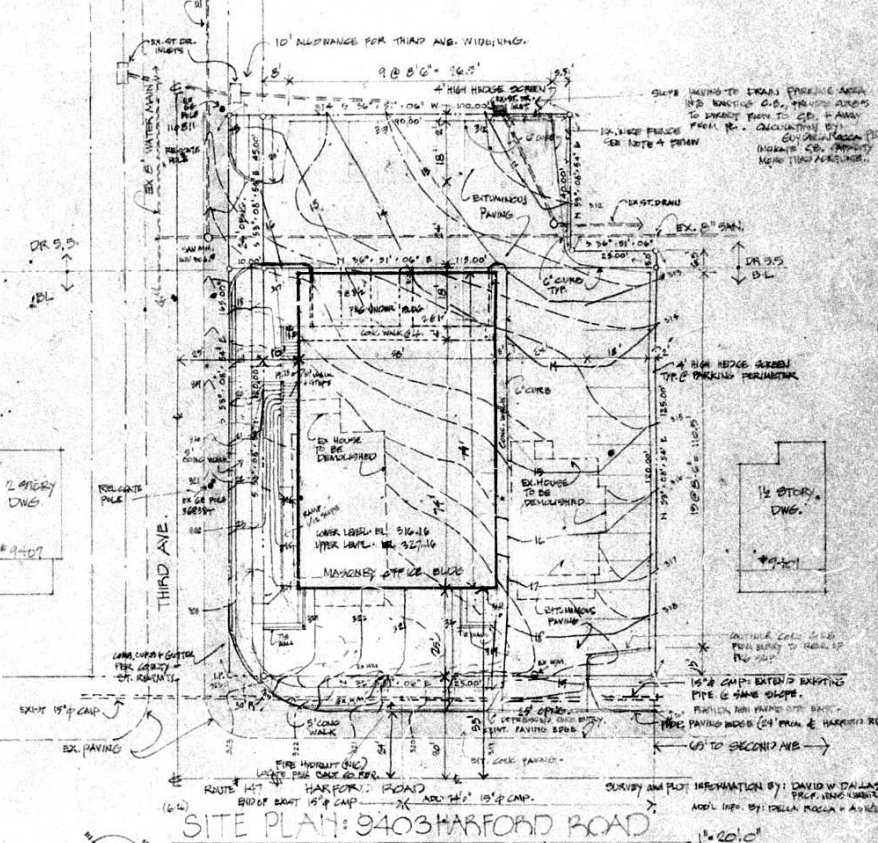
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 10/21/75

AMENDMENT TO PERMIT # 70405/C-50475 ISSUED 9-26-75

- REVISIONS TO BUILDING CAUSED BY DEED RESTRICTION OF 25' SETBACK @ HARFORD RD.
REVISION 1: SETBACKS - HARFORD RD - WAS 10' NOW 25'; REAR YARD WAS 66' NOW 40'
- 2. BLDG SIDE - LOWER LEVEL WAS 98'x81' - NOW 98'x74'
UPPER LEVEL WAS 98'x81' - NOW 98'x94' (6' OVERHANG ABOVE PKG SPACES)
- 3. BLDG AREA - WAS 9584 FT² - NOW 9440 FT²



VICINITY MAP @ 1:500
INDICATES AREA ZONING -



SITE PLAN: 9403 HARFORD ROAD

SITE INFORMATION: OWNER - ORKAT, INC.
ZONING - BL A OR 5.5 (USE PERMIT FOR PARKING IN RESIDENTIAL ZONE)
LOT AREA - 20,250 FT² (0.465 ACRE)
ELECTION DISTRICT 11
PARKING DATA: LOWER LEVEL - 4100 FT² @ 200 FT PER CAR, REQ. 13.9
UPPER LEVEL - 5320 FT² @ 200 FT PER CAR, REQ. 10.6
PARKING PROVIDED - 27 CARS, PKG REQ. 24.5 CARS

- PARKING IN RESIDENTIAL ZONE SUBJECT TO FOLLOWING RESTRICTIONS:
1. PARKING AREA SHALL ONLY FOR AUTOMOBILES, PASSENGER VEHICLES.
 2. NO LOADING, UNLOADING OR USE OTHER THAN PARKING PERMITTED.
 3. LIGHTING REGULATED TO ILLUMINATE ONLY COMMERCIAL ZONED PORTION OF PARKING.
 4. EXISTING CHAIN-LINK FENCE AND PLANTS TO BE MAINTAINED BY OWNER. SIGNAGE TO BE LOCATED ON ADJOINING RESIDENTIAL PROPERTY SUBJECT TO DEED RESTRICTIONS.
 5. PARKING AREA TO BE MAINTAINED UP TO 10' TO MAINTAIN NEAT APPEARANCE. GRASS TO BE MAINTAINED.
 6. PARKING AREA SHALL BE MAINTAINED BY OWNER, BUT NOT BY CITY AND USE.
 7. MAINTENANCE (PAVING, CLEANING) IS REQUIRED.
 8. MAINTENANCE (PAVING, CLEANING) IS REQUIRED.

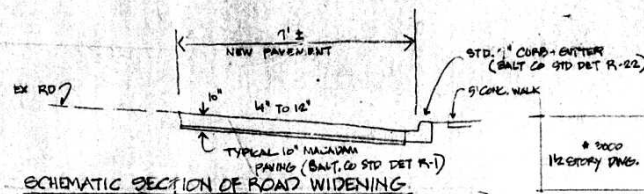
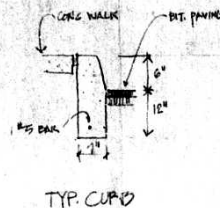
carney professional center

9403 HARFORD RD., PARKVILLE, MD. 21234

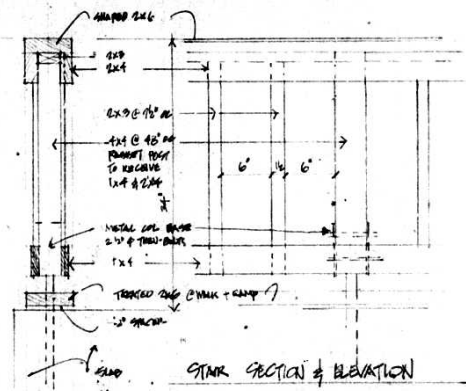
marks and cooke
architects
planners
218 west koppel road
baltimore, maryland 21204
(410) 823-8744



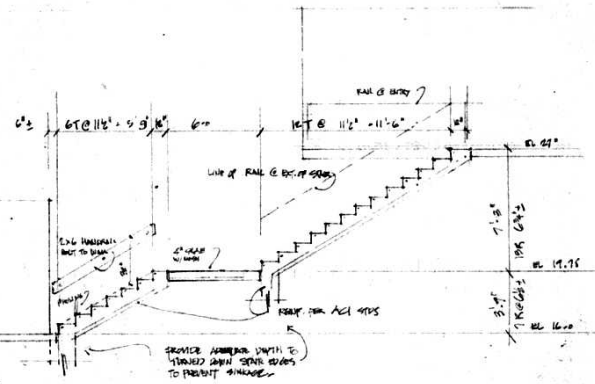
REVISED
T-1



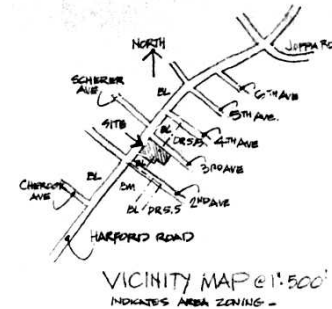
SCHEMATIC SECTION OF ROAD WIDENING
THIRD AVE. SHOWN, HARFORD ROAD SIMILAR (STATE STANDARDS)
SEE BLUEPRINTS DRAWN BY DELLA ROCCA ARCHT & ASSOC.



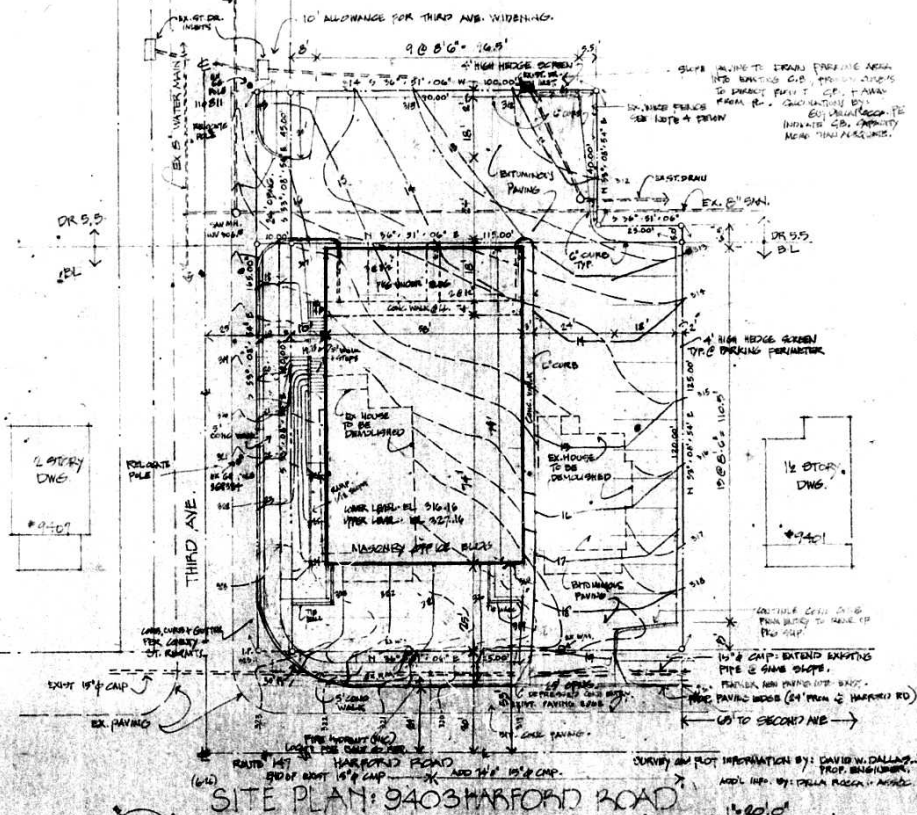
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *4/13/76*
ZONING COMMISSION
DATE: *4/13/76*
73-237



SCHEMATIC STAIR SECTION NO. 1000



VICINITY MAP @ 1:500
INDICATES AREA ZONING



SITE PLAN: 9403 HARFORD ROAD

SITE INFORMATION: OWNER - CARPENTER ZONING - B1 & DR 3.5 (USE PERMIT FOR PARKING IN RESIDENTIAL ZONE) LOT AREA - 40,000 SQ. FT. 0.92 ACRES ELECTION DISTRICT - 11

PARKING DATA: LOWER LEVEL - 4,100 SQ. FT. @ 200 SQ. FT. PER CAR, RES. 13.7 UPPER LEVEL - 1,200 SQ. FT. @ 200 SQ. FT. PER CAR, RES. 3.7 TOTAL (MINIMUM) - 5,300 SQ. FT. @ 200 SQ. FT. PER CAR, RES. 26.4

PARKING PROVIDED: 21 CARS, PER REQ'D - 26.0 CARS

NOTES: 1. PARKING IN RESIDENTIAL ZONE SUBJECT TO FOLLOWING RESTRICTIONS: a. PARKING AREA USED ONLY FOR AUTOMOBILE PARKING. b. NO LOADING/UNLOADING OR OTHER VEHICLES. c. LIMITED OVERHEAD TO MAXIMUM OF 12' CLEARANCE. d. PARKING TO BE LOCATED ON A LEVEL OR GENTLY SLOPING AREA. e. PARKING TO BE LOCATED ON A LEVEL OR GENTLY SLOPING AREA. f. PARKING TO BE LOCATED ON A LEVEL OR GENTLY SLOPING AREA.

AMENDMENT TO PERMIT # 10405/C-50475 DATED 9-26-75

- 1. REVISIONS TO BUILDING COVERED BY DEED RESERVATION OF 25' SETBACKS HARFORD RD. REVISION 1: SETBACKS - HARFORD RD - WAS 10' NOW 25'. REAR YARD WAS 66' NOW 40'. NO CHANGE IN SIDE YARD.
- 2. BLDG SIZE - LOWER LEVEL WAS 25' X 25' NOW 25' X 24'. UPPER LEVEL WAS 25' X 25' NOW 25' X 24' (BUT OVERHANG ABOVE FING 2' ABOVE).
- 3. BLDG AREA - WAS 4934 SQ. FT. NOW 4740 SQ. FT.

carney professional center

9403 HARFORD RD., PARKVILLE, MD. 21234

marks and cooke architects planners
213 west joppa road
BALTIMORE, MARYLAND 21204
(301) 823-6744

REVISION T-1