

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: Item 185 - ZAC - March 27, 1973
Property Owner: Reisterstown Federal Savings and Loan Association
N/W/S of Chestnut Hill Lane, E of Reisterstown Road
Special Hearing for a use permit for the use of land in a
residential zone
District 4

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Reisterstown Federal Savings and Loan Association, 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 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 a use permit for the use of land in a residential zone for a parking area to meet and exceed the parking requirement of Section 409.2b.(5), pursuant to, and subject to all the conditions and requirements set out in Section 409.4 of the Baltimore County Zoning Regulations (September, 1971, Interim Edition), all as shown on the zoning plat and descriptions filed herewith.

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, 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 applicable pursuant to the Zoning Law for Baltimore County.

By: Reisterstown Federal Savings & Loan Association
Contract Purchaser: By: Arthur C. Jensen Legal Owner
Address: 319 Main Street
Reisterstown, Md. 21138
Protestant's Attorney: James E. Nolan
Address: 204 West Pennsylvania Avenue
Towson, Maryland 21204 823-1800

ORDERED By the Zoning Commissioner of Baltimore County, this 21st day of March, 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 the 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 21st day of May, 1973, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
Beginning 177.31' from the NE/ : DEPUTY ZONING
corner of Reisterstown Road and :
Chestnut Hill Lane - 4th District : COMMISSIONER
Reisterstown Federal Savings and : OF
Loan Association - Petitioners :
NO. 73 268-SPH (Item No. 185) :
: BALTIMORE COUNTY

This Petition represents a request for a Special Hearing to determine if a permit should be granted for off-street parking on a residentially zoned parcel, pursuant to Section 409.4 of the Baltimore County Zoning Regulations. The property in question contains .6 of an acre, more or less, and is located on the north side of Chestnut Hill Lane, 177 feet northeast of Reisterstown Road in the Fourth Election District of Baltimore County.

Testifying in behalf of the Petitioners were Arthur C. Jensen, President of the Reisterstown Federal Savings and Loan Association; Robert N. Bond, a civil engineer who prepared the Petitioners' site plan; and Hugh Gelston, real estate appraiser and broker.

Testimony indicated that the subject parcel lies adjacent to and binds on a commercially zoned parcel owned by the Petitioners, and located at the corner of Reisterstown Road and Chestnut Hill Lane. The commercial site is to be improved with a brick building of colonial design that will house the Reisterstown Federal Savings and Loan Association. Improvements include a drive-in window in the building and a parking area for customers. However, in order to comply with the Baltimore County Parking Regulation, and to insure that sufficient off-street parking will be provided, the Petitioners have purchased the subject property to supplement the commercially zoned parking area. Approximately one-half of the residential parcel is planned to be utilized for the parking of 28 vehicles. Said parking area will be paved with black-top paving and graded in such a manner as to prevent surface water run-off on surrounding properties. Screening exists along the northernmost property line in the form of evergreen trees that vary in height from five to fourteen

feet. Additional screening to consist of dense evergreen shrubs, a minimum of four feet in height, will be provided across the full width of the lot adjacent to the northernmost boundary of the parking area.

It was the Petitioners' contention that the proposed use of the commercial parcel would be more compatible with the surrounding area and residences than many or most, of the uses permitted under the present B.L. zoning classification. A fast food restaurant previously proposed for the site was cited as one of the more objectionable uses that could take place under the B.L. classification.

The Petitioners' real estate expert described the zoning surrounding the subject parcel as being commercial on two sides, the southernmost side and the property on the opposite side of Chestnut Hill Lane. Consequently, it was his opinion that the commitment of the vacant residential parcel for parking would benefit the neighborhood by providing needed off-street parking, and a substantial use that should have the effect of stabilizing its present residential classification.

None of the adjoining residents attended the hearing or submitted protest letters, and there were not adverse comments regarding the Petitioners' site plan by County and State agencies that reviewed his plan.

After reviewing the above testimony, it is the opinion of the Deputy Zoning Commissioner that a commercial parking use on the residentially zoned .6 of an acre parcel would not be detrimental to the health, safety and general welfare of the community and would, in fact, benefit said community by providing an apparently unobjectionable use that should have the effect of stabilizing the present residential character of the property.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of May 1973, that the requested use for commercial parking on the herein described residential parcel should be and the same is hereby Granted, subject, however, to the following restrictions:

1. Approval of a site plan for said use by the Department of Public Works and the Office of Planning and Zoning.
2. Notes on said plan shall include the hours of use and an indication that the lot will be secured after such hours; the type of paving, screening and lighting; and said lighting shall be free standing, directed away from adjoining residences, and shall not exceed a height of ten feet.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE May 12, 1973

BY Arthur C. Jensen

ORDER RECEIVED FOR FILING

DATE May 12, 1973

BY Arthur C. Jensen

ORDER RECEIVED FOR FILING

DATE May 12, 1973

BY Arthur C. Jensen

- 3 -

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

James B. Nelson, Esq., BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
204 West Pennsylvania Avenue
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 185

Your Petition has been received and accepted for filing
this 21st day of March, 1973.

Eric Dineen
Zoning Commissioner

Petitioner: Reisterstown Federal Savings & Loan Association
Petitioner's Attorney: James B. Nelson
Reviewed by: James B. Nelson
Chairman, Zoning Advisory Committee
c/o The Wilson T. Ballard Co.,
17 Bayne Hill Court
Beltage Mills, Maryland 21117

James B. Nelson, Esq., BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
204 West Pennsylvania Avenue
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 185

Your Petition has been received and accepted for filing
this 21st day of March, 1973.

Eric Dineen
Zoning Commissioner

Petitioner: Reisterstown Federal Savings & Loan Association
Petitioner's Attorney: James B. Nelson
Reviewed by: James B. Nelson
Chairman, Zoning Advisory Committee
c/o The Wilson T. Ballard Co.,
17 Bayne Hill Court
Beltage Mills, Maryland 21117

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

Division of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

23 April 1973

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

Re: Item #185 (1972-1973)
Property Owner: Reisterstown Federal Savings and Loan Association
N/A/S of Chestnut Hill Lane, S of Reisterstown Road
Present Zoning: D. R. 2-5
Proposed Zoning: Special Hearing for a use permit for the use of land in a residential zone
District: 4 No. Acres: 0.6030 acres

Dear Mr. Dineen:

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.

Highway:

Reisterstown Road (Md. 140) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to the State Road Commission requirements.

Chestnut Hill Lane, 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 and a fillet area for sight distance at the Reisterstown Road intersection together with any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

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

JUL 02 1973

REISTERSTOWN FEDERAL SAVINGS & LOAN ASSOCIATION
REISTERSTOWN, MARYLAND
ELECTION DISTRICT 4

DESCRIPTION
OF
0.5030 ACRE PARCEL OF LAND
FOR WHICH A PERMIT FOR BUSINESS MARKING IN RESIDENTIAL ZONE IS REQUESTED

LOCATION
NORTHWEST SIDE OF CHESTNUT HILL LANE, EAST OF REISTERSTOWN ROAD INTERSECTION

FEBRUARY 26, 1973

Prepared by
THE WILSON T. BALLARD COMPANY
17 Gwynne Mill Court
Orange Mills, Maryland 21117

All of that parcel of land situate, lying and being in the 4th Election District of Baltimore County, Maryland, on the northeast side of Chestnut Hill Lane east of Reisterstown Road and more particularly described in the deed from M. Fred Cooper and E. Ruth Cooper, his wife, to Reisterstown Federal Savings and Loan Association, recorded in Liber 5337, Folio 736, as follows:

Beginning for the same at a pipe found in the northeasterly right of way line of Chestnut Hill Lane (50 feet wide) and distant 177.31 feet from the easternmost right of way line of Reisterstown Road, said point of beginning being also the point of beginning and the southermost corner of the 2nd parcel of that land which was conveyed from M. Fred Cooper and E. Ruth Cooper, his wife, to Mary Agatha Meurer by deed dated February 13, 1960, and recorded among the Land Records of Baltimore County, Maryland, in Liber MWR 3955, Folio 620, and as shown on a plat attached thereto, said place of beginning being also at the end of the 3rd or S 41°42'25" E, 175.05 feet line of the land conveyed by Burger Chef Systems, Inc., to Reisterstown Federal Savings and Loan Association by deed dated April 10, 1972, and recorded among the Land Records of Baltimore County, Maryland, in Liber 070 5260, Folio 911, thence, as now surveyed, with bearings based on the Baltimore County Bureau of Engineering datum, leaving the aforementioned northeasterly line of Chestnut Hill Lane and running with and binding reversely on the said 3rd or S 41°42'25" E, 175.05 feet line of Burger Chef Systems, Inc., to Reisterstown Federal Savings and Loan Association and binding on the 1st or N 41°42'25" W, 175.05 feet line of the aforementioned 2nd parcel from Cooper to Meurer,

(1) N 41°42'25" W, 175.05 feet to a pipe found in a concrete manhole, thence continuing on the same course and running with and binding on the 2nd or N 41°42'25" W, 84.95 feet line of that land which was conveyed by M. Fred Cooper and E. Ruth Cooper, his wife, to Alfred J. Bertsch and Janis S. Bertsch, his wife, by deed dated June 19, 1961, and recorded among the Land Records of Baltimore County, Maryland, in Liber MWR 3894, Folio 7, and running with and binding on the 2nd or N 41°42'25" W, 84.95 feet line of the aforementioned 2nd parcel from Cooper to Meurer,

(2) N 41°42'25" W, 84.70 feet to a pipe now set at the end thereof, and to intersect the S 48°17'35" E, 506.76 feet line of Block "B" Section Two Academy Acres as shown on a plat recorded among the Land Records of Baltimore County, Maryland, in Plat Book 024 23, Folio 127, said point being N 48°15'10" E, 10.97 feet from the southeast corner of Lot No. 2, thence leaving the lands of Cooper to Bertsch and running with and binding on a part

1 of 3

of the 3rd or N 48°17'35" E, 261.04 feet line of the aforementioned 2nd parcel of Cooper to Meurer and with a part of the southermost lines of Lots 3 and 5 of Block "B" Section Two Academy Acres aforesaid,

(3) N 48°17'35" E, 101.04 feet to a pipe now set at the end of the 2nd or N 41°42'25" W, 260.00 feet line of the land described in a deed from M. Fred Cooper and E. Ruth Cooper, his wife, to Annie M. Trine, widow, and William Edwin Long, her son, dated December 31, 1968, and recorded among the Land Records of Baltimore County, Maryland, in Liber 070 4932, Folio 634, said pipe now set being located S 7°34'23" E, 0.11 feet from a pipe found, thence leaving the lines of Block "B" Section Two Academy Acres and leaving the outlines of the aforementioned 2nd parcel to Cooper to Meurer and running with and binding reversely on the aforementioned 2nd or N 41°42'25" W, 260.00 feet line of Cooper to Trine and Long,

(4) S 41°42'25" E, 260.00 feet to a pipe now set at the beginning thereof and to intersect the 5th or S 48°17'35" E, 261.04 feet line of the aforementioned 2nd parcel of Cooper to Meurer at a bearing and distance of N 48°15'10" E, 101.04 feet from the end thereof said point being in the aforementioned northeasterly line of Chestnut Hill Lane (50 feet wide) and being located S 48°00'35" E, 1.18 feet from a pipe found, thence running with and binding on the aforesaid northeasterly line of Chestnut Hill Lane and with the remainder of the said S 48°17'35" E, 261.04 feet line of the 2nd parcel of Meurer to Cooper to the end thereof,

(5) S 48°17'35" E, 101.04 feet to the place of beginning. Containing 0.5030 acres of land more or less. All as shown on a plat designated 301-44382 attached hereto and made a part hereof, saving and excepting that portion of the parcel which is presently owned by BL as indicated on the plat.

Subject to a storm drainage easement 10 feet wide along the northeast side of the 1st and 3rd lines of the herein described parcel of land as shown on Baltimore County Bureau of Land Acquisition Plat RW 57-009-4.

Subject also to a 10 foot wide drainage and utility easement along the northeast side of the above mentioned 10 foot wide storm drainage easement as shown on Baltimore County Bureau of Land Acquisition Plat RW 61-087, and

Subject also to a 10 foot wide drainage and utility easement along the southeast side of the 3rd line of the herein described parcel of land as shown on Baltimore County Bureau of Land Acquisition Plat RW 66-291-1.

2 of 3

Prepared by:

THE WILSON T. BALLARD COMPANY
17 Gwynne Mill Court
Orange Mills, Maryland 21117



Robert M. Ballard

3 of 3

DUPLICATE
OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 April 16 - 19 73

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dineen
Zoning Commissioner of Baltimore County
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one week
before the 16th day of April 1973 that is to say, the same
was inserted in the issue of April 12, 1973.

STROMBERG PUBLICATIONS, Inc.

By: *Robert M. Ballard*

15160 73-268 SPH
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *4124* Date of Posting: *APRIL 14, 1973*

Posted for: *SPACIAL HEARING*

Petitioner: *REISTERSTOWN FEDERAL SAVINGS & LOAN ASSOC.*

Location of property: *177.31 FT. FROM THE N.E. COR. OF REISTERSTOWN RD. & CHESTNUT HILL LANE*

Location of Sign: *137 FT. N. OF CHESTNUT HILL LANE E. SIDE OF REISTERSTOWN RD.*

Remarks: *Charles M. Meier* Date of return: *APRIL 26, 1973*

CERTIFICATE OF PUBLICATION
TOWSON, MD. April 12, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing at 10:00 a.m. on April 12, 1973, the first publication appearing on the 12th day of April, 1973.

THE JEFFERSONIAN
S. L. Land Management
Manager

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

Your Petition has been received and accepted for filing
this *14th* day of *April* 1973.

S. Eric Dineen
Zoning Commissioner

Petitioner: *Reisterstown Federal Savings & Loan Association*

Petitioner's Attorney: *James B. Holm* Reviewed by: *James B. Holm*
17 Gwynne Mill Court Chairman
Orange Mills, Maryland 21117 Zoning Advisory Committee

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

Your Petition has been received" this *14th* day of *April* 1973.

S. Eric Dineen
Zoning Commissioner

Petitioner: *Reisterstown Federal Savings & Loan Association*

Petitioner's Attorney: *Talman* Reviewed by: *James B. Holm*

* 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. 8252

DATE: *April 6, 1973* ACCOUNT: *01-662*

AMOUNT: *\$25.00*

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
GREEN - ASSESSOR
PURPLE - AGENT
MAGENTA - HOLM, PLUMMER and WILLIAMS
204 W. Penna. Ave.
Towson, Maryland 21204
Petition for Special Hearing for Reisterstown Fed. Savings & Loan Association
773-268-SPH

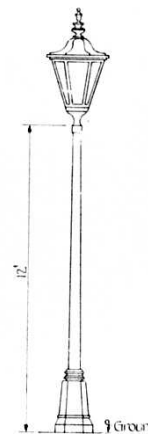
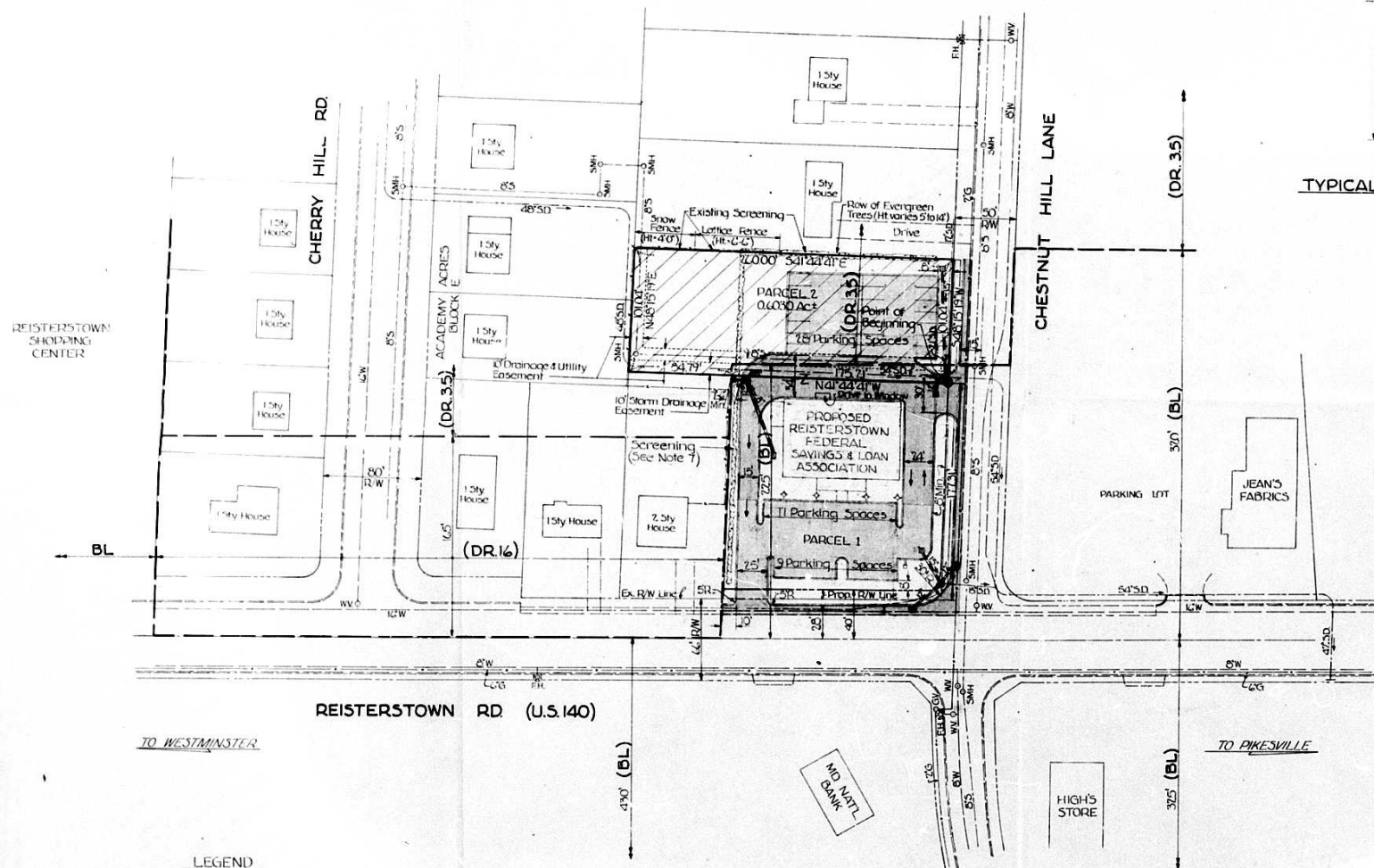
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 8307

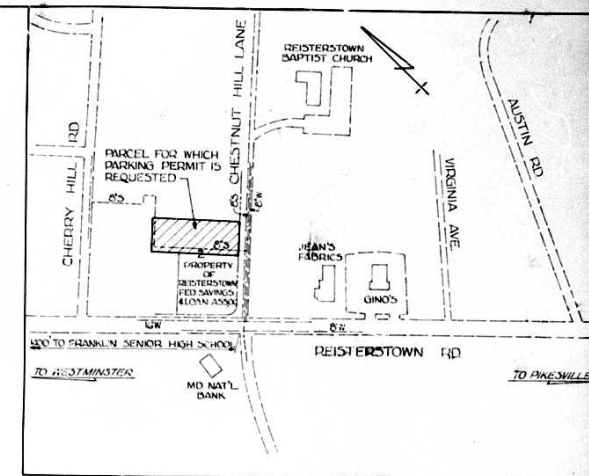
DATE: *May 1, 1973* ACCOUNT: *01-662*

AMOUNT: *\$129.75*

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
GREEN - ASSESSOR
PURPLE - AGENT
MAGENTA - HOLM, PLUMMER and WILLIAMS
204 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Reisterstown Fed. Savings & Loan Assoc. - 773-268-SPH 139.75 MC



TYPICAL LIGHT STANDARD
Not to Scale



LOCATION PLAN
Scale: 1"=200'

NOTES

1. Proposed parking area in residential zone is to be used for passenger vehicles only. No loading service or any use other than parking for passenger vehicles will be permitted.
2. Proposed parking lot will be properly maintained at all times.
3. Proposed parking lot will be used on a daily basis during business hours.
4. Proposed parking lot will be drained as shown on the plan.
5. Parking lot paving section will consist of crusher run stone base with bituminous concrete surfacing.
6. Site Lighting
 - a. Rear parking area to be illuminated by flood lights mounted on the rear of the building and arranged to reflect light away from adjacent properties.
 - b. Front of building to be illuminated by four (4) colonial style light standards located as shown on the plan. A detail of the luminaire and standard is also shown hereon.
7. Proposed screening to consist of a planting of dense evergreen shrubs four (4) feet minimum in height.
8. Hours: Business and employee hours are from 8:00 a.m. to 5:00 p.m., Monday thru Saturday, except Friday which are from 8:00 a.m. to 9:00 p.m.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John F. Winkley*
DATE: *1/11/75*

REISTERSTOWN FEDERAL SAVINGS & LOAN ASSOCIATION
REISTERSTOWN, MARYLAND
LOCATION PLAN FOR PROPOSED BUILDING
AT INTERSECTION OF REISTERSTOWN ROAD
AND CHESTNUT HILL LANE
APPLICATION FOR PERMIT FOR BUSINESS
PARKING IN RESIDENTIAL ZONE

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 4TH

PREPARED BY:
THE WILSON T. BALLARD CO.
CONSULTING ENGINEERS
OWINGS MILLS, MARYLAND

SCALE: 1"=50'

DATE: FEB. 26, 1973
DWG. NO. 301-4-SK 2

LEGEND

- Existing Water (W)
- Existing Gas (G)
- Existing Sanitary (S)
- Existing Storm Drain (S.D.)
- Proposed Storm Drain System
- Outline of Existing Zoning Classification
- Proposed Parking Lot & Entrances (Existing Elevation of building lot to be generally held)
- Typical Light Standard (See Note 4)
- Area of Parcel 2 for which Use Permit for Business Parking in Residential Zone is requested

ANALYSIS OF OFFSTREET PARKING REQUIREMENTS BASED ON SECTION 409.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS

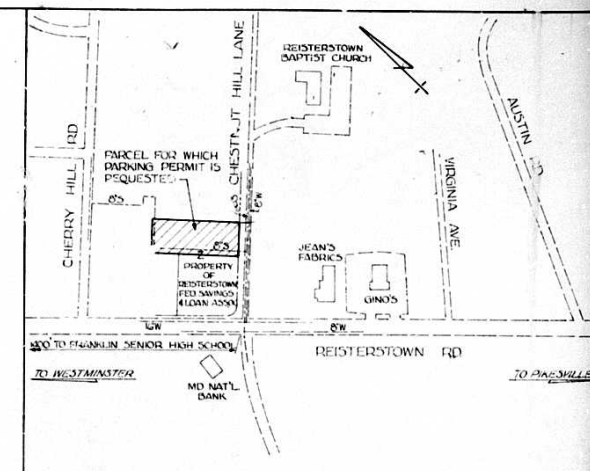
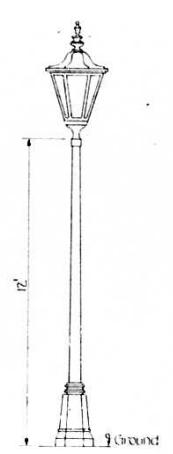
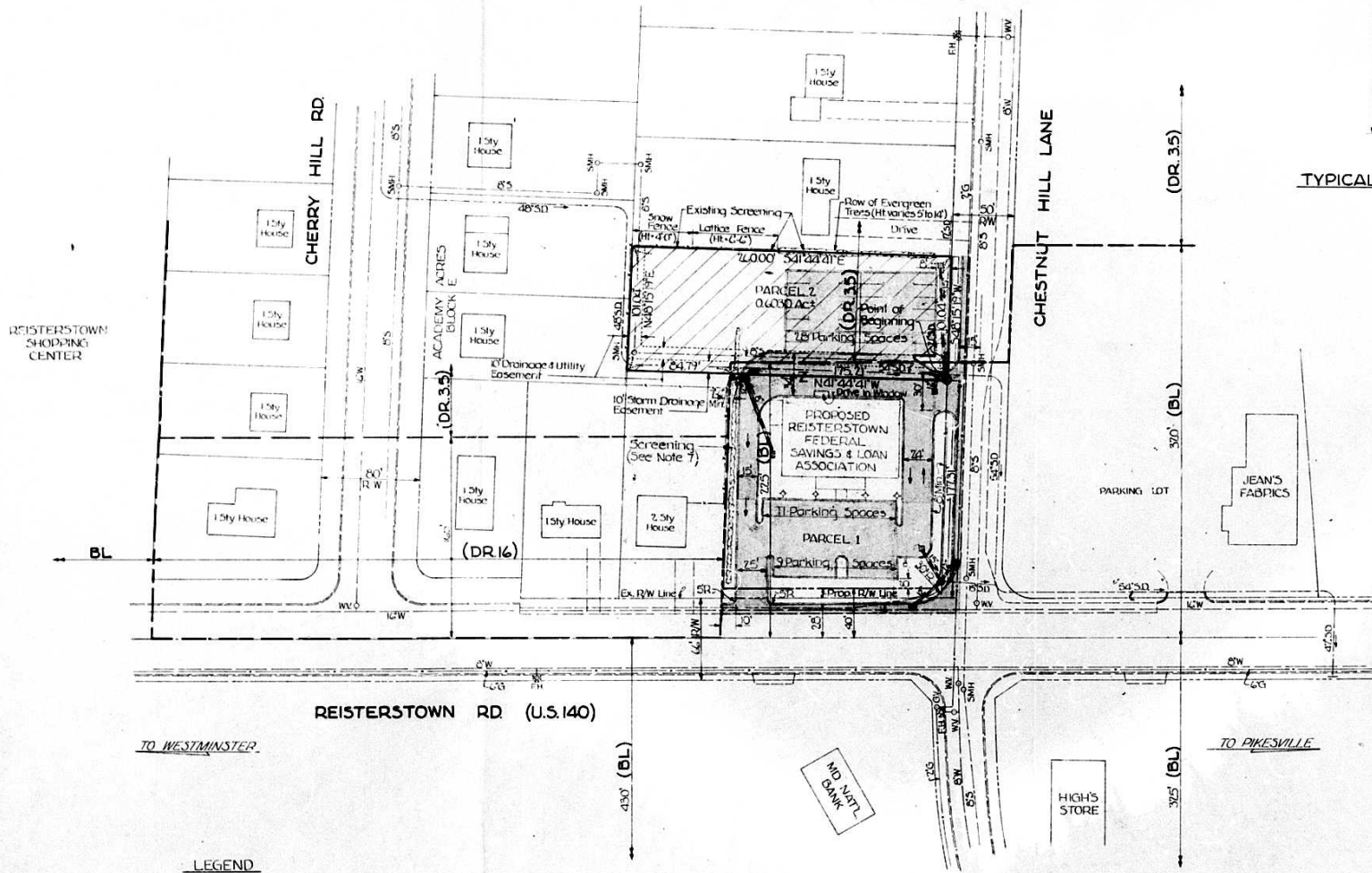
First Floor - 6142 SF
300 SF/Space * Say 21 Spaces
Second Floor - 7405 SF
300 SF/Space * Say 25 Spaces
Totals 26 Spaces Required

PERMIT APPLICATION

IT IS HEREBY REQUESTED THAT A PERMIT BE GRANTED TO THE REISTERSTOWN SAVINGS AND LOAN ASSOCIATION FOR USE OF THEIR 0.6030 ACRE PARCEL OF LAND LOCATED ON CHESTNUT HILL LANE AS A PARKING AREA FOR BUSINESS PURPOSES. THE EXISTING ZONING FOR THE MAJOR PORTION OF THE LOT IS DR3.5 AND THE REMAINDER IS BL. THE PARKING WILL SERVE ONLY THE EMPLOYEES AND CUSTOMERS OF THE ASSOCIATION. THIS REQUEST FOR A USE PERMIT FOR BUSINESS PARKING IN A RESIDENTIAL ZONE IS MADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 409.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS.



Robert M. Ball

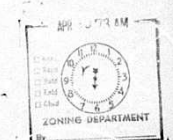


LOCATION PLAN
Scale: 1"=200'

NOTES

1. Proposed parking area in residential zone is to be used for passenger vehicle only. No loading service or any uses other than parking for passenger vehicles will be permitted.
2. Proposed parking lot will be properly maintained at all times.
3. Proposed parking lot will be used on a daily basis during business hours.
4. Proposed parking lot will be drained as shown on the plan.
5. Parking lot paving section will consist of crusher run stone base with bituminous concrete surfacing.
6. Site Lighting
 - a. Rear parking area to be illuminated by flood lights mounted on the rear of the building and arranged to reflect light away from adjacent properties.
 - b. Front of building to be illuminated by four (4) colonial style light standards located as shown on the plan. A detail of the luminaire and standard is also shown herein.
7. Proposed screening to consist of a planting of dense evergreen shrubs four (4) feet minimum in height.

REVISED PLANS



Reisterstown Savings & Loan
1/1/85

LEGEND

- Existing Water (W)
- Existing Gas (G)
- Existing Sanitary (S)
- Existing Storm Drain (SD)
- Proposed Storm Drain System
- Outline of Existing Zoning Classification
- Proposed Parking Lot Entrances (Existing Elevation of building lot to be generally held)
- Typical Light Standard (See Note 6)
- Area of Parcel 2 for which Use Permit for Business Parking in Residential Zone is requested

**ANALYSIS OF OFFSTREET PARKING REQUIREMENTS
BASED ON SECTION 409 OF THE BALTIMORE
COUNTY ZONING REGULATIONS**

First Floor - 644 S.F.	*Say 21 Spaces
300 S.F./Space	
Second Floor - 2405 S.F.	*Say 5 Spaces
500 S.F./Space	
Total = 26 Spaces Required	

PERMIT APPLICATION

IT IS HEREBY REQUESTED THAT A PERMIT BE GRANTED TO THE REISTERSTOWN SAVINGS AND LOAN ASSOCIATION FOR USE OF THEIR 0.6030 ACRE PARCEL OF LAND LOCATED ON CHESTNUT HILL LANE AS A PARKING AREA FOR BUSINESS PURPOSES. THE EXISTING ZONING FOR THE MAJOR PORTION OF THE LOT IS DR-3.5 AND THE REMAINDER IS BL. THE PARKING WILL SERVE ONLY THE EMPLOYEES AND CUSTOMERS OF THE ASSOCIATION. THIS REQUEST FOR A USE PERMIT FOR BUSINESS PARKING IN A RESIDENTIAL ZONE IS MADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 409.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS.



Robert Thell Bond

REISTERSTOWN FEDERAL SAVINGS & LOAN ASSOCIATION
REISTERSTOWN, MARYLAND

**LOCATION PLAN FOR PROPOSED BUILDING
AT INTERSECTION OF REISTERSTOWN ROAD
AND CHESTNUT HILL LANE**

**APPLICATION FOR PERMIT FOR BUSINESS
PARKING IN RESIDENTIAL ZONE**

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 4TH

PREPARED BY:
THE WILSON T. BALLARD CO.
CONSULTING ENGINEERS
OWINGS MILLS, MARYLAND

SCALE: 1"=50'

DATE: FEB. 26, 1973
DWG. NO. 301-44SK2



Pictures





Reisterstown Federal Savings

AND LOAN ASSOCIATION

September 24, 1973

ISAAC H. TAYLOR
MEMBER OF BOARD
ARTHUR C. JENSEN
PRESIDENT
GEORGE A. TURNER, JR.
EXECUTIVE VICE PRESIDENT

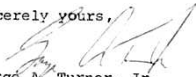
Mr. Jack Wimbley
Baltimore County Office
of Planning & Zoning
County Office Building
Towson, Maryland, 21204

Re: Special hearing for off street parking in a residential
zone, granted 5/18/73 # 73-268-SPH

Dear Mr. Snyder:

By not utilizing full extent of parking area as previously
shown, we realize that any future expansion would require a
special hearing.

Sincerely yours,

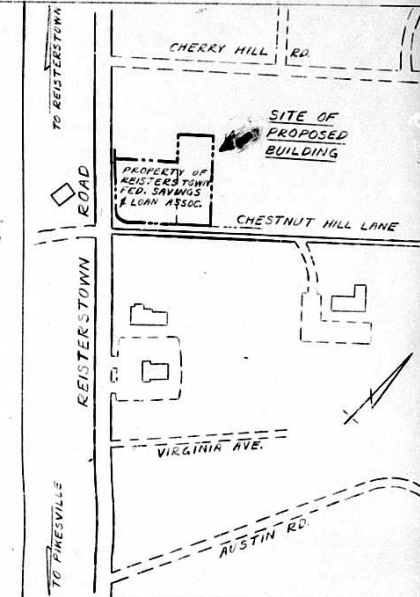
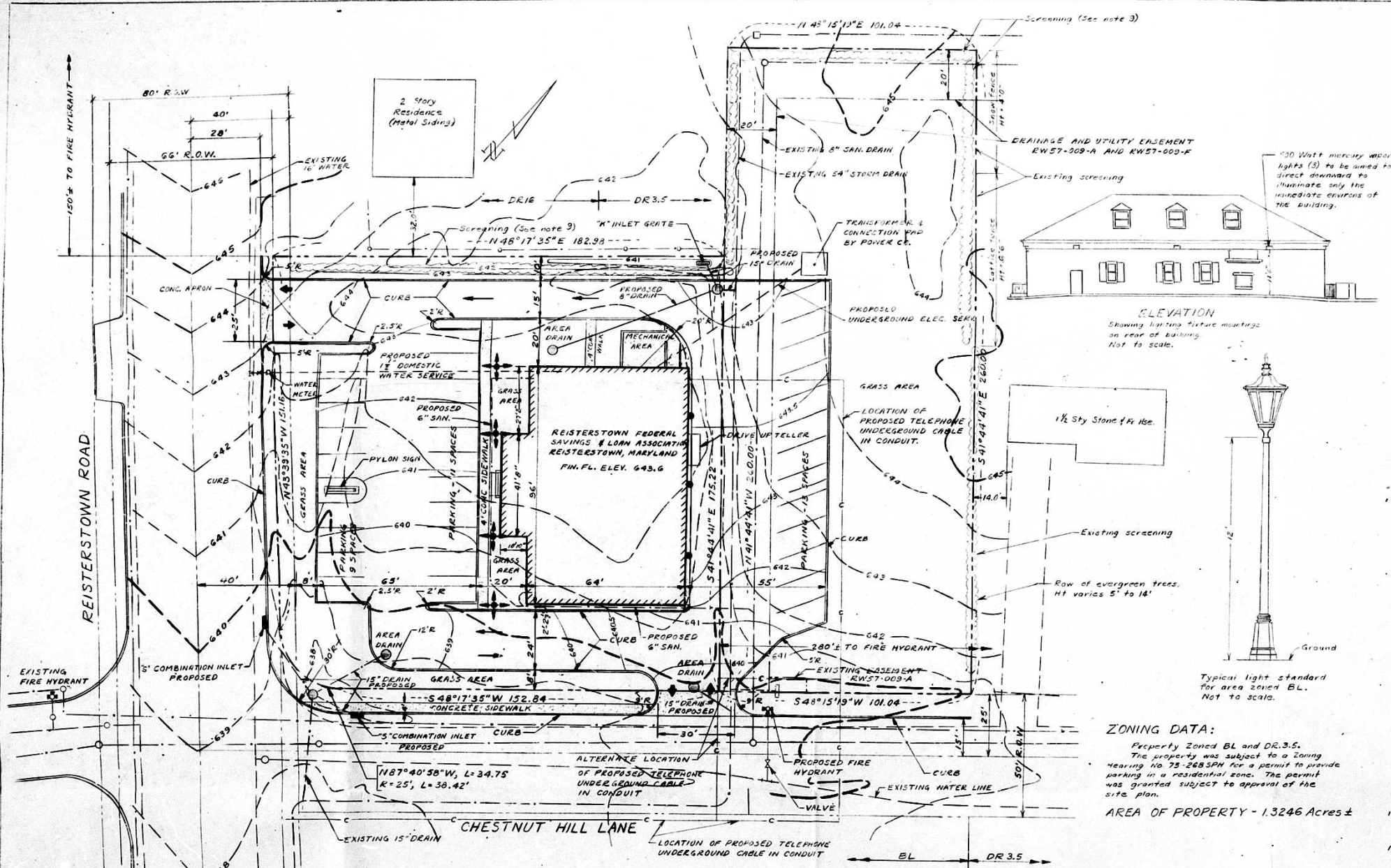

George A. Turner, Jr.
Executive Vice President

GAT/ss



319 MAIN STREET • REISTERSTOWN MARYLAND 21136 • 833-2226





LOCATION PLAN

SCALE: 1" = 200'

NOTES:

- Entrances to be of concrete, 7 inches thick.
- Curbs around parking lot to be 6 inches wide and 6 inches high.
- Proposed parking area in residential zone is to be used for passenger vehicles only. No loading service or any uses other than parking for passenger vehicles will be permitted.
- Proposed parking lot will be properly maintained at all times.
- Proposed parking lot will be used on a daily basis during business hours, and will be used on other business hours.
- Proposed parking lot will be drained as shown on the plan.
- Parking lot paving section will consist of crusher run stone base with bituminous concrete surfacing.
- Site lighting
 - Front of building to be illuminated by four (4) colonial style light standards located as shown on the plan. A detail of the luminaire and standard is also shown herein.
 - Rear of building to be illuminated by three (3) ordinary external lighting fixtures mounted on the rear wall in such a manner as to illuminate the immediate environs of the building. (See Elevation view this sheet).
 - Any lights placed in the residential zone shall be on standards not over ten (10) feet in height.
- Proposed screening to consist of a planting of dense evergreen shrubs four (4) feet minimum in height.
- Hours: Business and employee hours are from 8:00 a.m. to 5 p.m. Monday thru Saturday, except Friday which are from 8:00 a.m. to 2:00 p.m.
- Slopes not to exceed 2:1, stabilized with sod and/or seeded grass, to be done immediately after final grading.
- Temporary earth berm to be constructed along Reisterstown Road and Chestnut Hill Lane with a #2 stone filter at the intersection (or corner) to control silt on-site.
- Crusher run stone base to be placed on all proposed paved areas immediately upon completion of grading.

ZONING DATA:

Property Zoned BL and DR.3.5.
The property was subject to a Zoning Hearing No. 75-2683PM for a permit to provide parking in a residential zone. The permit was granted subject to approval of the site plan.

AREA OF PROPERTY - 1.3246 Acres ±

PARKING DATA

First Floor - 1,143 S.F.
300 S.F./Space = 21 required
Second Floor - 1,405 S.F.
300 S.F./Space = 5 required
Total 26 required
Spaces shown - 33
Parking Spaces 10' x 20'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *Arthur G. Van Reuth*
DATE: 9-4-73

Revised 9-25-73

BY: *Arthur G. Van Reuth*
ARTHUR G. VAN REUTH
REGISTERED P.E.
DATE: 9-4-73
MD. REG. NO. 708

LEGEND:

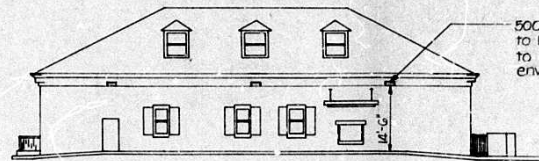
- Light standard 12' high.
- Light directed downward to illuminate only the immediate environs of the building.
- Existing Contours shown thus: ---10---
- Finish Grades shown thus: ---10---
- Sanitary Sewer lines shown thus: ---10---
- Water lines shown thus: ---10---
- Storm drain lines shown thus: ---10---
- Gas lines shown thus: ---10---

SITE PLAN PROPOSED 2-STORY BUILDING REISTERSTOWN FEDERAL SAVINGS AND LOAN ASSOCIATION

REISTERSTOWN RD. AND CHESTNUT HILL LANE
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

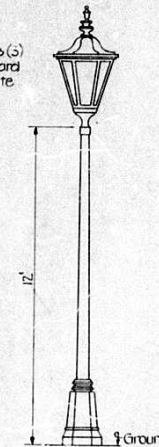
SCALE: 1 INCH = 20 FEET DATE: SEPTEMBER 4, 1973

PREPARED BY:
VAN REUTH & WEIDNER, INC.
CIVIL ENGINEERS & SURVEYORS
5503 YORK RD.
BALTIMORE, MARYLAND, 21212



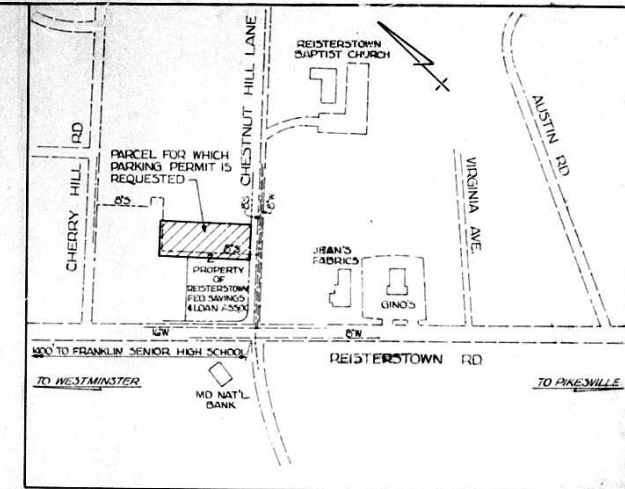
ELEVATION SHOWING LIGHTING FIXTURE MOUNTINGS ON REAR OF BUILDING

Not to Scale



TYPICAL LIGHT STANDARD FOR AREA ZONED BL

Not to Scale



LOCATION PLAN
Scale: 1" = 200'

NOTES

- Proposed parking area in residential zone is to be used for passenger vehicles only. No loading service or any uses other than parking for passenger vehicles will be permitted.
- Proposed parking lot will be properly maintained at all times.
- Proposed parking lot will be used on a daily basis during business hours, and will be secured after business hours.
- Proposed parking lot will be drained as shown on the plan.
- Parking lot paving section will consist of crusher run stone base with bituminous concrete surfacing.
- Site Lighting
 - Front of building to be illuminated by four (4) colonial style light standards located as shown on the plan. A detail of the luminaire and standard is also shown hereon.
 - Rear of building to be illuminated by three (3) ordinary external lighting fixtures mounted on the rear wall in such a manner as to illuminate the immediate environs of the building. (See Elevation View this sheet)
 - Any lights placed in the residential zone shall be on standards not over ten (10) feet in height.
- Proposed screening to consist of a planting of dense evergreen shrubs four (4) feet minimum in height.
- Hours:

business and employee hours are from 8:00 a.m. to 5 p.m. Monday thru Saturday, except Friday which are from 8:00 a.m. to 9:00 p.m.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John L. Winkley*
DATE: 7-9-73
73-268 SPH

REISTERSTOWN FEDERAL SAVINGS & LOAN ASSOCIATION
REISTERSTOWN, MARYLAND

LOCATION PLAN FOR PROPOSED BUILDING
AT INTERSECTION OF REISTERSTOWN ROAD
AND CHESTNUT HILL LANE

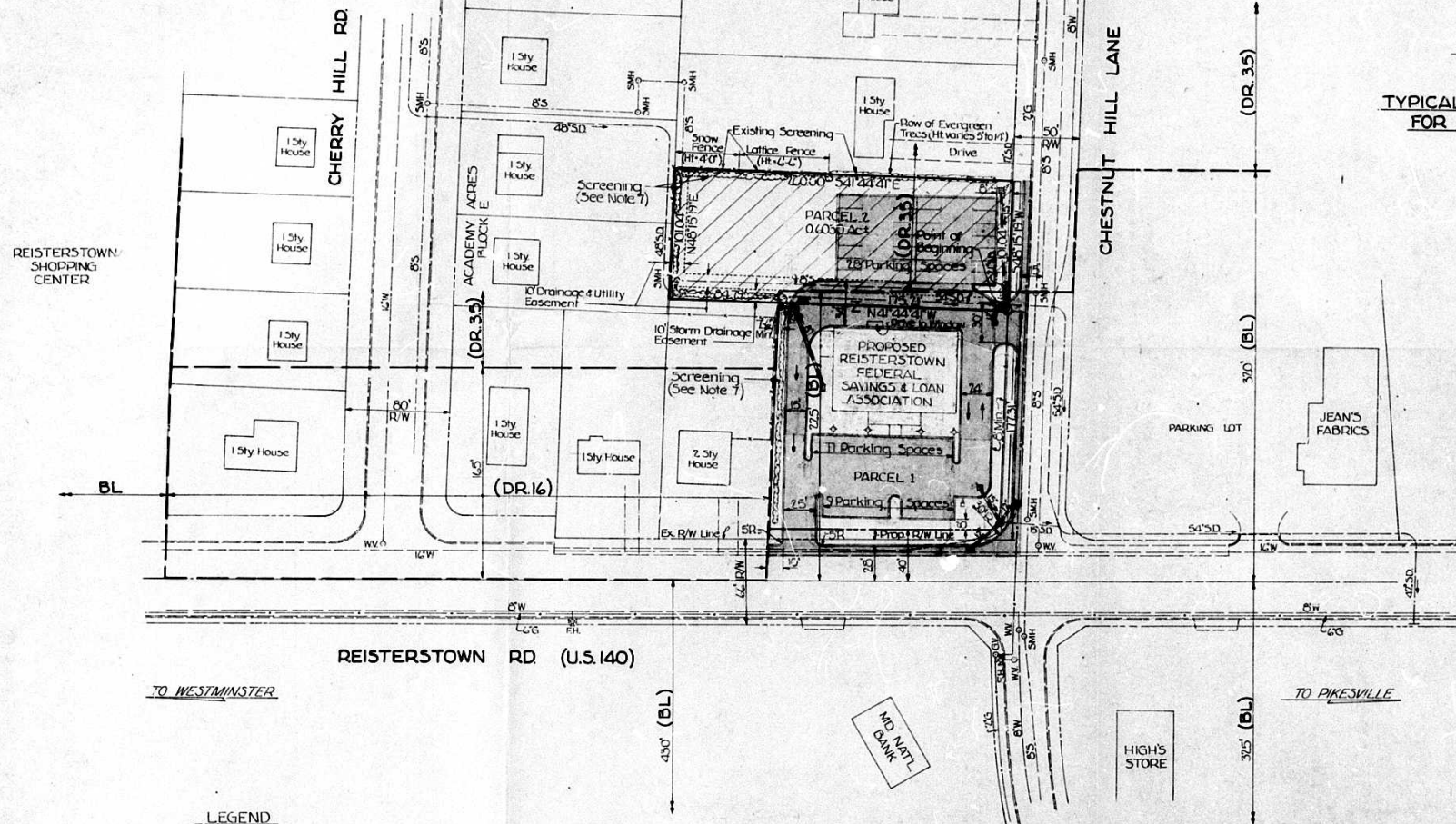
APPLICATION FOR PERMIT FOR BUSINESS
PARKING IN RESIDENTIAL ZONE

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 4TH

PREPARED BY:
THE WILSON T. BALLARD CO.
CONSULTING ENGINEERS
OWINGS MILLS, MARYLAND

SCALE: 1" = 50'

DATE: FEB. 26, 1973
DWG. NO. 301-44S.2



LEGEND

- Existing Water (W)
- Existing Gas (G)
- Existing Sanitary (S)
- Existing Storm Drain (SD)
- Proposed Storm Drain System
- Outline of Existing Zoning Classification
- Proposed Parking Lot & Entrances (Existing Elevation of building lot to be generally held)
- Typical Light Standard (See Note 4)
- Area of Parcel 2 for which Use Permit for Business Parking in Residential Zone is requested

ANALYSIS OF OFFSTREET PARKING REQUIREMENTS
BASED ON SECTION 409 OF THE BALTIMORE
COUNTY ZONING REGULATIONS

First Floor - 6144 S.F. = 54 Spaces
300 S.F./Space
Second Floor - 2405 S.F. = 5 Spaces
300 S.F./Space
Total = 76 Spaces Required

PERMIT APPLICATION

IT IS HEREBY REQUESTED THAT A PERMIT BE GRANTED TO THE REISTERSTOWN SAVINGS AND LOAN ASSOCIATION FOR USE OF THEIR 0.6030 ACRE PARCEL OF LAND LOCATED ON CHESTNUT HILL LANE AS A PARKING AREA FOR BUSINESS PURPOSES. THE EXISTING ZONING FOR THE MAJOR PORTION OF THE LOT IS DR. 35 AND THE REMAINDER IS BL. THE PARKING WILL SERVE ONLY THE EMPLOYEES AND CUSTOMERS OF THE ASSOCIATION. THIS REQUEST FOR A USE PERMIT FOR BUSINESS PARKING IN A RESIDENTIAL ZONE IS MADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 409.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS.



Robert T. Ballard