

District 154 Date of Posting 9-29-72
 Posted for Harvey Ward Oct 17, 1973 10:15 A.M.
 Petitioner The Citizens' Society, Inc.
 Location of property E/4 of Sec 36, T. 32, S. 36, R. 36, N. of Highway 24
Rd.
 Location of Sign 2 sign posted on E/4 of Sec 36, T. 32, S. 36, R. 36, N. of Highway 24 Rd.
 Remarks:
 Posted by David H. New Date of return 10-4-72

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 22, 1973

COUNTY OFFICE BUILDING
100 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

ALFRED G. EMMERTSON
Chairman

DEPARTMENT OF PLANNING

STATE ROAD AND HIGHWAY

MR. JAMES A. NARUTOWICZ, Vice President

ITEM 24

THE EDMERE HOLDING COMPANY - PETITIONERS

Mr. James A. Narutowicz, Vice President
The Edgemere Holding Company
3200 Sparrows Point Blvd.
Baltimore, Maryland 21219

RE: Variance Petition
Item 24
The Edgemere Holding Company -
Petitioners

Dear Mr. Narutowicz:

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 of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the east side of Marine Avenue, 322 feet north of Sparrows Point Road, in the 15th District of Baltimore County. This property consists of two(2) adjoining fifty foot lots that were originally recorded in the subdivision known as Sparrows Point Manor. There are existing dwellings located on Marine Avenue in this vicinity; however, there is also a vacant lot on the east side of the subject property.

Curb and gutter does not exist along Marine Avenue at this location.

The houses in question were apparently moved from the Sparrows Point complex and are currently located on the site.

Mr. James A. Narutowicz, Vice President
Item 24
August 22, 1973

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after 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

JJDjr.:JD

Enclosure

Baltimore County, Maryland Department Of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELLSWORTH M. LIVER, P. E. CHIEF

August 11, 1973

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

Re: Item #24 (1973-1974)
Property Owner: Edgemere Holding Co.
E/S Marine Ave., 322.46 N. Sparrows Pt. Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit lot widths of 50' instead of the required 55'
District: 15th No. Acres: 0.28 acre

Dear Mr. DiNenna:

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

Marine Avenue, an existing public street, is proposed to be improved in the future as a 36-foot closed-type roadway cross-section on a 40-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The plan should be revised accordingly.

Storm Drains

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.

Water and Sanitary Sewers

Public water supply and sanitary sewerage are available to serve this property. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Elsworth M. Liver, P.E.
Chief, Bureau of Engineering

END:RAM:W/P:SS

cc: J. Somers

Baltimore County Fire Department

J Austin Deitz
Chief



Towson, Maryland 21204

873-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Edgemere Holding Co.

Location: E/S Marine Ave. 322.46 N. Sparrows Pt. Rd.

Item No. 24 Zoning Agenda July 24, 1973

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 _____

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *St. Raymond* (Noted and Approved)
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nls
4/16/73

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WM. T. MELLEN
DIRECTOR DEPUTY TRAFFIC ENGINEER

August 7, 1973

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

Re: Item 24 - ZAC - July 24, 1973
Property Owner: Edgemere Holding Company
E/S Marine Avenue, 322.46 feet north of Sparrows Point Road
Variance from Section 1802.3C.1 to permit lot widths of 50 feet
Instead of the required 55 feet
District 15

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to lot widths.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

August 2, 1973

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

Dear Mr. DiNenna:

Comments on Item 24, Zoning Advisory Committee Meeting
July 24, 1973, are as follows:

Property Owner: Edgemere Holding Co.
Location: E/S Marine Ave., 322.46' N of Sparrows Pt. Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit lot widths of 50' instead of required 55'
District: 15
No. Acres: 0.28

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mg

WILLIAM D. FRONK
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



August 3, 1973

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 #24, Zoning Advisory Committee Meeting, July 24, 1973, are as follows:

Property Owner: Edgemere Holding Co.
Location: E/S Marine Ave. 322.46 N. Sparrows Point Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit lot widths of 50 ft. instead of the required 55 ft.
Election District: 15
No. Acres: 0.28 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 100 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 486-2211 ZONING 486-2221

