



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.

the above reclassification should be had; and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

a Special Exception for a Service Garage on Parcel 2 should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of April, 1974, that the herein described property or area should be and the same is hereby reclassified from a D.R.S. 5.5 zone to a B.1 zone and a Special Exception for a Service Garage on Parcel 2 should be and the same is granted from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works 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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of April, 1974, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a D.R.S. 5.5 zone; and/or the Special Exception for.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 5/1/74 BY 10/10/74

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of April, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING  
EUGENE J. CLIFFORD, P.E. Director  
WILLIAM T. MILLER, Deputy Traffic Engineer

October 24, 1973

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

Re: Item 13 - October 1973 to April 1974 - Cycle Zoning VI  
Property Owner: Adam Weber & Raymond Plack  
Parcel A: NW/4 of Richmond Ave., 120' x 1/2 from Harford Rd.  
Parcel B: SW/4 of Richmond Ave., 140' from Harford Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: B.1  
No. of Acres: Parcel A: 0.33 Acres  
Parcel B: 0.09 Acres  
District: 9th

Dear Mr. DiNenna:

The re-zoning of the subject petition for commercial uses can only aggravate an existing traffic problem at the intersection of Richmond Avenue and Harford Road, due to its close proximity to the Beltway.

Very truly yours,

C. Richard Moore  
Assistant Traffic Engineer

CRW/pk

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

October 15, 1973

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

Re: Item #13 (October 1973-April 1974 - Cycle VI)  
Property Owner: Adam Weber & Raymond Plack  
Parcel A: NW/4 of Richmond Ave., 120' x 1/2 from Harford Rd.  
Parcel B: SW/4 of Richmond Ave., 140' from Harford Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: B.1  
No. of Acres: Parcel A: 0.33 Acres  
Parcel B: 0.09 Acres  
District: 9th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Additional highway widening is required on the north side of Richmond Avenue (10 feet behind face of curb) and the south side of Duncan Lane (25 feet south of centerline).

Sidewalks are required on all public roads adjacent to this site. The sidewalks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-20) which places the back edge of the sidewalk 2 feet off the property line.

The proposed entrance to the north side of Richmond Avenue must conform to Baltimore County Standards for commercial access. (Baltimore County Standard Detail R-33A and B)

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 Sewer:

Public facilities exist in Richmond Avenue.

Very truly yours,  
Ellsworth N. Diver, P.E.  
Chief, Bureau of Engineering

END:SAN/CHT:ees  
WB 92 Topo

James D. Nolan, Esq.  
6th Zoning Cycle  
Item 13

With regard to the property on the north side of Richmond Avenue, this property extends 211 feet to the south side of Duncan Lane, and is undeveloped on the Richmond Avenue side of the property.

The north side of the property is currently being used by the Stambaugh Refuse Company with their offices and storage of refuse vehicles. At the present time there is a zoning violation pending with regard to this part of the property.

The site plan as submitted does not reflect the existing use on this property. The plan does, however, indicate that a 40x70 foot building would be constructed on the easternmost side of the property, with parking on the Duncan Lane side of the store and some parking in front of the property. Access would be via Richmond Avenue.

The petitioner is advised to familiarize himself with the comments of the Bureau of Engineering and the Department of Traffic Engineering.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, December 17, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice

Baltimore County Fire Department

J. Austin Deitz  
Chief

Towson, Maryland 21204  
822-7310

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Adam Weber & Raymond Plack

Location: Parcel A: NE/S of Richmond Avenue 120 ft NW from Harford Road  
Parcel B: SW/S of Richmond Avenue 140 ft from Harford Road

Item No. 13 Zoning Agenda Tuesday, October 2, 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 100 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.
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.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H. J. Dillon, Jr., Planning Group  
Special Inspection Division  
Approved: Deputy Chief  
Fire Prevention Bureau

mls  
4/16/73

- 3 -

James D. Nolan, Esq.  
6th Zoning Cycle  
Item 13

of the hearing date and time, which will be between March 1, 1974 and April 15, 1974 will be forwarded to you well in advance of the date and time.

Very truly yours,

John J. Dillon, Jr., Chairman  
Zoning Advisory Committee

JJDJR:JJD

Enclosure

cc: Dollenberg Brothers  
709 Washington Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

October 23, 1973

EDWARD J. ROOF, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 2, 1973, are as follows:

Property Owner: Adam Weber & Raymond Plack  
Location: Parcel A: NE/S of Richmond Ave., 120' NW Harford Rd.  
Parcel B: SW/S of Richmond Ave., 140' from Harford Rd.  
Present Zoning: D.R. 5.5  
Proposed Zoning: B.1  
District: 9  
No. Acres: Parcel A: 0.33  
Parcel B: 0.09

Metropolitan water and sewer are available.

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.

Very truly yours,

Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mas

cc: L.A. Schuppert











