

75-31-RX #25 **PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MURRAY LAZARUS and BEATRICE A. LAZARUS, legal owner(s) 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 re-classified, pursuant to the Zoning Law of Baltimore County, from ad-R.3.5 zone to ad-B.L. zone, for the following reasons:

1. In classifying the property D.R.3.5 the Council committed errors as set out on the attached exhibit which is incorporated by reference herein; and
2. Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council, as set out on the attached exhibit which is incorporated by reference herein.

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 living quarters in a commercial building.

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

I, or we, agree to pay expenses of above reclassification 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 of Baltimore County.

Contract purchaser
Murray Lazarus
BEATRICE A. LAZARUS, Legal Owner
Address 11123 Reisterstown Road
Owings Mills, Md. 21117
Protestant's Attorney
James D. Nolan
204 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of July, 1974, 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 public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of September, 1974, at 2:00 o'clock

Eric Di Nenna
Zoning Commissioner of Baltimore County.

(over)

May 15, 1975

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification and Special Exception
NE/S of Reisterstown Road, 553.2'
SE of Gwynnbrook Avenue - 4th
Election District
Murray Lazarus, et ux - Petitioners
NO. 75-31-RX (Item No. 25)

Dear Mr. Nolan:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw
Attachments
cc: Mr. & Mrs. Charles E. Jones
6 Walk Avenue
Owings Mills, Maryland 21117

Mrs. Alice LeGrand
Olive Lane
Owings Mills, Maryland 21117

MURRAY LAZARUS and BEATRICE A. LAZARUS

POINTS OF ERROR COMMITTED BY THE BALTIMORE COUNTY COUNCIL IN CLASSIFYING THE SUBJECT PROPERTY D.R. 3.5.

The Petitioners state that the Baltimore County Council committed at the very least the following errors, and most probably additional errors, in classifying the subject property D.R.3.5:

1. That the subject property is located directly upon Reisterstown Road and it is no longer suitable for D.R.3.5 residential use, but rather should have been placed in a commercial zone, such as the requested B.L. zone.
2. That the Petitioners propose to remodel a portion of the existing dwelling for a picture framing shop and art gallery, and it was error to place the subject property in a residential zone rather than a light commercial zone which would permit such a modest commercial enterprise.
3. For such other and further errors as shall be disclosed during the course of the preparation of this case, which errors shall be brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD.

That the following changes have occurred in the neighborhood since the adoption of the comprehensive zoning maps in March of 1971:

1. A 10-acre tract in the area was recently reclassified from D.R.16 to B.R. in Case No. 73-50-R; similarly, a 5-acre tract was recently reclassified in this Reisterstown Road area from D.R.3.5 and B.L. to B.M., in Case No. 73-44-R. Both of these cases as well as cases pending in the neighborhood are indicative of area change and the need for additional commercial opportunities along this stretch of Reisterstown Road.
2. This need for additional commercial land was reinforced by an increase in density from D.R.3.5 to D.R.10.5 on a large nearby tract in Case No. 72-73-R.
3. For such other and further changes as shall be disclosed by a minute study of this area, which changes shall be brought out at the time of the hearing hereon.

Respectfully submitted,

James D. Nolan
James D. Nolan
Attorney for Petitioners

September 18, 1974

Mr. & Mrs. Charles E. Jones
6 Walk Avenue
Owings Mills, Maryland 21117

RE: Case No. 75-31-RX (Item No. 25)
NE/S of Reisterstown Road, 553.2'
SE of Gwynnbrook Avenue - 4th
Election District
Murray Lazarus, et ux - Petitioners

Dear Mr. & Mrs. Jones:

I am in receipt of your letter of September 9, 1974, in which you request a new hearing on the above referenced matter.

In your letter, you indicated that, because of the holiday weekend, you and other area residents were unable to attend the scheduled hearing. This is to advise you that a public hearing was conducted and concluded on September 4, 1974. Public notice, as compelled by law, was given fifteen (15) days prior to the aforementioned hearing date. For this reason, I cannot honor your request but will notify you of the decision reached in this matter.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/srl

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
NE/S of Reisterstown Road, 553.2'
SE of Gwynnbrook Avenue - 4th
Election District
Murray Lazarus, et ux - Petitioners
NO. 75-31-RX (Item No. 25)

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Murray and Beatrice A. Lazarus, for a Reclassification from a D.R. 3.5 Zone to a B.L. Zone with a Special Exception for living quarters in a commercial building. Said property is located on the northeast side of Reisterstown Road, 553.2 feet southeast of Gwynnbrook Avenue, in the Fourth Election District of Baltimore County, and contains 0.92 acres of land, more or less.

Evidence on behalf of the Petitioner indicated that the proposed use would be for the sale of pictures, picture graphics, framing of pictures, etc. Mr. Lazarus has been in business for approximately 26 years. He purchased the subject property in May of 1973 and has made extensive improvements to the building.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Reclassification should not be granted. The burden of proving error in the Comprehensive Zoning Map, as adopted on March 24, 1971, and/or substantial changes in the character of the neighborhood is borne by the Petitioners. In the instant case, this burden has not been met.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1975, that the Reclassification be and the same is hereby DENIED and that the subject property be and the same is hereby continued as and to remain a D.R. 3.5 Zone. By necessity, the Special Exception for living quarters in a commercial building is hereby DENIED.

Eric Di Nenna
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE June 1975
BY Eric Di Nenna

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1974

James D. Nolan, Esq.
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 25 - 7th Cycle
Reclassification Cycle VII
Murray Lazarus, et ux - Petitioners

Dear Mr. Nolan:

The above referenced Reclassification request additionally included a request(s) for Special Exception(s) and/or Variance(s).

Section 500.2b of the Baltimore County Zoning Regulations requires that a hearing be scheduled on these types of requests no sooner than thirty (30) and no later than ninety (90) days after its approval for filing by this Committee. The enclosed blue slip indicates the date of approval and is to advise you that the additional request(s) will be considered at the same time as the Reclassification request.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD
Enclosure

cc: W. T. Sadler, Inc.
458 Main Street
Reisterstown, Md. 21136

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1974

James D. Nolan, Esq.
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 25 - 7th Cycle
Reclassification Cycle VII
Murray Lazarus, et ux - Petitioners

Dear Mr. Nolan:

The above referenced Reclassification request additionally included a request(s) for Special Exception(s) and/or Variance(s).

Section 500.2b of the Baltimore County Zoning Regulations requires that a hearing be scheduled on these types of requests no sooner than thirty (30) and no later than ninety (90) days after its approval for filing by this Committee. The enclosed blue slip indicates the date of approval and is to advise you that the additional request(s) will be considered at the same time as the Reclassification request.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD
Enclosure

cc: W. T. Sadler, Inc.
458 Main Street
Reisterstown, Md. 21136

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 308 INVESTMENT BUILDING
TOWSON, MARYLAND 21204
823-3535

HUBERT S. SPELLMAN, P.L.C.
JUDITH L. LARSON
LOUIS J. PASEK, P.E.

DESCRIPTION FOR REZONING AND SPECIAL EXCEPTION TO ZONING
11123 REISTERSTOWN ROAD, FOURTH ELECTION DISTRICT, BALTIMORE CO., MD.

Beginning for the same at a point on the Northeast side of Reisterstown Road, 44 feet wide at the distance of 553.2 feet, more or less, measured Southeastwardly along the Northeast side of Reisterstown Road from the centerline of Gwynnbrook Avenue and running thence and binding on the Northeast side of Reisterstown Road South 36 degrees 30 Minutes East 132.00 feet thence leaving the Northeast side of Reisterstown Road and running North 67 Degrees 30 Minutes East 113.50 feet, North 36 Degrees 30 Minutes West 132.00 feet and South 67 Degrees 30 Minutes East 113.50 feet to the place of beginning, containing 0.92 acres of land, more or less.
3-21-75



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FERRYHOLD STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

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

June 18, 1974

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

Re: Item #25 (Cycle VII - April to October 1974)
Property Owner: Murray and Beatrice Lazarus
N/25 Reisterstown Rd., 553' S/E of Gwynbrook Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: B.L., Special Exception for living
quarters in a commercial building
No. of Acres: 0.92 District: 4th

Dear Mr. DiNenna:

The following revised comments are furnished in regard to the
that submitted to this office for review by the Zoning Advisory Com-
mittee in connection with the subject item.

The sanitary sewer comments forwarded to you on April 29, 1974
shall be revised and superseded by the following sewer comments:

Sanitary Sewer:

The Baltimore County Health Department has stated that sanitary
sewer must be extended to serve this property.

Since this site is in the Gwynns Falls Sewer Area, Baltimore
County cannot guarantee that the State Health Department will approve
any sewer connections to the site until certain corrections and addi-
tions are made to the existing sewer systems, in accordance with Dr.
Solomon's Order.

Very truly yours,

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

END:EAM:HMS:llw

NW 13 I Topo

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. CAROL PLUMHOFF
WILLIAM A. WILLIAMS
WILLIAM M. HESBORN, JR.
KENNETH H. HARTIGAN
THOMAS J. KENNEDY

May 28, 1974



The Honorable Charles B. Heyman, Chairman
Baltimore County Planning Board
Suite 305 Jefferson Building
Towson, Maryland 21204

Re: Petition for Reclassification
Murray Lazarus, et ux, Petitioners
Item 25 - 7th Zoning Cycle

Dear Mr. Heyman:

I noted in reviewing the Zoning Advisory Committee Com-
ments that our Petition may not be entirely clear and hence
we wish to clarify it.

It is my client's wish to remodel the existing house and
use the first floor for his picture framing studio, while con-
tinuing to use the second floor for residential purposes. We
believe that these plans are particularly relevant to the
Traffic Comments since, according to my client, at his present
location he has less than 25 customers per day, which would
yield the same number of trips as residential development. It
is a certainty that Mr. Lazarus' rather mild commercial usage
of this property would not generate the high number of trips
noted in the ZAC Comments, and of course the property would
continue to appear as a residence.

Thanking you and the Board for its consideration of these
points, I am

Sincerely yours,

James D. Nolan

JDN/hl
cc: S. Eric DiNenna, Zoning Commissioner
Mr. Murray Lazarus
Spellman, Larson & Associates, Inc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 21, 1974

James D. Nolan, Esq.
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
Murray Lazarus, et ux - Petitioners
Item 25 - 7th Zoning Cycle

Dear Mr. Nolan:

This office is in receipt of revised plans
and/or descriptions which reflect the required
changes of the participating agency(s) of the
Zoning Advisory Committee.

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: W. T. Sadler, Inc.
458 Main Street
Reisterstown, Maryland 21136

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



May 20, 1974

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 #25, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Murray and Beatrice Lazarus
Location: NE/25 Reisterstown Road, 553' SE of Gwynbrook Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: B.L. Special Exception for living quarters in a commercial building
No. of Acres: 0.92
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments
are not intended to indicate the appropriateness of the zoning in question, but are to assure that
all parties are made aware of plans or problems with regard to development plans that may have a
bearing on this petition.

The stopping sight distance at the proposed driveway is inadequate; therefore the driveway should
be relocated to the south end of the property and be in accordance with the State Highway
Administration requirements.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 434-3211 ZONING 434-3251

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1974

James D. Nolan, Esq.
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 25 - 7th Cycle
Reclassification Cycle VII
Murray Lazarus, et ux - Petitioners

Dear Mr. Nolan:

The above referenced Reclassification request
additionally included a request(s) for Special
Exception(s) and/or Variance(s).

Section 500.2 of the Baltimore County Zoning
Regulations requires that a hearing be scheduled
on these types of requests no sooner than thirty (30)
and no later than ninety (90) days after its approval
for filing by this Committee. The enclosed blue
slip indicates the date of approval and is to advise
you that the additional request(s) will be considered
at the same time as the Reclassification request.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: W. T. Sadler, Inc.
458 Main Street
Reisterstown, Md. 21136

Item 25 - 7th Cycle

James D. Nolan, Esq.
204 West Pennsylvania Avenue
Towson, Maryland 21204

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 2nd day of July 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Murray Lazarus, et ux

Petitioner's Attorney James D. Nolan
cc: W. T. Sadler, Inc.
458 Main Street
Reisterstown, Md. 21136

Reviewed by *James B. Byrnes, III*
Chairman,
Zoning Advisory Committee



BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

James D. Nolan, Esquire
Page 2
April 30, 1974

The Petitioners request a Reclassification to Business, Local (B, L,) and a Special Exception to permit Living Quarters in a Commercial Zone. The first floor of the existing residence is proposed as a studio, however, it is not clear as to whether it is for an artist or possibly a dancing school. The second floor is proposed to be utilized as a residence and no use has been indicated for the existing barn.

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, June 3, 1974, 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 of the hearing date and time, which will be between September 1, 1974 and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

James D. Nolan
JAMES D. NOLAN, III, Chairman
Zoning Advisory Committee

JBB, III/sav

Enclosure

cc: W.T. Sadler, Inc.
458 Main Street
Reisterstown, Maryland 21136

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

James D. Nolan, Esquire
284 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
Murray Lazarus, et ux -
Petitioners
Item No. 25
Seventh Zoning Cycle

Dear Mr. Nolan:

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 northeast side of Reisterstown Road, approximately 553 feet southeast of Gwynnbrook Avenue, in the Fourth Election District of Baltimore County. It is presently improved by a large two and one-half (2 1/2) story frame dwelling and a large barn. The residence is situated more than 75 feet from Reisterstown Road.

Residential uses abut the site to both the northwest and southeast of the subject property, with the exception of a commercial use on the southeast and directly abutting Reisterstown Road, which is presently utilized by a Maytag Appliance Repair operation. The property opposite the site on Reisterstown Road is vacant and unimproved.

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

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

April 29, 1974

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

Re: Item #25 (Cycle VII - April to October 1974)
Property Owner: Murray and Beatrice Lazarus
N/25 Reisterstown Rd., 553' SE of Gwynnbrook Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: B.L., Special Exception for living quarters in a commercial building
No. of Acres: 0.92 District: 4th

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:

Reisterstown Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

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.

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.

Water:

Public water exists in Reisterstown Road.

Item #25 (Cycle VII - April to October 1974)
Property Owner: Murray and Beatrice Lazarus
Page 2
April 29, 1974

Sanitary Sewers:

The Baltimore County Health Department has stated that sanitary sewer must be extended to serve this property. Temporary septic systems may be considered until such time as the sanitary sewer is extended.

Since this site is in the Gwynns Falls Sewer Area, Baltimore County cannot guarantee that the State Health Department will approve any sewer connections to the site until certain corrections and additions are made to the existing sewer systems, in accordance with Dr. Solomon's Order.

Very truly yours,

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

END:HAW:HW:ms

ML 13 I Togo

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

April 30, 1974

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

Re: Item 25 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Murray and Beatrice Lazarus
NE/2 Reisterstown Road, 553 feet SE of Gwynnbrook Avenue
B.L., Special Exception for living quarters in a commercial bldg.
District 4

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 3.5 to B.L. This could increase the trip density from 35 to 500 trips per day. This increase is undesirable since present capacity problems exist along Reisterstown Road, particularly at the interchange of the Beltway and Reisterstown Road.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/pk



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

April 25, 1974

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

Att: Mr. James Byrnes

Dear Mr. DiNenna:

Re: Seventh Zoning Cycle
April, 1974
Property Owner: Murray & Beatrice Lazarus
Locations: NE/2 Reisterstown Road (Route 140) 553' SE of Gwynnbrook Ave.
Proposed Zoning: B.L. Special except. for living quarters in a commercial building
No. of Acres: 0.92
District: 4th

There is inadequate stopping sight distance at the subject location due to the vertical alignment of Reisterstown Road. Stopping sight distance is best at the south property line; therefore, the entrance must be relocated. The proposed roadside curb must be 28' from the center of the highway and not 40' as indicated on the plan. The plan should be revised prior to the hearing. The 1973 Average Daily Traffic count on this section of Reisterstown Road is ... 28,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
John E. Meyers

CLJ:JMK

Baltimore County Fire Department



Towson, Maryland 21204
873-7316

J Austin Deitz
Chief

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Murray & Beatrice Lazarus

Location: NE/2 Reisterstown Road, 553' SE of Gwynnbrook Avenue
Item No. 25 Zoning Agenda April 2, 1974

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

- () 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", 1979 Edition prior to occupancy.
 - () 6. Site plans are approved as drawn.
 - (x) 7. The Fire Prevention Bureau has no comments at this time. Comply with the Life Safety Code 101, 1979 Edition for separation of Business occupancy and residential use. Apply fire protection rated materials as required by Code 101 and the Building (Noted and Code of Baltimore County.)
- Reviewed: *John E. Meyers* Approved: *Paul H. Rencher*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 1974

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

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

Dear Mr. DiNenna:

Comments on the following item, Zoning Advisory Committee Meeting April 2, 1974, are as follows:

Property Owner: Murray & Beatrice Lazarus
Location: NE/2 Reisterstown Rd., 553' SE of Gwynnbrook Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: B.L., Special Exception for living quarters in a commercial building
No. of Acres: 0.92
District: 4

Metropolitan water is available. Sanitary sewer must be extended to this site.

A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on September 13, 1973; therefore, approval may be withheld for this connection.

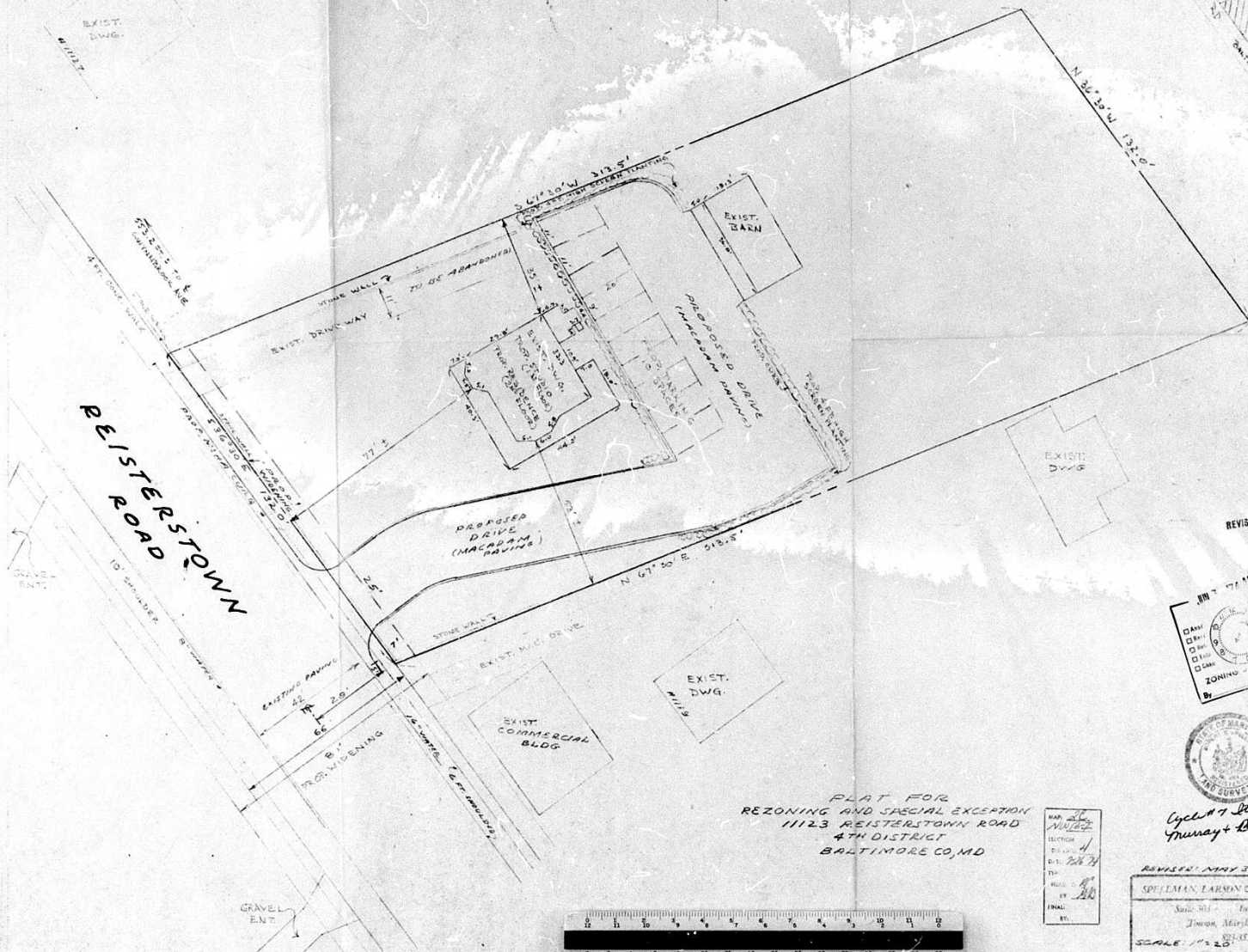
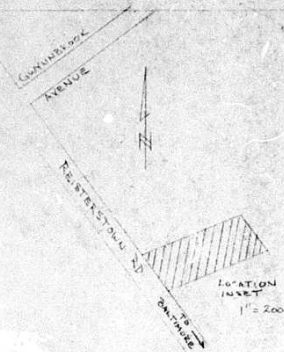
Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cas



EXIST.
DWG.



REVISID PLANS



Cycle # 7 Item 25
Murray + Beatrice Lyman

PLAT FOR
REZONING AND SPECIAL EXCEPTION
11123 REISTERSTOWN ROAD
4TH DISTRICT
BALTIMORE CO, MD

MAP: 2C
NA 122
ELECTION
D: 4
D-1: 7-6-74
T-1:
HOLD: 4
BY: 50
FINAL:
BY:

REVISED: MAY 31, 1974

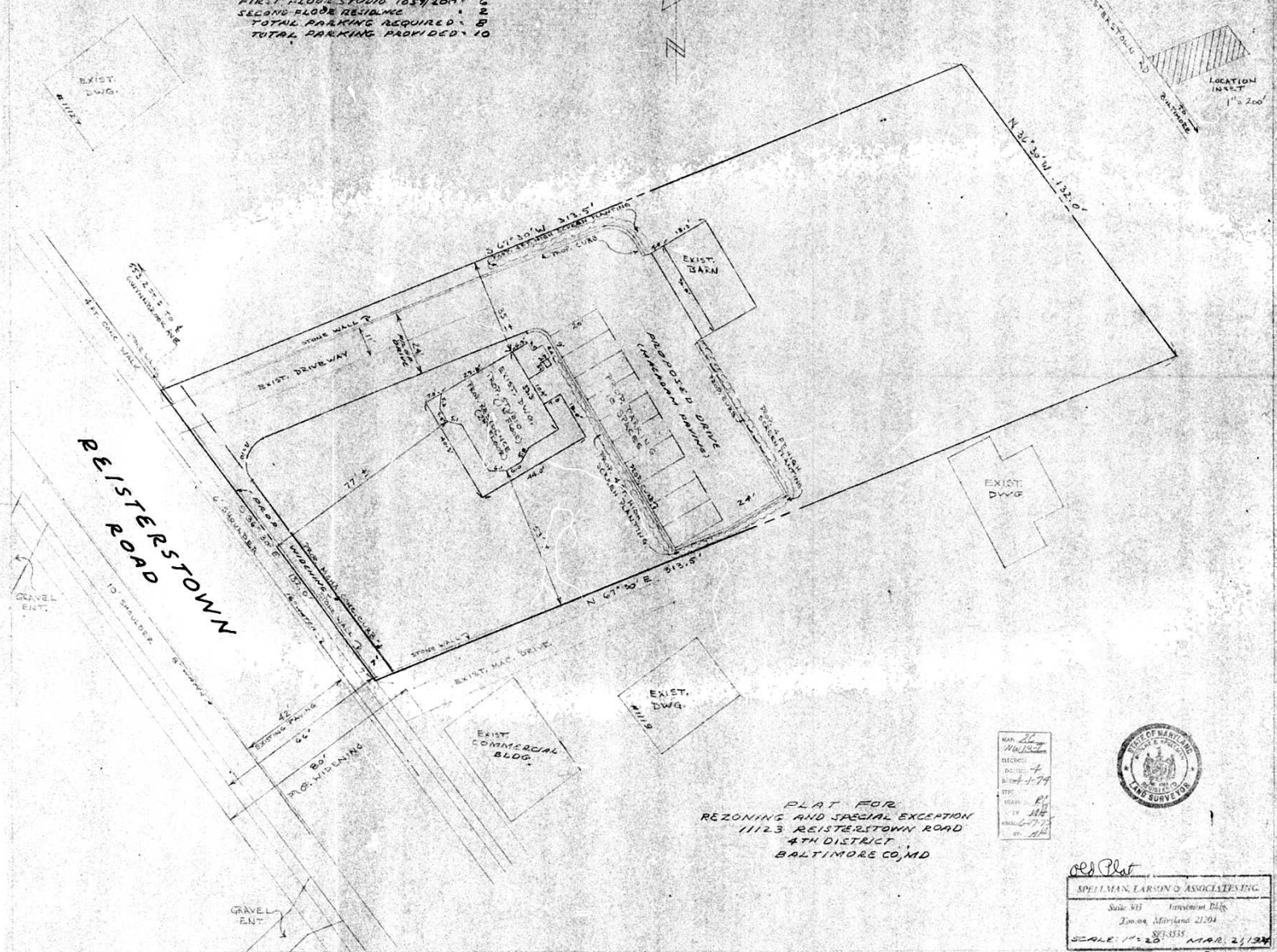
SPECTALAN LARSON & ASSOCIATES INC.

State 303 Investment U.
Towson, Maryland 21204

SCALE: 1" = 20' MAR. 21, 1945

7307.

Hand-drawn sketch map of the area around the intersection of Highway 100 and Highway 200. The map shows Highway 100 running diagonally from the top left to the bottom right, and Highway 200 running diagonally from the top right to the bottom left. A shaded rectangular area is labeled "LOCATION INSET". A scale bar at the bottom right indicates "1" = 200'".



MAP. 26
NW 12-7
ELECTRON
DATE 7
DIST 1-77
TYPE
MEAS. R
BY 117
FIND. Cont 7-77
BY 117



red Plat

SPEILMAN, LARSON & ASSOCIATES INC.

Suite 513 Investment Bldg.
2000 Maryland 21204

877-3333

SCALE: 1"=20' MAR. 21/94

73072

