TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

EXECUTE: On 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 Special Parking Permit for the within described property to permit parking for patrons of Pagoda Inn, now owned by the Contract Purchasers

and located immediately adjacent to the subject property to the East thereof between

Subject property and Reisterstown Road.

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.

Vollect for Freezew & Chew Contract Purchaser \$8341-Scotts-Hills-Road-Pikesville, Md. 21208 Frikayille, Md. 21208

Fill Professional Bldg.
Address 7 Glurch Land Pikesville, Md. 21208

FOR

WED

Dorothea Ghew Legal Owner
per Addross Agent Protestant's Attorney

PREERED By the Zoning Commissioner of Baltimore County, this_17th___

at__10:J_50'clock__4__M.

SEP 17 174 PM

Zoning Commissioner of Baltimore County

William Chew Legal Owner

10/2/174

12.57

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 23, 1974

James B. Bythes, It Chairman

PERMIS DING ADMINISTRATIO

BEALTH DEPARTMENT

BUNEAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE SIGNAY

ENGLISHERING

PROJECT AND

INCRETWIAL DEVELOPMENT CONTINUES ON

OFFICE OF THE

William D. Wells, Esq. Pikesville Professional Building 7 Church Lane Pikesville, Maryland 21208

RE: Special Hearing Petition Item 41 William F. and Dorothea Chew -

6

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 roning 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 southeast side of Waldron Avenue, approximately 249 feet southwest of Reisterstown Road, in the 3rd Election District of Baltimore County, and is presently improved with an existing 2-1/2 story frame dwelling.

Similar uses exist to the rear of the site Similar uses exist to the rear of the site along Sherwood Avenue and to the southwest along both sides of Waldron Avenue, which is a narrow residential street. Various commercial uses exist to the northeast of the subject site long Reisterstown Road, one being the Pagoda Int, to the control of the subject site is to serve. October 22 1974

Pikesville Professional Building 7 Church Lane Pikesville, Maryland 21208

> RE: Petition for Special Hearing SE/S of Waldron Avenue, 249, 50' SW of Reisterstown Road - 3rd District
> William F. Chew - Petitione

Dear Mr. Wallet

I have this date passed my Order in the above captioned matter in

Very truly yours. JAMES E. DYER eputy Zoning Commissioner

æ

The petitioner is requesting a Special Hearing to permit off street parking in a residential zone and proposes to provide 32 parking spaces, 11 of which lie within a residential zone.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing the bearing the bea

Very truly yours.

JAMES B. BYRNES, III

Grand E. Byrnes, I

Chairman, Zoning Advisory Committee

Attachment

6

William D. Wells, Esq.

September 23, 1974

JBB:JD

Enclosure

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

458 main a seet reinterstown, maryland 21136 11-833-3310 william I sadle

W. T. SADLER, INC.

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION FOR PARKING IN A RESIDENTIAL AREA. APPLICANT: Albert Q. Sew and Jean Sew, his wife. DATE: July 9, 1974, revised August 16, 1974 DESCRIPTION.

All that tract or parcel of ground situate, lying and being in the Third Election District, Baltimore County, Maryland, located on the So-utheast side of Maldron Avenue, West of Reisterstown Road and more par-ticularly described as follows;

Exchange the described as follows:

Beginning for the mass on the Southeast side of Waldron Avenue, 50 feets, at a point being South 64 degrees 30 minutes West 249,250 of feet and an exchange of the side of waldron Avenue, 50 feet and an exchange of the side of the side

Chew, Edg and comprising a portion of the land conveyed to William F. Chew, Edg and comprising a portion of the land conveyed to William F. 1964 and provided the conveyed to William F. 1964 and a conveyed to the conveyed t

The foregoing desciption has been compiled from deeds and records.



William T. Sadler P.L.S. 7730

BALTIMORE COUNTY, MA. YLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date October 15, 1974

FROM William D. Fromm, Director of Planning

SUBJECT Petition f15-87-SPH. Southeast side of Waldron Avenue 249.50 feet Southwest of Relateratorn Road.

Petition for Special Hearing for Off-Street Parking in a Residential Zone. Petitioner - William F. Chev and Dorothea Chev.

3rd District

HEARING: Monday, October 21, 1974 (10:45 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

While there is a demonstrated shortage of parking spaces in the area, we question the continued viability of the existing residence identified on the site plan to be retained. Granting of this request should not be utilized at some future date as supporting a need to reclassify the land.

If this request is granted any light standards should be limited to 8' in height and the parking area should be screeened.

William Mhome William D. Fromm Director of Planning

WDF:NEG:rv

Baltimore County, Marulant Benartment (Of Unblie Marke COUNTY OFFICE BUILDING

September 11, 1974

ELLSWORTH N. DIVER P. F. CHIEF

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Townon, Maryland 2120kg

> Be: Item #hl (197h-1975)
> Property Owner: Contract Purchasers
> 5/83 of Waldron Ave., 200-50' S/W of Reisterstown Rd.
> Existing Toning: D.M. 5.5
> Proposed Zoning: Special Hearing for a special parking permit No. of Acres: 0.22 District: 3rd

Door Mr. Dillenne

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.

Reisterstown Read (Md. lho) is a State Road; therefore, all improvements, inter-sections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Naryland Highmay Administration. Any utility construction within the State Road Fight-of-way will be subject to the standards, specifications and appro-of the State in addition to those of Baltimore County.

Waldron Avenue, an existing County street, is proposed to be further improved in the future as a 30-foot closed section readway on a 50-foot right-of-way. Highway improvements will be required in connection with any grading or building permit application. The construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Ralkinore 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.

Provisions for accommodating storm water or drainage have not been indicated as submitted plan.

Item #41 (1974-1975) Property Owner: Contract Purchas Page 2 September 11, 1974

Storm Drains: (Cont'd)

There appears to be a storm drainage system, or portions thereof within this site. It is the responsibility of the Petitioner to determine and indicate much drainage facilities, including pipes, as exist and their adequacy for anticipated

The Petitioner is to sacertain and clarify utility easement right-of-way within or continuous to this property. It is his responsibility to initiate such action as any continuous to the such action as any continuous and the such action as any continuous and the such action are sentenced as the such action of the suc

The Petitioner must provide mecessary drainage facilities (temporary or permanent) to revent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which say result in a to improper grading or improper installation of drainage facilities, would be the full wespeciality of the Petitioner.

Water and Sanitary !ewer:

Public water supply and samitary sewerage are serving the present dwellings.

The Petitioner is responsible for the cost of capsing any water main connection and plugging any sanitary sewer house connection for any residence removed on this site.

Very truly yours,

Goowont D. Dever ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR : 8:

P-SB Key Sheet 28 NW 21 Pos. Sheet NW 7 F Topo 78 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of factsthat the Petitioner's plans meet the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations, and that the health, safety and general welfare of the locality involved not being adversely affected, the Special Hearing for Off-street Parking in a Residential Zone, in accordance with the plat dated July 10, 1974, revised August 16, 1974, and October 7, 1974, and approved October 21, 1974, by John L. Wimbley, Planning Specialist II, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and

which is incorporated by reference hereto as a part of this Order, should be TS ORDERED by the Zoning Commissioner of Baltimore County this

108

Spoular day of October 196.74, that the herein respect to the same if GRANTED, from and after the date of this Order, subject to compliance with the above mentioned site plan approved on October 21, 1974.

Deputy Johning Commissioner of Baltimore County

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____day of_____, 196__, that the above Special Hearing be and the same is hereby DENIED.

the above Special Hearing should NOT BE GRANTED.

Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL BEARING foregoing description has

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 3, 19.74 THIS IS TO CERTIFY, that the annexed advertisement was tition for Special Heavier Use the Zenate Reletting into far the Zenate Republished in THE JEFFE: SONIAN, a weekly newspaper printed
minimizers and/or beyon's Zenate
minimizers and published in Towara. Baltimore County, Md., ones:in:ceach
minimizers and published in Towara. mf. one time successive weeks before the ____ 21st______ day of ______October _____, 19.74_, the first publication appearing on the 3rd day of October

I Lunk Structur

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



JEFFERSON BUILDIN TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D. M.P.H.

August 30, 1974

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

Comments on Item 41, Zoning Advisory Committee Meeting, August 27, 1974, are as follows:

Property Owner: Contract Purchasers
Location: SE/S of Waldron Ave., 249.50 ft. SW of
Reisterstown Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Dr 5.5
Proposed Zoning: Special Hearing for a special parking
Proposed Zoning: Special Hearing for a special parking
Do. of Acres: 0.22

Metropolitan water and sewer are available.

Gwynns Falls Moratorium: 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 May 14, 1974; therefore approval may be withheld for this connection.

Food Pretection Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be substited to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

THOUSE TO DEVIIN, Director BURRAU OF ENVIRONMENTAL SERVICES

DHVR/nc6

CC--L.A. Schuppert

DATE & TIME: MONDAY, CTOBER 21, 1974 at 10:45

A.M.
PUBLIC MEARING: Rosen
pgs. County Office Building, 111
W. Chesapeake Avenue,
Towson, Maryland.
The Zoning Commissioner of
Baltinore County, by authority
of the Zoning Act and Regulations of Baltimore County, will

County
Beginning for the same on
Ive Southeast side of Waldron
Avenue, 26 feet wide, at a point
being South 64 degrees 10
minutes West 26, 26 feet South
west of Reisterstown Roudsaid point being at the center of
Lot No. 326 as shown on the Plat is

OFFICE OF

O COMMUNITY PUMLES

RANDA LSTOWN, MD. 21133 Oct. 7 - 19 74

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dilenna Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published

in Baltimore County, Maryland once a week for one moccoxxxx weeks before the 7th day of Oct. 19 74that is to say, the same

was inserted in the issue of October 2 - 1974.

STROMBERG PUBLICATIONS Inc.

By Jenesette Treet

WILLIAM D. FROMM



September 19, 1974

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Dear Mr. Di Nenna

Comments on Item #41, Zoning Advisory Committee Meeting, August 27, 1974, are as follows:

Property Owner: Contract Purchasers
Location: SE/S of Waldron Avenue, 249.50 ft. SW of R isterstown Road
Existing Zoning: D.R.5.5 Proposed Zoning: Special Hearing for a special parking permit No. of Acres: 0.22

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.

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

John L. Wimbley Planning Specialis: II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE AREA CODE 301 PLANNING 494-3211 ZONING 494-3381

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 28, 197h

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

Re: Item 41

Z.A.C. Meeting of: August 27, 1974

Property Camer: Contract Purchaser

Location: SE/S of Waldron Ave., 249.50 ft. SW of Reisterstown Rd.

Present Zoning: DR 5.5

Proposed Zoning: Special Hearing for a special parking permit.

District: 3rd

No. Acres: 0.22

Dear Mr. DiMenna: No bearing on student population

Very truly yours, Which telemid W. Nick Petrovich., Field Representative

WNP/ml

1-8,60

75-87-SPH

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

District 3 rd	Date of Posting OCT, 5, 1974
Posted for Petition FOR SPECIAL	HEARING
Petitioner: Vm, F. CHew	
Location of property: SE/S OF WALDR	ON Ave. 249,50' SW OF
Location of Signs: FRONT #5 WALDRO	N AVE.
Posted by Floring F. Woland Signature	Date of return CC 4 1974

M M	APPI	NG	PRO	PROGRESS		SHE	ET		
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JAN. 23, 1975

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

September 26, 1974

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

Re: Item 41 -ZAC- August 27, 1974 Property Owner: Contract Purchasers Location: SE/S of Waldron Ave., 249.50 ft. SW of Reisterstown Existing Zoning: DR 5.5 Proposed Zoning: Special Hearing for a special parking permit No. of Acres: 0.22 District: 3rd

Dear Hr. DiNenna;

No major traffic problems are anticipated by the requested permit for parking in a residential zone; but should this be the start of commercial expansion in this area problems can be expected in the future.

Very truly yours,

Michael S. Flanigan Traffic Engineer Asso.

MSF/1b

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

1974 Item #

Zoning Commissioner

Submitted by William & Weller Petitioner Wm J. Cheur

Petitioner's Attorney (Um & loells Reviewed by 186

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204





DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

Wat. T. Met. ren

September 26, 1974

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

Re: Item 41 - ZAC - September 26, 1974 Property Contract Purchasers Location: SE/S of Waldron Ave., 249.50 ft. SW of Reisterstown Rd. Existing Zoning: DR 5.5 Proposed Zoning: Special Hearing for a special parking permit. No. of Acres: 0.22 District: 3rd

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested permit for parking in a residential zone; but should this be the start of commercial expanstion in this area problems can be expected in the

Very truly yours. Hichael S. Flanigan

Traffic Engineer Associate

MSF/Ib

William D. Wells, Esq. Pikesville Professional Building Pikesville, Haryland 21208

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office scilding 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted

for filing this _day of September

MICROFILMED

S. ERIC DINENNA, Zoning Commissioner

PetitionerWilliam F. and Dorothea Chew

Petitioner's Attorne William D. Wells Rev Coll. 1. Smiler, Inj. 458 Main Street, Reisterstown, Md. 21136

Reviewed by Chairman, Branco M. Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 16913 OFFICE OF FINAN REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Oct. 1, 1974 ACCOUNT 01-662 AMOUNT \$50.00

DISTRIBUTION WHITE - CASHIER VELLOW - CUSTOMER William D. Wells, Esq. Pikesville Professional Bldg. 7 Church Lane Pikesville, Md. 21208 Potition for Special Hearing for Wm. F. Chew

BALTIMORE COUNTY, MARYLAND No. 16966 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Oct. 21, 1974 ACCOUNT 01-662 PINK - AGENCY WHITE - CASHIER Advertising and posting of property for Wm F. Chew #75-87-SPH







