

PLTITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

XXXXXX, Contract Purchaser and legal owner of the property situated 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 subject property to permit parking for patrons of Pagoda Inn, now owned by the Contract Purchaser and located immediately adjacent to the subject property to the East thereof between Subject property and Reisterstown Road.

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 adopted pursuant to the Zoning Law for Baltimore County.

Address: 111 W. Chesebrough Avenue, Pikesville, Md. 21208
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ORDERED BY the Zoning Commissioner of Baltimore County, this 17th day of September, 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 property be posted, and 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 21st day of October, 1974, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 23, 1974

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

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

Dear Mr. Wells:

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 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 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 along Reisterstown Road, one being the Pagoda Inn, to which the requested off street parking is to serve.

October 22, 1974

William D. Wells, Esquire
 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 - Petitioner
 NO. 75-87-SPH (Item No. 41)

Dear Mr. Wells:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
 Deputy Zoning Commissioner

JED/mc

Attachments

458 Main Street, Reisterstown, Maryland 21136 41-833-3310 William T. Sadler

W. T. SADLER, INC.

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION FOR PARKING IN A RESIDENTIAL AREA.

Afflicant: 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 Southeast side of Waldron Avenue, east of Reisterstown Road and more particularly described as follows:

Beginning for the same on the Southeast side of Waldron Avenue, 50 feet wide, at a point being South 64 degrees 30 minutes West 249.50 feet Southwest of Reisterstown Road, said point being at the center of Lot No. 386 as shown on the Plat of Reisterstown Annex, which Plat is recorded among the Land Records of Baltimore County in Plat Book 1, folio 276 and running thence Northeasterly along the Southeast side of Waldron Avenue North 64 degrees 30 minutes East 79 feet, more or less, to a point on the Northwest line of Lot No. 384, as shown on the above-referenced Plat and at a point on the division line between D.R. 5.5 and B.L. Zoning, said zoning division line being parallel to and Westerly 200 feet from the center of Reisterstown Road, U.S. Route 140, thence running through Lot No. 384 and along said division line between D.R. 5.5 and B.L. Zoning South 28 degrees 08 minutes East 119.1 feet, more or less, to the Southeast outline of Lot No. 384, the Southeast line of Lot No. 385 and along a portion of the Southeast line of Lot No. 386 to the middle thereof, South 64 degrees 30 minutes West 35 feet, more or less, to a point, thence running in a northeasterly direction through the center of Lot No. 386 North 25 degrees 30 minutes West 119 feet to the place of beginning. Containing 0.22 acres of land, more or less.

Being and comprising a portion of the land conveyed to William F. Chew, Jr. and Dorothea H. Chew, his wife, by deed dated April 28, 1964 and recorded among the Land Records of Baltimore County in Liber 4291, folio 464 and also intended to be all that portion of the land described in said deed lying within an area designated as D.R. 5.5 as shown on the Baltimore County Zoning Map.

The foregoing description has been compiled from deeds and records.



William T. Sadler P.L.S. 7730

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: October 15, 1974

FROM: William D. From, Director of Planning

SUBJECT: Petition #75-87-SPH, Southeast side of Waldron Avenue 249.50 feet Southwest of Reisterstown Road.
 Petition for Special Hearing for Off-Street Parking in a Residential Zone.
 Petitioner - William F. Chew and Dorothea Chew

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 screened.

William D. From
 Director of Planning

WDF:REG:rv

Baltimore County, Maryland

Department of Public Works

COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

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

September 11, 1974

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

Re: Item #41 (1974-1975)
 Property Owner: Contract Purchaser
 S/S of Waldron Ave., 249.50' S/W of Reisterstown Rd.
 Existing Zoning: D.R. 5.5
 Proposed Zoning: Special Hearing for a special parking permit
 No. of Acres: 0.22 District: 3rd

Dear Mr. DiMenna:

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 (Md. 140) 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.

Waldron Avenue, an existing County street, is proposed to be further improved in the future as a 30-foot closed section roadway 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 sidewalks, 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 Baltimore 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.

Storm Drains:

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

Item #41 (1974-1975)
 Property Owner: Contract Purchaser
 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 such drainage facilities, including pipes, as exist and their adequacy for anticipated flows.

The Petitioner is to ascertain and clarify utility easement rights-of-way within or contiguous to this property. It is his responsibility to initiate such action as may be necessary to abandon, widen, relocate, extend, etc. such rights-of-way. He is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements.

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 water supply and sanitary sewerage are serving the present dwellings.

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

Very truly yours,

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

END:RAM:PNR:ss

cc: G. L. Orice

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



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

September 26, 1974

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

Re: Item 41 - ZAC - August 27, 1974
Property Owner: Contract Purchasers
Location: SE/4 of Waldron Ave., 249.50 ft. SW of Reisterstown Road.
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 expansion in this area problems can be expected in the future.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Asso.

MSF/lb



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

September 26, 1974

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

Re: Item 41 - ZAC - September 26, 1974
Property Owner: Contract Purchasers
Location: SE/4 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 expansion in this area problems can be expected in the future.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/lb

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

Item 41

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 17th day of September 1974.

MICROFILMED

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: William F. and Dorothea Chew

Petitioner's Attorney: William D. Wells
6815 F. Smith, Esq.
458 Main Street, Reisterstown, Md. 21136

Reviewed by *James B. Brown, Jr.*
Chairman,
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
August 1974. Item #

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: *Wm F. Chew* Submitted by *William D. Wells*
Petitioner's Attorney: *Wm D. Wells* Reviewed by *ABC*

* 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. 16913

DATE Oct. 1, 1974 ACCOUNT 01-662

AMOUNT \$20.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

William D. Wells, Esq.
Pikesville Professional Bldg.
7 Church Lane
Pikesville, Md. 21208

Petition for Special Hearing for Wm. F. Chew
#75-87-SPH

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

No. 16966

DATE Oct. 21, 1974 ACCOUNT 01-662

AMOUNT \$77.50

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Cash
Advertising and posting of property for Wm. F. Chew
#75-87-SPH

77.50



