

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, the reclassification should be had; and that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a rear yard setback of zero (0) feet in lieu of the required twenty (20) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of May, 1975, that the herein described property or area should be and the same is hereby reclassified from D.R. 3.5 and B.L. Zone to a B.M. Zone, and the Variance to permit a rear yard setback of zero (0) feet in lieu of the required twenty (20) feet, 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 State Highway Administration, 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 day of 1975, 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 and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

Gregory Richard Dent, Esq.
414 Jefferson Building
Towson, Maryland 21204

RE: Reclassification Petition
Item 18 - 8th Zoning Cycle
Elizabeth R. Rigger and Ira C. Rigger - Petitioners

Dear Mr. Dent:

The Zoning Plans 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 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 York Road, approximately 690 feet north of Hillside Avenue, in the 8th Election District of Baltimore County, and is presently unimproved.

This property was the subject of a previous Reclassification request for Business Major zoning, which was ultimately granted, but did not include the portion of the property now submitted for consideration. The Cockeysville Public Library abuts the site to the east along York Road. An existing Shell Automotive Service Station lies to the west of the site on York Road.

The petitioner is requesting a Reclassification from the present DR 3.5 zone to a Business Major zone and propose development in conjunction with the aforementioned parcel as a skating rink. Additionally, a rear yard Variance of zero feet is requested. A 110'x252' building is proposed with

Gregory Richard Dent, Esq.
Item 18 - 8th Zoning Cycle
October 25, 1974

Page 2

off street parking for 114 vehicles indicated.

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 December 1, 1975, 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 March 1, 1975 and April 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: James S. Spanner & Associates
8017 York Road
Towson, Maryland 21204

Item 18 - 8th Zoning Cycle
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted
for filing this 25th day of October 1974.
S. ERIC DINENNA,
Zoning Commissioner
Petitioner: Elizabeth R. and Ira C. Rigger
Petitioner's Attorney: Gregory R. Dent
cc: James S. Spanner & Associates
8017 York Road
Towson, Maryland 21204
Reviewed by: James B. Byrnes, III
Chairman,
Zoning Advisory Committee

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

Bureau of Engineering
ELLENWORTH H. DIVER, P. E. CHIEF

October 25, 1974

Re: Item #18 (Cycle VIII - October 1974 - April 1975)
Property Owner: Elizabeth R. & Ira C. Rigger
E/S of York Rd., 690' N. of Hillside Ave.
Existing Zoning: Sub. 3.5, B.L.
Proposed Zoning: B.M. & Variance from Section 235.3
(232.3) - rear yard
No. of Acres: 3.6 District: 8th

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.

General:

York 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.

The subject property is situated within the Baltimore County Metropolitan District and is included within the limits of the Baltimore County Comprehensive Water and Sewerage Plan, as amended July, 1974.

The Petitioner owns several contiguous parcels of land, the extent of which is not fully depicted on the subject plan, and includes the property owned by Baltimore County and used as a public library. The westernmost and northernmost portions of the overall tract of land will be affected by the proposed realignment and construction of Sherwood Road.

Highways:

Sherwood Road is an existing County road which is proposed to be improved as a 60-foot closed roadway section within a 60-foot right-of-way and relocated so as to provide a perpendicular intersection with York Road at a point opposite Cockeysville Road and adjacent to the north side of the public library.

No other existing or proposed County roads are involved in the proposed development of this property.

The single entrance location, within the site to serve the proposed skating rink, from the existing library entrance is subject to the approval of the Department of Traffic Engineering and the Office of Planning and Zoning.

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: Elizabeth R. & Ira C. Rigger

Location: E/S of York Rd., 690' N. of Hillside Ave.

Item No. 18 Zoning Agenda Cycle #8 - October 1, 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 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.
- (x) 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 by: J. J. Kelly, Noted and Approved: Paul H. Rind
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

Item #18 (Cycle VIII - October 1974 - April 1975)
Property Owner: Elizabeth R. & Ira C. Rigger
Date: October 25, 1974

Storm Drains:

No provisions for accommodating storm water or drainage flows have been indicated on the plat; however, a drainage study and considerable facilities would be required in conjunction with the proposed development of this property.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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 striping, 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.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Development of this property will be subject to the regulations and requirements of the Storm Water Management Policy, effective December 1, 1974.

Water:

Public water supply is available to serve this property.

An additional fire hydrant will be required to be installed in York Road along the frontage of this property to meet fire protection needs.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property at this time; however, public sewerage can be made available to serve this property upon completion of the Cockeysville sewerage system, provided under the Order 14-1-74, is completed. Contract drawings are currently being prepared for the sewerage system by a consulting engineer; however, it is not possible to schedule construction at this time.

Any interim private sewerage disposal system is subject to the rules and regulations of the Health Department.

Very truly yours,

ELLENWORTH H. DIVER
Chief, Bureau of Engineering

ENCLOSURES

ONE Key Sheet
6/16 4' Top Sheet
1/8 1" 8' Top
1/8 1" 8' Top



Maryland Department of Transportation

State Highway Administration

October 10, 1974

Mr. S. Eric DiNenna
Zoning Commission
County Office Bldg.
Towson, Maryland 21204

Attn: Mr. James B. Byrnes III

Dear Mr. DiNenna:

The existing entrance into the subject site is acceptable. There is an 80' right of way proposed for York Road (40' from existing center) that must be indicated on the plan.

A previous study of the proposed development revealed that an existing storm drain structure under York Road would be rendered inadequate by the concentration of storm water. It would be the developer's responsibility to replace or supplement the structure with one of sufficient size.

The 1973 average daily traffic count on this section of York Road is ... 15,500 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Mayers
By John E. Mayers

CL:JEH/bk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

WILLIAM B. FROST
DIRECTOR
BALTIMORE COUNTY
PLANNING AND ZONING



November 4, 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 #18, Zoning Cycle VIII, October, 1974, are as follows:

Property Owner: Elizabeth R. & Ira C. Rigger
Location: E/S of York Road 690 ft. N. of Hillside Ave.
Existing Zoning: D.R. 3.5 & B.L.
Proposed Zoning: BN Variance to Section 235.3 (232.3) to permit a rear yard setback of 0 ft. in lieu of the required 20 ft.
No. of Acres: 3.6
District: 8th

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 ensure that all parties are made aware of plans or problems of it regard to development plans that may have a bearing on this petition.

The parking calculations must be revised to County standards.

Very truly yours,

John L. Winkley
John L. Winkley
Planning and Zoning
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 201, JEFFERSON BUILDING 100 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 801 PLANNING DEPARTMENT ROOM 2001

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

DAVID J. CLAYTON, P.E.
DIRECTOR

WILLIAM T. HALL
DEPUTY TRAFFIC ENGINEER

October 20, 1974

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

Re: Item 18 - Zoning Cycle VIII - October 1974 through April 1975

Property Owner - Elizabeth R. & Ira C. Rigger
E/S of York Road, 690 ft. N. of Hillside Avenue
D.R. 3.5 & B.L. Variance from Section 235.3 (232.3) - rear yard setback 0

Dear Mr. DiNenna:

The subject petition is requesting a change of 1.1 acres from D.R. 3.5 to B.L. This should increase the trip density from 35 to 500 trips per day. This will increase the density in a corridor which is presently overdeveloped.

Very truly yours,

David J. Clayton
David J. Clayton
Assistant Traffic Engineer

CBW/mg

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 11, 1974

DONALD J. ROOP, 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 Item 18, Zoning Reclassification, Cycle #8, are as follows:

Property Owner: Elizabeth R. & Ira C. Rigger
Location: E/S of York Rd. 690 ft. N. of Hillside Ave.
Existing Zoning: D.R. 3.5 & B.L.
Proposed Zoning: BN VARIANCE to Sec. 235.3 (232.3) to permit a rear yard setback of 0 ft. in lieu of the required 20 ft.

No. of Acres: 3.6
District: 8th

Metropolitan water and sewer must be extended to site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Food Protection 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.

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

Very truly yours,

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

WVB/scw

CC-W.L. Phillips
L.A. Schuppert

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 9, 1974

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

Z.A.C. Meeting of: October 1, 1974 (Cycle #8)

Re: Item 18
Property Owner: Elizabeth R. & Ira C. Rigger
Location: E/S of York Road, 690 ft. N. of Hillside Ave.
Present Zoning: D.R. 3.5 & B.L.
Proposed Zoning: B.M. Variance to Section 235.3 (232.3) to permit a rear yard setback of 0 ft. in lieu of the required 20 ft.

District: 8th
No. Acres: 3.6

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative.

WP/ml

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
James B. Byrnes, III
Chairman

November 14, 1974

Gregory Michael Dunk, Esq.
414 Solihuen Bldg.
Towson, Md. 21204

MEMBERS
COUNTY ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

Item 18 - 8th Zoning Cycle
Re: Zoning Plans Advisory Committee Comments

Dear Mr. Dunk:

The recent comments sent to you by this Committee incorrectly stated the date for revised plans to be submitted to this office as being December 1, 1975.

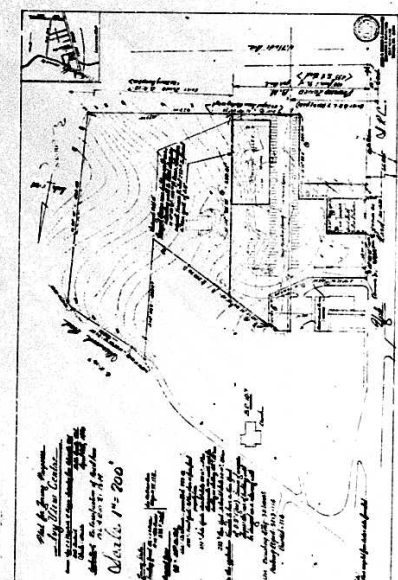
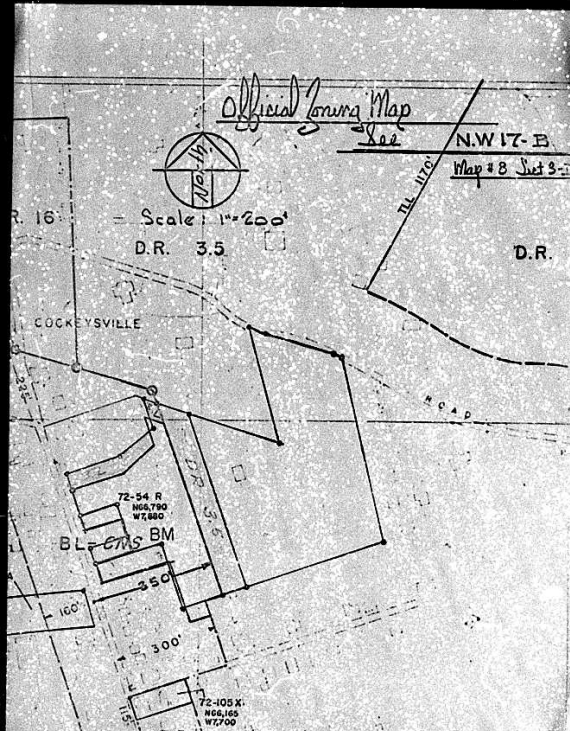
Please be advised that the correct date should be December 1, 1974. If revised plans have been requested by any of the participating agencies, they must be submitted no later than this date.

Very truly yours,

James B. Byrnes, III
James B. Byrnes, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

cc: S. Eric DiNenna, Zoning Commissioner
James B. Byrnes, Deputy Zoning Commissioner
James B. Byrnes & Assoc.
6017 York Rd.
Towson, Md. 21204



Save and excepting all that portion of the above described property which is located in the Zoning District 72-54-R as shown and depicted in Zoning Map No. 4 Section 3-D, W. 17-R.

Being the property of Ira C. Rigger and Elizabeth M. Rigger, as shown on plat plan filed with the zoning Department.

Being the property of Ira C. Rigger and Elizabeth M. Rigger, as shown on plat plan filed with the zoning Department.

Hearing Date: Wednesday, March 19, 1975 at 11:00 A.M.

Public Hearing Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of:
S. JACOB DINENNO
Zoning Commissioner of
Baltimore County

Cost of Advertisement, \$_____

District. 8th Date of Posting 2-20-78
 Posted for Harvey Mel. Mendelsohn 1425 C. 41st. A.P.
 Petitioner: Don B. Bopp
 Location of property: 674 1/2 York Pl. 62055. g. X. 14th Ave.
 Location of Signs: 2 Signs. Painted on York Pl. between 14th
Stn. Station & Grandmatt. People's Library
 Remarks:
 Posted by Mabel H. M... Date of return: 2-28-78
 Signature

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>SPH</u>			Revised Plans: Change in outline or description						Yes No	
Previous case: _____			Map # _____							

whole tract of which this parcel is a part, of George Budding, Inc. (101 North 44th West 142.83' x 131.35' x 22.50' x 22.50' of said Cockeysville Public Library, thence bounding on the outline thereof, (11) South 16° 28' East 90.00' feet, (12) South 32° 26' 30" East 131.35' feet, (13) South 16° 28' East 90.00' feet to the place of beginning.

Containing 3.46 acres of land more or less.

Save and except all that portion of the above described property previously shown as R-1 or R-2 as shown and depicted on Zoning Map No. 4 Section 3-D, N.W. 17-B.

Being the property of Ira C. Rager, and Elizabeth R. Rager, as shown on plat plan filed with the Zoning Department.

Being the property of Ira C. Rager.

By C. Curran

S. Eric DiNenna,
 Zoning Commissioner

Petitioner Rigger Submitted by D. F.
 Petitioner's Attorney D. F. Reviewed by E. Higgins

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

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

CanH (Paid by G. Dent, Smith's Office)
Petition for Reclassification for Lra C. Rigger

200 0 0221 30 5000



Plot for Zoning Purposes
Ivy View Centre

8th District
Scale: 1"=50

Balto County, Md
April 12th, 1971

Appendix 1: Re-classification of Bird from
D.R. 3.5 & B.L. to B.M.

Updated Sept 24, 1974

2. Variance for a 0' rear yard is shown

Updated Nov. 18, 1974 per comments
Item 18 82nd Army Corps

Learning Date

Logging Data
 Zoned D.R. 35 = 1.14 Acres
 Excavated BL = 0.67 Acres
 Zoned BM = 7.96 Acres
 ✓ 3.6 ± Total

See Northern Area
Map NW 17B

Thyroid zone

del B.M. = 3.6 Ac Net:

Use As Shown permitted 230.12

232.1- Front Yard: Not less than 10' from front property line.

232.2 Side Florida. where lot about DR 3.5. not less
than greater min width reqd for
dwelling on abutting lot - 10' min

232.3 Rear Hand where lat abuts DR 35 - 20' min.

For this application, variance to have a Rear Yard of 0.0' (Zero). Because the rear of building will be designed as a retaining wall.

6158 Skating Rink

Parking Reg'd = $\frac{110 \times 252}{300} = 93$ Car Spaces

Parking Provided = 714

A curb 8" x 6" to be built around the perimeter of the parking lot.
Concrete screen planting against pedestrian zone as required.

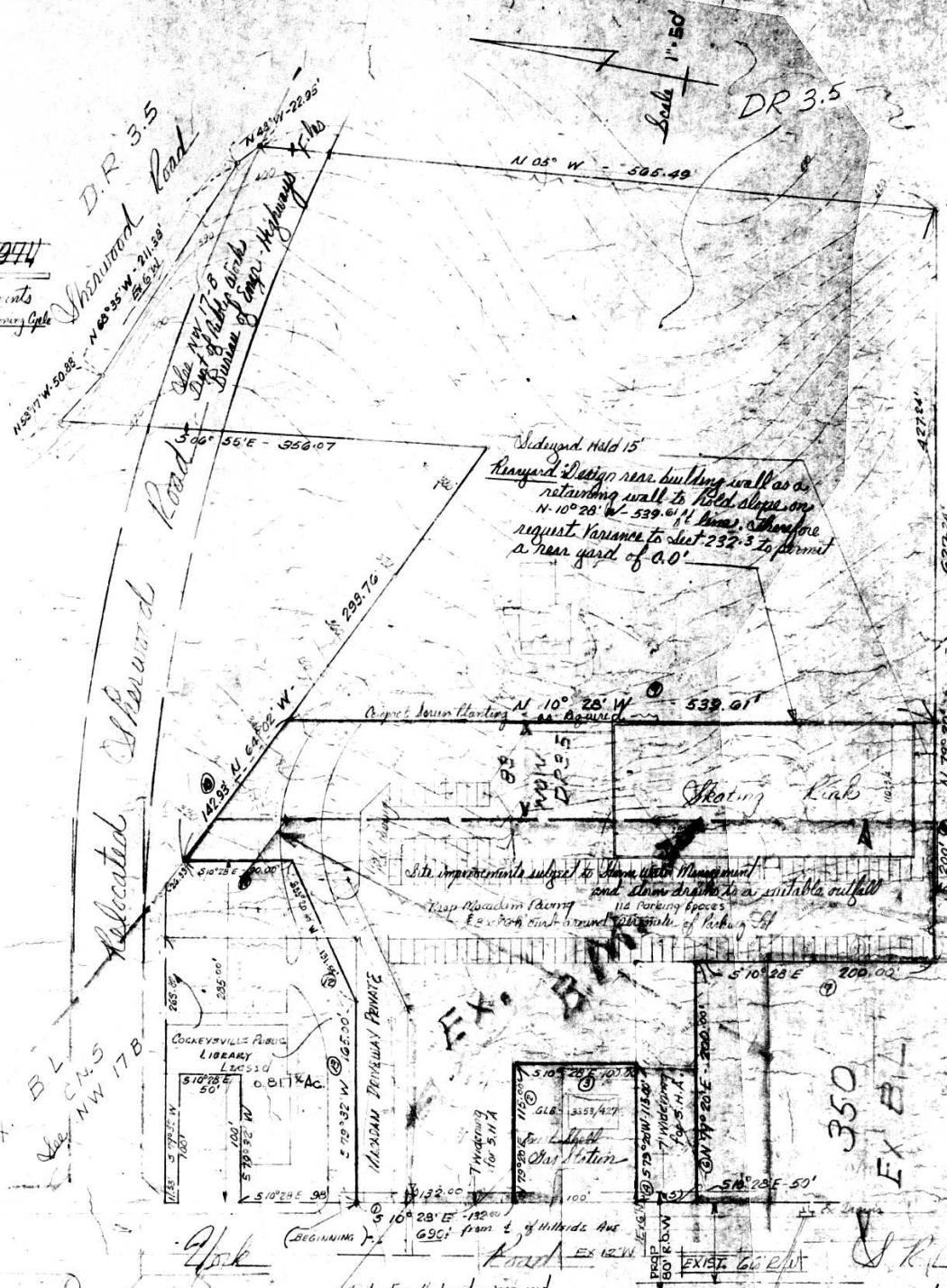
Any fighting to be ~~done~~ ^{done} & directed away from residential zone or less (Bills like or Equivalent)

The improved site is subject to Storm water Management policy

Public water is available. Fire Hydrant as required by Fire Dept.
Sanitary Sewers. Future sewerage system to serve this area See J.O. 1-2-461

Note: 8 8 8
 Duties compiled from books: data handled

Exist 12'W is available



CRIG. ZONED S.R.-10.7 (Now D.R. 3.5 AC.)
(See Young Description)

PROPOSED ZONED
400' from E. Pl. of

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD. 21204

UPDATED ~~NOV. 18, 1974~~ FILE-1089-I

JUN 20 1975

JUN 26 1975

B A A B



BALTIMORE COUNTY OFFICE
OF PLANNING AND ZONING

