

ORDER RECEIVED AND FILED

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 facts that the Petitioner's plans meet the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations and the health, safety, and general welfare of the locality involved are being adversely affected, the Special Hearing for Off-street Parking in a Residential Zone, in accordance with the order dated July 28, 1976, revised August 25, 1976, and approved January 13, 1977, by John L. Wimbley, Planner III, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said that it has been filed as Zoning Commissioner's Exhibit 'A' in this proceeding.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of January, 1977, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to compliance with the aforementioned approved Special Hearing.

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 facts that the Petitioner's plans meet the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations and the health, safety, and general welfare of the locality involved are being adversely affected, the Special Hearing for Off-street Parking in a Residential Zone, in accordance with the order dated July 28, 1976, revised August 25, 1976, and approved January 13, 1977, by John L. Wimbley, Planner III, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said that it has been filed as Zoning Commissioner's Exhibit 'A' in this proceeding.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of January, 1977, that the above Special Hearing be and the same is hereby DENIED.

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEFFERT
DIRECTOR

August 31, 1976

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

Dear Mr. DiNenna:

Comments on Item #28, Zoning Advisory Committee Meeting, Revised Plan, dated 8-10-76, are as follows:

- Property Owner: Emanuel S. Glasser
Location: SE/8 Harford Rd. 85.57' SE Oak Forest Road
Existing Zoning: M-COC & DR 5.5
Proposed Zoning: Special hearing to approve off-street parking in a residential zone.
- The items checked below are applicable: Acres 0.02 Dist. 14th
- ☐ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
 - ☒ B. Building permits shall be required before construction can begin. Existing permits shall be required for removal of existing structures.
 - ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
 - ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
 - ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
 - ☐ F. No comment.
 - ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Plans Review Chief
CEB

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3600

STEPHEN E. COLLINS
DIRECTOR

August 30, 1976

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

Re: Item #8 - ZAC - August 17, 1976

Property Owner: Emanuel S. Glasser
Location: SE/8 Harford Rd. 85.57' SE Oak Forest Road
Existing Zoning: M-COC & DR 5.5
Proposed Zoning: Special hearing to approve off-street parking in a residential zone.

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested hearing to approve off-street parking in a residential zone.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

NORMAN E. CORTER
Acting Director

August 31, 1976

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 #28, Zoning Advisory Committee Meeting, August 17, 1976, are as follows:

Property Owner: Emanuel S. Glasser
Location: SE/8 Harford Rd. 85.57' SE Oak Forest Road
Existing Zoning: B.L.-C.C.C. and D.R.5.5
Proposed Zoning: Special hearing to approve off-street parking in a residential zone.

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.

All lighting must be in accordance with Section 409 of the Zoning Regulations. If there is going to be any free standing light standards, they must be limited to 8 feet in height.

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD J. HOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 25, 1976

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

Dear Mr. DiNenna:

Comments on Item #28, Zoning Advisory Committee Meeting, August 17, 1976, are as follows:

Property Owner: Emanuel S. Glasser
Location: SE/8 Harford Rd. 85.57' SE Oak Forest Rd.
Existing Zoning: M-COC & DR 5.5
Proposed Zoning: Special hearing to approve off-street parking in a residential zone.

Acres: 0.02
District: 14

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HEH:mah

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 17, 1976

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

Z.A.C. Meeting of: August 17, 1976

Re: Item #28

Property Owner: Emanuel S. Glasser
Location: SE/8 Harford Rd. 85.57' SE Oak Forest Rd.
Existing Zoning: M-COC & DR 5.5
Proposed Zoning: Special hearing to approve off-street parking in a residential zone.

District: 14th
No. Acres: 0.02

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. S. K. Petrovich
Field Representative

WSP/ml

January 14, 1977

Mr. Emanuel S. Glasser
2402 Velvet Valley Way
Owings Mills, Maryland 21117

Dear Mr. Glasser:

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:arl

Attachments

cc: John W. Hesston, III, Esquire
People's Counsel

RE: PETITION FOR SPECIAL HEARING
SE/8 of Harford Rd. 85.57' SE
SE of Oak Forest Drive, 14th District
EMANUEL S. GLASSER, Petitioner

Mr. Commissioner:

Pursuant to the authority contained in Section 324.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hesston, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of September, 1976, a copy of the foregoing Order was mailed to Mr. Emanuel S. Glasser, 2402 Velvet Valley Way, Owings Mills, Maryland 21117, Petitioner.

John W. Hesston, III



MARYLAND SURVEYING AND ENGINEERING CO., INC.

Affiliated With LYON ASSOCIATES, INC.

4700 WINTERSTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 382-0443/0451

ENGINEERING • SURVEYING • PLANNING

DISCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL HEARING

BEING: FOR THE SAME at a point situated at the following courses and distances from the intersection formed by the Southernly Right-of-Way line of Harford Road and the Westerly Right-of-Way line of Oak Forest Dr. (1) South 45° 40' 22" East 151.00 feet more or less; (2) South 30° 50' 00" West 95.00 feet more or less to the Place of Beginning; thence leaving said Point of Beginning for the following three courses and distances: (1) South 45° 40' 22" East 27.00 feet more or less; (2) South 64° 19' 30" West 90.00 feet more or less; (3) North 30° 50' 00" East 92 feet more or less to the Point of Beginning.

Containing in all 0.02 acres more or less.



SCALE: 1" = 1 inch

File No.

Signed This 26th day of July 1976
J. Robert Carroll

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinnick, Acting Commissioner Date: September 3, 1976
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition #77-64-51W

Petition for Special Hearing for Off-Street Parking in a residential zone Southeast side of Harford Road 85.57 feet South of Forest Drive
Petitioner - Emanuel S. Glasner

14th District

HEARING: Monday, September 27, 1976 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Acting Director of Planning

NEC:jgm:fw

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2nd day of August 1976. Filing Fee \$ 21.00 Received ☒ Cash ☐ Other

S. Eric Dinnick
Zoning Commissioner

Petitioner: Emanuel S. Glasner Submitted by: E. Glasner
Petitioner's Attorney: Reviewed by: E. Glasner

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 8/10/76
Posted for: Planning Department Application for Special Hearing
Petitioner: Emanuel S. Glasner
Location of property: 85.57 feet South of Forest Drive
Location of Signs: 85.57 feet South of Forest Drive
Remarks: 85.57 feet South of Forest Drive
Posted by: Norman E. Gerber Date of return: 8/10/76

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of the following consecutive weeks before the day of September 1976, the first publication appearing on the day of September 1976.

THE JEFFERSONIAN
Manager

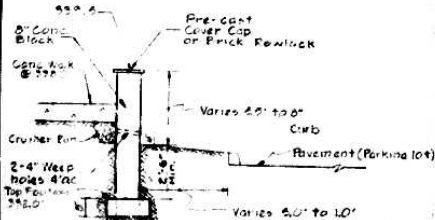
Cost of Advertisement \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 38933
DATE: August 2, 1976 ACCOUNT: 03-662
AMOUNT: \$25.00
RECEIVED FROM: Cash - Petition for Petitioner for Emanuel Glasner
FOR: Special Hearing
VALIDATION OR SIGNATURE OF CASHIER

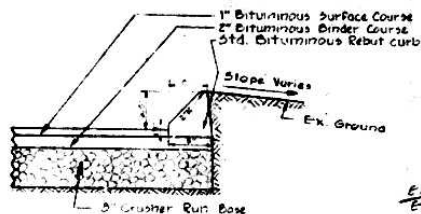
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 40435
DATE: Oct. 7, 1976 ACCOUNT: 03-662
AMOUNT: \$47.25
RECEIVED FROM: Emanuel S. Glasner, O.D. 2602 Velvet Valley Way
FOR: Advertising and posting of property
VALIDATION OR SIGNATURE OF CASHIER



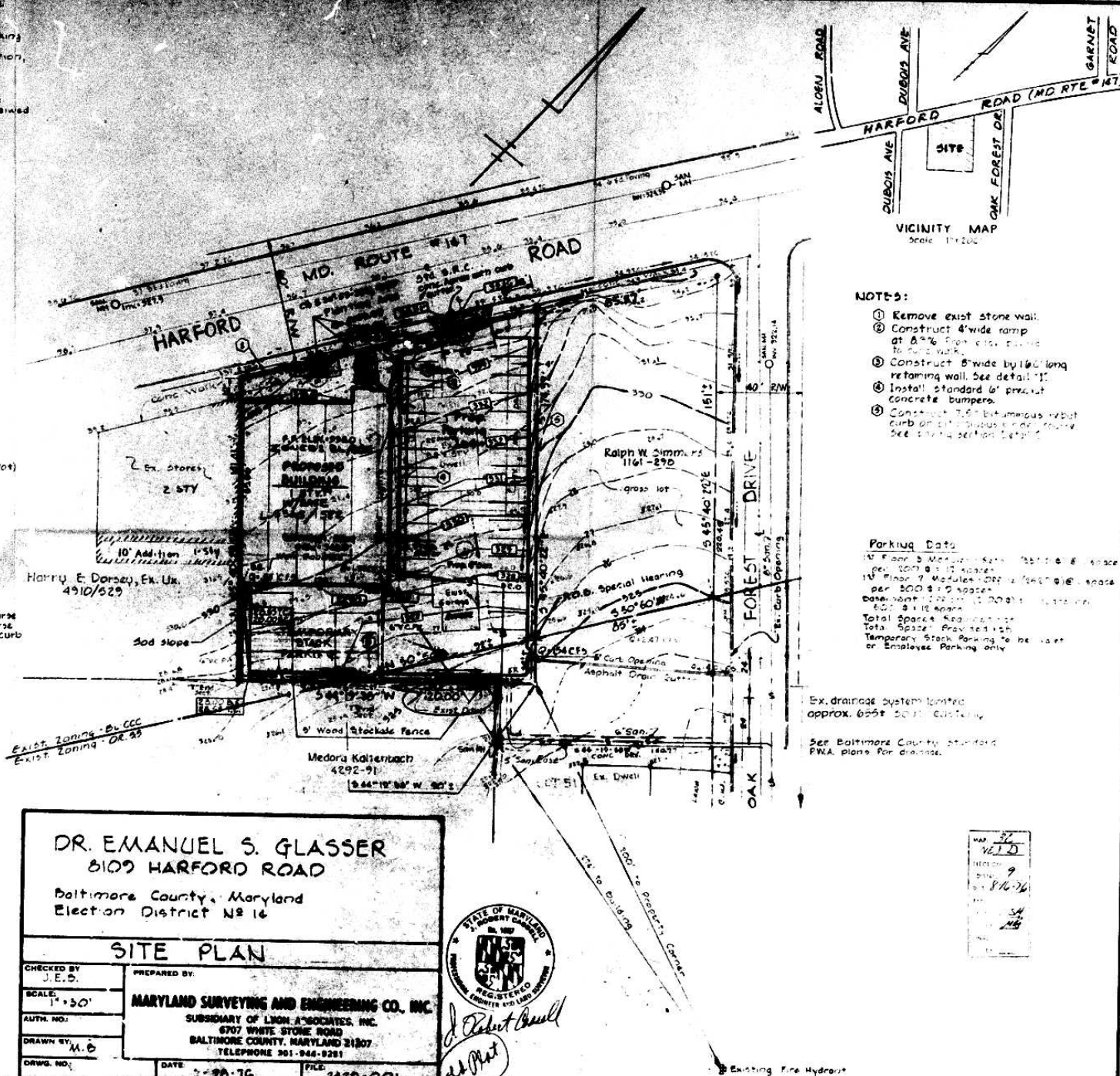
- A. The land is a part of the site development area.
- B. Only passenger vehicles will use proposed parking area.
- C. No loading, service, or any use other than parking will be used.
- D. Lighting will be required as to location, direction, hours of illumination, glare, and intensity.
- E. Screening has been provided by use of a 6' high oak and fence.
- F. The drainage is to be in conall with drainage directed to Oak Forest Drive as previously reviewed and approved by the Bureau of Engineering.



DETAIL I
Concrete Retaining Wall



DETAIL 2
Paving Section



NOTE 2:

- ① Remove exist stone wall.
- ② Construct 4' wide ramp at 8% slope to parking lot and walk.
- ③ Construct 8' wide by 160' long retaining wall. See detail "I".
- ④ Install standard 6" precast concrete bumpers.
- ⑤ Construct 3.6' bituminous asphalt curb on city sidewalk and concrete base. See parking section detail "A".

Parking Data

1st Floor 3 Modules - 2200 sq. ft. @ 100 sq. ft. per space
 1st Floor 3 Modules - 2200 sq. ft. @ 100 sq. ft. per space
 2nd Floor 3 Modules - 2200 sq. ft. @ 100 sq. ft. per space
 3rd Floor 3 Modules - 2200 sq. ft. @ 100 sq. ft. per space
 Total Spaces: 12
 Total Spaces: 12
 Temporary Stack Parking to be used
 or Employee Parking only

Ex. drainage system limited
approx. 655± 50 m. eastward

See Baltimore County Standard
PWA plans for drainage.

DR. EMANUEL S. GLASSER
8109 HARFORD ROAD

Baltimore County, Maryland
Election District No 14

SITE PLAN

CHECKED BY
LEB

SCALE:

SCALE:

AUTH. NO.:

DRAWN BY: _____

DATE: _____

PREPARED BY

MARYLAND SURVEYING AND ENGINEERING CO., INC.

SUBSIDIARY OF LYON ASSOCIATES, INC.
6707 WHITE STONE ROAD

6707 WHITE STONE ROAD
BALTIMORE COUNTY, MARYLAND 21207
TELEPHONE 301-944-9281

TELEPHONE 301-944-9281

DATE	7-18-76	FILE	2472-00
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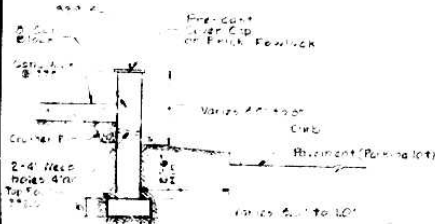


J. Robert Russell
old Post

Existing Fire Hydrant

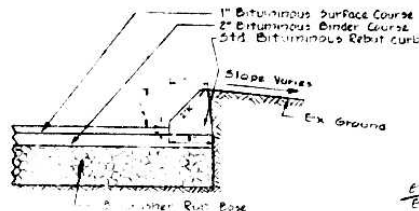
NOTES FOR SPECIAL MEETING

- This land is a part of the site development area.
- Only passenger vehicles will use proposed parking area.
- No loading, service, or any use other than parking will be permitted.
- Lighting will be regulated as to location, direction, hours of illumination, glare, and intensity.
- Screening has been provided by use of a 5' high stock of fence.
- The parking area is to be exempt with drainage directed to Oak Forest Drive as previously reviewed and approved by the Bureau of Engineering.



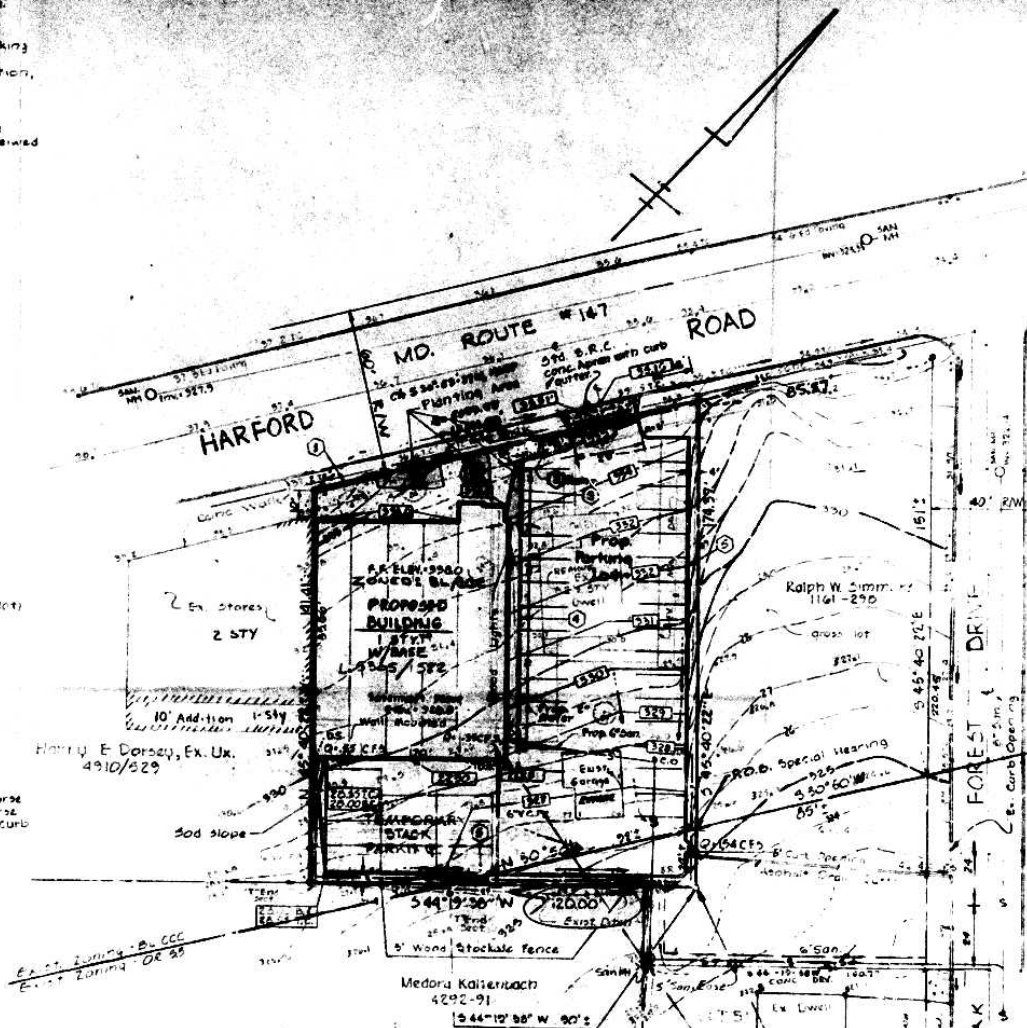
DETAIL 1

Concrete Retaining Wall



DETAIL 2

Paving Section



NOTES:

- Remove exist stone wall
- Construct 4' wide ramp at 8% slope
- Construct 8' wide by 16' long retaining wall, see detail 1
- Install standard 4' concrete curbs
- Construct 1' wide by 16' long curb, see detail 1

Parking Data

1. 1st Floor 2,000 sq. ft. 20 cars
2. 2nd Floor 2,000 sq. ft. 20 cars
3. 3rd Floor 2,000 sq. ft. 20 cars
4. 4th Floor 2,000 sq. ft. 20 cars
5. 5th Floor 2,000 sq. ft. 20 cars
6. 6th Floor 2,000 sq. ft. 20 cars
7. 7th Floor 2,000 sq. ft. 20 cars
8. 8th Floor 2,000 sq. ft. 20 cars
9. 9th Floor 2,000 sq. ft. 20 cars
10. 10th Floor 2,000 sq. ft. 20 cars
Total 20,000 sq. ft. 200 cars
Total 20,000 sq. ft. 200 cars
Temporary Storage Parking for 20 cars or Employee Parking only

Ex. drainage system located approx. 6'0" to 8'0" below ground

See Baltimore County Engineering & Planning FWA plans for details

DR. EMANUEL S. GLASSER
8109 HARFORD ROAD

Baltimore County, Maryland
Election District No 14

SITE PLAN

CHECKED BY E.S.	PREPARED BY MARYLAND SURVEYING AND ENGINEERING CO., INC.
SCALE: 1"=50'	SUBSIDIARY OF LYON ASSOCIATES, INC. 6707 WHITE STONE ROAD BALTIMORE COUNTY, MARYLAND 21207 TELEPHONE 301-944-9281
AUTH. NO.	
DRAWN BY M.B.	
DRWG. NO.	DATE 7-28-76
	FILE 2422-001

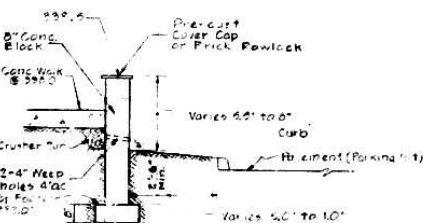


Robert Carroll
old Plat

Ex. Existing Fire Hydrant

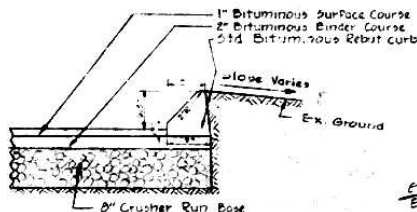
NOTES FOR SPECIAL HEARING

- The land is a part of the site development area.
- Only passenger vehicles will use proposed parking area.
- No loading, service, or any use other than parking will be permitted.
- Lighting will be regulated as to location, direction, hours of illumination, glare, and intensity.
- Screening has been provided by use of a 6' high stockade fence.
- The parking area is to be asphalt with drainage directed to Oak Forest Drive as previously reviewed and approved by the Bureau of Engineering.



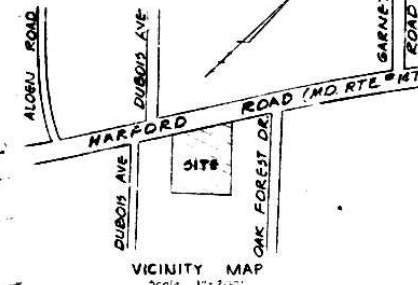
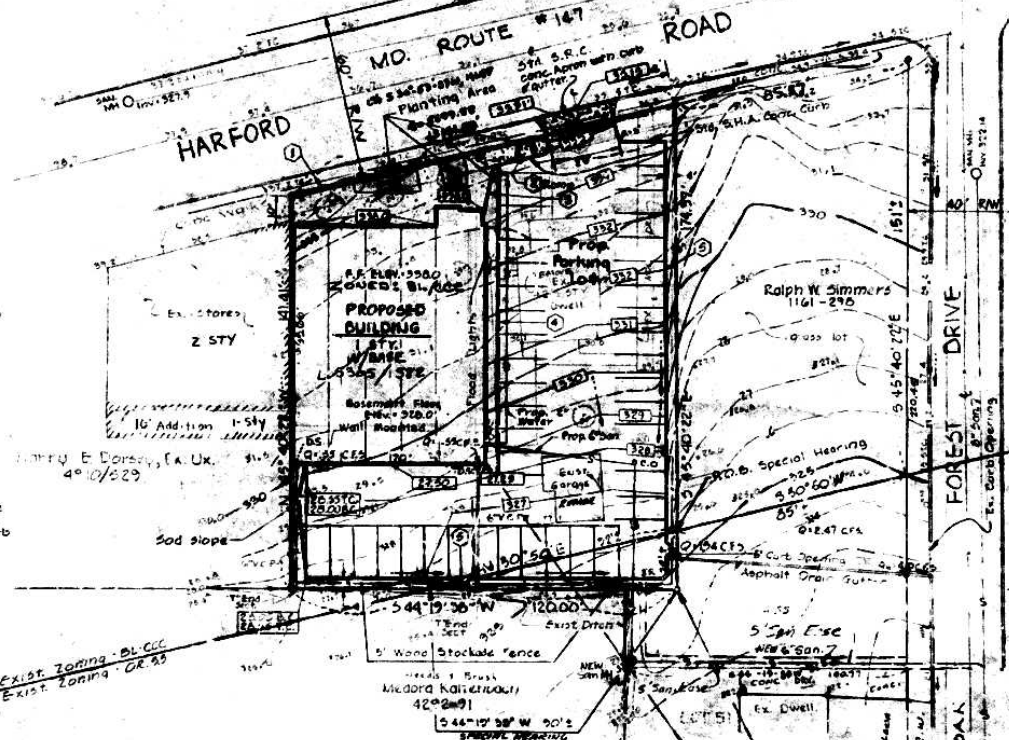
DETAIL 1

Concrete Retaining Wall



DETAIL 2

Paving Section



NOTES:

- Remove exist. stone wall.
- Construct 4' wide ramp at 8.3% from edge paving to conc. walk.
- Construct 8' wide by 160' long retaining wall. See detail 1.
- Install standard 6' precast concrete bumpers.
- Construct 7.5" bituminous rebar curb on bituminous binder course. See paving section, Detail 2.

Parking Data

1st Floor 5 Modules - Retail (3500 sq ft) @ 1 space per 1000 sq ft = 17 spaces
1st Floor 2 Modules - Office (2500 sq ft) @ 1 space per 1000 sq ft = 9 spaces
Basement - Office (1000 sq ft) @ 1 space per 1000 sq ft = 1 space
Total Spaces Required = 27
Total Spaces Provided = 40 (Includes 2 Sp. for the handicapped)

Ex. drainage system located approx. 600' southwesterly

See Baltimore County standard PMA plans for drainage.

REVISED PLANS
Item 28

OFFICE COPY



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 7-13-77

DR. EMANUEL S. GLASSER
8102 HARFORD ROAD
Baltimore County, Maryland
Election District No. 13

SITE PLAN

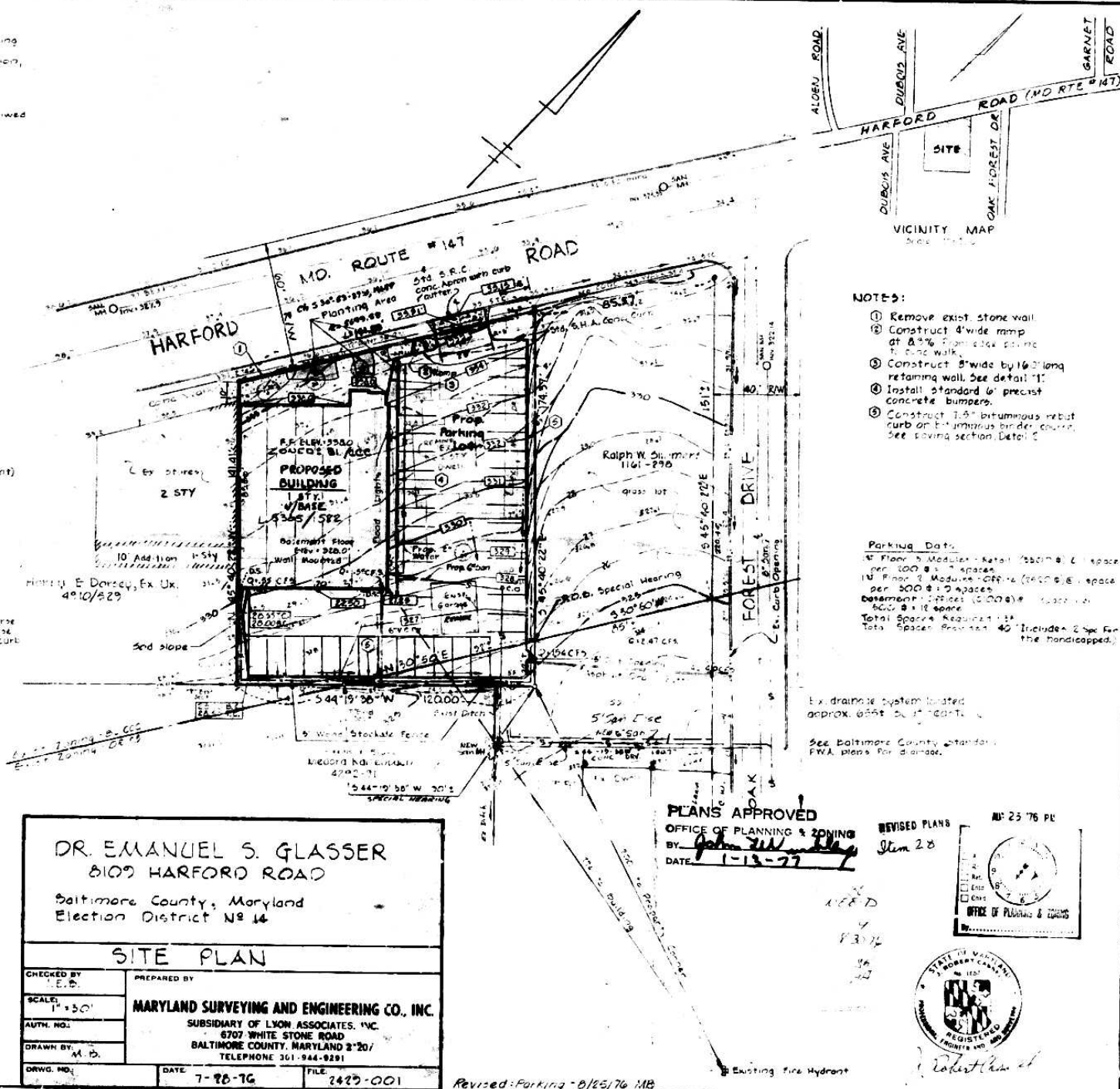
CHECKED BY E.D.	PREPARED BY MARYLAND SURVEYING AND ENGINEERING CO., INC.
SCALE 1" = 50'	SUBSIDIARY OF LYON ASSOCIATES, INC. 8707 WHITE STONE ROAD BALTIMORE COUNTY, MARYLAND 21207 TELEPHONE: 301-944-9251
AL & NO.	
DRAWN BY M.D.	
DATE 7-28-76	FILE 2422-001

Revised: Parking - 6/26/76 MB

- A The land is a part of the site development area.
- B Only passenger vehicles will use proposed parking area.
- C No loading, service, or any use other than parking will be permitted.
- D Lighting will be regulated as to location, direction, hours of illumination, glare and intensity.
- E Screening has been provided by use of a 5' high windbreak.
- F The parking area is to be replot with shade trees directed to Oak Forest Drive as previously reviewed and approved by the Bureau of Engineering.



Paving section



NOTES:

- ① Remove exist. stone wall
- ② Construct 4' wide ramp at 3% from side slope to new walk.
- ③ Construct 8' wide by 16" long retaining wall. See detail 11.
- ④ Install standard 6' precast concrete bumpers.
- ⑤ Construct 1.5" bituminous rebit curb or bituminous border course. See paving section Detail 5.

Parking Data:

1st Floor: 5 Modules + Retail (\$5000) @ 2 space
 per 500 sq. ft. space
 1st Floor: 2 Module + Office (\$4000) @ 2 space
 per 500 sq. ft. space
 basement: Offices (\$2000) @ 2 space @ 1
 500 sq. ft. = 12 space
 Total Spaces Required: 12
 Total Spaces Provided: 40 * Includes 2 Spc. For
 the handicapped.

Ex. drainage system located approx. 655' S of 1st road.

See Baltimore County Standard
FVA plans for damage.

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: John S. [unclear]
DATE: 1-13-77

DATE: 1-13-77

REVISED PLANS

Item 28

ML: 23 '76 PE

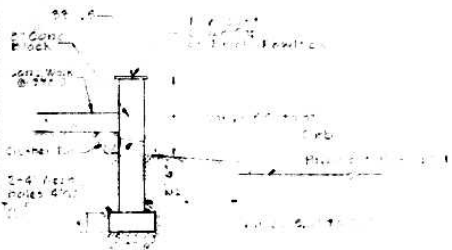


Robert H. ...

Revised: Parking - 8/25/76 MB

NOTES FOR SPECIAL HEARING

- The land is a part of the site development area.
- Only passenger vehicles will use proposed parking area.
- No loading, service, or any use other than parking will be permitted.
- Lighting will be required as to location, direction, amount, illumination plane and intensity.
- Screening has been provided by use of a 5' high stacked stone wall.
- The parking area is to be asphalt with drainage directed to Oak Forest Drive as previously reviewed and approved by the Bureau of Engineering.



DETAIL 1

Concrete Retaining Wall



DETAIL 2

Paving Section

