



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 12, 1977

Charles E. Brooks, Esquire
300 Bayley Avenue
Towson, Maryland 21204

Re: Special Hearing Petition
Item No. 181
Dorothy B. Wilhelm

Dear Mr. Brooks:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition made on an 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 ensure that all parties are made aware of plans or problems with respect to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the appropriateness of the requested zoning.

The subject property, consisting of 304 acres and partially R.C. 1 and R.C. 2 and improved with a restaurant, a dwelling, a gift shop, which is located in the residential zone portion of this tract, and contains two buildings, is located on the west side of Foreston Road north of St. Carmel Road in the Fifth Electoral District. Adjacent properties are zoned residential and consist of Foreston.

This property was the subject of three previous zoning hearings (1967-68, 68-69-70 and 70-71-72); the latter of which was a Special Hearing request to change the zoning from the same operation as then proposed at this time in the then existing R.C. 2 zoning classification. This was eventually denied by the Zoning Commission and appealed to the Board of Appeals which in turn dismissed said appeal on March 17, 1977.

With the adoption of the new countywide zoning maps on the end of last year, the R.C. zoning on this site was changed to R.C. 1 and, therefore, the location of the proposed building is now commercially zoned with the majority of the proposed parking in the R. C. 2 zoned portion, hence the required Special Hearing.

Charles E. Brooks, Esq.
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Item No. 181
April 12, 1977

Particular attention should be afforded the comments of the Health Department as well as those of the Department of Traffic Engineering concerning the expected traffic generation as well as the widening of the entrance road within this site.

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,

NICHOLAS B. COMMODARI,
Acting Chairman
Zoning Plans Advisory Committee

MHC:rf

CC: Snyder and Law, Inc.
1211 North Main St.
Baltimore, Maryland
21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

Mr. Lee A. Schepert
Zoning Commission
County Office Building
Towson, Maryland 21204

Dear Mr. Schepert:

The following comments are furnished to you for review by the Zoning Advisory Committee on Item No. 181.

Comments:

Comments were supplied to you by the Planning Department on this property for Item No. 181. The comments are as follows and are referred to the Zoning Commission.

This office has no further comment to report to the Zoning Advisory Committee review of the petition with this item.

Very truly yours,

Charles E. Brooks, Esq.
300 Bayley Avenue
Towson, Maryland 21204

ENCLOSURE

CC: Key Sheet
117 - 115 NW 26 - 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 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1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 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1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 195

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

CHIEF OFFICE BUILDING
1000 CHURCH STREET
BALTIMORE, MARYLAND 21206

Nicholas B. Commodari
Chairman

Acting Chairman

MEMBER

MEMBER

DEPARTMENT OF PUBLIC WORKS

STATE BOARD OF COMMISSIONERS

BUREAU OF PUBLIC UTILITIES

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

COMMUNITY DEVELOPMENT

April 12, 1977

Charles E. Brooks, Esquire
618 Bosley Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item No. 181
Dorothy B. Wilhelm

Dear Mr. Brooks:

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 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, consisting of 204 acres zoned partially R.L. and R.C. 2 and improved with a restaurant, a dwelling, a gift shop, which is located in the residentially zoned portion of this tract, and assorted farm buildings, is located on the west side of Foreston Road north of Mt. Carmel Road in the Fifth Election District. Adjacent properties are zoned residential and consist of farmland.

This property was the subject of three previous zoning hearings (85571-RX, 865-371-RX and 875-231-RX); the latter of which was a Special Exception request to allow essentially the same operation as that proposed at this time in the then existing R.D.P. zoning classification. This was eventually denied by the Zoning Commissioner and appealed to the Board of Appeals which in turn dismissed said appeal on March 17, 1977.

With the adoption of the new countywide zoning maps at the end of last year, the R.L. zoning on this site was "changed" and, therefore, the location of the proposed building is now commercially zoned with the majority of the proposed parking in the R. C. 2 zoned portion, hence the required Special Hearing.

Charles E. Brooks, Esq.
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Particular attention should be afforded the comments of the Health Department as well as those of the Department of Traffic Engineering concerning the requested traffic generation as well as the widening of the entrance road within this site.

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,

Nicholas B. Commodari, Esq.
NICHOLAS B. COMMODARI,
Acting Chairman
Zoning Plans Advisory Committee

NHC:rf

CC: Snyder and Law, Inc.
1231 North Main St.
Baltimore, Maryland
21074



February 17, 1977

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 181, Zoning Advisory Committee Meeting, February 15, 1977, as follows:

Property Owner: Dorothy B. Wilhelm
Location: 500' W Foreston Road 3050' N. Mt. Carmel Road
Existing Zoning: R.C.2
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone
Acres: 3.86
District: 5th

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.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning



STEPHENE COLLINS
DIRECTOR

March 9, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 181 - ZAC - February 15, 1977
Property Owner: Dorothy B. Wilhelm
Location: 500' W Foreston Rd. 3050' N Mt. Carmel Rd.
Existing Zoning: R.C.2
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone.
Acres: 3.86
District: 5th

Dear Mr. DiNenna:

During full operation the proposed restaurant can expect to generate approximately 5000 trips per day with 1000 trips during the peak hour. Foreston Rd. and the 1st wide driveway are not adequate for the projected volume.

Very truly yours,

Michael S. Flansburg
Traffic Engineer Associate

NHC/jlf



DONALD R. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

March 8, 1977

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

Dear Mr. DiNenna:

Comments on Item 181, Zoning Advisory Committee Meeting, February 15, 1977, are as follows:

Property Owner: Dorothy B. Wilhelm
Location: 500' W Foreston Rd. 3050' N Mt. Carmel Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone.
Acres: 3.86
District: 5th

A revised plot plan must be submitted showing proposed water supply and sewage disposal method.

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 prior to construction.

Very truly yours,

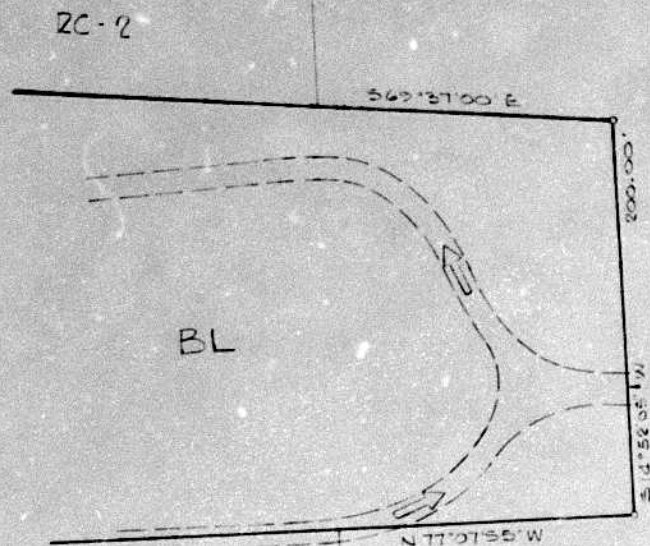
Donald R. Roof, M.D., M.P.H.
DONALD R. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

EXP-107-100

EXP-107-100



Mark E. Sunbeam



2C-4

EXISTING ENTRANCE ROAD

465 :

16' Macadam Paving

2C-4

PLANS APPROVED *

OFFICE OF PLANNING & ZONING

BY: John T. Winkley

DATE: 5/11/77

* Subject to the entrance
Road being widened to 24'
for two-way traffic, all
interior one-way roads must
be 16 feet in width

FORESTON ROAD
2500.00'

PLAT OF ENTRANCE ROAD

AT

LAWRENCE PRESTON WILHELM PROPERTY

5th Election District, Baltimore County, Maryland

FOR

FRIDLEY FARM, INC.

FORESTON ROAD
LIMPSICO, MARYLAND 21153



Signature

SNYDER AND LAW, INC.

SUITE 402B

1001 NORTH MARY STREET
BALTIMORE, MARYLAND 21074
(301) 937-7744

2-4-44-71
2-4-44-72

2-4-44-73
2-4-44-74

Existing	Item	Proposed
Contour	Contour	
Boundaryline	Boundaryline	
Paving	Paving	
Utility Pole	Utility Pole	
Light	Light	
Concrete Wall	Concrete Wall	

ADDITIONAL NOTES:

- 1) TOTAL AREA OF PARKING OUTSIDE BL ZONE = 3.24186 ACRES
- 2) TOTAL NUMBER OF SPACES OUTSIDE BL ZONE = 472
- 3) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, SHALL USE THE PARKING AREA.
- 4) NO LOADING, UNLOADING, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- 5) LIGHTING SHALL BE RESTRICTED TO USE DURING NORMAL HOURS OF NIGHTTIME OPERATION AND SHALL BE INSTALLED SO AS TO DIRECT ILLUMINATION INTO THE PARKING AREA AND AWAY FROM ALL SURROUNDING PROPERTIES.
- 6) PARKING AREA PERMITTED TO BE ENCLOSED BY SUGGESTED SCREENING AS INDICATED HEREON.
- 7) HOURS OF OPERATION AND FROM 12:00 PM TO 1:00 PM DAILY, 7 DAYS PER WEEK.
- 8) ALL PAVING TO BE MAINTAINED IN A GOOD STATE OF REPAIR, INCLUDING TAMPING AND ICE REMOVAL AND NECESSARY SURFACE MAINTENANCE AS REQUIRED.
- 9) PARKING SHALL BE RESTRICTED TO USE BY PATRONS AND EMPLOYEES OF THE CONSUMER. A WAY THIS, PARKING LOT OPEN DURING HOURS OF NORMAL BUSINESS OPERATION.

GENERAL NOTES:

- 1) TOTAL AREA OF BL ZONING = 5.22574 ACRES
- 2) TOTAL AREA OF PROPERTY = 2.05 ACRES
- 3) AREA OF EXISTING RESTAURANT = 6,000 SQUARE FEET
- 4) AREA OF PROPOSED RESTAURANT = 32,616 SQUARE FEET
- 5) TOTAL AREA OF RESTAURANT BUILDING = 31,216 SQUARE FEET
- 6) PAVING DATA:
 - a) EXISTING DRIVEWAY = 624
 - b) DRIVEWAY (PROPOSED) = 302
 - c) DRIVEWAY (TOTAL) = 926
 - d) DRIVEWAY (TOTAL) = 926
 - e) DRIVEWAY (TOTAL) = 926
- 7) SIDE OF DRIVEWAY = 4'0" (SHORT HANDICAPPED)
- 8) HANDICAPPED PARKING:
 - a) NUMBER OF SPACES = 12
 - b) SIZE OF SPACES = 12' x 20' (SHORT HANDICAPPED)
- 9) AREA OF SIDE PAVING = 22,500 SQUARE FEET
- 10) AREA OF SIDE PAVING (TOTAL) = 22,500 SQUARE FEET
- 11) ALL DISTURBED AREAS, AFTER CONSTRUCTION, SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- 12) ALL DISTURBED AREAS, AFTER CONSTRUCTION, SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- 13) ALL DISTURBED AREAS, AFTER CONSTRUCTION, SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
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- 20) ALL DISTURBED AREAS, AFTER CONSTRUCTION, SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: 8/1/77

* SUBJECT TO THE ENTIRETY

ROAD BEING WIDENED TO 24' FOR

TWO WAY TRAFFIC. ALL INTERIOR

ONE WAY ROADS MUST BE 16 FEET

IN WIDTH.



SNYDER AND LAW, INC.

Surveyors

130 NORTH MAIN STREET

AMSTERDAM, MARYLAND 20774

(301) 239-7744

Date: 8/1/77

Scale: As Shown

Drawn By: *[Signature]*

Checked By: *[Signature]*

Reviewed By: *[Signature]*

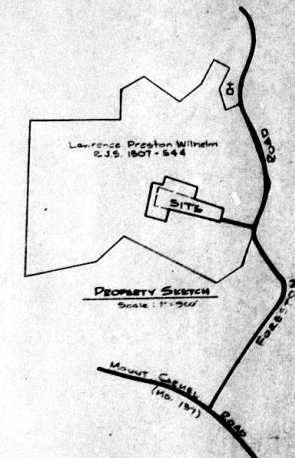
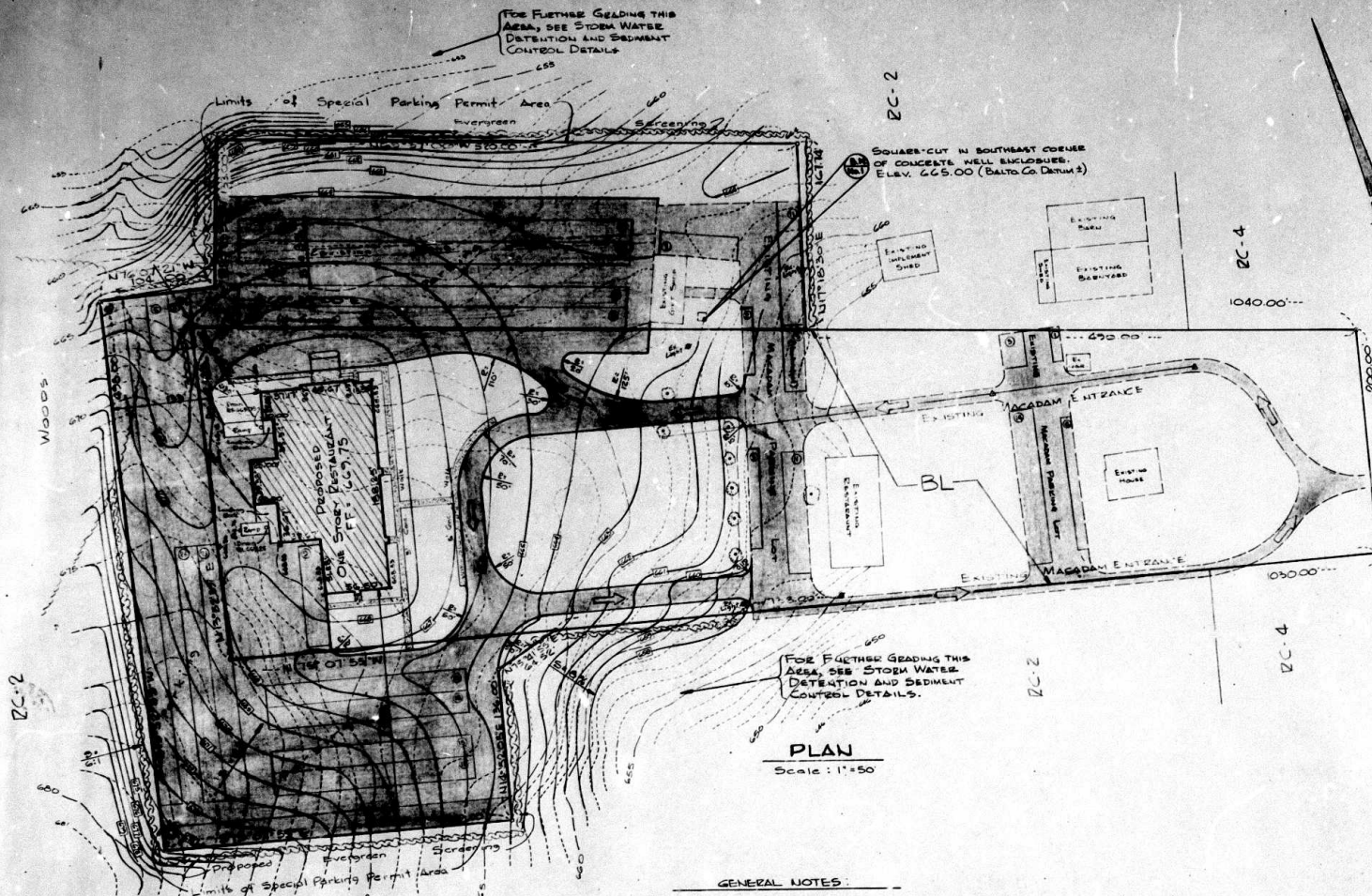
Approved By: *[Signature]*

10/2/77

10/2/77

10/2/77

JUL 28 1977



PLAN
Scale: 1"=50'

GENERAL NOTES:

- Total Area of Farm = 204 acres ±
Area of BL Zone = 5.925 acres ±
Area of Special Parking Permit = 3.662 acres ±
- Floor Area of Existing Restaurant = 4600 square feet
Floor Area of Proposed Restaurant = 15,876 square feet
Total Floor Area of Restaurant Buildings = 20,476 square feet
- Parking Data:
a) Spaces Required = 410
b) Spaces Provided:
Existing: 61
Proposed: 351
Total = 412
c) Size of Spaces: 10 x 20 (Handicapped: 12 x 20)
d) Handicapped Spaces provided = 15
- Area of New Paving = 18,900 square yards ±
For Paving Specifications, see Sheet 11 of 23, Architectural Drawings
- For Exterior Lighting, see Sheet 12 of 23, Architectural Drawings
- For Seeding and Sodding Specifications, see Architectural Specifications
- All 6:1 slopes to be sodded and pegged, as specified
- Existing contour lines and utilities are based on a topographic survey performed by Snyder and Law, Inc. in December, 1976
- Proposed contours represent finished grades; the contractor shall make allowance to subgrade for topsoil, paving and other surface finishes, as required
- Contours and elevations are control only; all grading is to be smooth and continuous
- The General Contractor will allow the sum of \$500.00 in the bid proposal for "stake-out" of the building by a licensed surveyor and be responsible for same
- Plan continuance of main entrance road, macadam, truck trails etc., see Sheet 11 of 23, Architectural Drawings

(cont'd)
(2) For typical sidewalk details, see Sheet 7 of 23, Architectural Drawings.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 6-29-77

LEGEND		
EXISTING	ITEM	PROPOSED
251	CONTOUR	□
—	BOUNDARY LINE	
—	PAVING	—
—	UTILITY POLE	—
—	CONCRETE SIDEWALK	—
—	PARKING	—

- ZONING REQUIREMENTS:**
- Total Area of Parking outside BL Zone = 3.662 acres ±
 - Total Number of Spaces outside BL Zone = 351
 - Only passenger vehicles, including buses, will use the parking area outside the BL Zone
 - No loading, service or any use other than parking shall be permitted in the parking area outside the BL Zone
 - Loading shall be restricted to use during normal hours of nighttime operation and shall be restricted so as to direct motion into the parking area and away from all surrounding properties
 - Parking area perimeter to be enclosed by concrete masonry or indicated horizon
 - Hours of operation and from 12:00 pm to 6:00 pm daily; 7 days per week
 - All paving to be maintained in a good state of repair, including snow and ice removal and necessary surface maintenance, as required
 - Parking shall be restricted to use by persons and employees of the commercial business shown herein during hours of normal business operation

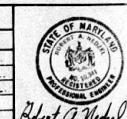
REVISED SITE PLAN

OF
LAWRENCE PRESTON WILHELM PROPERTY
5th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

FOR
FRIENDLY FARM INC.
LARRY WILHELM, PRESIDENT
FOREST ROAD
LIPPERCO, MARYLAND 21155
PHONE: 252-7400

TAX MAP 20, PARCEL 152

REVISIONS		
Date	Description	By
6-2-76	Contours, Utility Slopes	WAL
11-19-76	h.w. Cur Prop. Bldg	WAL
6-6-76	Proposed w/ Subgrade, Sidewalk, Paving, Enclosure, Hdrts, Int. Road	WAL



SNYDER AND LAW, INC.
Surveyors
1231 NORTH MAIN STREET
HAMPSTEAD, MARYLAND 21074
(301) 238-7744
Date March 2, 1978 Job No. 36220
Scale As Shown On Map 1"=50'

