

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Macks & Macks, Inc., legal owner of 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 Variance from Section 1802.28 to permit one parking space per dwelling unit instead of the required 1.75 per dwelling unit, and to permit one parking space in one car garage and one parking space in tandem and/or two parking spaces in tandem in lieu of two parking spaces "not subject to blockage."

1. Side by side parking necessitates a concrete slab 18' x 18' in front of each residence which is aesthetically unappealing and destroys the architectural uniqueness and individuality of the house.
2. Selectivity on part of purchaser is necessary.
3. Two parking spaces frequently results in excessive grading.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we agree to pay expenses of above Variance 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.

Contract purchaser: Mack & Mack, Inc.
Address: 6615 Reisterstown Road, Suite 301
Baltimore, Maryland 21215
Petitioner's Attorney: Charles E. Kountz, Jr.
Address: 301 E. Pratt Street
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of October, 1977.

1977, 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of October, 1977, at 10:00 o'clock P.M.

Signed: [Signature]
Zoning Commissioner of Baltimore County

SE 4-77 PM (over)

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RE: PETITION FOR VARIANCE
NE and NW corners of Ebenezer and
Perryvale Roads, 11th District
MACKS & MACKS, INC., Petitioner
Case No. 78-98-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

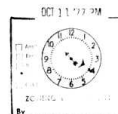
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that on the 11th day of October, 1977, a copy of the foregoing Order was mailed to Macks & Macks, Inc., 6615 Reisterstown Road, Suite 301, Baltimore, Maryland 21215, Petitioner.

John W. Hession, III
John W. Hession, III



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301 494 3381
S. ERIC DI NENNA
ZONING COMMISSIONER

November 3, 1977

Mr. Morton J. Macks
Macks & Macks, Inc.
6615 Reisterstown Road, Suite 301
Baltimore, Maryland 21215

RE: Petition for Variances
NE & NW corners of Ebenezer and
Perryvale Roads - 11th Election
District
Macks & Macks, Inc. - Petitioner
NO. 78-98-A (Item No. 47)

Dear Mr. Macks:

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

Very truly yours,

S. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

SED/sf

Attachment

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

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6528, TOWSON, MARYLAND 21204

Description - Perryvale Subdivision August 4, 1977
Beginning at a point said being the intersection of Ebenezer Road and Perryvale Road as shown on the Revision to Plat One of Perryvale recorded among the Land Records of Baltimore County in Plat Book 41 Folio 63; thence leaving said point of beginning and traversing various streets as shown on aforesaid Plat One and on Plat Two (Book 41, Folio 5) including Perryvale Road, Jacinth Way, Hedgerow Way, Monstone Road, Vicky Road and Shaw Court and including all of the following lots:

- Block A, Lots 1 through 37
- Block A, Lots 42 through 45
- Block B, Lots 1 through 30
- Block C, Lots 1 through 70.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

- Members:
- Director of Engineering
- Director of Planning
- Director of Public Works
- Director of Health Department
- Director of Police Department
- Director of Fire Department
- Director of Social Services
- Director of Zoning Administration
- Director of Industrial Development

October 18, 1977

Macks & Macks, Inc.
6615 Reisterstown Road
Suite 301
Baltimore, Maryland 21215

RE: Variance Petition
Item Number 47
Petitioner - Macks & Macks, Inc.

Gentlemen:

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.

This currently vacant 35.6 acre tract, zoned D.R. 5.5 and proposed to be developed with the Perryvale subdivision, is located on the north side of Ebenezer Road directly opposite Perry Hall Senior High School. Surrounding properties are similarly zoned and are improved with individual dwellings.

An approved development plan indicating all information required under Section 1801.1A.5 of the Baltimore County Zoning Regulations was approved by the zoning office on January 31, 1977. On this plan, off-street parking spaces per dwelling unit was to be provided as required, i.e., two per lot not subject to

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Macks & Macks, Inc.
Page 2
Item Number 47
October 18, 1977

blockage, with alternatives, i.e., two in tandem, only one per lot or two in tandem with a single garage, pending the outcome of this hearing.

This Variance hearing is basically to provide less parking than required and if two spaces are provided, they will be situated in tandem which will require one car to back out on to the street in order to get the other one out. This is only the second hearing of this type requested since the "parking not subject to blockage" requirement has been in force. The previous hearing was for the development of Whitmarsh (Case 877-237-ASP) in which a similar request, i.e., in tandem parking, was granted.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENC:rf

cc: George Wm. Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

Macks & Macks, Inc.
6615 Reisterstown Road
Suite 301
Baltimore, Maryland 21215

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

Your Petition has been received and accepted for filing this 6th day of September, 1977.

S. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Macks & Macks, Inc.

Petitioner's Attorney

reviewed by Nicholas B. Commodari
Nicholas B. Commodari,
Planning & Zoning
Associate III

cc: George Wm. Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

ORDER RECEIVED FOR FILING
DATE September 8, 1977

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit one parking space per dwelling unit in lieu of the required 1.75; and one parking space, one car garage, and one parking space in tandem and/or two parking spaces in tandem in lieu of two parking spaces "not subject to blockage", should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the herein Petition for the aforementioned Variance 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 Department of Public Works and the Zoning Commissioner of Baltimore County 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 Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

baltimore county
department of public works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

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

September 23, 1977

Re: Item #47 (1977-1978)
Property Owner: Macks & Macks, Inc.
Location: NE/C Ebenezer Rd. & Perryvale Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit 1 parking space per dwelling unit in lieu of the required 1.75 and to permit 1 parking space, 1 car garage and 1 parking space in tandem and/or 2 parking spaces in tandem in lieu of two parking spaces "not subject to blockage."
Acres: 35.615 District: 11th

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:

Comments were supplied in connection with the Zoning Advisory Committee review of this property for Item #224 (1968-1969) and Item #19 Zoning Cycle 1 (April-October 1971). Those comments are referred to for your consideration.

Baltimore County highway and utility improvements are not directly involved, and are secured by Public Works Agreement #17620, executed in conjunction with the development of "Perryvale" (Incl. Resub. of Part of Silvergate Village Addition C.T.G. 34/121).

This office has no further comment in regard to the plans submitted for Zoning Advisory Committee review in connection with this Item #47 (1977-1978).

Very truly yours,

William H. Evans, Jr.
WILLIAM H. EVANS, JR., P.E.
Chief, Bureau of Engineering

END: EAM:PMR:SS

cc: R. Norton
C. Warfield

M-W Key Sheet
35, 36 & 37 NE 29 Pos. Sheets
NE 9 & 10 R Topo
72 Ten Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494 5211

September 26, 1977

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

Dear Mr. DiNenna:

Comments on Item #47, Zoning Advisory Committee Meeting, September 6, 1977, are as follows:

Property Owner: Macks & Macks, Inc.
Location: NE/C Ebenezer Road and Perryvale Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit one parking space per dwelling unit in lieu of the required 1.75 and to permit one parking space, one car garage and one parking space in tandem and/or two parking spaces in tandem in lieu of two parking spaces "not subject to blockage."
Acres: 35.615
District: 11th

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

baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(301) 494 3660
STEPHENE COLLINS
DIRECTOR

September 22, 1977

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

Re: Item No. 47 - ZAC - September 6, 1977
Property Owner: Macks & Macks, Inc.
Location: NE/C Ebenezer Rd. & Perryvale Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit one parking space per dwelling unit in lieu of the required 1.75 and to permit one parking space, one car garage and one parking space in tandem and/or two parking spaces in tandem in lieu of two parking spaces "not subject to blockage."
Acres: 35.615
District: 11th

Dear Mr. DiNenna:

The requested variance to permit one parking space per dwelling unit and to permit tandem off street parking can be expected to cause on street parking problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

HSF/kam

baltimore county
the department
TOWSON, MARYLAND 21204
(301) 626 7310
Paul H. Reincke
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Comodori, Chairman
Zoning Advisory Committee

Re: Property Owner: Macks & Macks, Inc.
Location: NE/C Ebenezer Rd. & Perryvale Rd.
Item No. 47 Zoning Agenda September 6, 1977

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 _____

REMARKS: 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.
- () 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. 30A "Fire Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. Gell* Submit and approved: *Howard J. Gell*
Planning Group Fire Prevention Bureau
Special Inspection Division

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494 3610
JOHN D. STYFERT
DIRECTOR

September 28, 1977

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

Dear Mr. DiNenna:

Comments on Item # 47 Zoning Advisory Committee Meeting, September 6, 1977 are as follows:

Property Owner: Macks & Macks Inc.
Location: NE/C Ebenezer Road & Perryvale Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit one parking space per dwelling unit in lieu of the required 1.75 and to permit one parking space, one car garage and one parking space in tandem and/or two parking spaces in tandem in lieu of two parking spaces "not subject to blockage."
Acres: 35.615
District: 11th

The items checked below are applicable:

- ☐ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☐ B. A building permit shall be required before construction can begin.
- ☐ 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. Burman
Charles E. Burman
Plans Review Chief
CB:rrj

baltimore county
department of health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 17, 1977

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

Dear Mr. DiNenna:

Comments on Item #47, Zoning Advisory Committee Meeting, September 6, 1977, are as follows:

Property Owner: Macks & Macks, Inc.
Location: NE/C Ebenezer Rd. & Perryvale Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit one parking space per dwelling unit in lieu of the required 1.75 and to permit one parking space, one car garage and one parking space in tandem and/or two parking spaces in tandem in lieu of two parking spaces "not subject to blockage."
Acres: 35.615
District: 11th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

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

TMD/KS/rth

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25 day of Aug 1977. Filing Fee \$ 25.00. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner *Mack & Macks, Inc.* Submitted by *John S. R.*
Petitioner's Attorney Reviewed by *STP*

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 57299

DATE Oct. 7, 1977 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED George William Stephens, Jr. & Assoc., Inc.
P.O. Box 6888, Towson, Md. 21204
FOR Petition for Variance for Macks & Macks, Inc.
PFD-36-A

\$47510 10 25000

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric Pihenna, Zoning Commissioner Date: October 24, 1977

FROM: Leslie H. Grant, Director of Planning

SUBJECT: Petition #78-98-A... Petition for Variance for Parking
Northeast and Northwest corners of Ebenezer and Perryvale Roads.
Petitioner - Macks & Macks, Inc.

11th District

HEARING: Monday, October 31, 1977 (1:00 P.M.)

There are no comprehensive planning factors requiring comment on this petition. It is suggested, however, that a concrete slab is not the only type of material that can be used to provide the required parking and there are other materials that are aesthetically pleasing.

Leslie H. Grant
Director of Planning

LHG:JGH:FW

STANDARDIZATION REVIEW COMMENTS DATE: December 27, 1978

PROJECT: 78-98-A... Petition for Variance for Parking

PROJECT NUMBER: 6509

LOCATION: Ebenezer Road

DISTRICT: 11th

PRELIMINARY PLAN

TRIMMATIVE PLAN

DEVELOPMENT PLAN

FINAL PLAN

REVIEW COMMENTS

If only one offstreet parking space is provided per unit, it is the owner's responsibility to ensure that the space is at least 20 feet wide and 10 feet deep through this property from Ebenezer Road to Silvergate Village must be 40 feet wide.

However, it should be noted that parking may be prohibited for one block on one side of the two 30 foot streets, which are east of the 40 foot street. All future plans should note this.

Parking will not be allowed on Ebenezer Road and future plans must note this.

CLOSING

CCM/L
C. C. M. L.
Assistant Traffic Engineer

INTER-OFFICE CORRESPONDENCE

TO: Eric Pihenna, Zoning Commissioner Date: January 17, 1977

FROM: Thomas M. Moring, Director

SUBJECT: Parking Requirements
Perryvale Subdivision

The Department of Public Works agrees that the offstreet parking requirements may be satisfied within the public right of way. This is based on the information shown on the final development plan for the Perryvale Subdivision dated January 13, 1977.

Thomas M. Moring
Director
Department of Public Works

MAILING

cc: George Pryor
Robert A. Norton

PLATABLE

TO: Eric Pihenna, Zoning Commissioner

FROM: Thomas M. Moring, Director

SUBJECT: Parking Requirements
Perryvale Subdivision

DATE: January 17, 1977

ALTERNATE A
PARKING SPACE

ALTERNATE B
1 CAR GARAGE
PARKING SPACE

ALTERNATE C
PARKING SPACES
IN TANDEM

TYPICAL 'B'

PLAT TO ACCOMPANY
REQUEST FOR VARIANCE
PERRYVALE
BALTO CO. MD. SUBSET OCT 27 11
JULY 20, 1977 SCALE 1/8"

PN 9885

OFFICE OF THE
TIMES
NEWSPAPERS

TOWSON, MD 21204 October 13 19 77

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE-MACKS & MACKS, INC. was inserted in the following:

- ☐ Catonsville Times ☐ Towson Times
- ☐ Dundalk Times ☐ Arbutus Times
- ☒ Essex Times ☐ Community Times
- ☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 14 day of October 19 77 that is to say, the same was inserted in the issues of October 13, 1977.

STROMBERG PUBLICATIONS, INC.

BY: *Eric Pihenna*

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 13, 1977

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 a week for one successive weeks before the 14th day of October 19 77, the final publication appearing on the 13th day of October 19 77.

THE JEFFERSONIAN
Eric Pihenna
Mack & Mack

Cost of Advertisement: \$ 100.00

CERTIFICATE OF POSTING

District: 11th Date of Posting: 10-13-77

Posted for: Heavy Monday Oct 31, 1977 to 10-31-77

Petitioner: Macks & Macks, Inc.

Location of property: N.E. & N.W. Corners of Ebenezer & Perryvale Rd.

Location of Signs: 1 sign posted on each side of entrance to property

Remarks: *Eric Pihenna*

Posted by: *Eric Pihenna* Date of return: 10-26-77

BALTIMORE COUNTY, MARYLAND No. 57270

OFFICE OF FINANCE REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: Nov. 1, 1977 ACCOUNT: 02-662

AMOUNT: \$58.75

RECEIVED: Macks & Macks 6615 Reisterstown Rd., Suite 207
Baltimore, Md. 21215
Advertising and posting of property
#78-98-A

32 01 NOV 2 58.75 MD

VALIDATION OR SIGNATURE OF CASHIER

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

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

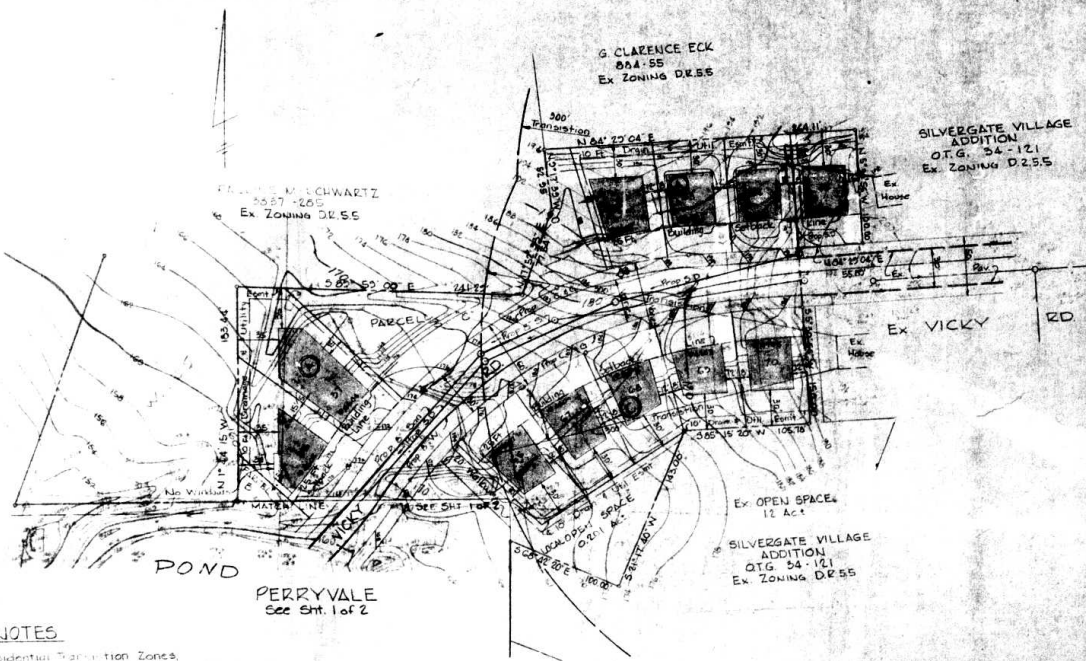
Your petition has been received and accepted for filing this 10th day of September 1977

Eric Pihenna
Zoning Commissioner

Petitioner: Macks & Macks, Inc.

Petitioner's Attorney: *Eric Pihenna*

Reviewed by: *Eric Pihenna*
Planning & Zoning
Associate III



GENERAL NOTES

- For all lots within the Residential Transition Zone, the following minimum setback requirements apply:
Front Yard - 25 Ft
Rear Yard - 30 Ft
Side Yard - 8 Ft Min, 20 Ft Total
- For all lots not within the Residential Transition Zone, the following minimum setback requirements apply:
Window to Lot Line - 15 Ft
Window to Tract Boundary - 25 Ft
Window to Front E/W - 25 Ft
Edge to Tract Boundary - 30 Ft
- The Bldg Envelope shown on these plans are for the principle buildings only (See note 4 regarding accessory buildings.)
- Accessory structures, fences, and projections into yards may be constructed outside the envelope, but must comply with sections 400 and 501 of the Baltimore Co Zoning Regulations (subject to covenants and applicable building permits.)
- Garage collection to be provided by Baltimore County.
- Local Open Space to be owned and maintained by Baltimore County Dept. of Parks and Recreation.
- There shall be no parking on Ebenezer Road.
- For Parking Areas, see typ. cal details, Sheet 1 of 2.
- ADT counts shown thus ϕ .
- Landscaping: Developer to provide stabilization seed and mulch. Any further landscaping to be the responsibility of the individual residents.
- Streetlights shown thus ϕ .
- All lots shown are "For Sale".
- Minimum lot area in Transition Areas - 5700 Sq Ft.
- 50% of site is wooded.



George Wm. Stephens Jr. & Associates Inc.

3080 J. H. Smith 12-20-78
Key No Date

TABULATION

GROSS AREA OF TRACT
No LOTS ALLOWED (35.615 x 55) - 195.00
No LOTS PROPOSED - 141
OPEN SPACE REQUIRED (35.615 x 67) - 2137 Act
OPEN SPACE PROPOSED - 2102 Act
PARKING SPACES REQUIRED (MINUTE) - 247
PARKING SPACES PROPOSED - 262
EXISTING ZONING - D2.55

OFFICE OF PLANNING & ZONING
Approved by

Director of Planning Date
Zoning Commissioner Date

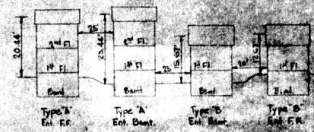
FINAL DEVELOPMENT PLAN PERRYVALE

DALTO CO. MD
SCALE: 1" = 50'

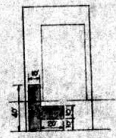
ELMER BOWEN
JAN 10, 1977

OWNER & DEVELOPER
Mr. Morton J. Wachs
Suite 207 6615 Reisterstown Rd.
Baltimore, Md. 21215

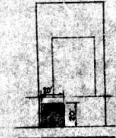
ENGINEER
George Wm. Stephens Jr.
& Associates, Inc.
5501 Ashbury Ave.
Baltimore, Md. 21204



HEIGHT TO HEIGHT RELATIONSHIP
NO SCALE



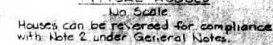
TYPICAL 'A' PARKING AREA



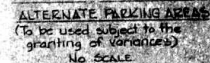
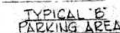
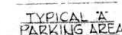
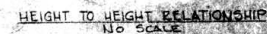
TYPICAL 'B' PARKING AREA



ALTERNATE PARKING
(To be used where the spacing of lots requires)
NO SCALE



Houses can be reversed for compliance with Note 2 under General Notes.



GROSS AREA OF TRACT	35.615 Ac
NO LOTS ALLOWED (35.615 x 55)	195.88
NO LOTS PROPOSED	141
OPEN SPACE REQUIRED (35.615 x 67)	2.137 Ac
OPEN SPACE PROPOSED	5.176 Ac
32 x 140 SPACES REQUIRED (141 x 175)	247
PARKING SPACES PROPOSED	262
EXISTING ZONING	DR-5

- The following minimum setbacks requirements shall apply:
 - Front Yard 10 ft
 - Front Yard 20 ft
 - Side Yard 5 ft
 - Back Yard 20 ft Total
- The setbacks not within the setbacks shall be shown on the following minimum setbacks requirements apply:
 - Window to Lot 15 ft
 - Window to Tract Boundary 15 ft
 - Window to Front E/W 15 ft
 - Flag to Tract Boundary 30 ft
- There shall be no facing windows between units.
- The Big Envelope shown on these plans are for the sample the things only. See note 4 regarding accessory buildings.
- Accessory structures, terraces and projections into yards may be constructed outside the envelope but must comply with setbacks 400 and 500 as the building is subject to zoning and subject to department and applicable building permits.
- Lease collection to be provided by Baltimore County.
- Local Open Space to be owned and maintained by Baltimore County. Best Use Recreation.
- There shall be no parking on Ebenezer Road.
- All lot counts shown this site plan.
- All lot counts shown this site plan.
- LANDSCAPING - Developer to provide statement of BOD and make any further landscaping to be the responsibility of individual residents.
- Streetlights shown this site plan.
- All lots shown are Fair Size.
- Minimum lot area in Transition Areas = 5700 Sq Ft.
- 50% of site is wooded.



2020 John Wiley & Sons 12257
Reg No Date

OFFICE OF PLANNING & ZONING
Approved by _____

Director of Planning Date:

Zoning Commissioner Date

FINAL DEVELOPMENT PLAN
PERRYVALE

BALTO. CO., MD
SCALE: 1" = 50'

ELECT. DIST. #11
JAN 10 1977

OWNER & DEVELOPER
Mr. Morton J. Mocks
Suite 207 6615 Reisterstown Rd.
Baltimore, Md. 21215

ENGINEER
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Towson Md 21204

