PETITION FO., ZONING RE-CLASS, ICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. John P. Owings, Jr. legal owner of the property situate in Balt County and which is described in the description and plat attached hereto and made a part hereof,

See Attached Description

MANUEL For a Special Exception, under the said Zoning Law and Zoning Regulations of Balt County, to use the herein described property, for ... Offices

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

1, or we, agree to pay expenses of above re-classification and/or Special Exception advertising.

osting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning ions and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Gregory R. Dent

John F. Owings, Jr Legs Owner Address P.O. Box 295

Owings Mills, Maryland 21117

ess 143 Main Street Reisterstown, Maryland 21136

....... 197 .7, that the subject matter of this petition be advertised, as out 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

Zoning Commissioner of Baltimore County

EXITIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

November 15, 1977

S. Eric DiNenna, Zoning Commissioner

Leslie H. Graef, Director of Planning

SUBJECT Position 78-113-XA. Petition for Special Exception for Offices.

Petition for Variances for Front, Side Yards Southwest side of Reistenstown Road 930 feet South of Ritten Lane. Petitioner – John F. Owings, Jr.

4th District

HEARING: Tuesday, November 22, 1977 (10:30 A.M.)

Office use would be appropriate here.

LHG:JGH:n

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

I, or we, John F. Drings, Jr. legal owner of the property situate in Baltimore must and which is described in the description and plat attached bevelo and made a part hereof.

hereby publishes for a Variance from Section. J. BB2, 28, L/B-21, 10, perrett, a front yard setback of 17' in 1 leu of the required 30' and a side yard setback of 24' in 1 leu of the required 25' with respect to the improvements known as 101700 Resistention Moda and a front yard setback of 5' in 1 leu of the required 30' and a side yard setback of 18' in 1 leu of the required 30' and a side yard setback of 18' in 1 leu of the required 30' whom as 1 010000 Resistention Mod

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

ovements are existing structures and it would be impossible to meet nts without completely razing the buildings. This would inflict an p on the property owner.

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

1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this cap, and further agree to and are to be bound by the zoning regulations and restrictions of the County adopted pursuant to the Zoning Law For Ballimore County. Address P. O. Box 295 Owings Hills, Maryland 21117 Acces . J43 Main Street Reisterstown, Md. 21136 ., 197 ?., that the subject matter of this petition be advertised, a of Baltimore County, in two newspapers of general circulation through

day of November 197 7, at 10:39 clock

July 🖣 1977

A. M.

Martin J. Smith, Esq. isteratown, Md. 21136

E ST FLORING & FEWING

RE: Interim Development Control
Act (IDCA) Application 277-16-1 Estate of Lillian Shoemal

Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on July 11, 1977 and you may now file your petitions, plats, and descriptions for said hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Com-missioner's rules for filing and petition forms to be completed by you.

Zoning Commissione

SED/JED/scw

RE- PETITION FOR SPECIAL EXCEPTION

PETITION FOR VARIANCE SW/S of Reisterstown Rd. 930' S of Ritters Lone, 4th District

. REFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

JOHN F. OWINGS, JR., Petitione

: Case No. 78-113-XA

..... ORDER TO ENTER APPEARANCE

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. Deputy People's Counsel

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

I HEREBY CERTIFY that on this 8th day of November, 1977, a copy of the aloregoing Order was mailed to Gregory R. Dent, Esquire, 143 Main Street, Reisterstown, Maryland 21136, Attorney for Petitioner.



S ERIC DINENNA

November 23, 1977

Gregory R. Dent, Esquire 14- Main Street Reisterstown, Maryland 21136

RE: Petitions for Special Exception and Variances SW/S of Reisterstown Road, 930' S of Ritters Lane - 4th Election District John F. Owings, Jr. - Petitioner NO. 78-113-XA (Item No. 56)

Dear Mr. Dent

I have this date passed my Order in the above referenced matter. A copy of said Order is attached.

> Very truly yours, S. ERIC DI NENNA Zoning Commissioner

Attachments

cc: Mrs. Alice LeGrand 25 Olive Lane Owings Mills, Maryland 21117

John W. Hessian, III, Esquire People's Counsel

Mr. Roger L. Foster, Principal Owings Mills Elementary School 10824 Reisterstown Road Owings Mills, Maryland 21117

IDCA APPLICATION FOR

SPECIAL EXCEPTION AND OR SPECIAL PERMIT

DCA 1022/6.

Exception _		SOUNTY SOURT REPRESENTATIVES SOURT REPRESENTATIVE SOURT OF THE PR SOURT REPRESENTATIVE SOURT OF USE THE REI	TO PILE FOR A SPECIAL
Offices			
		ROVED AS FOLLOWS: 10802 - 0.4 mc; #10730 DEED REF. 5511/562; 1	
GRADING			QUINE COLORS MAY 10 1977
BUILDING SIZE	28' X 38'(10802)	1400 Sm Pr	OFFICE OF PLANNING
NUMBER OF FLOO	AS	TOTAL HEIGHT 30 **	
FLOOR AREA RAT	IO & TOTAL FLOOR AREA DIV	DED BY SITE AREA . 2688	4,450 = 0.049
BUILDING USE			
GROUND FLOOR	uffices	THER PLOOPS Offices	
		l (Both buildings)	

UTILITIES WATER: EPOBLIC PRIVATE, TYPE OF SYSTEM _8" ------SEWEN: E PUBLIC OPPRINTE, TYPE OF SYSTEM . 8" (Subject to connection)

______ UTILITIES SECURITY APPROVAL SUPERAL OF LAND DEVELOPMENT

I CERTIFY THAT THE ABOVED INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND

CO MARTIN J. SMIKE ENG. 143 Main St. 21136 PLANNING BOARD HAS DETERMINED ON _ 7/11/7.7 ___THE THE PROPOSED DEVELOPE DOES / BOES WOT COMFORM TO THE REQU

PETITION	MA	APPII	NG	PRC	GRE	SS	SHE	T		
	Wolf	Мар	Orig	inal		icate		cing	200 1	
FUNCTION	date	by	dote	pa	date	by	date	by	date	by
Descriptions checked and outline plotted on map					44				en a	
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502. 1 of the Baltimore County Zoning Regulations having been met, November 1977... that the Petition for the aforementioned Special on should be and the same is GRANTED, from and after the date of this er, subject to the approval of a site plan by the State Highways Administration,
Department of Public Works and the Office de Planning on Administration,
Department of Public Works and the Office de Planning Commissioner of Billinore County Pursuant to the advertisement, posting of property and public hearing on the above retition and it appearing that by reason of..... the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE CRANTED DENIED and that the above described property or area be and the same is hereby continued as and Zoning Commissioner of Baltimore County

> CERTIFICATE OF PUBLICATION TOWSON, MD. 21204 November 2 THIS IS TO CERTIFY, that the annexed advertisement was THIS IS TO CERTIFY, that the annexed advertisement of Potition for Special Exception b Variance - John F. Owings #1544 as inserted in the following: The Scalar Cummissioner of Balthacer County, by authority of the Intone County, will hold a pilot intoner County, will hold a pilot for Portial Exception for Offices.
>
> Putilise for Variance from the County is permit a rent yard set-back of 17 feet instead of the rentired 20 feet, and is permit a set yard set-back of 18 feet instead of the rentired 20 feet, and is permit a set yearing 20 feet, and is permit a set yearing 20 feet, and is permit a set yearing 20 feet with respect to the required 20 feet with respect to the required 20 feet with respect to the requirement of the proposed to the proposed published in THE JEFFERSONIAN, a weekly newspaper printed ☐ Towson Times ☐ Catonsville Times ☐ Arbutus Times
> ☐ Community Times common and next with respect to the territories Road and to permit a frust control of the contro appearing on the 201 day of Seventier ☐ Dundalk Times C Essex Times ☐ Suburban Times West ☐ Suburban Times East L. Leanh Shuth weekly newspapers published in Baltimore, County, Maryland once a week for <u>one</u> successive weeks before the
>
> Ath day of November 19-77, that is to say, the same was inserted in the issues of November 2, 1977 Cost of Advertisement. \$

> > STROMBERC PUBLICATIONS, INC.

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, the Variances to permit a front yard setback of 17 feet in lieu of the required 30 feet and a side yard setback of 24 feet in lieu of the required 25 feet with respect to the improvements known as 10730 Reisterstown Road, and a front yard setof five feet in lieu of the required 30 feet and a side yard setback of 18 fee Lieu of the required 25 feet with respect to the improvements known as should be and the same is GRANTED, from and after the date of this Order, . St. Allen t to the approval of a site plan by the tment of Public Works, and the Office of Planning and Zoning. Pursuant to the adverticement, nesting of preparty and public hearing on the above peti A Variance should NOT BE GRANTED PT IS ORDERED by the Zoning Commissioner of Baltimore County, this, 197 ..., that the above Variance be and the same is hereby DENIED. Table Completed of Baltimore Comple

deportment of permits and TOWSON, MARYLAND 21204

December 9, 1977

72-113-XA

Mr. S. Eric DiMenna, Zoning Commissioner Office of Planning and Boning County Office Building Towon, Maryland 2120h

Doar Mr. Di Nonna

REVISED
Connects on Item # 56 Zoning Advisory Committee Meeting, are as follows:

Property Orner: John F. Owings
Location: S/J/S Reisterstown Road 930 S/E Ritters Lane
Entiting Coningrib. 16 and D.R. 3.5
Proposed Somingripecial Encaption for Offices (IDS 77-16 %) and Variance to
Proposed Somingripecial Encaption for Offices (IDS 77-16 %) and Variance to
Proposed Somingripecial Encapture (IDS 77-16 %) and Variance to
Proposed Somingripecial Encapture (IDS 77-16 %) and Formation of the Somingripecial Proposed Control of the Somingripecial Proposed Control of Somingripecial Proposed Control of the Somin

3. Structure shall conform to Baltimore County Ballding Code (8.0.0.5.).
 1970 Edition and the 1971 Supplement and other applicable codes. Comply with Kuryland State Code for the handcapped and applicable.
 (X) B. A building permit shall be required before construction can begin, to

up grade building to proposed use.

C. Three acts of construction drawings will be required to file an application for a building permit.

(7) D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal cay be required to file an application for a building permit.

R. Wood frame walls are not permitted within 3'0" of a property line. Contact halding Department if distance is between 3'0" and 6'0" of property line.

() G. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Very truly yours. Marko & Sumber

Charles E. Burnham Plane Seview Chief Claury

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this ______day of Seff 1977. Filing Fee \$ 50 . Received _ Check Other

Submitted by ALWT

Petitioner OWINGS Petitioner's Attorney DENT Reviewed by NBV

* This is not to be interpreted as acceptance of the Putition for

78-113-XA 2-SIGNS

CERTIFICATE OF POSTING O DEPARTMENT OF BALTIMORE COUNTY

Date of Posting Nov. 5 1977 PetitiONS FOR O SPECIAL EXCEPTION @ VARIANCE Petitioner John F. Chungs, JR: Petitioner Suls of REISTERSTOWN Rd. 930'S OF RITTERS LANG Location of Signs FRONT 10802 Reisterstown Rd Posted by Florica F. Roland Date of return Nov. 10, 1977.

DEVELOPMENT ENGINEERS

CIVIL ENGINEERS

342 OLD JOPPA ROAD - PALLSTON, MD. 21047 879-2253

MEETS AND BOUNDS DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION ON 10802 & 10730 REI STERSTOWN ROAD (The following descriptions have been compiled from deeds and plats and are not based on a field survey)

PARCEL # 1 (10802 Peisterstown Road)

Beginning for the same at a point on the Southwest side of the Baltimore and Reisterstown Turnpike Road, near the Thirteen Mile Stone, approx. 930' from the center line of Ritters lane. N 23° E 45.38' from a large black oak tree; thence bounding on said Turnpike Road S 41° E 149.12' to a post: thence S 16° 30' W 235.95' to a post; thence N 15" 30' E 288.75' to the place of

PARCEL # 2 (10730 Relaterstown Rend)

Beginning for the same at the end of the first line of Parcel # 1 as described above, thence running the following seven courses and distances; 1) S 38° E 89.h7'; thence 2) S 12° 09' E h2.42'; thence 3) S 52° 30' W 67.15; thence h) S 25° W 1h7; thence 5) N 60° E 165'; thence 6) N 18° E 52.80'; thence 7) N 48° E 235.95' to the place of beginning.











DATE	Nov. 22, 1977 Accou	01-662	100
	AMO	NT \$75.25	
MECEIVED PROM	John F. Owings, Jr. Mills, Md. 21117 Advertising and pos		0.00
1-60-615			
ror .	#78-113-XA		OFILMEL

MALTIMORE COUNTY, MARYLAN OFFICE OF FIT CE - REVENUE DIVIN HISCELLANEOUS CASH RECEIPT	SION TO T
Oct. 31, 1977	01-662
	#50.00
Kessre. Smith, Johns	å Smith, 143 Main St.
Mosers. Smith, Johns	s & Smith, 143 Main St. 136 Amosption and Variance for
Mosers. Smith, Johns	

VALUDATION OF SIGNATURE OF CASHIE



BALTIMORE COUNTY SONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLBG. 111 S. Chasapeake Ave. Tueson, Raryland 21204

ureau of

Department of Traffic Engineering

State Poods Commissi

Bureau of Fire Prevention

Health Departmen

Project Planning

Ioning Admin

Industrial Development

Building Departmen Board of Education November 16, 1977

Chairman

Gregory R. Dent, Esquire 143 Main Street Reisterstown, Maryland 21136

RE: Special Exception 6 Variance Petition Item Number 56 Petitioner - John F. Owings, Jr.

Dear Mr. Dent:

The enclosed comments were forwarded to this office subsequent to those sent to you on November 14, 1977. If any revisions to the site plan are required, these revisions should be made and submitted to this office prior to the scheduled hearing date.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours, NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:rf

Enclosure

Mr. Robert F. Poremski Development Engineers 342 Old Joppa Road Fallston, Maryland 21047

TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.

November 14, 1977

Mr. S. Eric DiNenna County Office Builder

> Re: Item #56 (1977-1978) Property Owner: John F. Owings S/MS Reisterstown Rd. 930' S/E Ritters Lane 50% insisteration aid, 90% 50% mitters Lame Similarly Soungis . Da. 16 to Lb. 3.5 of Proposed Zoning: Special Exception for offices Flock 30% 70% and Variance to permit a front 100% 30% 70% and Variance to permit a front of the required 30° and 23% and control of 24° in lieu of the required 30° and 23% and 25% and 25% and parproxements known as 10780 insisterations Road and a front setback of 5° and a side setback of 18° in lieu of the regimed 30° and 25° respectively for the improvements known as 10002 Resisteration Road. Acress . 1.18 Obstricts, 4th

Dear Mr. DiNenna

The following comments are furnished in regard to the plat submitted to this office review by the Zoning Advisory Committee in connection with the subject item.

Comments were supplied June 13, 1977 in connection with IDCA Item No. 77-16X; those comments are referred to for your consideration.

Moisterstoom Road (MA. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the purishertion of the Maryland State Hisbawy Abnistration. Any utility construction within the State Road inplt-of-way will be subject to the standards, specifications and approval of the State in addition to those of Ballismor County.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damagning private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top posil.

cc: D. Grise J. Somers T-SW Key Sheet 47 NW 33 Pos. Sheet NW 12 I Topo 58 Tax Map

Provisions for accommodating storm water or drainage have not been indicated

In accordance with the drainage policy, the beveloper is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width

The Petitioner must provide mecessary drainage facilities (temporary or permanent) to prevent creating any naisances or damages to adjacent properties, especially by the econometration of surface vaters. Correction of any problem which any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitions.

There are public 8-inch and 16-inch water rains in Reisterstown Road

The dwellings on this site are utilizing private ensite sewage disposal, the location of which is not indicated on the submitted plan. An 8-inch public sanitary saver traverses the weaterly portion of this property (Drawing 468-0356, Pile 1), as

This property is tributary to the Geynns Falls Sanitary Sever System subject

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate FUNCTION Descriptions checked and outline plotted on map Petition number added to outline Granted by ZC, BA, CC, CA Davised Plans Change in outline or description____Yes Map. 2C Previous case: MM

Gregory R. Dent, Esquire 143 Main Street Reisterstown, Maryland 21136

ITEM # 56

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 27th day of September 1977.

Petitioner John F. Owings, Jr.
Petitioner's Attorney Gregory Dent Newleyed Micholas S. Cormodari.
Micholas S. Cormodari.
Chairman, Soning Plans
Advisory Committee
Advisory Committee Mr. Robert F. Coremski 342 Old Joppa Road Palloton, Maryland 21047

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Gregory R. Dent, Esquire 143 Main Street Reisterstown, Maryland 21136 Sicholas B. Come Chairman

Dear Mr. Dent:

MENDE IS Sureau of Department of Traffic Engineering State Pouds Compies

Auteau of Fire Prevention Braith Department Project Planning Building Departmen Poerd of Education Zoning Administration

Industrial Development

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

November 14, 1977

RE: Special Exception &

Variance Petition

Item Number 56 Petitioner - John F. Owings, Jr.

These comments are not intended to indicate the These commonts are not intended to indicate the approximation common action requested, but the observe that all particular to the development plans that or problems with regard to the development plans that say have a bearing on this came. The Director of Commissioner with recommendations as to the suitability of the requested zoning.

The subject property which is lecated on the South-west side of Positertone Road, 930° southeast of Fitters Lane in the 4th Election District D.R. 1.5 and is improved with two existing twe-styand of the properties of the properties of the west, east and south are similarly zoned and improved.

This Special Exception and Variance is requested This Special Exception and Variance is requested in order to permit the evaiting dwellings to be converted into general business offices in a D.R. 16 zone. The Variance is required in order to permit a front year astback of 17' in lieu of the required 30' and a side yard setback of 24' in lieu of the required 30' with

Gregory R. Dent, Esquire Item Number 56 November 14, 1977

respect to the improvements known as 10710 Reisterstown Road.

Road of front yard actback of 5' in lieu of the required 5' is a yard actback of 18' in lieu of the required 5' is respected with respect to the improvements known as 1882 Deisterstown Road.

Particular attention should be afforded to the comments of the State Hithway Administration which state that the plan must indicate a dimension for the state that the plan must indicate a dimension for the comments of the proposed entrance and that the existing entrance attention shoulding must be eliminated. Additional attention shoulding must be eliminated additional attention shoulding must be eliminated. Additional attention should be expected by the state of the proposed and bevelops and the office of Traffic Engineering. The comments are the proposed of the proposed and the office of Traffic Engineering. The comments are the proposed of the

This petition is accepted for filling on the date of the enclosed filling 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 filling certificate, will be forwarded to you in the near future.

Very truly yours, it I much hory

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

DIANA ITTER Planning & Zoning Associate III

NBC:DI:rf

cc: Mr. Robert F. Coremski Development Engineers 342 Old Joppa Road Fallston, Maryland 21047



Item #56 (1977-1978) Property Owner: John P. Owings November 14, 1977

on the submitted plan.

Water and Sanitary Sewer:

END: EAM: PWR: SS

Storm Drains:

November 4 1977

ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

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

Dear Mr. DiNenno

Comments on Item *56, Zoning Advisory Committee Meeting, September 27, 1977, are as follows:

Property Owner: John F. Owings Locarion: SW/S Reisterstown Road 930' SE Ritters Lane Location: SW/5 Relaterations Road 930: 3E Elitera Lane.
Estiring Zoning: D. R. I. 6 and D. R. J. Stephen C. T. 16X) and Variance to permit a front stables. of 17: and a cities selected 52 kind in lieu of the required 50 and 25 front stables. of 17: and a cities selected 52 kind in lieu of the required 50 and 25 front stables. On the stables of 18 in linear on 10:700 Relaterations Road and in front stables of 5° and a side stables of 18 in linear on 10:700 Relaterations Road and in front stables. improvements known as 10802 Reisterstown Road Acres: 1.18

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

If the petition is granted, it should be limited to the existing buildings.

The area around the parking lot should be screened and landscaped.

September 28, 1977

Mr. S. Eric DiNenna Zoning Commissioner County Office Bldg. Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Sept. 27, 1977 Item: 56 Item: 36
Property Owner: John F. Owings
Location: SM/S Reisterstown Rd. (Rte.140)
290' SE Ritters Lane
Existing Zoning: D.R. 16 6 D.R. 3.5
Proposed Zoning: Special exception for
offices (IDCA 77-16 X) offices (IDCA 77-16 X) and varaince to permit a front setback of 17' and a side setback of 26' in lieu of the re-quired 30' and 25' respectively for the improvements known as 10730 Keisterstown Rd. 10730 Reisterstown Rd. and a front setback of 5' and a side set-back of 18' in lieu of the required 30' and 25' respectively for the improvements known as 10802 Reisters-town Road.

Dear Mr. DiNenna:

The plan must indicate a dimension for the width of the proposed noce. The existing entrance into the south building must be

The frontage of the site must be improved with paving and curb and gutter. The roadside face of curb is to be 28' from and parallel to the centerline of highway. The proposed barrier curb between the parking lot and the State right of way must be standard concrete curb, 8' high.

-1-

Paul H. Reincke

Office of Planning and Zoning Baltimore County Office Building Torson, Maryland 21704

Attention: Mr. Commodari, Chairman Zoning Advisory Committee

Re: Property O.mor: John F. Owings

Location: SW/S Reisterstown Rd. 930' SE Ritters Ls.

Zoning Agenda September 27, 1977 Itom No. 56

Pursuant to your request, the referenced property has been surveyed by this Durcau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(XXX) 1. Pire hydrants for the referenced property are grequired and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Norks.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at__

KCETS the maximum allowed by the Pire Department.

The site shall be made to comply with all applicable parts of the Fire Provention Code prior to occupancy or beginning of operations The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Hational Pire Protection Association Standard No. 101 "Life Safety Dodg", 1970

Edition prior to occupancy. () 6. Site plans are approved as drawn.

() 7. The Fire Prevention Dureau has no comments, at this time.

of Cells Flanning Group Special Inspection Division

Hotel and Leonge Mil Eganet Deputy Chief Pire Prevention Durnau

Mr. DiNenna- (cont'd)

September 28, 1977

The plan must be revised prior to the hearing. The required construction would have to be performed under permit from the State Highway Administration.

Very truly yours,

CL: JEM: dj

Charles Lee, Chief Bureau of Engineering Access Permits

BY: John E. Meyers

- 2 -

TOWSON, MARYLAND 2120 (301) 494 3550

STEPHEN E. COLLINS DIRECTOR

September 23, 1977

Mr. Eric S. DiNenna Zoning Commissioner 1st Ploor, County Office Building Towson, Maryland 21204

Item No. 56 - ZAC - September 27, 1977
Property Omer: John F. Oxings
Cocation: 80% Besiderstown Si. 930° SE Ritters La.
Location: 80% Besiderstown Si. 930° SE Ritters La.
Location: 80% Besiderstown Si. 930° SE Ritters La.
Location: 10% Besiderstown Si. 90° September 10% Si. 90° Septemb and 25' respectively for the improvements known as 10802 Reisterstown Road.

Acres: 1.18 District: 4th

Dear Mr. DiNenna

The requested special exception for offices is not expected to be a major

The entrance location will be subject to the State Highway Administration's

Auchael Hangi

MCP /kar

Michael & Planican

TOWSON, MARYLAND 2126

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

November 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #56, Zoning Advisory Committee Meeting, September 27, 1977 are as follows:

Existing Zoning: Proposed Zoning:

John F. Owings SW/S Refeteration Rd. 930' SE

MVS Reference and 930'SE Ritters La. D.R. 16 and D.R. 3.5 Special exception for wifteen Special exception for wifteen Communication of the State of

Acres:

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

Very truly yours.

Thomas H. Dev.in, Director BUREAU OF ENVIRONMENTAL SERVICES

JOHN D SEYFFERT

Contember 28 1977

Mr. S. Eric DiNenna, Zonine Commissioner Office of Planning and Boning County Office Building Towson, Haryland 21204

Dear Mr. DiNenna:

Comments on Item # 56 Zoning Advisory Committee Meeting, September 27, 1977 are as follows:

Property Onner: John F. Orings
John F. Orings	John F. Orings
John F. Orings	John F. Orings
John F. Orings	John F. Orings
John F. Orings	John F. Orings
John F. Orings	John F. Orings
John F. Orings	John F. Orings
John F. Ori Acres: District:	

The items checked below are applicable:

(X) A. Structure shall conform to Baltimore County Suilding Code (B.O.C.A.) 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 Karyland 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 Bullding Department if distance is between 3'0" and 6'0" of property line.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _______.

Very truly yours,

Charles E. Burnhas

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 27, 1977

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

Z.A.C. Meeting of: September 27, 1977

Item No: 56
Property Owner: John F. Dwings
Letter Commercial Control of the Control of the Commercial Control of the Co and a side setback of 24' in lieu of the required 30' and 25' respectively for the improvements known as 10750 Reisterstown Road and a front setback of 5' and a side setback of 18' in lieu of the required 30' and 25' respectively for the improvements known as 10802 Reisterstown Road.

District: 4th No. Acres: 1.18

No bearing on student population.

Very truly yours, W. Wed. Feland W. Nick Petrovich,

Field Representative

KNP /bn

MARCUS M BOTTARTS

MAN ECHRANG & CHINCO

ROBERT V. CORRES - AND ADDRESS.

RICHARD W TRACEY, DV







