

BALTIMORE COUNTY **ZONING PLANS** **ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

to
Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

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

November 16, 1977

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

cc: Mr. Robert F. Porowski
Development Engineers
142 Old Joppa Road
Fallston, Maryland 21047

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

November 14, 1977

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

Re: Item #56 (1977-1978)
Property Owner: John F. Owings
5705 Reisterstown Rd. 930' x 24' Bitters Lane
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Exception for offices (IDCA No. 77-16X) and Variance to permit a front setback of 17' and a side setback of 24' in lieu of the required 30' and 25' respectively for the improvements known as 10730 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. Acres: 1.18 District: 4th

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

Highways:

Reisterstown Road (Md. 140) is a State Road; therefore, all improvements, intersection, entrance and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

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

Item #56 (1977-1978)
Property Owner: John F. Owings
Page 2
November 14, 1977

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Developer 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 of 50 feet is required.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewers:

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

The dwellings on this site are utilizing private onsite sewage disposal, the location of which is not indicated on the submitted plan. An 8-inch public sanitary sewer traverses the westerly portion of this property (drawing #68-0356, File 1), as indicated.

This property is tributary to the Owyand Falls Sanitary Sewer System subject to State health department regulations.

Very truly yours,

ELIZABETH M. DAVIS, P.E.
Chief, Bureau of Engineering

END:RFM;PBR;SS

cc: Dr. GRISE
J. SMOER

T-56 Key Sheet
47 Old 13 Pos. Sheet
SM 12 1 Topo
SM Tax Map

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wait Map	Original	Duplicate	Tracing	200 Sheet				
	date by	date by	date by	date by	date by				
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>NBC</i>									
Previous cases: <i>mm</i>									
Revised Plans: Change in outline or description						Yes			
Map # <i>2C</i>						No			

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.

Eric D. DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner John F. Owings, Jr.
Petitioner's Attorney Gregory Dent

cc: Mr. Robert F. Porowski
142 Old Joppa Road
Fallston, Maryland 21047

NICHOLAS B. COMMODARI
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

to
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

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

November 14, 1977

Dear Mr. Dent:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are 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 suitability of the requested zoning.

The subject property which is located on the southwest side of Reisterstown Road, 930' southeast of Bitters Lane in the 4th Election District, is zoned D.R. 16 and D.R. 3.5 and is improved with two existing two-story frame dwellings. Adjacent properties to the west, east and south are similarly zoned and improved.

This Special Exception and Variance is requested in order to permit the existing dwellings to be converted into general business offices in a D.R. 16 zone. The Variance is required in order to permit a front yard setback of 17' in lieu of the required 30' and a side yard setback of 24' in lieu of the required 25' with

Gregory R. Dent, Esquire
Page 2
Item Number 56
November 14, 1977

respect to the improvements known as 10730 Reisterstown Road. A front yard setback of 5' in lieu of the required 30' and a side yard setback of 18' in lieu of the required 25' is requested with respect to the improvements known as 10802 Reisterstown Road.

Particular attention should be afforded to the comments of the State Highway Administration which state that the plan must indicate a dimension for the entrance into the south building and that the existing additional attention should be made to the comments from the Office of Project and Development Planning and the Office of Traffic Engineering. The comments received by this office, but will be forwarded to you upon our receipt. Revised site plans must be submitted indicating the aforementioned comments.

This petition is accepted for filing on the date of the hearing date and time, which will be held date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

DIANA ITTER
Planning & Zoning Associate III

NBC:DI:rf

cc: Mr. Robert F. Porowski
Development Engineers
142 Old Joppa Road
Fallston, Maryland 21047

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 424-3211

November 4, 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 #56, Zoning Advisory Committee Meeting, September 27, 1977, are as follows:

Property Owner: John F. Owings
Location: SW/S Reisterstown Road 930' SE Bitters Lane
Existing Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: Special Exception for offices (IDCA 77-16X) and Variance to permit a front setback of 17' and a side setback of 24' in lieu of the required 30' and 25' respectively for the improvements known as 10730 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. Acres: 1.18 District: 4th

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.

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

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

Very truly yours,

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



Maryland Department of Transportation
State Highway Administration

September 28, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Sept. 27, 1977
Item: 56
Property Owner: John F. Owings
Location: SW/4 Reisterstown Rd. (Rte. 140)
930' SE Ritters Lane
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special exception for offices (IDCA 77-16 X) and variance to permit a front setback of 17' and a side setback of 24' in lieu of the required 30' and 25' respectively for the improvements known as 10730 Reisterstown Rd. 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.

Acres: 1.18
District: 4th

Dear Mr. DiNenna:

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

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 -

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



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
Chief

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: John F. Owings
Location: SW/4 Reisterstown Rd. 930' SE Ritters La.

Item No. 56 Zoning Agenda September 27, 1977

Comments:

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

- (ix) 1. Fire hydrants for the referenced property are required 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 Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle stand-off condition shown at _____ REMOVED 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.
- (ix) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature]
Planning Group
Special Inspection Division

Reviewed: [Signature]
Approved: [Signature]
Fire Prevention Bureau



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 434-3010

JOHN D. SEVIER
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 # 56 Zoning Advisory Committee Meeting, September 27, 1977 are as follows:

Property Owner: John F. Owings
Location: SW/4 Reisterstown Road - 930' SE Ritters Lane
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Exception for offices (IDCA 77-16 X) and Variance to permit a front setback of 17' and a side setback of 24' in lieu of the required 30' and 25' respectively for the improvements known as 10730 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
Acres: 1.18
District: 4th

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. Burnham
Plans Review Chief
CDB:rwj



Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 434-3500

STEPHEN COLLINS
DIRECTOR

September 23, 1977

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

Re: Item No. 56 - ZAC - September 27, 1977
Property Owner: John F. Owings
Location: SW/4 Reisterstown Rd. 930' SE Ritters La.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Exception for offices (IDCA 77-16 X) and Variance to permit a front setback of 17' and a side setback of 24' in lieu of the required 30' and 25' respectively for the improvements known as 10730 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.

Acres: 1.18
District: 4th

Dear Mr. DiNenna:

The requested special exception for offices is not expected to be a major traffic generator, and no problems are expected by the requested variances to the required setbacks.

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

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineer Associate

MSF/Kan



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD L. 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:

Property Owner: John F. Owings
Location: SW/4 Reisterstown Rd. 930' SE Ritters La.
Existing Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: Special exception for offices (IDCA 77-16 X) and Variance to permit a front setback of 17' and a side setback of 24' in lieu of the required 30' and 25' respectively for the improvements known as 10730 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.

Acres: 1.18
District: 4th

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

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

KS:mab

**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

RE: Item No. 56
Property Owner: John F. Owings
Location: SW/4 Reisterstown Rd. 930' SE Ritters La.
Present Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Exception for offices (IDCA 77-16 X) and Variance to permit a front setback of 17' and a side setback of 24' in lieu of the required 30' and 25' respectively for the improvements known as 10730 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

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

[Signature]
K. Nick Petrowski
Field Representative

WNP/lip

JOSEPH W. MILLER, CHAIRMAN
T. PATRICK BULLOCK, JR., VICE-CHAIRMAN
MATEUS M. BUDZINSKI

ROBERT M. DODGE
MRS. ELIZABETH A. CHURCH
ROBERT E. HARTMAN

ALVIN LORBER
MRS. MILTON W. TRACY, JR.
RICHARD W. TRACY, JR.



619

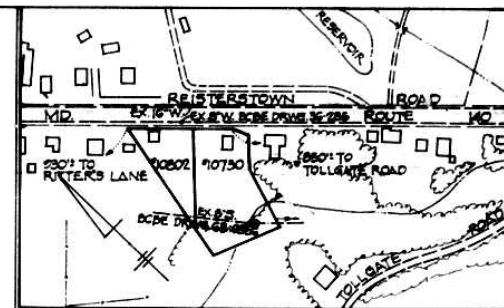


ROAD

ROUTE

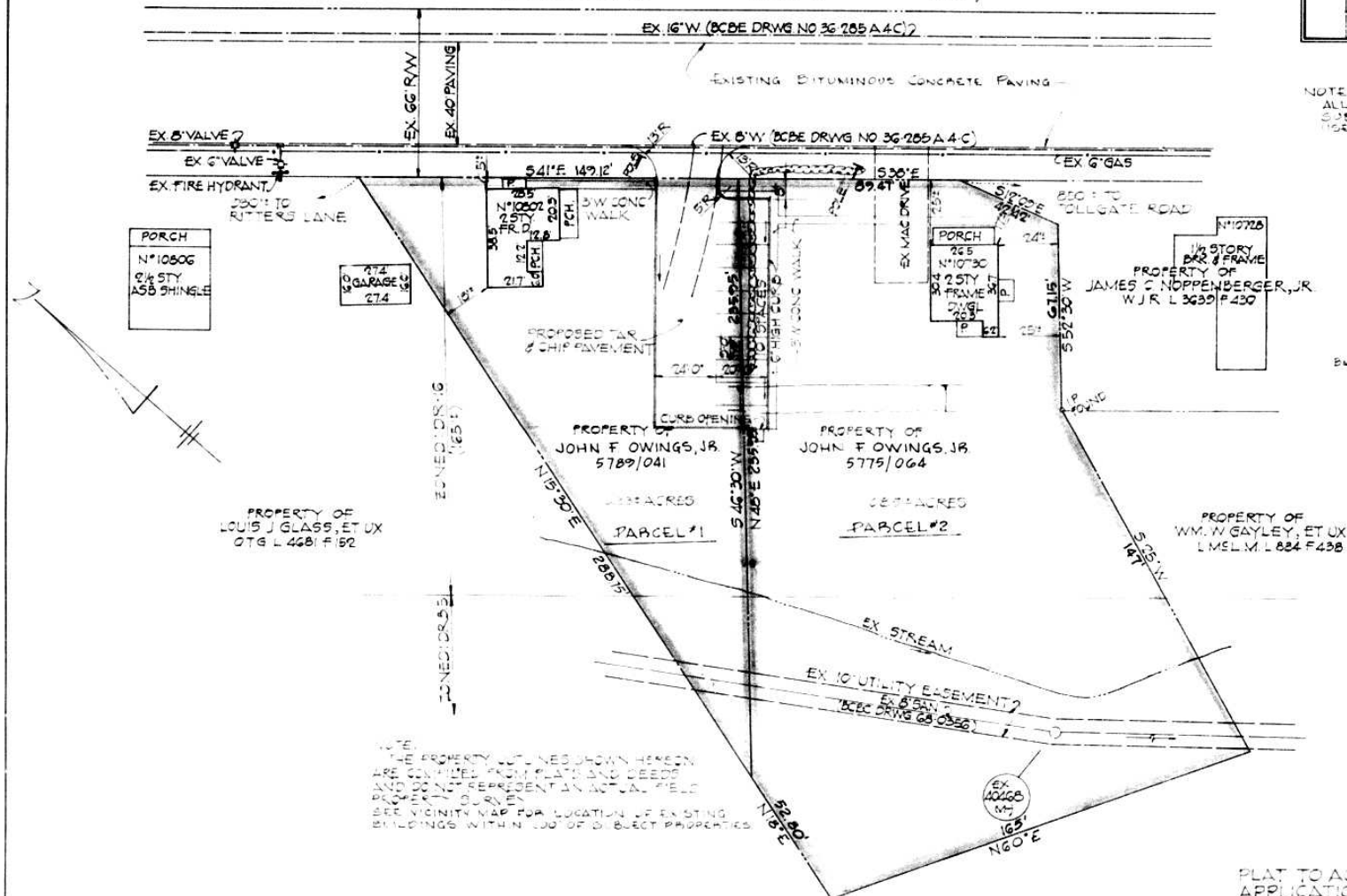
140)

old Plat



VICINITY MAP
SCALE: 1"=200'

NOTE:
ALL EXISTING BUILDINGS LOCATED WITHIN 200' OF
SUBJECT PROPERTY ARE CURRENTLY IN RESIDENTIAL
USE.



NO. 10802
PRESENT USE - RESIDENTIAL
PROPOSED USE - OFFICES

FLOOR AREA	PARKING SPACES REQD
1ST 900 ^{sq ft} + 300 =	3
2ND 475 ^{sq ft} + 300 =	1
BASEMENT 192 ^{sq ft} + 300 =	1
TOTAL 1567 ^{sq ft}	44

NO. 10730
PRESENT USE - RESIDENTIAL
PROPOSED USE - OFFICES
FLOOR AREA PARKING SPACES REQ'D

1ST	844 ^{sq} - 300	=	2.8
2ND	644 ^{sq} - 500	=	1.3
TOTAL	1488		4.1

PARKING DATA:
NO OF SPACES REQUIRED = 2 SPACES
NO OF SPACES PROVIDED = 10 SPACES
PARKING SPACE SIZE 8'0" X 20' MIN
PAVING TO BE TAR & CHIP

PLAT TO ACCOMPANY
APPLICATION FOR PETITION FOR
SPECIAL EXCEPTION

ELECTION DISTRICT NO. 4
BALTIMORE COUNTY, MARYLAND
SEPTEMBER 7, 1977

SCALE = 1.50

DEVELOPMENT ENGINEERS

1500 ENGINEERS
1500 OPPA ROAD
FARMINGTON, MARYLAND 21047
C01355

PETITIONER
JOHN F. WINGO, JR.
P.O. BOX 290
MURFREESBORO, TENN.

Robert F. Cremata

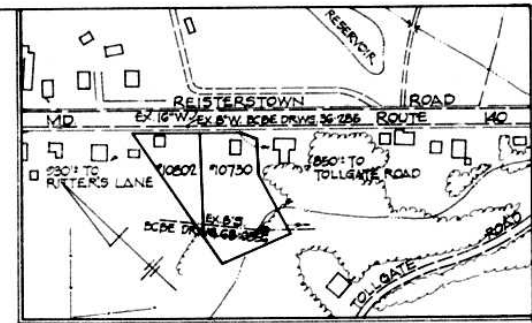


REISTERSTOWN (MARYLAND)

ROUTE

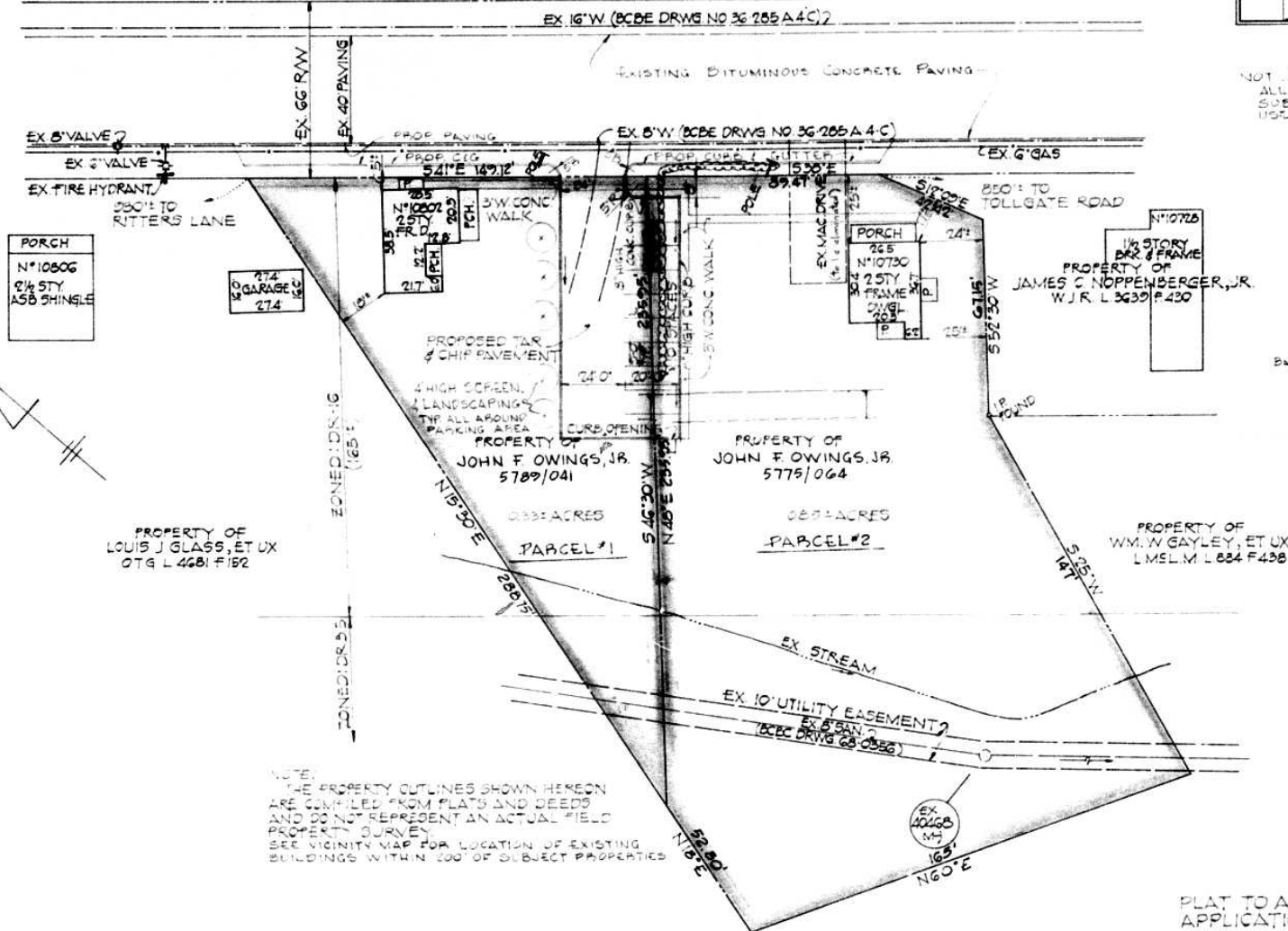
140)

ROAD



VICINITY MAP
SCALE: 1"=200'

NOT: ALL EXISTING BUILDINGS LOCATED WITHIN 200' OF SUBJECT PROPERTY ARE CURRENTLY IN RESIDENTIAL USE.



No. 10802

PRESENT USE - RESIDENTIAL		PROPOSED USE - OFFICES	
FLOOR AREA	PARKING SPACES REQ'D	FLOOR AREA	PARKING SPACES REQ'D
1ST 9000'	300	300	3
2ND 415'	500	500	1
BASEMENT 175'	500	500	1
TOTAL 1325'			44

No. 10730

PRESENT USE - RESIDENTIAL		PROPOSED USE - OFFICES	
FLOOR AREA	PARKING SPACES REQ'D	FLOOR AREA	PARKING SPACES REQ'D
1ST 844'	300	300	2
2ND 644'	500	500	1
TOTAL 1488'			41

PARKING DATA:
NO OF SPACES REQUIRED - 5 SPACES
NO OF SPACES PROVIDED - 10 SPACES
PARKING SPACE SIZE @ 5'x20' MIN
PAVING TO BE TAR & CHIP



NOTE:
THE PROPERTY OUTLINES SHOWN HEREON
ARE COMPILED FROM PLATS AND DEEDS
AND DO NOT REPRESENT AN ACTUAL FIELD
PROPERTY SURVEY.
SEE VICINITY MAP FOR LOCATION OF EXISTING
BUILDINGS WITHIN 200' OF SUBJECT PROPERTIES

PLAT TO ACCOMPANY
APPLICATION FOR PETITION FOR
SPECIAL EXCEPTION

ELECTION DISTRICT NO. 4
BALTIMORE COUNTY, MARYLAND
SEPTEMBER 7, 1977
REV. 11/21/77

SCALE: 1"=30'

PETITIONER:
JOHN F. OWINGS, JR.
P.O. BOX 295
OWINGS MILLS, MD. 21117

DEVELOPMENT ENGINEERS
CIVIL ENGINEERS
342 OLD JOPPA ROAD
FALLSTON, MARYLAND 21047
410-3253

Robert F. Crenshaw



T-NW
T-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE 1" = 200'	LOCATION	SHEET
BY	DATE				
Planimetric	MAPS, INC.	4-20-67	DATE OF PHOTOGRAPHY APRIL 1951	BELLTOWN DEVELOPMENT ENGINEERS	N. W. 12-1
Topographic	MAPS, INC.	4-1-70			
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA					

342 OLD JOPPA ROAD
FALLSTON, MD. 21047
879-3248

