

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above Reclassification should be had, and it further appearing that by reason of...

a Special Exception for a... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this...

day of... 1977, that the herein described property or area should be and

the same is hereby reclassified, from a... zone to a...

zone, and/or a Special Exception for a... should be and the same is

granted, from and after the date of this order.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show error in the original zoning maps...

the above Re-classification should NOT BE HAD,

Deputy Zoning Commissioner of Baltimore County, this...

of... March... 1978, that the above Re-classification be and the same is hereby

DENIED and that the above described property or area be and the same is hereby continued as and

to remain a... D.R. 16... zone.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE March 8, 1978

BY [Signature]

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

October 25, 1977

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

Re: Item #5 (Cycle II) October 1977 - April 1978
Property Owner: Mildred M. Walker
180' NW Harford Rd. 440' NE Harford Rd.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 0.08 District: 9th

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:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through striping, 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 striping of top soil.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #5 of Zoning Cycle II (October 1977 - April 1978).

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chief, Bureau of Engineering

END: EAM: PWR: ss

N-NE Key Sheet
36 NE 18 Pos. Sheet
NE 9 E Topo
71 Tra Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Maryland Department of Transportation
State Highway Administration

Norman E. Intemann
Secretary
Edward M. Evans
Administrator

October 7, 1977

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

Attention: Mr. N. Commodari

Re: Meeting for Cycle II
Item: 5
Property Owner: Mildred M. Walker
Location: 180' NW Harford Rd. (Rte. 147)
440' NE Harford Road
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 0.08
District: 9th

Dear Mr. DiNenna:

The means of access must be clearly defined on the plan. The proposed use of the property must be indicated.

The proposed right of way for Harford Road is basically correct as best as can be determined at this time.

CL:JEM:dj

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
[Signature]
By: John E. Meyers

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

John P. O'Ferrall, Esquire
Chairman

MEMBER:
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

October 31, 1977

John P. O'Ferrall, Esquire
343 North Charles Street
Baltimore, Maryland 21201

RE: Reclassification Petition
Item Number 5 - Cycle II
Petitioner - Mildred M. Walker

Dear Mr. O'Ferrall:

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 .08 acre parcel of land, zoned D.R. 16, is located to the rear of an existing lawn mower/storm window repair shop known as 9516 Harford Road. Property to the north and east is zoned D.R. 16 and B.L. and is improved with detached dwellings and a store, respectively, while to the southwest and west is a shoe repair shop, office building and vacant land which is also the subject of a similar reclassification request.

The proposal is to rezone this parcel to commercial (B.L.). However, no proposed use is indicated. Before this committee can comment on this request, the proposed use must be indicated as well as the existing parking and entrances for the repair shop. In addition, this

John P. O'Ferrall, Esq.
Page 2
Item No. 5
Oct. 31, 1977

plat is the same plat that was filed with the petition for the adjoining property, therefore, the notes pertaining to that petition must be removed and the applicable notes included.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to November 28, 1977 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1978 and April 15, 1978 will be forwarded to you well in advance.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

CC: Gerhold, Cross & Etzel
Registered Land Surveyors
412 Delaware Avenue
Towson, Maryland 21204

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(410) 484-3211

October 14, 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 #5, Zoning Cycle II, October 1977, are as follows:

Property Owner: Mildred M. Walker
Location: 180' NW Harford Road 440' NE Fifth Road
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 0.08
District: 9th

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.

The site plan must be revised to show all existing and proposed uses. The plan should also indicate all adjacent owners.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Project and Development Planning

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(410) 484-3650
STEPHEN E. COLLINS
DIRECTOR

October 24, 1977

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

RE: Item 5 - ZAC - October 13, 1977
Property Owner: Mildred M. Walker
Location: 180' NW Harford Rd. 440' NE Fifth Rd.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 0.08
District: 9th

Dear Mr. DiNenna:

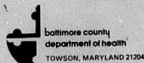
The subject petition is requesting a change from D.R. 16 to B.L. of 0.08 acres. Due to the size of this petition, there is no appreciable change in trip density.

The intersection of Harford Road and Joppa Roads is operating at Level of Service E.

Very truly yours,

[Signature]
C. Richard Moore
Assistant Traffic Engineer

CRN/bss



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

October 14, 1977

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

Dear Mr. DiNenna:

Comments on Item #5, Zoning Advisory Committee Meeting for Cycle II, October 5, 1977, are as follows:

Property Owner: Mildred M. Walker
Location: 180' NW Harford Rd. 440' NE Harford Rd.
Existing Zoning: B.L. 16
Proposed Zoning: B.L.
Acres: 0.08
District: 9th

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

Very truly yours,

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

TJD/kh/c



Paul H. Heinke
Chief

October 26, 1977

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

Attention: Mr. Commodori, Chairman
Zoning Advisory Committee

Re: Property Owner: Mildred M. Walker

Location: 180' NW Harford Rd. 440' NE Harford Rd.

Item No. 5

Zoning Agenda Cycle II

Gentlemen:

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 300' 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 _____

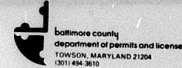
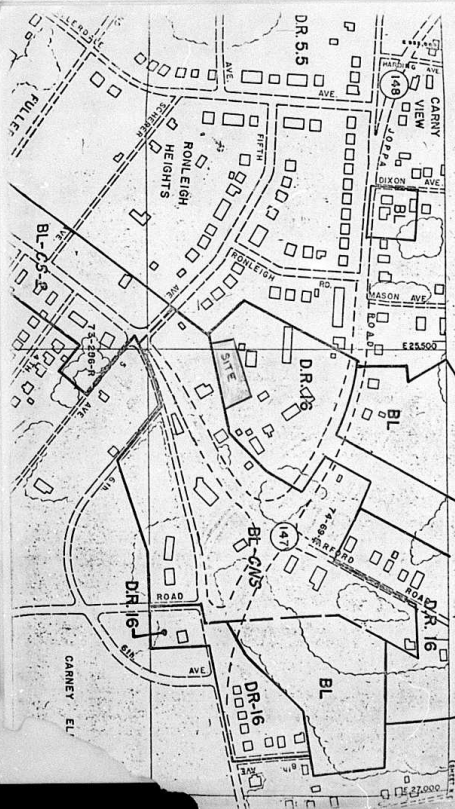
REPLACES the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 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:

AT P. Kelly
Planning Section
Special Inspection Division

Noted and Approved: *George M. Gammell*
Deputy Chief
Fire Prevention Bureau



John D. Seffert
Director

October 10, 1977

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

Dear Mr. DiNenna:

Comments on Item # 5 Zoning Advisory Committee Meeting, Cycle II are as follows:

Property Owner: Mildred M. Walker
Location: 180' NW Harford Rd. 440' NE Harford Ave.
Existing Zoning: B.L. 16
Proposed Zoning: B.L.

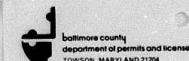
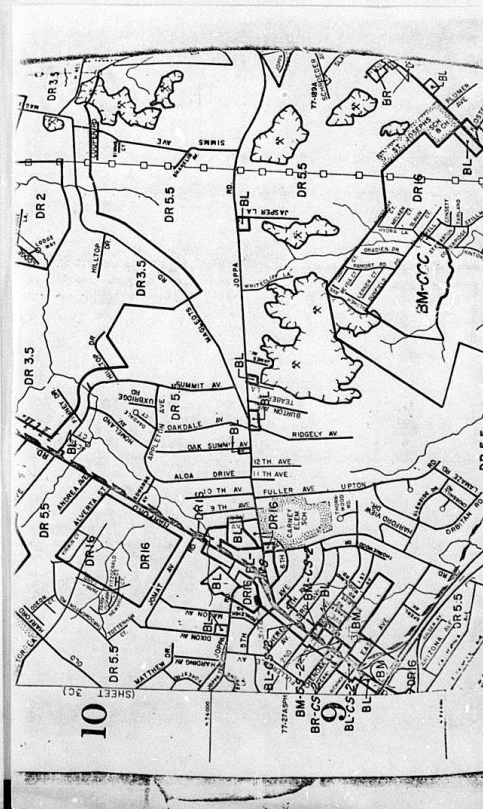
Acres: 0.08
District: 9th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.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 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
CDB:rj



John D. Seffert
Director

December 9, 1977

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

Dear Mr. DiNenna:

Comments on Item # 5 Zoning Advisory Committee Meeting, CYCLE II REVISED are as follows:

Property Owner: Mildred M. Walker
Location: 180' NW Harford Rd. 440' NE Harford Ave.
Existing Zoning: B.L. 16
Proposed Zoning: B.L.

Acres: 0.08
District: 9th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin. See Note 7th below.
- ☒ 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. Concrete block walls are acceptable.
- ☒ F. An alteration permit may be required to assure building meets Code requirements for proposed use.
- ☒ 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
CDB:rj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 11, 1977

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

Z.A.C. Meeting of: Cycle II

RE: Item No: 5
Property Owner: Mildred M. Walker
Location: 180' NW Harford Rd. 440' NE Harford Rd.
Present Zoning: B.L. 16
Proposed Zoning: B.L.

District: 9th
No. Acres: 0.08

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

KNP/bp

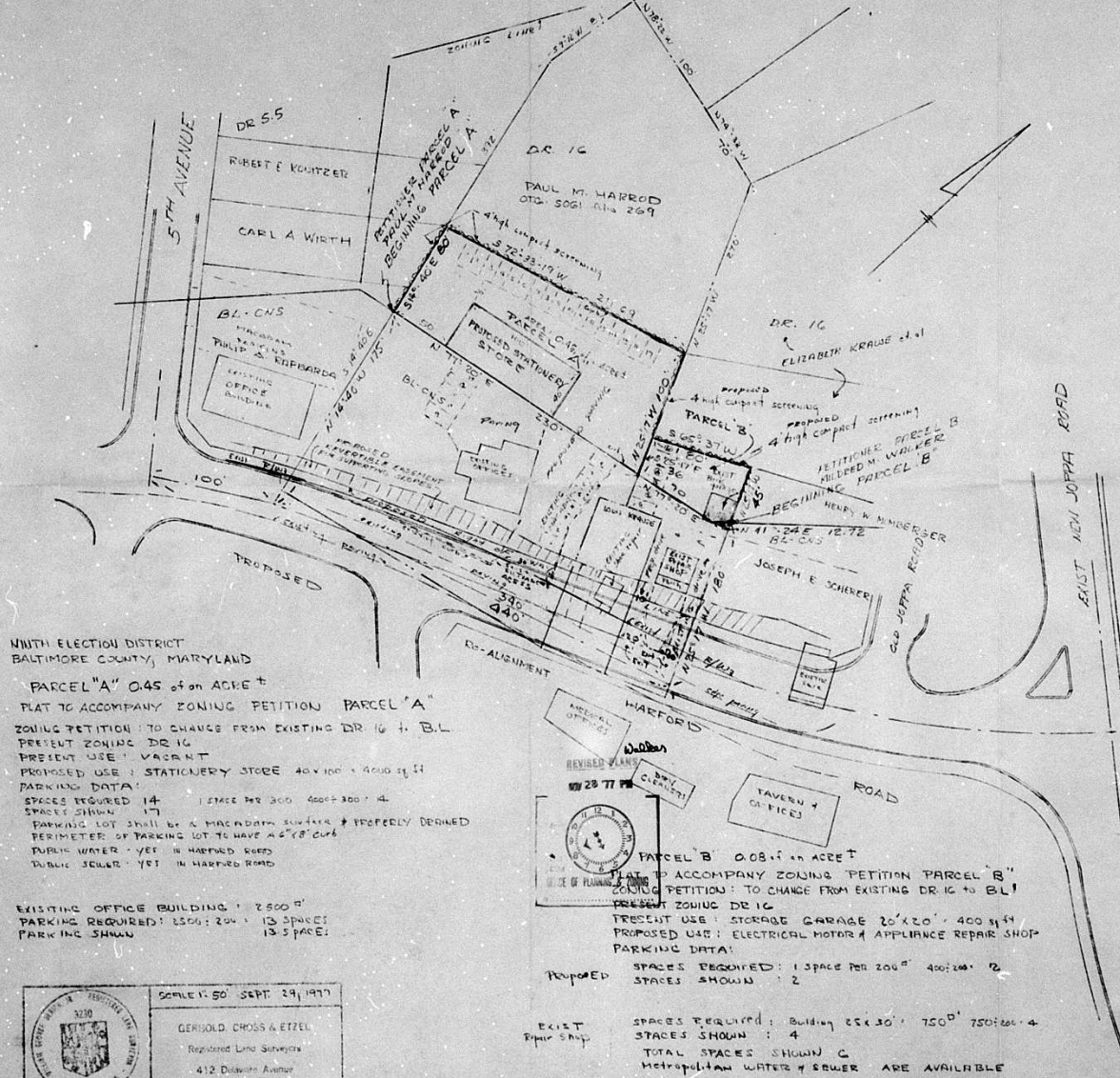
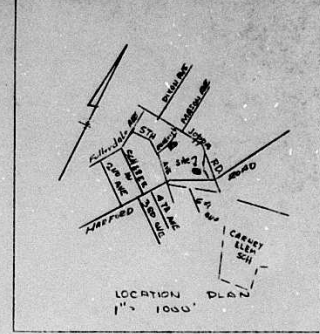
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V. RAYMOND MCGOWAN, JR., VICE-PRESIDENT
MARCUS M. BUTLAND

THOMAS H. BUTER
MRS. LORNAE F. CHURCH
ROGER B. JAYCHIN
ROBERT V. BUNDEL, REPRESENTATIVE

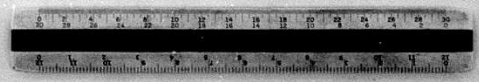
ALVIN LORECK
MR. MILTON B. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

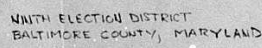
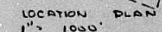
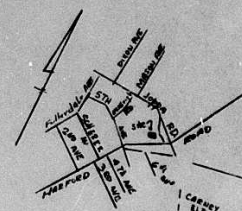
MAY 16 1978

MAY 16 1978



SEALEY 50 SEPT. 29, 1977
 GEROLD CROSS & ETZEL
 Registered Land Surveyors
 412 Dinklage Avenue
 Towson, Maryland 21204

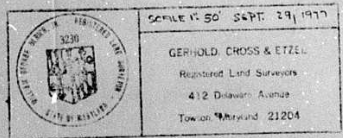


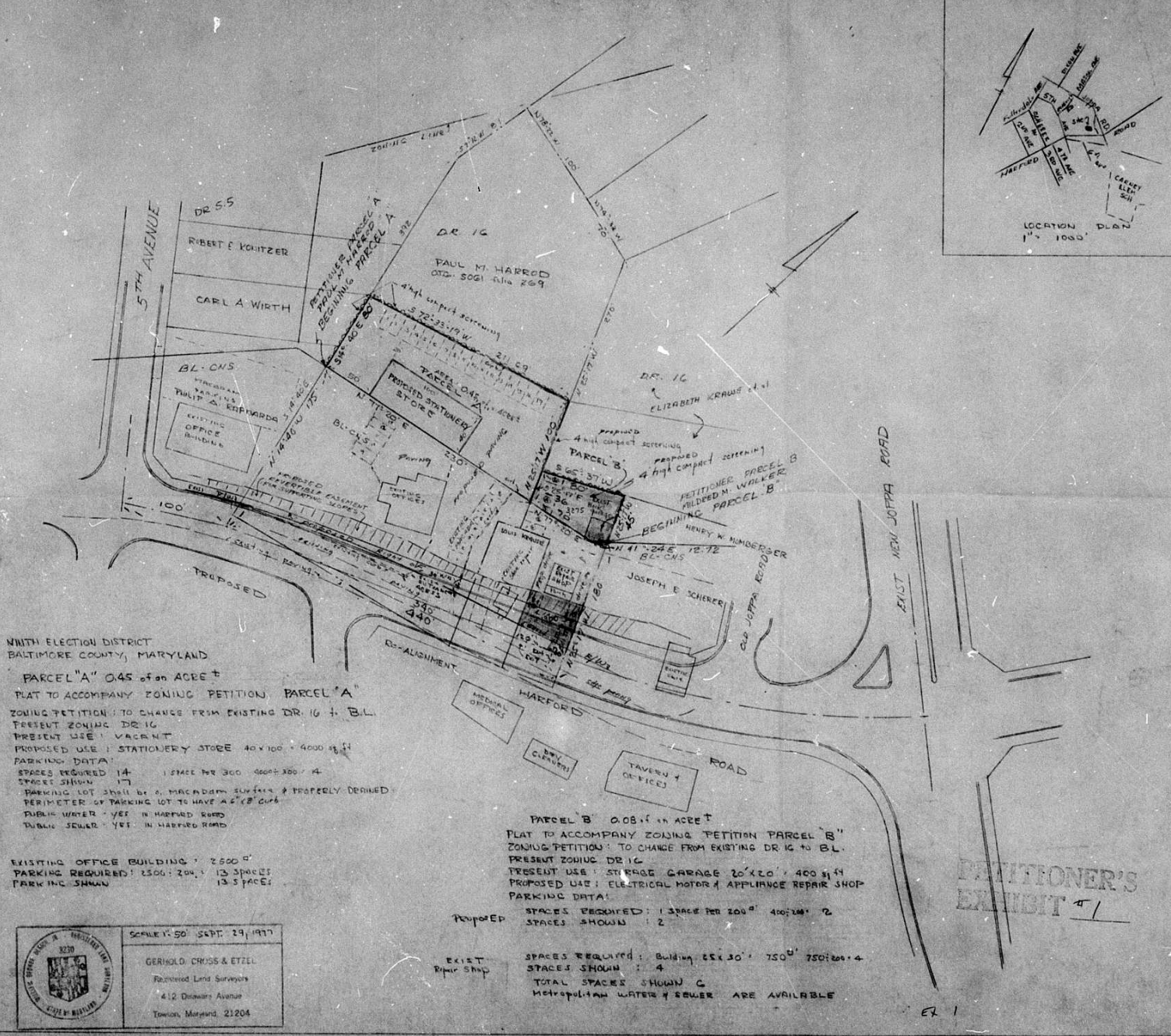


PLAT TO ACCOMPANY ZONING PETITION
 ZONING PETITION : TO CHANGE FROM EXISTING DR 16 + B.L
 PRESENT ZONING DR 16
 PRESENT USE : VACANT
 PROPOSED USE : OFFICE BUILDING 40'x100' 4000 sq ft
 PARKING DATA:
 SPACES REQUIRED 14 1 SPACE PER 300 sqft 300' x 14'
 STKS. STALLS 17
 PARKING LOT shall be a MINIMUM 5'x14' + PROPERLY DRAINED
 PERIMETER OF PARKING LOT TO HAVE A 6" (8' CUB'
 PUBLIC WATER - YES IN HARDWARE ROAD
 PUBLIC SEWER - YES IN HARDWARE ROAD

MAP: 44
NC 7C
 SECTION:
 DISTANCE: 9
 D.T. 105.77
 TYPE:
 HEIGHT: 100
 BY: JK
 FINAL:
 BY:

old Plot





PARCEL "A" 0.45 of an ACRE ±
PLAT TO ACCOMPANY ZONING PETITION, PARCEL "A"
ZONING PETITION: TO CHANGE FROM EXISTING DR. 16 4. B.L.
PRESENT ZONING DQ 16
PRESENT USE: VACANT
PROPOSED USE: STATIONERY STORE 40'x100' - 4000 sq. ft.
PARKING DATA:
SPACES REQUIRED 14 1 SPACE PER 300 - 4000/300 = 14
SPACES SHOWN 14
PARKING LOT shall be a MACADAM SURFACE & PROPERLY DRAIN
PERIMETER OF PARKING LOT TO HAVE 6" CB CURB
PUBLIC WALKER - YES IN HARDENED ROAD
PUBLIC SQUAR - YES IN HARDENED ROAD

EXISTING OFFICE BUILDING : 2500 sq
PARKING REQUIRED: 2506 : 204 : 13 SPACES
PARKING SHOWN : 13 SPACES

PARCEL "B" 0.0864 ACRES
PLAT TO ACCOMPANY ZONING PETITION PARCEL "B"
ZONING PETITION: TO CHANGE FROM EXISTING DR G TO BL.
PRESENT ZONING DR G
PRESENT USE: STORAGE GARAGE 20' X 20', 400 sq ft
PROPOSED USE: ELECTRICAL MOTOR & APPLIANCE REPAIR SHOP
PARKING DATA:

Proposed SPACES REQUIRED: 1 SPACE PER 200' 400' 200' 2
SPACES SHOWN: 2

EXIST
Repair Shop

SPACES REQUIRED: Building 25x30' 750' 750:200=4
SPACES SHOWN: 4
TOTAL SPACES SHOWN: 4
Metropolitan Water & Sewer are available



SCALE 1" = 50' SEPT. 29, 1977

GERHOLD, CROSS & ETZEL
Registered Land Surveyors
412 Dismas Avenue
Towson, Maryland 21204