

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 RICHARD H. ERLANGER and FLORENCE F. ERLANGER, c/o
 ERLANGER PROPERTIES, Inc., Legal Owners 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 Special
 Hearing Under Section 500, 7 of the Zoning Regulations of Baltimore County,
 to determine whether or not the Zoning Commissioner and/or Deputy Zoning
 Commissioner should approve, Special Permit for the within described property
to permit parking for persons of retail stores to be located on the east side of Reisterstown Road three hundred ten feet (310') northward from the center line of Slade Avenue;
 the said offstreet parking being located in a residential zone.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
 I, or we, agree to pay expenses of above Special Hearing 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.

COMMISSIONER'S ADDRESS: William D. Wells, Esquire
7 Church Lane
Pikesville, Maryland 21208
 ATTORNEY'S ADDRESS: William D. Wells
7 Church Lane
Pikesville, Maryland 21208
 PROTESTANT'S ADDRESS: William D. Wells
7 Church Lane
Pikesville, Maryland 21208

ORDERED BY the Zoning Commissioner of Baltimore County, this 3rd day of February, 1978, 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, the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of March, 1978, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

H. MALMUD & ASSOCIATES, INC.
 LAND PLANNERS - SURVEYORS - CIVIL ENGINEERS

TELEPHONE: AREA CODE 301 652-8442

8815 READER SERVICE ROAD
 BOWLING GREEN, MARYLAND 21208

Description for Special Exception
 609 Reisterstown Road
 Baltimore County, Maryland

Beginning at a point on the dividing line between 607 and 609 Reisterstown Road, said point being 240 feet, more or less from the intersection of said line projected southwesterly to the centerline of Reisterstown Road, said point of intersection being 310 feet, more or less, northwesterly from the centerline of Slade Avenue as now laid out; and running thence the four (4) following courses and distances:

- (1) North 37° - 45' 52" East 102 feet;
- (2) North 37° - 12' 54" West 72.26 feet;
- (3) South 37° - 45' 52" West 102 feet;
- (4) South 37° - 05' 06" East 72 feet to the place of beginning.

Containing 0.17 acres, more or less.

This description is for zoning purposes only and not for the conveyance of title.



Herbert Malmud
 Herbert Malmud
 Registered Land Surveyor
 Maryland No. 7558
 August 9, 1977

RE: PETITION FOR SPECIAL HEARING
 NE/S of Reisterstown Rd. 240'
 N of Slade Ave., 3rd District
 ERLANGER PROPERTIES, Petitioners
 BEFORE THE ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 78-202-SPH

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. Kuntz, Jr.
 Charles E. Kuntz, 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 this 8th day of March, 1978, a copy of the foregoing Order was mailed to William D. Wells, Esquire, 7 Church Lane, Pikesville, Maryland 21208, Attorney for Petitioners.

MR 878 74



IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 William D. Wells, Esquire, c/o ERLANGER PROPERTIES, Inc., Legal Owners 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 Special Hearing Under Section 500, 7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve, Special Permit for the within described property
to permit parking for persons of retail stores to be located on the east side of Reisterstown Road three hundred ten feet (310') northward from the center line of Slade Avenue;
 the said offstreet parking being located in a residential zone.

PROPERTY IS TO BE POSTED AND ADVERTISED AS FOLLOWS:
 SPECIAL PERMIT FOR THE WITHIN DESCRIBED PROPERTY
 TO PERMIT PARKING FOR PERSONS OF RETAIL STORES TO BE LOCATED ON THE EAST SIDE OF REISTERSTOWN ROAD THREE HUNDRED TEN FEET (310') NORTHWARD FROM THE CENTER LINE OF SLADE AVENUE;
 THE SAID OFFSTREET PARKING BEING LOCATED IN A RESIDENTIAL ZONE.

RECEIVED
 SEP 14 1977
 OFFICE OF PLANNING & ZONING
 BUILDING SIZE
 GROUND FLOOR - 48' x 118' - 4800 sq. ft.
 TOTAL FLOOR AREA - 4800 sq. ft.
 PLANNING AND ZONING - Building to be located in existing commercial zone.
 REQUIRED NUMBER OF PARKING SPACES
 GROUND FLOOR - 18
 TOTAL FLOOR - 18
 WE ARE REQUESTING 19 SPACES IN TOTAL (18 + 1)
 (18 + 1) ARE TO BE PROVIDED TO ACCOMMODATE PARKING SPACES OF 200 SQ. FT. EACH
 (18 + 1) ARE TO BE PROVIDED BY MULTIPLE PARKING SPACES OF 200 SQ. FT. EACH

UTILITIES
 WATER: PUBLIC
 SEWER: PUBLIC
 GAS: PUBLIC
 TELEPHONE: PUBLIC
 UTILITIES SECURITY APPROVAL: PUBLIC

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
John W. Hession, III
 John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

THE PLANNING BOARD HAS DETERMINED ON 11-17-77 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 50-21(1) OF THE BALTIMORE COUNTY ZONING ORDINANCE.
 SIGNATURE: John W. Hession, III
 DATE: 11-17-77
 CAMDEN, BALTIMORE COUNTY
 PLANNING BOARD

IDCA FORM No. 2 REVISED 8-12-77

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna Date: March 21, 1978
 FROM: William D. Wells
 SUBJECT: Reisterstown Road, IDCA 77-4470

I am writing to you on behalf of the Pikesville Reisterstown Plan Steering Committee composed of members from the Board of Commerce headed by Mr. Gene Gogel; consultant personnel represented by Mr. James Frost (Economist), Mr. David O'Hanley (Architect), Mr. Gogel (Steve Peterson Associates, Transportation) and representatives from the following departments: Traffic Engineering, Corridor Plan, Industrial Development Commission, Office of Planning and Zoning and the Administration.
 We wish to go on record with you, with regard to the above application that although we tentatively support parking in residential areas to the rear of commercial property, we are most concerned particularly with regard to the frontage along Reisterstown Road and the potential future development of the remaining 72 feet to the north.
 We prefer the attached two solutions that we believe would resolve both issues to the benefit of the petitioner, the owner of the residue parcel to the north and the Greater Pikesville area.
 Attachment A - assumes that there is no interest by the petitioner in developing the parcel to the north. As you will note in A the building is suggested to be relocated adjacent to the existing building with minimal parking in the front and to be well landscaped along Reisterstown Road. This would provide a single curb cut and common orientation of the existing and proposed building facing each other.
 Should you determine that the petitioner does not have an interest in the north lot, then we recommend that this layout be followed.
 Attachment B - assumes that the petitioner does have an interest in developing the parcel to the north and illustrates a multi configuration utilizing both lots.

Very truly yours,
William D. Wells
 William D. Wells
 Zoning Commissioner
 SED/JED/saw
 Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna Date: March 21, 1978
 FROM: William D. Wells
 SUBJECT: Reisterstown Road, IDCA 77-4470

There appears to be some credence to this assumption based on a plat provided to members of the Steering Committee provided by the petitioner. If you can establish that the petitioner does have an interest in the recommendation of the Steering Committee that the building (n) be located forward on the site as shown in Attachment B with all the parking to the rear, which the Committee believes would then enhance the character of the street and preserve the future entrance issue.
 We will appreciate your consideration of these proposals in your deliberations on this issue and, hopefully, with your assistance, there will be achieved a much better design layout for the property.
 Thank you.

Very truly yours,
William D. Wells
 William D. Wells
 Zoning Commissioner
 SED/JED/saw
 Enclosures

William D. Wells, Esquire
 7 Church Lane
 Pikesville, Maryland 21208

RE: Petition for Special Hearing
 NE/S of Reisterstown Road,
 240' N of Slade Avenue - 3rd
 Election District
 Richard H. Erlanger, et ux -
 NO. 78-202-SPH (Item No. 117)

Dear Mr. Wells:
 I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,
S. Eric DiNenna
 S. ERIC DI NENNA
 Zoning Commissioner

SED/jhn

Attachments

cc: Mr. Richard Kimzey
 507 North Frederick Avenue
 Gaithersburg, Maryland 20878
 John W. Hession, III, Esquire
 People's Counsel

ORDER RECEIVED FOR FILING
DATE 1/25/78
FILED 1/25/78

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 in accordance with the power granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, the requirements of Section 409.4 having been met, and the health, safety, and general welfare of the locality involved not being adversely affected and being within the spirit and intent of the Baltimore County Zoning Regulations, the Special Hearing to approve off-street parking in a residential zone should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of April, 1978, that the herein Petition for the aforementioned Special Hearing 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 State Highway Administration, the Department of Public Works, and the 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 _____ the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196., that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

- COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
- Chairman
- MEMBERS
- BUREAU OF ENGINEERING
- DEPARTMENT OF TRAFFIC ENGINEERING
- STATE HIGHWAY COMMISSION
- FIRE PREVENTION
- HEALTH DEPARTMENT
- PROJECT PLANNING
- BUILDING DEPARTMENT
- BOARD OF EDUCATION
- ZONING ADMINISTRATION
- INDUSTRIAL DEVELOPMENT

William D. Wells, Esquire
7 Church Lane
Pikesville, Maryland 21208

RE: Special Hearing Petition
Item Number 117
Petitioner - Erlanger Properties

Dear Mr. Wells:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(ies) of the Zoning Plans Advisory Committee.

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

NBC:JD

Enclosure

cc: Bacharach Associates
A Division of Gaudreau, Inc.
Architects & Engineers
9 West Mulberry Street
Baltimore, Maryland 21201

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

- COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
- Chairman
- MEMBERS
- BUREAU OF ENGINEERING
- DEPARTMENT OF TRAFFIC ENGINEERING
- STATE HIGHWAY COMMISSION
- FIRE PREVENTION
- HEALTH DEPARTMENT
- PROJECT PLANNING
- BUILDING DEPARTMENT
- BOARD OF EDUCATION
- ZONING ADMINISTRATION
- INDUSTRIAL DEVELOPMENT

William D. Wells, Esquire
7 Church Lane
Pikesville, Maryland 21208

February 3, 1978

RE: Special Hearing Petition
Item Number 117
Petitioner - Erlanger Properties

Dear Mr. Wells:

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, located on the east side of Reisterstown Road approximately 310 feet north of Slade Avenue in the 3rd Election District, is zoned B.L. and D.F. 3.5 and is improved with a frame dwelling and detached garage. Adjacent properties are similarly zoned and are improved with a commercial building to the south and a dwelling to the north, while a service station and the Pikesville Army exist to the west, respectively.

Because of your client's proposal to construct a group of stores on the B.L. zoned portion of this site and provide the required parking in the residentially zoned portion, this Special Hearing is necessitated.

William D. Wells, Esquire
7 Church Lane
Pikesville, Maryland 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

ITEM # 117

Your Petition has been received and accepted for filing this 3rd day of February, 1978.

Nicholas B. Commodari
ERIC S. DINENNA
Zoning Commissioner

Petitioner - ERLANGER PROPERTIES
Petitioner's Attorney Mr. D. Wells Reviewed
cc: Bacharach Associates
9 West Mulberry Street
Baltimore, Maryland 21201

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

William D. Wells, Esquire
Page 2
Item Number 117
February 3, 1978

As evidenced in the comments of the State Highway Administration and the Office of Project and Development Planning, the proposed access to this site, as shown on the submitted site plan, is questioned. Since a revision to the site plan may alter the number of parking spaces provided, I have decided to withhold the scheduling of a hearing date until this matter is resolved.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Bacharach Associates
A Division of Gaudreau, Inc.
Architects & Engineers
9 West Mulberry Street
Baltimore, Maryland 21201



Maryland Department of Transportation
State Highway Administration

December 19, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Dec. 13, 1977
Item: 117
Property Owner: Erlanger Properties
Location: 240' NE Reisterstown Rd. (Route 140) 110' NW Slade Ave.
Existing Zoning: B.L. & D.F. 3.5
Proposed Zoning: Special Hearing to allow off-street parking in a residential zone (DCA 77-44 SPH)
Acres: 0.17
District: 3rd

Dear Mr. DiNenna:

The entrance must have a minimum width of 25'. There must be a minimum of 5' from the property line to the beginning of the depressed curb transition of the entrance. The entrance must be aligned as close to 90° to the highway as possible.

A good traffic pattern can better be provided by locating the entrance directly opposite the road into the armory.

A standard concrete curb must be constructed at some point between the front parking lot and the right of way of Reisterstown Road.

The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyer

CL:JDM:vr

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



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301-436-5211

January 31, 1978

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 #117, Zoning Advisory Committee Meeting, December 13, 1977, are as follows:

Property Owner: Erlanger Properties
Location: 240' NE Reisterstown Road 317' NW Slade Avenue
Existing Zoning: B.L. and D.F. 3.5
Proposed Zoning: Special Hearing to allow off-street parking in a residential zone (DCA 77-44 SPH)
Acres: 0.17
District: 3rd

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 409.4 notes must be answered on the site plan.

This office would prefer no additional drive-ways along Reisterstown Road, therefore, the petitioner should try to have a common driveway with an adjacent property.

A landscape plan must be provided.

Very truly yours,

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

THORNTON M. MURPHY, P.E.
DIRECTOR
December 28, 1977

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

Re: Item #117 (1-77-1978)
Property Owner: Erlanger Properties
240' N/W Reisterstown Rd. 310' N/W Slade Ave.
Existing Zoning: S.L. & D.R. 3.5
Proposed Zoning: Special Hearing to allow off-street parking in a residential zone. (IDCA 77-44 SPH)
Acreage: 0.5 District: 3rd

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 for this property for Project IDCA No. 77-44 SP.

Highways:
Reisterstown Road (Md. 140) is a State Road; therefore, all improvements, intersections, entrances 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.

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

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.

Item #117 (1977-1978)
Property Owner: Erlanger Properties
Page 2
December 28, 1977

Water and Sanitary Sewer:
Public water supply and sanitary sewerage serve the present dwelling. Additional fire hydrant protection is required in the vicinity.

Very truly yours,
Edward M. Dwyer, P.E.
EDWARD M. DWYER, P.E.
Chief, Bureau of Engineering

END:SMX:PMH:es
cc: M. Munchel
O-SW Key Sheet
77 SW 20 Pos. Sheet
NW 7 E Topo
78 Th Map

STEPHEN E. COLL'S
DIRECTOR
January 30, 1978

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

Item No. 117 - ZAC - December 13, 1977
Property Owner: Erlanger Properties
Location: 240' NE Reisterstown Rd. 310' NW Slade Ave.
Existing Zoning: S.L. & D.R. 3.5
Proposed Zoning: Special Hearing to allow off-street parking in a residential zone. (IDCA 77-44 SPH)
Acreage: 0.17
District: 3rd

Dear Mr. DiNenna:
No major traffic problems are anticipated by the requested parking in a residential zone.

Very truly yours,
Richard P. Flanagan
Richard P. Flanagan
Traffic Engineer Associate

MEF/ams

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER
January 11, 1978

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

Dear Mr. DiNenna:
The following are comments on Item # 117 - Zoning Advisory Committee Meeting of December 13, 1977:

Property Owner: Erlanger Properties
Location: 240' NE Reisterstown Rd. 310' NW Slade Ave.
Acreage: 0.17
District: 3rd

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

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,
Thomas B. Devlin
Thomas B. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TMD/KS/gpc
DEC 31 1978

JOHN D. SEVIER
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 # 117 Zoning Advisory Committee Meeting, December 13, 1977 are as follows:

Property Owner: Erlanger Properties
Location: 240' N/W Reisterstown Road - 310' N/W Slade Ave.
Existing Zoning: S.L. & D.R. 3.5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone. (IDCA 77-44 SPH)

Acreage: 0.17
District: 3rd

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, also Maryland State Code for the Handicapped and aged.
- ☒ B. A building permit shall be required before construction can begin. A zoning permit shall be required.
- ☒ 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 existing shall be allowed from rear of building across a property line.
- ☒ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CDB:rrj

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Erlanger Properties

Location: 240' NE Reisterstown Rd. 310' NW Slade Ave.
Item No. 117 Zoning Advisory Meeting of 12/13/77

Comments:

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

- (x) 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 dead-end condition shown at _____

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of construction.
- (x) 5. The building 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: *433/RR*
Planning Section
Special Inspection Division
Noted and Approved: *Charles E. Burnham*
Deputy Chief
Fire Prevention Bureau

William E. Harkness
Secretary
W. S. Caltrider
Administrator

March 20, 1978

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

Attention: Mr. N. Commodari

Dear Mr. DiNenna:

The subject plan, revised 2-13-78, is generally in accordance with our previous comments, however, during a subsequent meeting with the Baltimore County Planning Office, we concurred that a minimal number of points of access should be planned for existing and proposed commercial sites adjacent to the subject site. It is our understanding that the adjacent site to the north is to change to commercial in the near future.

It is not necessary to revise the plan again at this time, however, all parties concerned should be aware that changes in access and traffic circulation may be required.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

cc: Mr. E. Bober
Mr. J.L. Wimbley

JOHN D. SEVIER
DIRECTOR
March 14, 1978

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

Dear Mr. DiNenna: REVISED
Comments on Item # 117 Zoning Advisory Committee Meeting, February 28, 1978 are as follows:

Property Owner: Erlanger Properties
Location: 240' N/W Reisterstown Rd - 310' N/W Slade Ave.
Existing Zoning: S.L. & D.R. 3.5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone. (IDCA 77-44 SPH)

Acreage: 0.17
District: 3rd

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. Separate permits for zoning, fencing, etc shall be required.
- ☒ 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 existing shall be allowed from rear of building across a property line.
- ☒ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CDB:rrj

7/2/78

SEE PHOTO

78-202-504

O'MALLEY & ASSOCIATES, INC.

1001 E. BALTIMORE STREET, BALTIMORE, MARYLAND 21201

THIS WAS TAKEN FROM
OF A PHOTOGRAPH
DATE: 18 MAY 1978
BY: [illegible]
RE: [illegible]



Mr. Jim Dyer
Office of Zoning
113 County Office Building
Towson, Maryland

Re: Erlanger Property
Reisterstown Road
Pikesville, Baltimore County

Dear Mr. Dyer:

Persuant to our recent telephone conversation enclosed is an aerial photograph (print) of the subject site and environs at 1" = 50'. The parcel of the petitioner and the other relevant data is noted.

It is important to the Pikesville Study Area Steering Committee to resolve the questions of development for this parcel as quickly as possible. Mr. Erlanger's original submission set his proposed building and his future interest in the parcel to the "north", well back on the site. At the instruction of the Steering Committee, we met with his attorney and architect to convince them to redesign and resubmit his plan showing the building(s) forward on the site. This request was consistent with the forthcoming recommendations of the Pikesville Study. Having responded to the Steering Committee's request, he is now in possible non-compliance with a set-back requirement which we believe is questionable, given the circumstances and character of existing development around his parcel.

Your consideration of this matter and consultation with Mrs. Marion McCoy is requested. This letter and drawing are submitted to you at the instruction of the Steering Committee.

Best regards,
O'Malley & Associates, Inc.

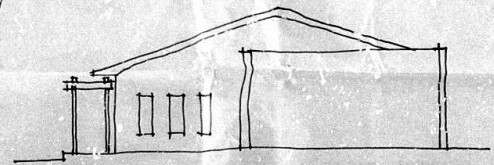
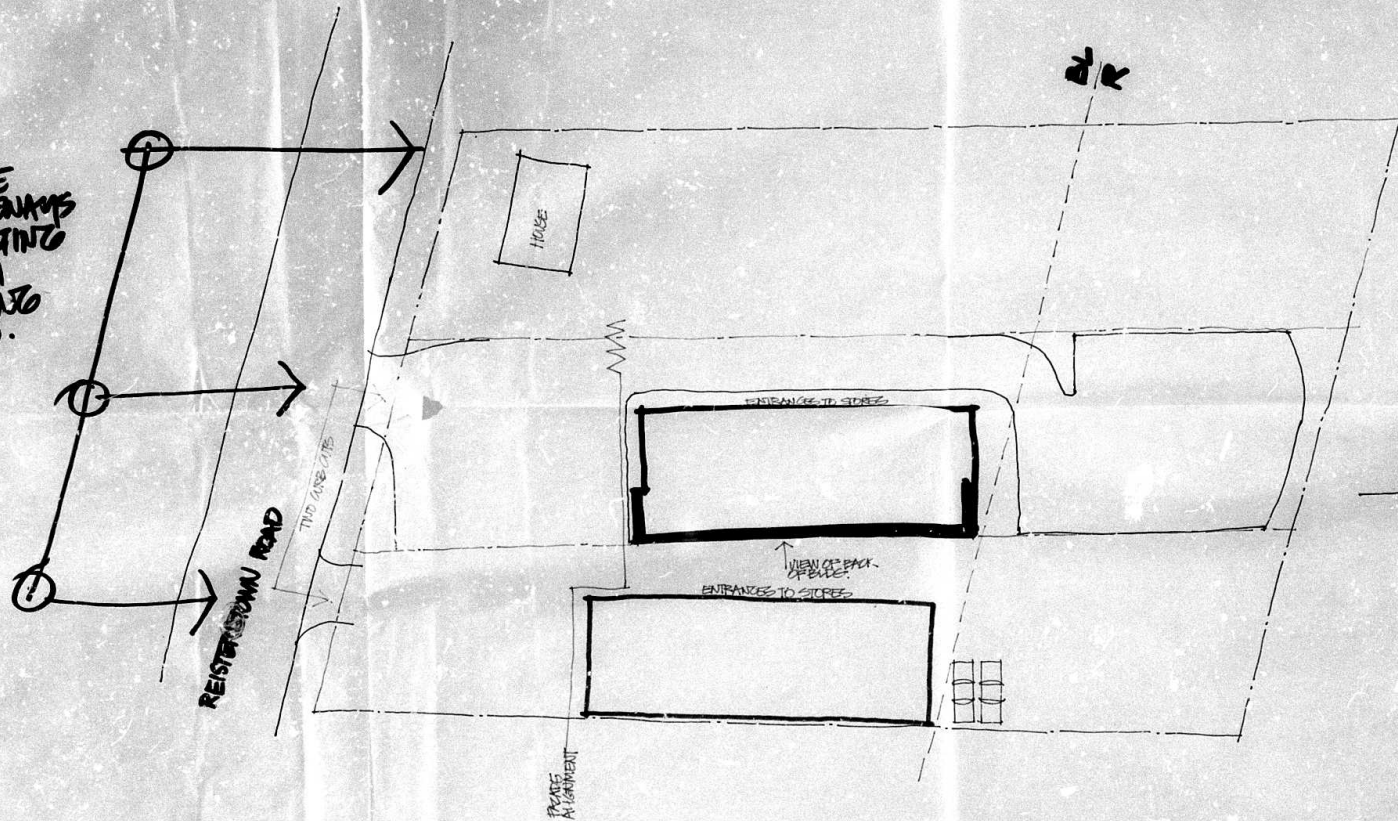
David O'Malley
N. David O'Malley A.I.A.

NDO:jbc

cc: Marion McCoy, Physical Growth Coordinator
James Prost



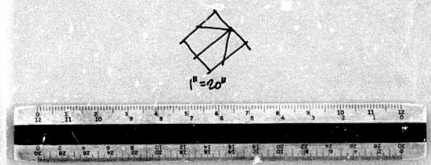
FUTURE
DRIVEWAYS
RESULTING
FROM
EXISTING
PLAN.



ELEVATION FROM STREET
(PROPOSED)

EXISTING PETITION

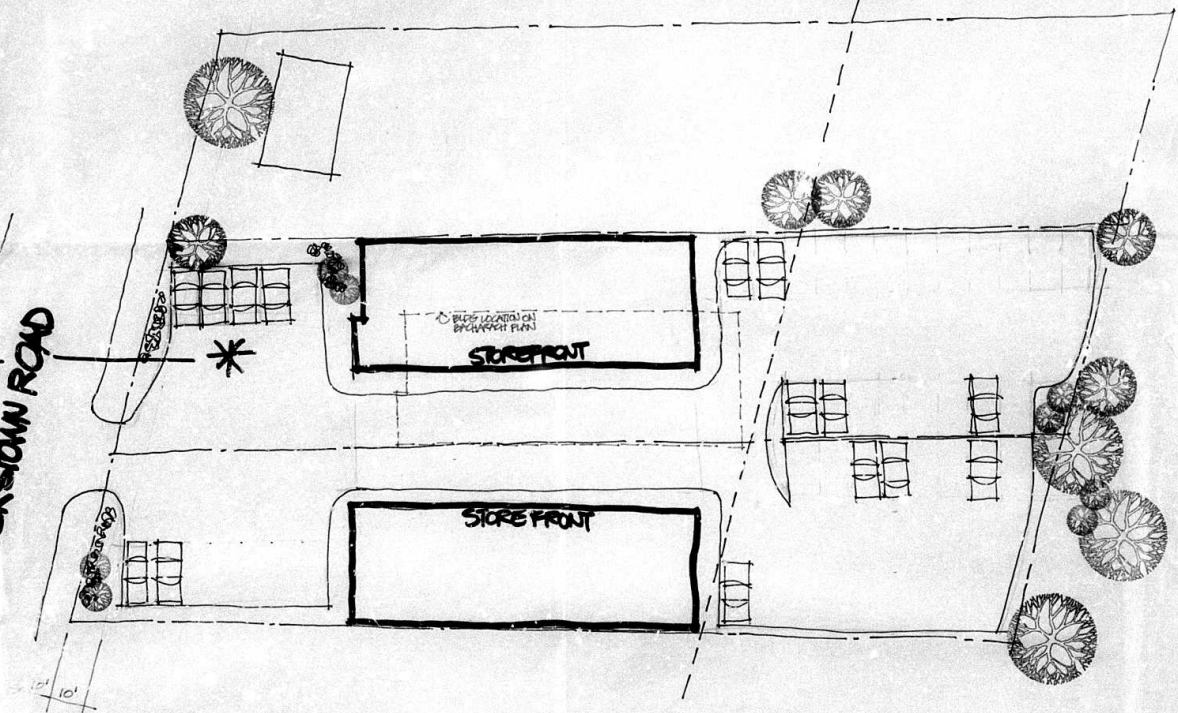
BACHARACH SUBMISSION
PIKEVILLE
TOWN CENTER



NOTE:
WOULD LIKE
PARKING
TO BE IN
REAR OF
SITE.

REISTERSTOWN ROAD

BL
R



SUGGESTED PLAN CHANGES

MAR 78

- SHARE DRIVEWAY
- SINGLE CURB CUT
- FACE STOREFRONTS TO ONE ANOTHER
- 10' + 10' LANDSCAPE ZONE
- LIMIT PARKING ON STREET SIDE
- ALIGN BLDG. FRONTS

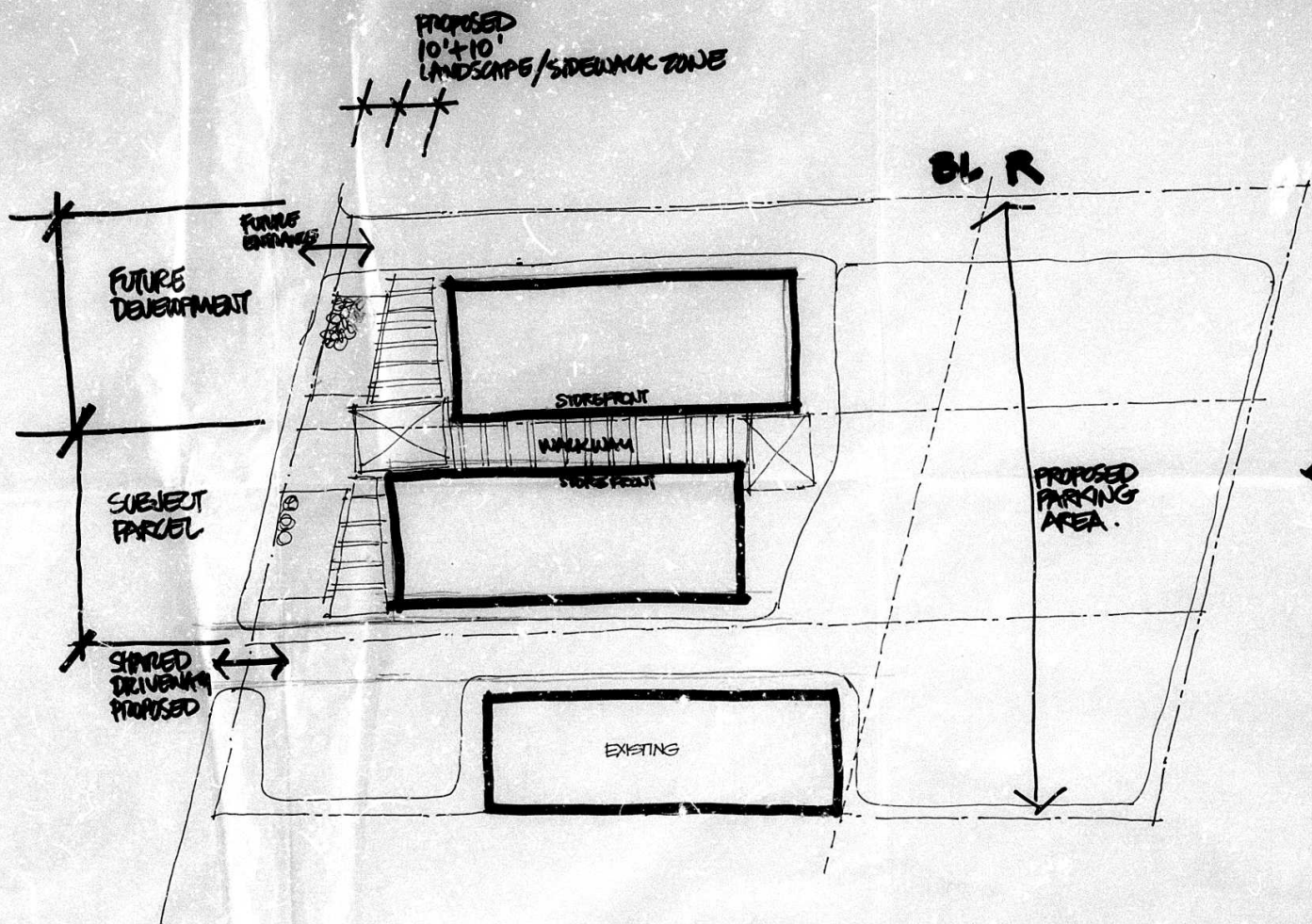


1" = 20'



ALTERNATIVE
TO PRESENT SITE
PLAN - ASSUMING
REMAINING SITE
IS NOT PART OF THIS
PROJECT

PIKESVILLE
TOWN CENTER

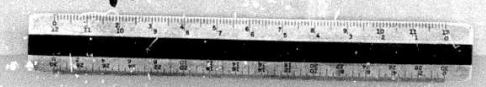


← BUILDING AS SUBMITTED -
SHIFTED TO ACCOMMODATE
DRIVE/PARKING SOLUTION

B

OPTIMUM
FUTURE DEVELOPMENT

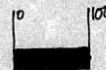
N ↗ 1"=20'



BRIGHT SIDE

ARMORY

PIKESVILLE
TOWN CENTER



MS 61-01



4



22"

17"

11"

8.5"

8.5"

11"

17"

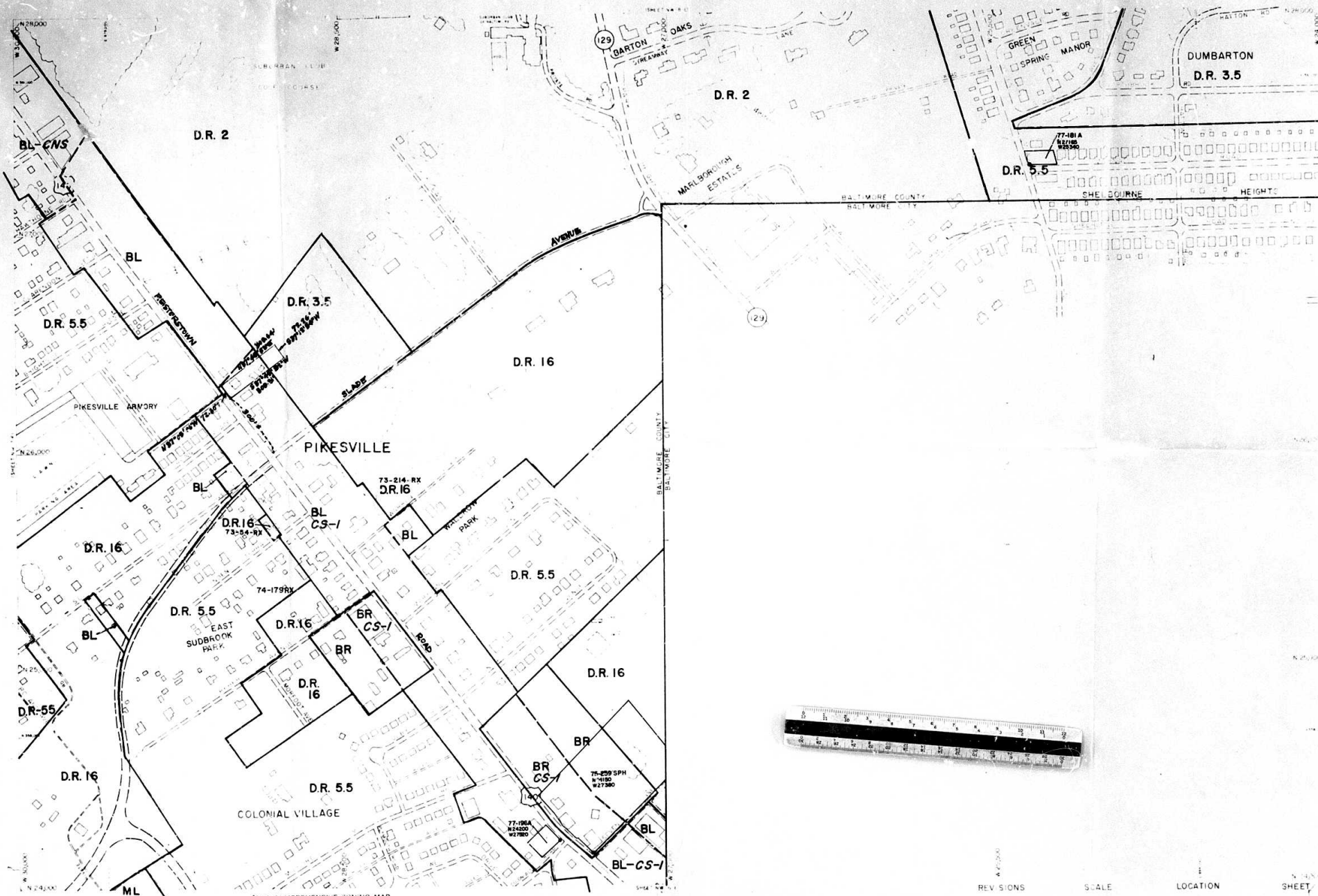
22"



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

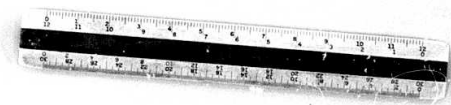
REVISIONS	SCALE	LOCATION	SHEET
BY DATE	1" = 200'	PIKESVILLE	NW
DATE OF PHOTOGRAPHY	APRIL 1953		7-E

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION PHILADELPHIA, PA



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

1976 COMPREHENSIVE ZONING MAP
REPLACED BY THE
BALTIMORE COUNTY COUNCIL
ACT 7, 1976 & OCT 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76



REV	BY	DATE	SCALE	LOCATION	SHEET
1			1" = 200'	PIKESVILLE	NW
					7-E

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA

h. Method and ¹⁰ area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required. 18 C.2.R., 1956, Paragraph A09.4.e; Resolution, November 21, 1956.]

PARKING WILL BE LIMITED TO THE HOURS
BETWEEN 9AM AND 5PM.

- | | | |
|----|---|--|
| A. | The land to be used must not be on an alley or street from the location of industry involved. [B.C.Z.R., 1955; Resolution, November 21, 1956.] | BUSINESS ADJACENT PARKING |
| B. | Only passenger vehicles, excluding buses, may use the public street. [B.C.Z.R., 1955; Resolution, November 21, 1956.] | ONLY PASSENGER VEHICLES WILL USE AREA |
| C. | No loading, service, or any use other than parking shall be permitted. [B.C.Z.R., 1955; Resolution, November 21, 1956.] | NO LOADING WILL TAKE PLACE FROM THIS AREA |
| D. | Lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity as required. [B.C.Z.R., 1955; Resolution, November 21, 1956.] | LIGHTING WILL BE OFF OF BUILDING - INTENSITY AS REQUIRED |
| E. | Screening by a wall, fence, planting and/or structure shall be required as deemed advisable by the Office of Planning. [B.C.Z.R., 1955; Resolution, November 21, 1956.] | A 6'0" HIGH WOOD STAKE AND FENCE WILL BE INSTALLED |
| F. | A paved surface, properly drained, shall be required. [B.C.Z.R., 1955; Paragraph 409.4.g. Resolution, November 21, 1956.] | SEE SITE PLAN BELOW |
| G. | A satisfactory plan showing parking arrangement and vehicular access must be provided. [Resolution, November 21, 1956.] | SEE SITE PLAN BELOW |

ONLY PASSENGER VEHICLES
WILL USE AREA

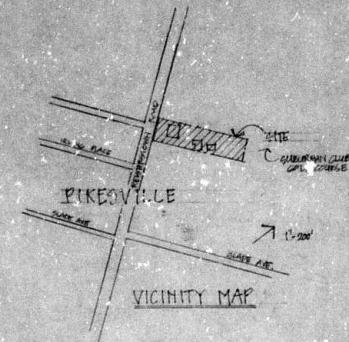
NO LOADING WILL TAKE
PLACE FROM THIS AREA

LIGHTING WILL BE OFF
BUILDING - INTENSITY AS
REQUIRED

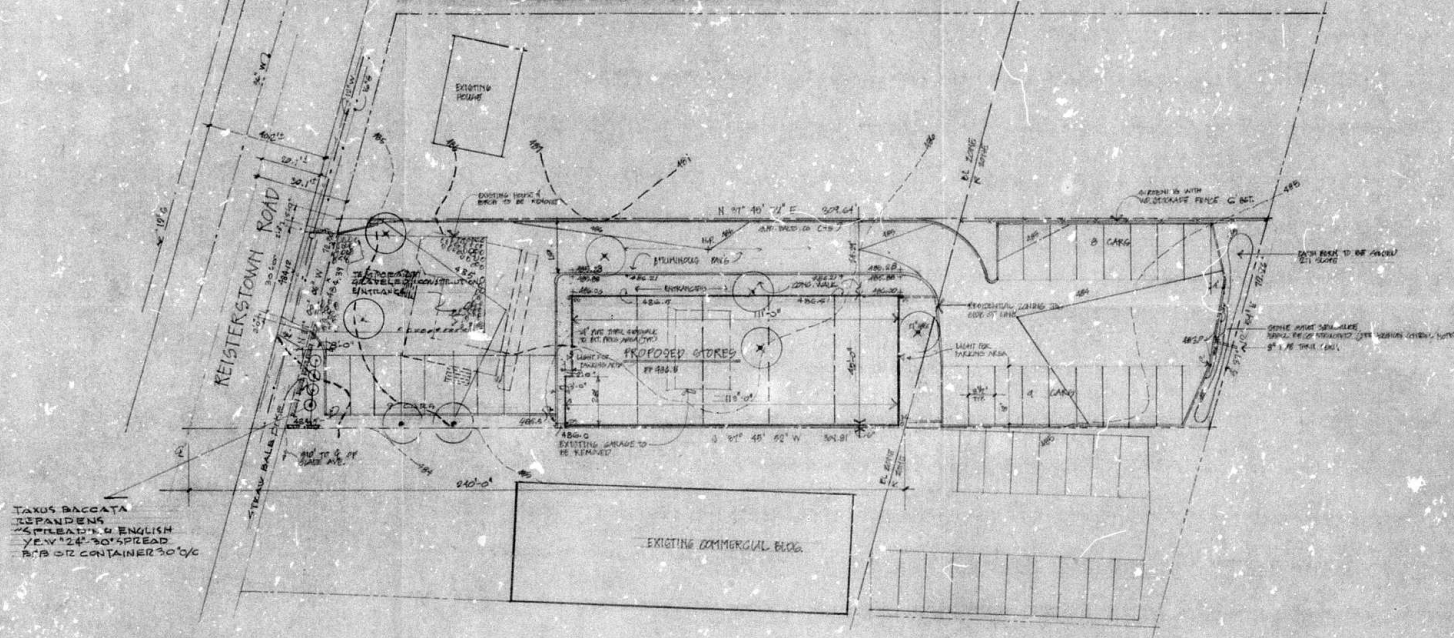
A 6'-0" HIGH WOOD STOCKADE
PENCE WILL BE INSTALLED

SEE SITE PLAN BELOW

678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1



SITE = .5 ACRES
 ROOSTING DORMING = 8L x 2
 EXISTING USE OF SITE = RESIDENTIAL
 BUILDING AREA = 5051 SQ.F
 PARKING REQUIRED = 1 car / 200 SF. = 26 CARS
 EXISTING PARKING = 26 CARS
 PARKING DEMAND = 0 CARS

[illegible]

NOTES:

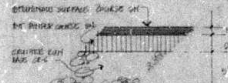
-  DURING THE
REMAIN
-  DURING THE 2nd
EARTHQUAKE?
-  SEISMIC WAVEFRONT
- SLOPE
- POINT SOURCE

NOTES:

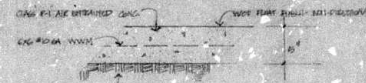
1. LIMITING INFO IS FROM "2ND & 3RDARY WORK SHEET FOR BOSTON TOWN RAILROAD MAP" BY HERR MATHIAS, JR. WHO DATED WORK. JAN. 1871. "SHE IS FREQUENTLY THE SUBJECT TO FIELD MISTAKE".
2. UNDERGROUND UTILITIES ARE FROM AVAILABLE RECORDS AND MUST BE VERIFIED BY CONTRACTOR.
3. DATE LOCATOR SHOULD BE KNOWN TO DETERMINE 1) CORRELATION C&G EXISTENT SLOPE 2) UNDER SECTIONS 3. & 4. 3) FROM CURBS.

EARTHWORK COMPACTION

- All fill materials shall be free of roots, organic matter, trash or frozen material. Before depositing fills, the surface of the ground shall be cleared of all refuse and exist equipment. All undesirable soil shall be removed from the surface upon which fills are to be placed. If exist surface is earth, the top (6) inches shall be removed. All fill materials shall have full depth compaction as hereinafter specified. All fill material shall be placed in horizontal layers of not more than (8) inches in 1942 thickness.



TYPICAL DIT ROAD PAVE. SECTION



TYP. CONC. WALK SECTION



SITE PLAN
GRADE 1¹/₂ 20'

OFFICE COPY
Item 117
NEWARK PLANS
FEB 28 '78 AM



9 W. MULBERRY STREET BALTIMORE, MARYLAND 21201

BACHARACH ASSOCIATES
A DIVISION OF GAUDREAU INC
ARCHITECTS & ENGINEERS

REVISIONS
2/17/78 - ENTRANCE
2/25/78 -

SUBURBAN SQUARE
609 CENTERSTOWN ROAD
PIKEVILLE, MARYLAND



S1.1

PRO. # 7712 104.25.877

