

ORDER RECEIVED FOR FILING

DATE May 5, 1977

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, a Special Exception for a community building, or other uses of a civic, social, recreational, or educational nature should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of May, 1978, that the aforementioned Special Exception 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 Office of Planning and Zoning.

Eric D. Dineen
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 reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

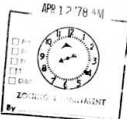
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of May, 1978, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain in the same zone, and/or the Special Exception for

Eric D. Dineen
Zoning Commissioner of Baltimore County

JAMES SAFFELL

INDEPENDENT VOTERS' CLUB
P.O. BOX 222
REISTERSTOWN, MD 21136

To The Balto County Board
of Zoning appeals - Gentlemen
It is our understanding
I'm talking with you many & that
that the property outlined in
Special Exemption # 78-221-X
which is to be heard by your Board
Thursday April 13th is not in any
way lowering the existing zoning
but is intended for the express
purpose as spelled out, - but does
not permit any commercial
venture on these premises.



Respectfully,
James Saffell
Executive Director
to the committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 3, 1978

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

Mr. James Saffell
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

Mr. James Saffell
Main Street
Reisterstown, Maryland 21136

RE: Special Exception Petition
Item Number 161
Petitioner - James Saffell

Dear Mr. Saffell:

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 parcel, part of a tract of land formerly utilized by the Children's Rehabilitation Institute, is zoned R.C. 3 and is improved with a three story brick building. This structure presently houses the Reisterstown Y.W.C.A., which was granted temporary occupancy by the Zoning Commissioner pending the outcome of this Special Exception hearing. Part of this overall tract of land was the subject of two previous zoning hearings (Case #65-5-X and Case #71-224-X) in which a Special Exception was granted to use this property for a Convalescent Home. A review of the latter file and field inspection of this site indicates that this Special Exception is now void.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 458-3351
S. ERIC DINEEN
ZONING COMMISSIONER

September 1, 1977

James G. Saffell
Main Street
Reisterstown, MD. 21136

RE: Interim Development Control
Act (IDCA) Application #77-25-X

Dear Sir:

Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on September 15, 1977 and you may now file your petitions, plat, 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 Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,

Eric D. Dineen
Zoning Commissioner

SED/JED/secw

Enclosures

Mr. James Saffell
Page 2
Item Number 161
April 3, 1978

If this petition is granted, all future plans requiring approval from Baltimore County should clearly reflect the comments from the State Highway Administration and the Health Department.

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

NHC:rf

cc: Mr. Robert T. Fish:ugh
Land Surveyors
142 E. Main Street
Westminster, Maryland

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MCKINNEY, P.E.
DIRECTOR

March 16, 1978

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

Re: Item #161 (1977-1978)
Property Owner: James Saffell
S/W Westminster Pike 3059' S/E Gores Hill Rd.
Existing Zoning: R.C. 3
Proposed Zoning: Special Exception for a community building (IDCA 77-25X)
Acres: 1.227 District: 4th

Dear Mr. Dineen:

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. 77-25X, and in connection with the Zoning Advisory Committee review of this property for Item #95 (1970-1971). These comments are referred to for your consideration.

Additional fire hydrant protection is required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #161 (1977-1978).

Very truly yours,

Edmund H. Dwyer, P.E.
EDMUND H. DWYER, P.E.
Chief, Bureau of Engineering

END:EAM:PMR:as

cc: W. Munchel

Attachment

X-55 Key Sheet
65 171 44 Pos. Sheet
9M 17K Topo
48 12K M.P.

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. James Saffell
Main Street
Reisterstown,
Maryland 21136

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 21st day of February 1978.

Eric D. Dineen
Zoning Commissioner

Petitioner James Saffell
Petitioner's Attorney Reviewed by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Mr. Robert T. Fish:ugh
Land Surveyors
142 E. Main Street
Westminster, Maryland

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Edward Hardisty
 Date: January 19, 1971
 FROM: Ellsworth H. Diver, P.E.
 SUBJECT: Item 95 (1970-1971)
 Proposed Zoning: Special Exception for a community building
 Location: 3059 SE Gores Mill Road
 District: 4th
 Acres: 1.237
 Proposed Zoning: Special Exception for a community building
 Location: 3059 SE Gores Mill Road
 District: 4th
 Acres: 1.237

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

IN GENERAL

Westminster Road is a State Road; therefore, all improvements, interchanges and extensions on this road will be subject to State Road Commission requirements.

The private road is the only means of access to the subject property and is subject to the requirements and approval of the State Highway Office of Planning and Design and Department of Transportation.

It is noted that the proposed Northwest Interchange will traverse the southwestern corner of the overall property.

LOCAL TRAFFIC

Westminster Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Road Commission.

The petitioner must provide necessary drainage facilities (sewerage or otherwise) to prevent any fire, explosion or damage to adjacent property, especially by the contamination of surface waters. Collection of any runoff which may result, due to leakage or improper installation of drainage facilities, would be the sole responsibility of the petitioner.

SOLID WASTE CONTROL

Development of this property through striping, grading and stabilization could result in a solid waste problem, especially private and public health conditions of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Item 95 (1970-1971)
 Property Owner: James G. Saffell
 Date: January 19, 1971

SOLID WASTE CONTROL (Cont'd)

Grading studies and solid waste control measures will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

SOLID WASTE CONTROL

The subject property is located outside the limits of the Baltimore County Metropolitan District and has not been included in the Baltimore County Water Sewer Plan 1970-80. Therefore, public sanitary sewerage is not provided to serve this property at this time.

The use of a private onsite disposal system is subject to the regulations and requirements of the Department of Health and any other State agencies having jurisdiction in this matter.

WATER

Although the subject property is located approximately 900 feet outside of the limits of the Metropolitan District and has not been included in the Baltimore County Water Sewer Plan 1970-80, the property is presently served with public water supply by means of a 12-inch water main at the end of the existing 12-inch water main in Westminster Road. The water connection is situated upon property owned by other than the petitioner and a private water pipe system connects the public water supply to the petitioner's property.

Sufficient information is provided to water demands, including fire protection requirements is not shown on the subject plan. Also, the plan should be revised to fully indicate the existing water supply system, both by size and location. Fire protection facilities must be in accordance with the regulations and requirements of the Fire Bureau.

Any further public water supply to serve this property is contingent upon the annexation of the Metropolitan District and extension of the existing water main to Westminster Road. Simultaneously, the Water Sewer Plan would require amendment to include this property within the limits of the existing service area.

Ellsworth H. Diver, P.E.
 Chief, Bureau of Engineering

RECOMMENDATIONS

cc: Martin Hanna
 Norman Kenney

cc: S.E. Key Street
 55 N.W. 1st Avenue Street
 N.W. 17 E 20th Street

BALTIMORE COUNTY, MARYLAND

SUBMITTAL REVIEW COMMENTS

DATE: August 30, 1977

FROM: Ellsworth H. Diver, P.E.
 Chief, Bureau of Engineering

PROJECT NAME:	Saffell Property	IDCA PLAN	2
PROJECT NUMBER:	IDCA NO. 77-29X	PRELIMINARY PLAN	
LOCATION:	Westminster Pike	TENTATIVE PLAN	
DISTRICT:	4C3	DEVELOPMENT PLAN	
		FINAL PLAN	

This application for special exception (No. 77-29X) was received by the Developers Design and Approval Section on July 22, 1977 and we comment as follows:

WATER (Westminster Fifth Zone)

This property is located within the Urban-Rural Designation Line and is within an existing service area as indicated on Baltimore County Water Plan W-98.

The subject property is presently served by public water with a metered connection, approximately 1,500 feet in length to the existing 12-inch water main in Westminster Road.

The property is within the desired elevation of service for the Westminster Fifth Zone and there have been no recorded problems within the water distribution system in the area.

Since the subject property is presently served by public water, we recommend that the special exception be approved.

SANITARY SEWER

This property is located within the Urban-Rural Designation Line and is within the 6 to 10 year service area as indicated on Baltimore County Sewer Map S-98. The property is located approximately 4,400 feet from the closest public sanitary sewer, which cannot be extended.

The property is presently served by a private onsite septic system; therefore, we recommend that the special exception be approved.

STORM DRAINAGE (Potomac River Watershed - North of Liberty Dam)

The subject property drains to Glen Falls, tributary to the North Branch of the Potomac River at Pinksburg and thence to Liberty Dam.



Maryland Department of Transportation

State Highway Administration

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

February 28, 1978

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 21, 1978
 ITEM: 161
 Property Owner: James Saffell
 Location: SW/S Westminster Pike 3059 SE Gores Mill Rd.
 Existing Zoning: R.C. 3
 Proposed Zoning: Special Exception for a community bldg. (IDCA 77-29-X)
 Acres: 1.237
 District: 4th

Dear Mr. DiNenna:

The entrance into the site is substandard to serve any use that would generate other than a minimal amount of residential traffic. The entrance is only 16' wide, is not curbed and there is no deceleration lane. Stopping sight distance is less than adequate due to the alignment of the highway and due to the bank fronting the property.

The entrance must be widened to a minimum width of 25', 30' feet is recommended. The entrance must be channelized with concrete curb and gutter. The curb is to return into the entrance on a 10' radius and extend along the highway on a line 24' from the highline of the highway. The curb is to extend along the highway for a minimum of 10' to the east and should extend to the west for a minimum of 20' in order to provide a minimal length deceleration lane. The paving is to taper from the ends of the curb on a 10:1 taper. The bank must be graded back as much as possible to increase the sight distance.

The plan must be revised to indicate entrance detail.

Very truly yours,
 Charles Lee, Chief
 Bureau of Engineering
 Access Permits

By: John E. Meyers

CLJ:EN

March 17, 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 #161, Zoning Advisory Committee Meeting, February 21, 1978, are as follows:

Property Owner: James Saffell
 Location: SW/S Westminster Pike 3059 SE Gores Mill Road
 Existing Zoning: R.C. 3
 Proposed Zoning: Special Exception for a community building (IDCA 77-29-X)
 Acres: 1.237
 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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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

STEPHEN COLLINS
DIRECTOR

March 17, 1978

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

Item No. 161 - ZAC - February 21, 1978
 Property Owner: James Saffell
 Location: SW/S Westminster Pike 3059 SE Gores Mill Rd.
 Existing Zoning: R.C. 3
 Proposed Zoning: Special Exception for a community building (IDCA 77-29-X)
 Acres: 1.237
 District: 4th

Dear Mr. DiNenna:

The requested special exception for a community building can be expected to cause traffic problems due to the narrow driveway.

Very truly yours,

Michael S. Flanagan
 Traffic Engineer Associate

MSF/hms

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

March 13, 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 # 161, Zoning Advisory Committee Meeting of February 21, 1978:

Property Owner: James Saffell
 Location: SW/S Westminster Pike 3059 SE Gores Mill Rd.
 Acres: 1.237
 District: 4th

Metropolitan water is available. A revised plat showing the exact location of the sewage disposal system must be submitted.

Very truly yours,

Thomas H. Devlin, Director
 STAFF OF ENVIRONMENTAL SERVICES

THD/KS/fchs

SEC 35 118

VALIDATION OR SIGNATURE OF CASE

1. P. LENSIVE ZONING
 2. BY THE
 3. HUNTER COUNTY COUNCIL
 4. 1976 & OCT. 3, 1976
 5. 100-26, 109-26, 110-26, 111-26,
 6. 113-26 and 114-26

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS SCALE
BY DATE 1" = 200'
DATE OF PHOTOGRAPHY
A-11 1953
Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.

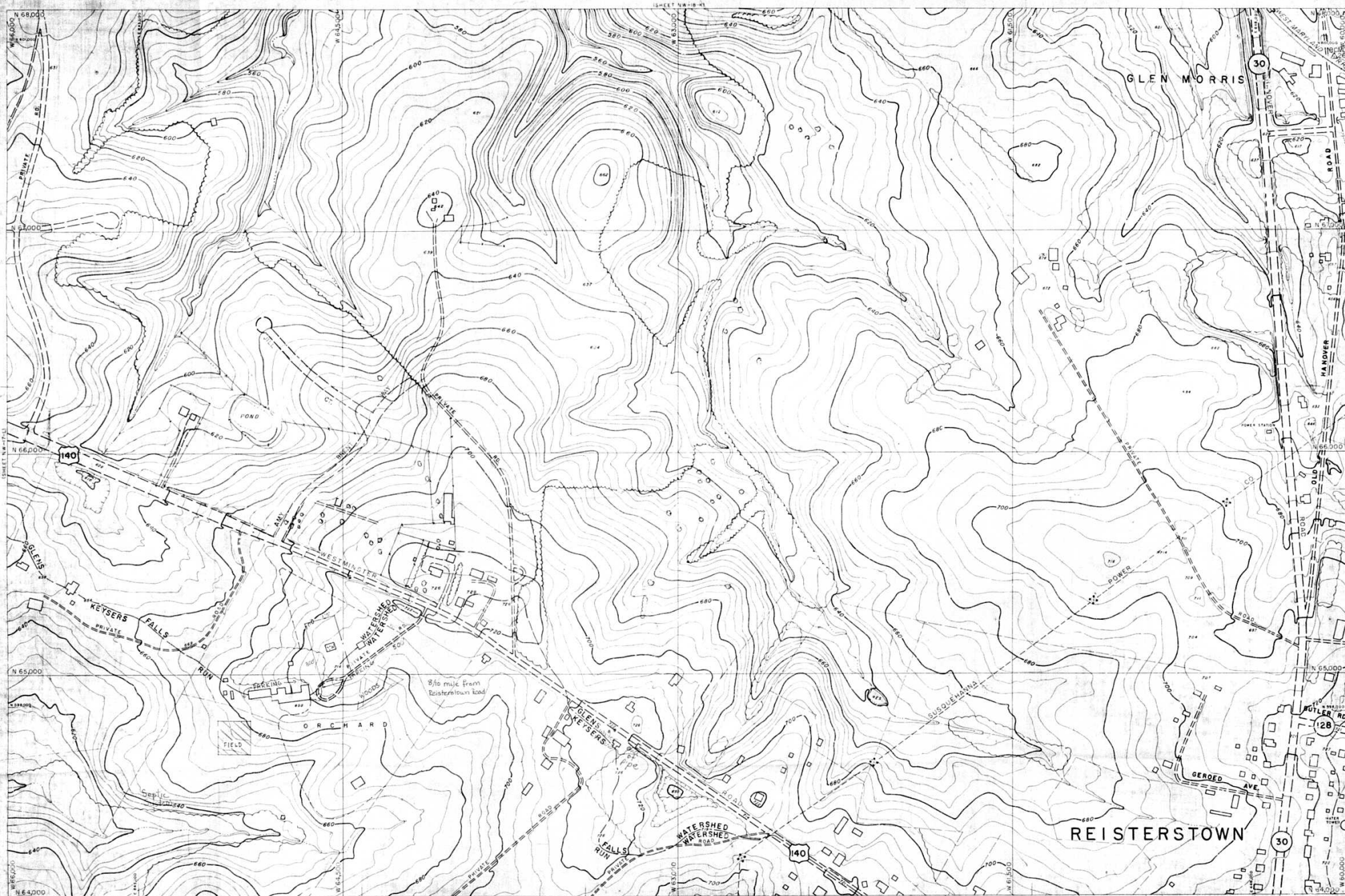
REISTERSTOWN	N W
GLEN MORRIS	17-K



4-18 NW



4



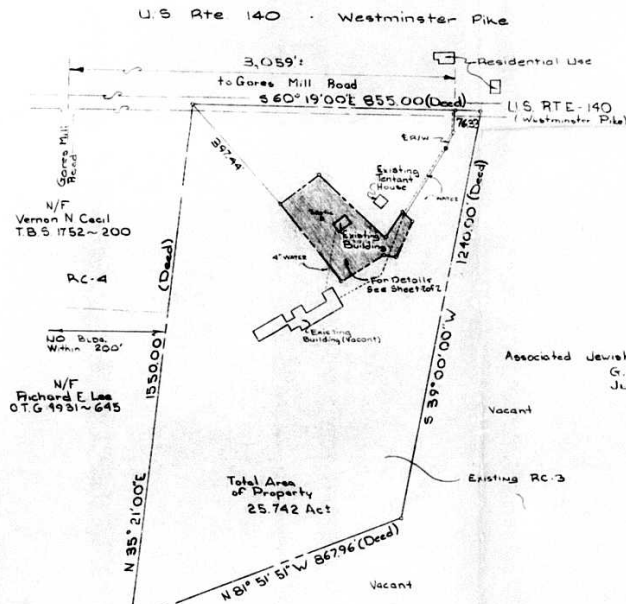
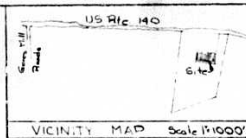
X-SE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	REISTERSTOWN	N.W.
		DATE OF PHOTOGRAPHY APRIL 1953	GLEN MORRIS	17-K
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA				



RC-3



N/F
Associated Jewish Charities of Baltimore
G.L.B. 2322 ~ 525
July 7, 1953

SURVEY
OF
Y. W. C. A.
SPECIAL EXCEPTION
4th ELECT. DIST. BALTIMORE MD
Scale: 1" = 200' Date: 2-1-78
Sheet #1 of 2

Robert T. Fishpough
Reg. Land Surveyor No. 6034



R.T.F. INC.
LAND SURVEYORS
142 E. MAIN STREET
WESTMINSTER, MD.

W.A.



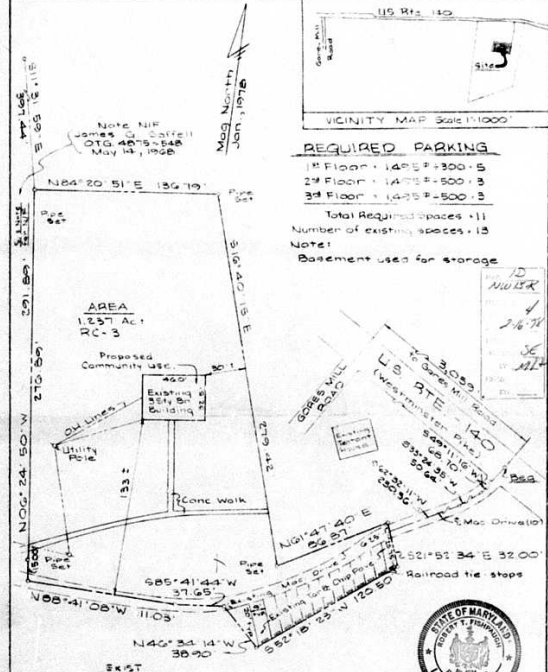
REQUIRED PARKING

1st Floor: 14,250 P = 300.5
2nd Floor: 14,250 P = 500.3
3rd Floor: 14,250 P = 500.3

Total Required Spaces: 11

Number of existing spaces: 13

Note:
Basement used for storage



Robert T. Fishpough
Reg. Land Surveyor No. 6034

R.T.F. INC.
LAND SURVEYORS
142 E. MAIN STREET
WESTMINSTER, MD.

SURVEY
OF
Y. W. C. A.
SPECIAL EXCEPTION
4th ELECT. DIST. BALTIMORE CO. MD.
Scale: 1" = 50' Date: 2-2-78
Revised: 2-2-78
Sheet: 2 of 2



77-290