

78-262-A #206 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GILBERT G. & ANNIE M. HARMAN owner... 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 Variance from Section 206-2 to 206-1, A.ZONING PLAN.

...setback of 15 feet in lieu of the required 39.6 foot setback.

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

1. The excessive setback precludes 30,774 sq. ft. land not buildable.
2. The excessive setback precludes building expansion in the future.
3. The loss of parking to the rear, where it belongs, poses a practical difficulty in relocating sufficient parking.
4. The excessive setback presents severe hardship in proper landscaping in the front for a planting effect because parking will move to the front.
5. Lack of building exposure to the highway presents hardship for attracting clientele.
6. The excessive setback presents both a hardship and practical difficulty in the orderly movement of vehicles, entering and exiting, and the stacking of vehicles for the drive-in window.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the 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.

John W. Hession, III Esquire, Attorney at Law, 11 West Ridgely Road, Lutherville, Maryland 21093, Petitioner's Attorney.

Howard H. Welsh Esquire, Attorney at Law, 1750 York Road - Ridgely Plaza, Lutherville, Maryland 21093, Petitioner's Attorney.

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Howard H. Welsh Esquire, Attorney at Law, 1750 York Road - Ridgely Plaza, Lutherville, Maryland 21093, Petitioner's Attorney.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER

5/5 of Ridgely Rd., 340' : OF BALTIMORE COUNTY

GILBERT G. HARMAN, et ux, Petitioner : Case No. 78-262-A

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.

Peter Max Zimmerman

Peter Max Zimmerman

Dputy 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 19th day of May, 1978, a copy of the

forfeiting Order was mailed to Mr. and Mrs. Gilbert G. Harman, 11 W. Ridgely

Road, Lutherville, Maryland 21093, Petitioner.

John W. Hession, III



Eric DiNenna
Zoning Commissioner

June 20, 1978

Mr. & Mrs. Gilbert G. Harman

11 West Ridgely Road

Lutherville, Maryland 21093

RE: Petition for Variance

5/5 of Ridgely Road, 340'

W of York Road - 8th

Election District

Gilbert G. Harman, et ux -

Petitioner

NO. 78-262-A (Item No. 206)

Dear Mr. & Mrs. Harman:

I have this date passed my Order in the above referenced matter,

in accordance with the attached.

Very truly yours,

Eric DiNenna

Eric DiNenna

Deputy Zoning Commissioner

GJM/jlm

Attachments

cc: Mr. Howard H. Welsh

1750 York Road

Lutherville, Maryland 21093

John W. Hession, III, Esquire

People's Counsel

PROPERTY DESCRIPTION

WINDY PARK FEDERAL SAVINGS AND LOAN ASSOCIATION

Beginning for the same on the centermost side of Ridgely Avenue and at the distance of 150.0 feet north 70 degrees East from the intersection of the southmost side of Ridgely Avenue with the eastmost side of Division Avenue said place of beginning being at the end of the first line of the land which by a deed dated August 4, 1947 and recorded among the land records aforesaid in Liber 111, folio 250, was conveyed by John W. Harman and wife to Albert D. Cox and wife, and running thence from the aforesaid place of beginning and bounding on the south-east side of Ridgely Avenue North 70 degrees East 135.0 feet, thence running for lines of division now made the two following courses and distances: viz., South 18 degrees East 16.0 feet and South 79 degrees 53 minutes West 136.3 feet to intersect the second line of the land which by a deed dated January 10, 1950 and recorded among the land records aforesaid in Liber 111, folio 114, was conveyed by John W. Harman, widow, to Albert D. Cox and wife, thence bounding reversely on the last mentioned line and reversely on the second line of the land conveyed as aforesaid by John W. Harman and wife to Albert D. Cox and wife, in all North 18 degrees West 16.0 feet to the place of beginning.

Being a part of the land which by a deed dated November 30, 1925 and recorded among the land records aforesaid in Liber W.P.C. No. 626, folio 351, was conveyed by Howard Murray, attorney, to John W. Harman and wife.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner

Date: May 26, 1978

FROM: Leslie H. Grier, Director of Planning

SUBJECT: Petition # 78-262-A, Item #206

South side of Ridgely Road, 340 feet West of York Road

Petitioner - Gilbert G. and Annie M. Harman

8th District

HEARING: Monday, June 5, 1978 (1:00 P.M.)

If granted, it is suggested that details of landscaping be submitted to Current Development and Design for their review and approval. Further, it is suggested that, if granted, the petitioner's proposal to raise the existing liquor store be made a condition of the order, with the timing determined by the lease expiration. This would enable the petitioner to redesign the parking layout and internal circulation and, hence, improve it.

Leslie H. Grier
Leslie H. Grier
Director of Planning

LGJ:JHM



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Gilbert G. Harman
11 West Ridgely Road
Lutherville, Maryland

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 26th day of April, 1978.

S. ERIC DINENNA

Zoning Commissioner

Petitioner: Gilbert G. Harman

Petitioner's Attorney

cc: Jack S. Falch & Associates

785 White Plains Ct., Towson, MD 21204

Reviewed by Nicholas B. Commorati

Nicholas B. Commorati

Chairman, Zoning Plans

Advisory Committee



Leslie H. Grier

DIRECTOR

May 15, 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 #206, Zoning Advisory Committee Meeting, April 4, 1978, are as follows:

Property Owner: Gilbert and Annie Harman
Location: 5/5 Ridgely Avenue 340' E. of York Road
Existing Zoning: B-1
Proposed Zoning: Front yard setback of 15 feet in lieu of the required 39.6 feet
Acre: 0.538 acres
District: 8th

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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

A bank with a drive-in service window would normally require ten (10) waiting spaces in addition to the service space; however, a savings and loan facility presently requires a lesser number of waiting spaces.

Very truly yours,

John L. Winkley

John L. Winkley

Planner III

Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following facts that strict compliance with the Baltimore County Zoning Regulations would result in practical, legal and unreasonable hardship upon the Petitioner:

the above Variance should be and it further appearing that by reason of the following facts the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a front yard setback of 15 feet in lieu of the required 33.4 foot average should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of June, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the existing liquor store being razed no later than October, 1980, and approval of a site plan by the Department of Public Works, the Department of Health, the Department of Traffic Engineering, the Department of Planning and Zoning, and the Office of Planning and Zoning, to include landscaping, and approved by the Division of Current Planning and Development.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of June, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 18, 1978

COUNTY OF ICE BLOC
111 W. Chesapeake Ave.
Towson, Maryland 21204

who
Nicholas S. Commodari
Chairman

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

Mr. & Mrs. Gilbert G. Harman
11 West Ridgley Road
Lutherville, Maryland

RE: Variance Petition
Item Number 206
Petitioner - Gilbert Harman

Dear Mr. & Mrs. Harman:

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.

Located on the south side of Ridgley Avenue, directly opposite the Yorkridge Shopping Center, the subject property is presently improved with a liquor store and a vacant dwelling. Adjacent properties surrounding this site to the east, west and south are improved with a building housing various commercial uses, a gas station and the Ridgley Plaza Shopping Center, respectively.

This site is proposed to be improved with a savings and loan facility constructed within 15 feet of the front property line in lieu of the required average setback of 33.4 feet.

Mr. & Mrs. Gilbert G. Harman
Page 2
Item Number 206
May 18, 1978

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 S. Commodari
NICHOLAS S. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Jack S. Peick & Associates
430 White Plains Ct.
Severna Park, Maryland 21146

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 484-3600
STEPHENE COLLINS
DIRECTOR

April 17, 1978

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

Item No. 206 - JAC - April 4, 1978
Property Owner: Gilbert and Annie Harman
Location: 5/5 Ridgley Avenue 340 Feet E. of York Road
Existing Zoning: UL
Proposed Zoning: UL
Front yard setback of 15 feet in lieu of the required 33.4 feet

Acres: 0.538 Acres
District: 8th

Dear Mr. DiNenna:

The subject variance should have no effect on traffic.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning and Design

THN/sun

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOUNING, P.E.
DIRECTOR

May 22, 1978

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

Re: Item #206 (1977-1978)
Property Owner: Gilbert and Annie Harman
5/5 Ridgley Ave. 340' E. of York Rd.
Existing Zoning: UL
Proposed Zoning: UL
Front yard setback of 15' in lieu of the required 33.4'.
Acres: 0.538 District: 8th

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.

Highways:

Ridgley Avenue, an existing County road in this vicinity, is improved as a 48-foot closed section roadway or a 70-foot right-of-way. Further highway improvements are not proposed at this time.

The 30-foot right-of-way indicated along the westerly outline of this property is private (serving the Giant Foods Shopping Center Stores), including the curbing, pavement, etc.

The construction and/or reconstruction of concrete sidewalks (5 feet wide), curb and gutter, entrance, aprons, etc. will be the full responsibility of the petitioners.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Settlement Control:

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

Storm Drains:

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

Item #206 (1977-1978)
Property Owner: Gilbert and Annie Harman
Page 2
May 22, 1978

SEWER DRAINAGE (OUTFALL)

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. Protection 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 Sewer:

Public water main and sanitary sewerage exist in Ridgley Avenue and serve both the present liquor store and dwelling. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

William M. Dwyer, P.E.
WILLIAM M. DWYER, P.E.
Chief, Bureau of Engineering

END/EM:FWB:RS

cc: W. Michael

9-25 May Report
48 & 49 MM 2 Pos. Sheets
W 12 & 13 A Topo
JO Box Map

baltimore county
department of health
TOWSON, MARYLAND 21204

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

April 27, 1978

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

Dear Mr. DiNenna:

Comments on Item #206, Zoning Advisory Committee Meeting, April 4, 1978, are as follows:

Property Owner: Gilbert and Annie Harman
Location: 5/5 Ridgley Avenue 340' E of York Road
Existing Zoning: UL
Proposed Zoning: UL
Front yard setback of 15 feet in lieu of the required 33.4 feet
Acres: 0.538
District: 8th

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

Very truly yours,

Thomas M. Devlin
THOMAS M. DEVLIN
DIRECTOR
BUREAU OF ENVIRONMENTAL SERVICES

THD:KS:jmr

baltimore county
department of health
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reinke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Gilbert and Annie Harman

Location: 5/5 Ridgley Avenue 340' E. of York Road

Item No. 206

Zoning Agenda Meeting of 04/04/78

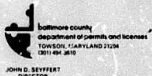
Comments:

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.

- (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 load and condition shown at _____ EXCEEDS 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", 1979 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau



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

April 6, 1978

Dear Mr. DiNenna:

Comments on Item # 206 Zoning Advisory Committee Meeting, April 4, 1978

Property Owner: Gilbert and Annie Harman
Location: 318 Ridgely Avenue 360' E. of York Road
Building Setback: 15
Proposed Setback: Front Yard setback of 15 feet in lieu of the required 39.6 feet

Area: 0.538
District: 8th

The items checked below are applicable:

X. A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1975 Supplement, State of Maryland Code for the Building and other applicable codes.

X. B. A building permit shall be required before construction can begin.

C. Additional permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

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

X. F. 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.

G. 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.

H. Requested setback varies with the Baltimore County Building Code. See item _____.

I. No Comment.

J. Comment:

Very truly yours,

Charles E. Surman
Charles E. Surman
Planning Director

CEB:lj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 5, 1978

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

Z.A.C. Meeting of: April 4, 1978

RE: Item No: 206
Property Owner: Gilbert and Annie Harman
Location: S/S Ridgely Avenue 360' E. of York Rd.
Present Zoning: R1
Proposed Zoning: Front yard setback of 15 feet in lieu of the required 39.6 feet.

District: 8th
No. Acres: 0.538 Acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Rick Petrovich
W. Rick Petrovich
Field Representative

JOSEPH H. MCGOWAN, MAYOR
T. HAROLD WILLIAMS, JR., VICEPRESIDENT
HAROLD W. BOWEN

THOMAS E. BOYER
MR. LORRAINE P. CONCUR
ROGER A. WATSON

ALVIN LORICK
MR. WALTON A. SMITH, JR.
RICHARD W. TRACEY, D.M.

ROBERT F. DUBEL, SUPERINTENDENT

PETITION FOR VARIANCE

NOTICE: Petition for Variance is subject to the provisions of the Baltimore County Zoning Ordinance, Chapter 21, Article 10, Section 10-101. The Board of Education of Baltimore County is the authority on the subject of the proposed variance. The Board of Education will be held in session on the 15th day of May, 1978, at 10:00 A.M. in the Board Room, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

The Board of Education of Baltimore County is the authority on the subject of the proposed variance. The Board of Education will be held in session on the 15th day of May, 1978, at 10:00 A.M. in the Board Room, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 10, 1978

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about

on one line _____ before the _____ day of _____ 1978, the first publication appearing on the _____ day of _____ 1978.

THE JEFFERSONIAN

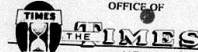
H. Leach
H. Leach
Manager

Cost of Advertisement \$ _____

PETITION FOR VARIANCE

NOTICE: Petition for Variance is subject to the provisions of the Baltimore County Zoning Ordinance, Chapter 21, Article 10, Section 10-101. The Board of Education of Baltimore County is the authority on the subject of the proposed variance. The Board of Education will be held in session on the 15th day of May, 1978, at 10:00 A.M. in the Board Room, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

The Board of Education of Baltimore County is the authority on the subject of the proposed variance. The Board of Education will be held in session on the 15th day of May, 1978, at 10:00 A.M. in the Board Room, 111 W. Chesapeake Avenue, Towson, Maryland 21204.



TOWSON, MD. 21204 May 18 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Gilbert F. & Annie M. Harman was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the _____ day of May, 1978, that is to say, the same was inserted in the issues of

STROMBERG PUBLICATIONS, INC.

By *Edna Berger*

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original	Duplicate		Tracing		200 Sheet	
	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>JD</i>	Revised Plans:		Change in outline or description _____ Yes _____ No						
Previous case: <i>Nova</i>	Map # <i>NWA123</i>								

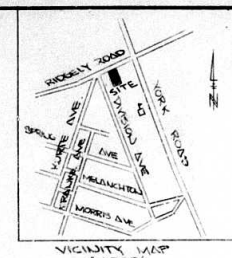
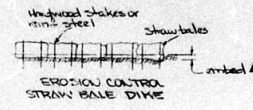
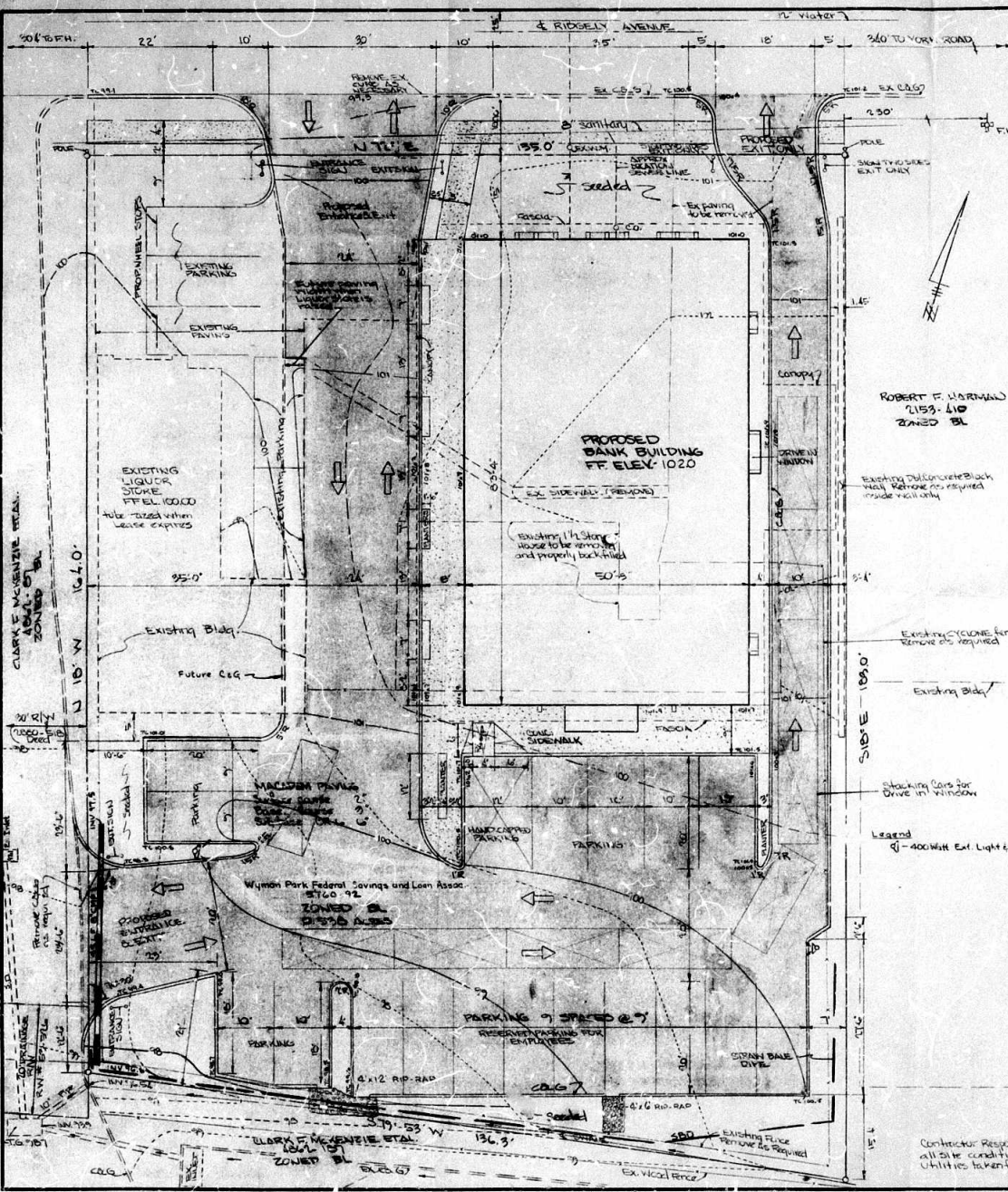
CERTIFICATE OF POSTING		ZONING DEPARTMENT OF BALTIMORE COUNTY		Towson, Maryland	
District: <i>8</i>	Date of Posting: <i>5-18-78</i>				
Posted for: <i>Annexation of Front Yard Setback</i>					
Petitioner: <i>Gilbert F. & Annie M. Harman</i>					
Location of property: <i>318 Ridgely Ave. 360' E. of York Rd.</i>					
Location of Sign: <i>Front of Property</i>					
Remarks: <i>C. F. F. F.</i>					
Posted by: <i>C. F. F. F.</i>	Date of return: <i>5-18-78</i>				
<i>1 - Sign</i>					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING	
County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204	
Your Petition has been received this <i>27</i> day of <i>May</i> 1978. Filing Fee \$ <i>27</i> . Received _____ Check _____ Cash _____ Other _____	
Petitioner: <i>Gilbert F. & Annie M. Harman</i>	Submitted by: <i>Edna Berger</i>
Petitioner's Attorney: _____	Reviewed by: <i>JD</i>
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.	

BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE - REVENUE DIVISION		MISCELLANEOUS CASH RECEIPT	
DATE: <i>June 8, 1978</i>	ACCOUNT: <i>01-666</i>				
AMOUNT: <i>\$63.73</i>					
RECEIVED <i>Lois A. Goss, Unit of Advertising and Posting</i>					
FOR: <i>San Case No. 75-274</i>					
63.73					

BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE - REVENUE DIVISION		MISCELLANEOUS CASH RECEIPT	
DATE: <i>May 27, 1978</i>	ACCOUNT: <i>01-666</i>				
AMOUNT: <i>\$25.00</i>					
RECEIVED <i>Cash (Southweston Contract, T. 1507)</i>					
FOR: <i>James A. Jones, Md. 21227</i>					
FOR: <i>Petition for Variance for Gilbert Harman</i>					
25.00					





ROBERT F. HARMAN
2153-610
ZONED B1

- EROSION & SEDIMENT CONTROL NOTES**
- All sediment control work to be done in accordance with standards and specifications of the Baltimore County Soil Conservation Service.
- ESTIMATED PHASING AND SCHEDULING OF DEVELOPMENT**
1. Show bale berms to be constructed first. Start November 1977
 2. Rough and fine grade, vegetation, start building construction Start November 1977
 3. Complete grading building construction, paving MARCH 1978
 4. Main terrace and cleanup After March 1978
- SEEDING REQUIREMENTS**
- Seeded area: 1. 850 SQ. FT.
1. Seeded area to be Kentucky 31 Tall fescue with 85% germination and 90% min. germination.
 2. Rates: 5-7 lbs/1,000 SQ. FT. Fertilizer: 10-10-10 15 lbs/1,000 SQ. FT. Limestone 50 lbs/1,000 SQ. FT. Mulch 75 lbs/1,000 SQ. FT. Asphalt/Tie down: 0.01 gal/30 SQ. FT.
 3. Top soil to be spread over the areas to be seeded after 14 days from time graded.
 4. Contractor to construct and maintain straw bale dyke daily.
 5. Erosion control measures to be maintained until planting and other permanent improvements are stabilized.
- GENERAL NOTES**
1. Area of property 0.596 Acres
 2. Disturbed area 17,410 SQ. FT.
 3. Proposed building 8808.5 sq. ft. - 4122 sq. ft.
 4. Existing use: Liquor Store (by other leasee), Wyman Park Federal - Leasee-vacant land.
 5. Proposed use: Drive-in Bank
 6. Parking Data: Existing Liquor Store 1750 SF + 100 = 1850 SF + 900 = 2750 SF 1.8 SPACES Proposed Bank Drive 1750 SF + 900 = 2650 SF 2.8 SPACES
 7. Existing Public Sewer tap to be used.
 8. Existing Ret. c. Water Connection to be used.

I certify that all development or construction will be done according to this plan of Erosion & Sediment Control.

ENGINEER _____ DATE _____
DEVELOPER _____ DATE _____

WYMAN PARK FEDERAL SAVINGS AND LOAN
Ridgely Plaza Shopping Center
Lutherville, Maryland

OWNER
Gilbert G.B. Annie M. Harman
11 West Ridgely Road
Lutherville, Maryland

Contractor: Responsible to verify all site conditions and utilities taken from County Drawings.

DATE	REVISION	BY

APPROVED FOR CONSTRUCTION
BY _____ DATE _____

APPROVAL
SIGNATURE _____
FIRM _____

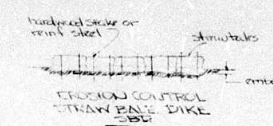
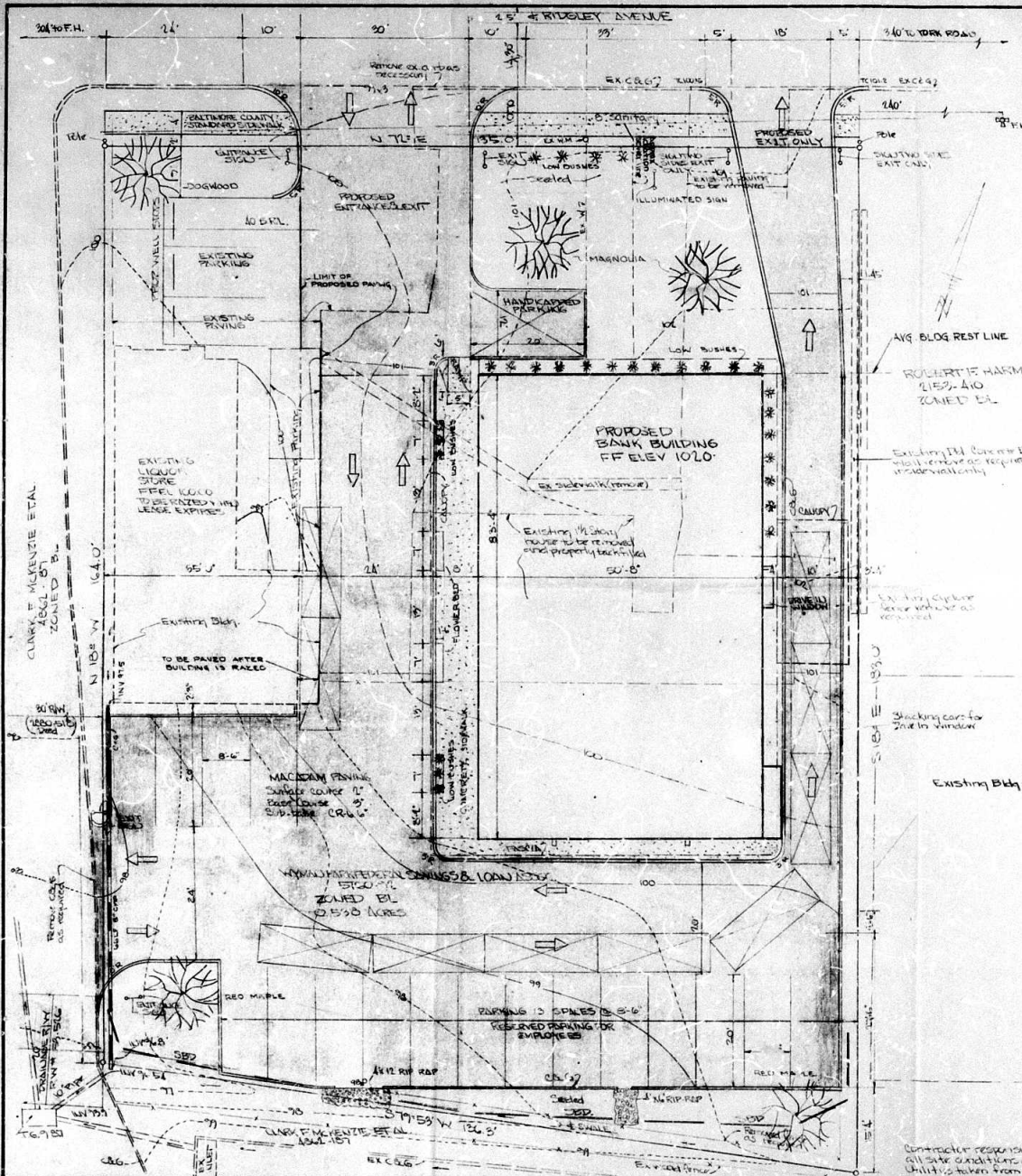
ENGINEER
JACK J. FEICK & ASSOC.
40 WHITE PLAINS COURT
Baltimore, Maryland 21202
647-6095



SOUTHWESTERN CONTRACTORS INC.
1001 BOWEN AVENUE BALTIMORE, MARYLAND 21201
COMPLETE DESIGN & BUILD

ARMCO
PRE-ENGINEERED BUILDING SYSTEMS
AUTHORIZED DEALER

WYMAN PARK FEDERAL SAVINGS & LOAN		DATE DRAWN 11-14-77
Ridgely Avenue, Lutherville Baltimore County, Maryland		DRAWN BY J.S.F.
SHEET NO. 1 OF 7		SCALE 1/8" = 1'-0"
DRAWING NUMBER		ED - B
SITE PLAN & EROSION CONTROL	SHEET NUMBER	REVISION
1147	5	1



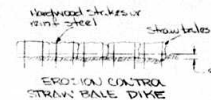
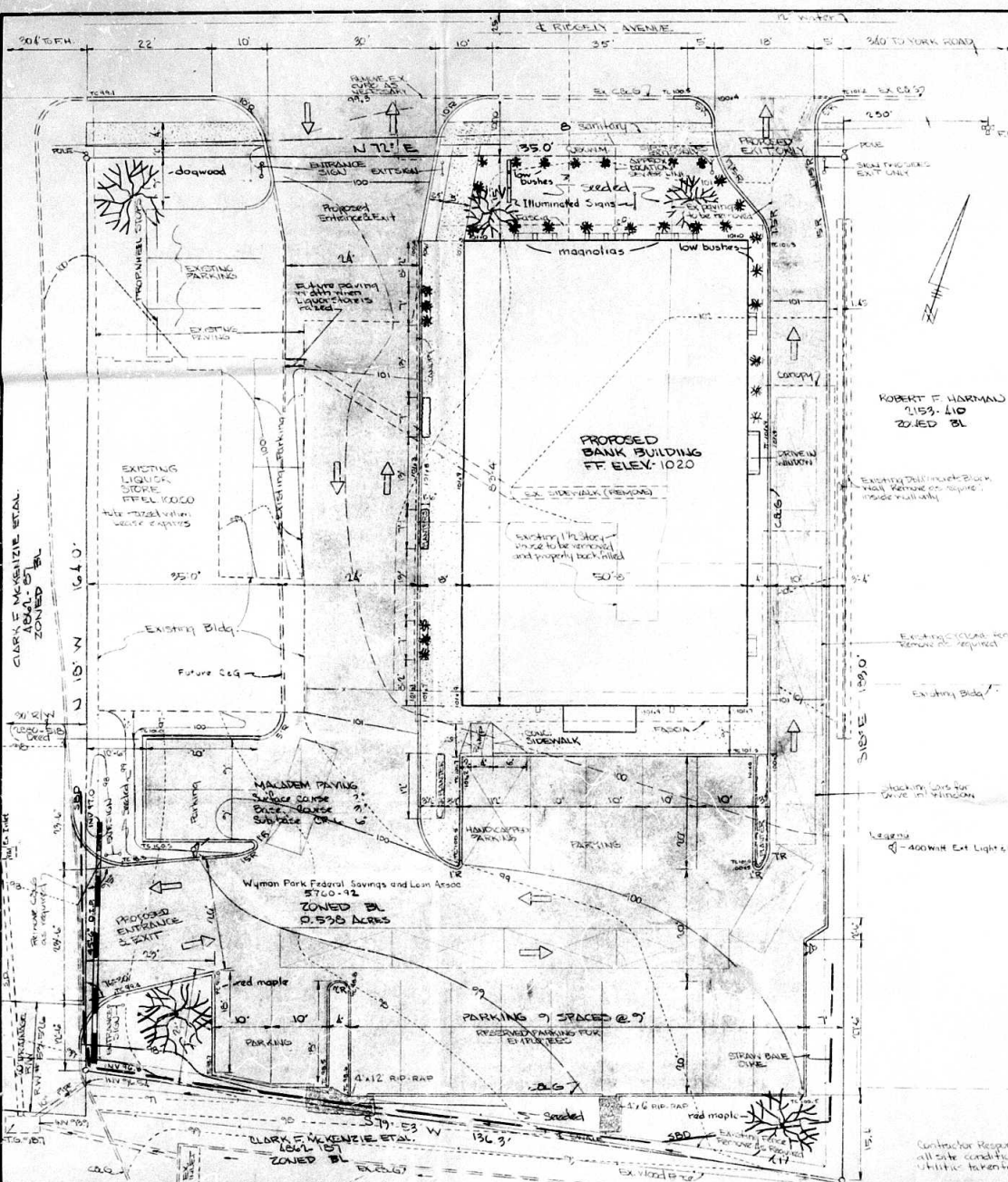
- EROSION/SEEDMENT CONTROL NOTE**
 All sediment control work to be done in accordance with standards and specifications of the Baltimore County Department of Public Works.
- ESTIMATED PHASING AND SEQUENCING OF DEVELOPMENT**
1. Straw bale dike to be installed first. Start rough and fine grade, seepage, start building construction.
 2. Complete grading building construction, paving & maintenance and cleanup after.
- SEEDING REQUIREMENTS**
1. Seeded area: 1,850 SQ FT
 2. Seeded area to be seeded with 25% germination and 25% min germination.
 3. Rates:
 Seed: 5 lbs/1,000 SQ FT
 Fertilizer: 0.5 lb/1,000 SQ FT
 Limestone: 50 lbs/1,000 SQ FT
 Mulch: 75 lbs/1,000 SQ FT
 Asphalt Tie down: 500 gal/500 SQ FT
 4. Top soil to be spread over the area to be seeded after it has been fine graded.
 5. Contractor to contract and maintain straw bale dike daily.
 6. Erosion control measures to be maintained until planting and other permanent improvements are stabilized.
- GENERAL NOTES**
1. Area of property: 0.5336 ac
 2. Disturbed area: 11,420 SQ FT
 3. Proposed building: 50' x 25' x 1' = 1,250 SQ FT
 4. Existing use: Liquor Store (by others lease)
 5. Proposed use: WYMAN PARK FEDERAL SAVINGS - vacant land
 6. Proposed use: Drive in Bank
 7. Existing Public Sewer tap to be used.
 8. Existing Public Water connection to be used.

I certify that all development or construction will be done according to this plan of Erosion/Seedment Control.

Mark J. Smith 3-17-78
 DEVELOPER, OWNER
 WYMAN PARK FEDERAL SAVINGS & LOAN DEPT.
 Riddle Plaza Shopping Center
 Lutherville, Maryland

DATE	REVISION	BY
APPROVED FOR CONSTRUCTION		
BY _____ DATE _____		
APPROVAL		
SIGNATURE _____		
DATE _____ TITLE _____		
FIRM _____		
ENGINEER JCK & FLICK, INC. 1500 WINTER ST. 2D FLR BALTIMORE, MARYLAND 21201		
SOUTHWESTERN CONTRACTORS INC. 400 MONROE AVENUE, BALTIMORE, MARYLAND 21201 COMPLETE DESIGN & BUILD		
ARMCO PRE-ENGINEERED BUILDING SYSTEMS AUTHORIZED DEALER		
WYMAN PARK FEDERAL SAVINGS & LOAN RIDDLE AVENUE, LUTHERVILLE BALTIMORE COUNTY, MARYLAND		
DATE DRAWN: 3-1-78 DRAWN BY: E.P. SHEET IN SET: 1 SCALE: 1" = 10' S.D. - S.		
DRAWING NUMBER FOR NUMBER SHEET NUMBER REVISION		

Contractor responsible to verify all site conditions and utilities. Utilities taken from County Drawings.



ROBERT F. HARMAN
2153-410
20 JED BL

- EROSION & SEDIMENT CONTROL NOTES**
- All sediment control work to be done in accordance with standards and specifications of the Baltimore County Soil Conservation Service.
- ESTIMATED PHASING AND SCHEDULE OF DEVELOPMENT**
1. Show bale berms to be constructed first. Start November 1977
 2. Rough and fine grade, vegetation, start building construction Start November 1977
 3. Complete grading, building construction, paving. MARCH 1978
 4. Maintenance and cleanup After March 1978
- SEEDING REQUIREMENTS**
1. Seeded area - 7,800 SQ. FT.
 2. Seeded area to be Kentucky 311 Tall fescue with 25% germination and 95% min. germination
 3. Rates
 - Seed 5-7 lbs/1,000 SQ. FT.
 - Fertilizer 10-10-10 15 lbs/1,000 SQ. FT.
 - Limestone 50 lbs/1,000 SQ. FT.
 - Mulch 15 lbs/1,000 SQ. FT.
 - Asphalt tie down 0.01 gal/ SQ. FT.
 4. Top soil to be spread over the areas to be seeded after it has been fine graded.
 5. Contractor to construct and maintain straw bale dike daily.
 6. Erosion control measures to be maintained until planting and other permanent improvements are stabilized.
- GENERAL NOTES**
1. Area of property 0.596 Acres
 2. Disturbed area 17,410 SQ. FT.
 3. Proposed building 50' x 4' x 12.5' ft.
 4. Existing use: Liquor Store (by other leasee) Wyman Park Federal - Leasee - vacant land.
 5. Proposed use: Drive in Bank
 6. Parking Details:
 - Existing: 100' x 100' 2 SPACES
 - Proposed Bank Bldg. 102' x 90' 14 SPACES
 - Space: Provided 23 SPACES
 7. Existing Public Sewer tap to be used.
 8. Existing Public Water Connection to be used.

I certify that all development or construction will be done according to this plan of Erosion & Sediment Control

ENGINEER _____ DATE _____
DEVELOPER _____ DATE _____

Owner & Developer
WYMAN PARK FEDERAL SAVINGS AND LOAN
Rickely Plaza Shopping Center
Lutherville, Maryland

Owner
Gilbert G. & Annie M. Harman
11 West Rickely Road
Lutherville, Maryland

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 7-12-78
78-262-A

Approved Variance Petition # 78-262-A Item 206

DATE	REVISION	BY

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

APPROVAL
SIGNATURE _____ TITLE _____
FIRM _____

ENGINEER
JACK S. FEICK & ASSOC.
480 WHITE PLAINS COURT
3880A PARK, MARYLAND 21146
(410) 685-0885



SOUTHWESTERN CONTRACTORS INC.
101 SECOND AVENUE, BALTIMORE, MARYLAND 21202

COMPLETE DESIGN & BUILD

ARMCO PRE-ENGINEERED BUILDING SYSTEMS
AUTHORIZED DEALER

WYMAN PARK FEDERAL SAVINGS & LOAN		DATE DRAWN: 6-25-78
RICKELY AVENUE, LUTHERVILLE BALTIMORE COUNTY, MARYLAND		CHECKED BY: J.S.F.
DRAWING NUMBER		SHEET IN SET: 1 OF 3
SITE PLAN & EROSION CONTROL		SCALE: 1"=10'
JOB NUMBER	SHEET NUMBER	REVISION
1147	5	1