

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:

I, or we, undersigned, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from D.R. 16 zone to an

none, for the following reasons:

There is error on the present map. Proper consideration was not given to existing use on Reisterstown Road.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for service garage and storage of

automobiles.

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

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., up to 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 of Baltimore County.

Contract purchaser JACK LACHMAN Legal Owner

Address 2707 Carver Road

OWINGS MILLS, MD. 21117

Robert G. Carr, Esquire, Petitioner's Attorney
904 Equitable-Townsend Bldg.
401 Washington Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of December, 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, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of September, 1978, at 11:00 o'clock A.M.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:

XOX we, Jack & Marc Lachman, 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 variance from Section (1) 4-2-2 (2) 5 to allow off street parking

at 47 cars instead of required 50 spaces, Section 232.2b to permit a driveway setback of 3' in lieu of the required 25' for proposed office and a driveway

setback of 10' in lieu of the required 25' for the proposed garage. Section 232.3b to permit a rear setback of 10' in lieu of the required 25' for proposed garage.

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

(1) Parking space variance: Type of contemplated use does not require the 52 spaces - since there are only 3 employees (hardship).

(2) Side yard variance: Petitioners wish to retain use of present building in present location (hardship).

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 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 of Baltimore County.

Contract purchaser JACK LACHMAN Legal Owner

Address 2707 Carver Road

OWINGS MILLS, MD. 21117

Robert G. Carr, Esquire, Petitioner's Attorney
904 Equitable-Townsend Bldg.
401 Washington Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of December, 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, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of September, 1978, at 11:00 o'clock A.M.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION AND PETITION FOR VARIANCES
SW/S of Reisterstown Road, 120' SE of Walston Avenue - 4th Election District
Bernard B. Lachman, et al - Petitioners
NO. 79-59-RXA (Item No. 10)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Reclassification from a D.R. 16 Zone to a B.L. Zone and Special Exception for a service garage and storage of automobiles and, additionally, a Petition for Variances to permit the off-street parking of 47 vehicles in lieu of the required 52, a side yard setback of 3 feet in lieu of the required 25 feet, for the proposed office, and side yard and rear yard setbacks of 10 feet in lieu of the required 25 feet and 20 feet, respectively, for the proposed garage, for a 1/2 acre tract, more or less, at the above location. It should be noted that testimony presented at the hearing indicated that .64 of an acre, more or less, is zoned D.R. 16 and that the remainder is zoned D.R. 3.5.

Testimony on behalf of the Petitioners indicated that they plan to raise two dwellings and certain accessory buildings presently on the tract and to retain a shed approximately 19' x 24' in size. They propose to construct a service garage and automobile storage building thereon.

The Petitioners claimed error in the 1976 Comprehensive Zoning Map by reason of the proximity of nearby commercial zoning and supported their request for the parking Variance by maintaining that their contemplated use would not require 52 parking spaces, since only 3 individuals would be employed there. The remaining Variances were justified as necessary for the preservation of the shed.

Nearby residents, in protest, stated that the shed, proposed for

retention, is in acute disrepair and would be difficult to salvage—a contention that was not disputed by the Petitioners—and that the D.R. zoning serves as a barrier against commercial encroachment upon the nearby residential neighborhood. A Protestant also noted that B.L. zoning allows broad usage and could result in a substantial traffic increase in the area. This latter contention would appear to have been sustained by the April 13, 1978, report from the Department of Traffic Engineering, wherein it was stated that the proposed commercial zoning would increase traffic by more than 400 percent.

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, error in the 1976 Comprehensive Zoning Map was not proven, and the Reclassification should not be granted. By necessity, the Special Exception and Variances should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of December, 1978, that the Petition for Reclassification from a D.R. 16 Zone to a B.L. Zone and Special Exception for a service garage and an automotive storage building and the Petition for Variances to permit the off-street parking of 47 vehicles in lieu of the required 52, a side yard setback of 3 feet in lieu of the required 25 feet, for the proposed office, and side yard and rear yard setbacks of 10 feet in lieu of the required 25 feet and 20 feet, respectively, for the proposed garage, should be and the same are hereby DENIED.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE December 6, 1978

ORDER RECEIVED FOR FILING

DATE December 6, 1978

ORDER RECEIVED FOR FILING

DATE December 6, 1978

ORDER RECEIVED FOR FILING

DATE December 6, 1978

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 424-3253

S. ERIC DINWEN
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

Robert G. Carr, Esquire
904 Equitable-Townsend Building
401 Washington Avenue
Towson, Maryland 21204

December 6, 1978

RE: Petition for Reclassification and Special Exception and Petition for Variances
SW/S of Reisterstown Road, 120' SE of Walston Avenue - 4th Election District
Bernard B. Lachman, et al - Petitioners
NO. 79-59-RXA (Item No. 10)

Dear Mr. Carr:

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

Very truly yours,

George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM:mr

Attachments

cc: Mrs. Alice LeGrande
25 Olive Lane
Owings Mills, Maryland 21117

Mrs. Claire A. Bosley
11 Walston Avenue
Owings Mills, Maryland 21117

John W. Hession, III, Esquire
People's Counsel

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

Circle KIDDECONS
Tel. 877-89

1070 Cornwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number

DESCRIPTION

0.64 ACRE PARCEL, PART OF THE LAND OF BERNARD B. LACHMAN AND OTHERS, SOUTHWEST SIDE OF REISTERSTOWN ROAD, SOUTHEAST OF WALSTON AVENUE, REISTERSTOWN, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Reclassification with Special Exception and for Parking and Side Yard Variances.

Beginning for the same at a point on the southwest side of Reisterstown Road distant 120 feet, more or less, as measured southeasterly along said southwest side of Reisterstown Road from its intersection with the center line of Walston Avenue, said beginning point being the beginning of the 1.496 acre parcel described in the deed to Bernard B. Lachman and others recorded among the Land Records of Baltimore County in Liber O.T.G. 5151, page 56, running thence binding on the first line of said 1.496 acre parcel and on the southwest side of said Reisterstown Road, (1) S 34° 29' 30" E 35.62 feet, thence still binding on the outlines of said parcel three courses; (2) S 50° 40' 25" W 83.75 feet, (3) S 35° 07' 07" E 159.30 feet, and (4) S 55° 51' 33" W 125 feet,

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

2.

more or less, to a point on the line between the area zoned "D.R. 16" and the area zoned "D.R. 3.5" on the Zoning Map of Baltimore County, thence along said zoning line, (5) northwesterly, 201 feet, more or less, to a point on the sixth or last line of said 1.496 acre parcel, and thence binding on a part of said last line, (6) N 55° 51' 33" E 207 feet, more or less, to the place of beginning.

Containing 0.64 of an acre of land, more or less.

HGW:mms J.O. 1-77180 3/16/78
W.O. 19752-C

72-5007

ROBERT G. CARR
ATTORNEY AT LAW
SUITE 204
SPRINGFIELD TOWNSHIP BUILDING
COURT HOUSE SQUARE
TOWSON, MARYLAND 21204

August 28, 1978

Baltimore County Office of
Planning & Zoning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Reclassification, Special Exception and Variances
Petitioner - Bernard B. Lachman, et al
79-59-RXA

Gentlemen:

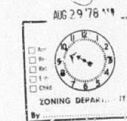
As you know, I represent Mr. Jack Lachman and his brothers for the above zoning case which is now scheduled for hearing before the Zoning Commissioner on Monday, September 11, 1978. Mr. Jack Lachman informs me just this week that he is in Florida on an extended business trip and will last through most of the month of September, and he has respectfully requested a postponement. The other two brothers are in title on this property, but are not involved directly with the zoning case nor the business that is anticipated to be carried on at this site should the zoning be granted.

If it is not too difficult, would you please postpone this case for two months or more, at your convenience, and thank you very much for your cooperation.

Very truly yours,

Robert G. Carr
Robert G. Carr

RG:Cdk
CC: Mr. Bernard Lachman



MAR 01 1979

BERNARD B. LACHMAN, ET AL
2707 Caves Road
Owings Mills, Maryland 21117

Petitioner

MEMORANDUM IN SUPPORT OF PETITION
FOR ZONING RECLASSIFICATION AND
SPECIAL EXCEPTION AND PARKING
AND SIDE YARD VARIANCE

Now comes Bernard B. Lachman, et al, by Robert G. Carr, their attorney, and submits to the Zoning Commissioner of Baltimore County this Memorandum in Support of Zoning Reclassification with Special Exception and Parking and Side Yard Variance at 706 Reisterstown Road, Baltimore County, Maryland.

STATEMENT OF CASE

Petitioners in this matter are requesting a zoning reclassification from D.R. 16 zone to a B.L. zone with special exception for service garage and storage of automobiles, and they are also requesting a parking and side yard variance at subject location.

ARGUMENT

The Petitioners own approximately 1.5 acres at this location but are requesting the above changes to a portion of that property which contains only 0.64 acres. The existing zoning is D.R. 16, but it is obvious from the maps that there is error as the B.L. zoning line to the south goes through the center of the next building to the south, and it is obvious from this map that the proper consideration was not given to the existing use on Reisterstown Road of this area. Argument therefore as to this zoning reclassification will be on the basis of error on the present map.

Petitioners are also requesting a parking space variance from the required 52 to 47 which will be available.

ROBERT G. CARR
ATTORNEY AT LAW
SUITE 904
EQUITABLE-TOWSON BUILDING
TOWSON, MD. 21204

The contemplated use of the area will be to store automobiles for a towing service, and there are only three employees to be employed in the business. Therefore the basis for this variance will be hardship.

Petitioners are also requesting a side yard variance of seven (7) feet from the required ten (10) feet. The reason for this will also be hardship in that Petitioners plan to use the existing building as is.

It is therefore respectfully submitted that your Petitioners have shown the necessary error in the present map to justify the reclassification from D.R. 16 to B.L. with special exception as requested and also since their hardship can be proven the variances should also be granted.

RESPECTFULLY SUBMITTED,

ROBERT G. CARR
EQUITABLE-TOWSON BUILDING
401 WASHINGTON AVENUE
SUITE 904
TOWSON, MARYLAND 21204
296-4433
ATTORNEY FOR PETITIONERS

ROBERT G. CARR
ATTORNEY AT LAW
SUITE 904
EQUITABLE-TOWSON BUILDING
TOWSON, MD. 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1978

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

cc: Nicholas N. Commodari
Chairman

MEMBER
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
File Creation
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Robert G. Carr, Esquire
904 Equitable-Towson Building
401 Washington Avenue
Towson, Maryland 21204

RE: Reclassification, Special
Exception and Variance Petition
Item Number 10
Petitioner - Bernard Lachman et al

Dear Mr. Carr:

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 southwest side of Reisterstown Road approximately 120 feet southeast of Walston Road in the 4th Election District, the subject property is presently improved with two frame dwellings and a number of sheds. This property is partially zoned D.R. 16 and 3.5, and prior to the adoption of the current zoning maps, the majority was zoned commercial (B.L.). Adjacent properties abutting this site along Reisterstown Road are zoned D.R. 16 and B.L. and are improved with individual dwellings and commercial uses to the northwest and southeast, respectively, while D.R. 3.5 zoned property, improved with individual dwellings exists to the rear.

This hearing is necessitated by your client's proposal to rezone the D.R. 16 zoned portion to B.L. and construct a garage for the storage of automobiles. Because of setback deficiencies and lack of parking,

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
SW/4 of Reisterstown Rd., 120'
SE of Walston Ave., 4th District : OF BALTIMORE COUNTY
BERNARD B. LACHMAN, et al, : Case No. 79-59-EXA
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

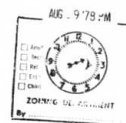
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated thereon, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
454-2188

I HEREBY CERTIFY that on this 9th day of August, 1978, a copy of the foregoing Order was mailed to Robert G. Carr, Esquire, 904 Equitable-Towson Building, 401 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III



Robert G. Carr, Esquire
904 Equitable-Towson Building
401 Washington Avenue
Towson, Maryland 21204

Item #10

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 1st day of May, 1978

S. ERIC DINENNA
Zoning Commissioner

Petitioner Bernard Lachman et al
Petitioner's Attorney Robert G. Carr

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204

Robert G. Carr, Esquire
Page 2
Item Number 10
May 1, 1978

Variances are also included. After review of the site plan, it appears that the front of the proposed building would face the northerly property line. As a result of this, I feel that the Variance forms should be altered to include a side and rear setback Variance along the easterly and southerly property lines, respectively. Written notice should be forwarded to me before the date mentioned below indicating whether you do or do not agree with me and want the forms changed.

Particular attention should be afforded the comments of the Department of Permits and Licenses, while revised plans incorporating those of the State Highway Administration should be submitted.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to June 1, 1978 in order to allow time for final Committee review and advertising. All changes must be accompanied by a cover letter indicating these corrections. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 11, 1978 and October 15, 1978 will be forwarded to you well in advance.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204



Maryland Department of Transportation
State Highway Administration

Mr. N. S. Caltrider
Administrator

April 17, 1978

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

Attention: Mr. N. Commodari

cc: Zoning Cycle III, April 1978
ITEM: 10.
Property Owner: Bernard B. Lachman, et al
Location: SW/4 Reisterstown Rd. (Route 140) 120' SE Walston Ave.
Existing Zoning: D.R. 16
Proposed Zoning: B.L. with a Special Exception for a service garage and Variance to permit 47 parking spaces in lieu of the required 52 and a side setback of 3' in lieu of the required 25'.
Acres: 0.64
District: 4th

Dear Mr. DiNenna:

The entrance must be channelized with concrete curb and gutter. The curb must extend along Reisterstown Road for 10' on both sides of the entrance. The curb is to be 28" from the centerline of highway. The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEN:vrd

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

April 20, 1978

Re: Item #10 (Cycle III April-October 1978)
Property Owner: Bernard B. Lachman, et al
S/W Reisterstown Rd. 120' S/E Walston Ave.
Existing Zoning: D.R. 16
Proposed Zoning: B.L. with a Special Exception for a service garage and Variance to permit 47 parking spaces in lieu of the required 52 and a side setback of 3' in lieu of the required 25'.
Acres: 0.64 District: 4th

Dear Mr. DiNenna:

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

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 Drainage:

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 #10 (Cycle III April-October 1978)
Property Owner: Bernard B. Lachman, et al
Page 2
April 20, 1978

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within County rights-of-way or utility easements.

The Petitioner is responsible for the cost of capping and/or plugging of any existing water or sanitary sewer service connections not used for the proposed structure.

Very truly yours,

Edward M. Davis
Chief, Bureau of Engineering

END/EAM:PMHes

CC: A. Gravetz

J. Somers

T-W Key Sheet

57 SW 19 Pos. Sheet

SW 15 J Topo

48 Tax Map

LESLIE H. GRAEF
DIRECTOR

April 21, 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 #10, Zoning Cycle III, April 1978, are as follows:

Property Owner: Bernard B. Lachman, et al
Location: SW/S Reisterstown Road 120' SE Walston Avenue
Existing Zoning: D.R. 16
Proposed Zoning: B.L. with a Special Exception for a service garage and Variance to permit 47 parking spaces in lieu of the required 52 and a side setback of 3' in lieu of the required 25'.
Acres: 0.64
District: 4th

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 E. COLLINS
DIRECTOR

April 13, 1978

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

Re: Item 10 - ZAC - Cycle 3 - April, 1978
Property Owner: Bernard B. Lachman, et al
Location: SW/S Reisterstown Road - 120' SE Walston Avenue
Existing Zoning: D.R. 16
Proposed Zoning: B.L. with a Special Exception for a service garage and variance to permit 47 parking spaces in lieu of the required 52 and a side setback of 3' in lieu of the required 25'.
Acres: 0.64
District: 4th

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 16 to B.L. of .64 acres.

This should increase the trip density from 77 to 320 trips per day. This increase is undesirable due to the existing traffic problems along Reisterstown Road.

Very truly yours,
C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CEM/bza

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

April 24, 1978

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

Dear Mr. DiNenna:

Comments on Item 10, Zoning Advisory Committee Meeting for

Cycle III, are as follows:

Property Owner: Bernard B. Lachman, et al
Location: SW/S Reisterstown Rd. 120' SE Walston Ave.
Existing Zoning: D.R. 16
Proposed Zoning: B.L. with a Special Exception for a service garage and Variance to permit 47 parking spaces in lieu of the required 52 and a side setback of 3' in lieu of the required 25'.
Acres: 0.64
District: 4th

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

Very truly yours,

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

TMD/KS/eth

Paul H. Reiche
Chief

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

Attention: N. Comoludi, Chairman
Zoning Advisory Committee

Re: Property Owner: Bernard B. Lachman, et al

Location: SW/S Reisterstown Rd. 120' SE Walston Ave.

Item No. 10 Zoning Agenda Cycle III

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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 _____ is _____ the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plan is approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY *[Signature]*
Planning Group
Special Inspection Division

Noted and Approved: *[Signature]*
Fire Prevention Bureau

JOHN L. WIMBLEY
DIRECTOR

April 17, 1978

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

Dear Mr. DiNenna:

Cycle III
Comments on Item #10, Zoning Advisory Committee Meeting, are as follows:

Property Owner: Bernard B. Lachman, et al
Location: SW/S Reisterstown Road
Existing Zoning: D.R. 16
Proposed Zoning: Reclassification of property with special exceptions and parking and side yard variance

Acres: 0.64
District: 4th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1978 Edition and the 1971 Supplement, State of Maryland Code for the Dead-end and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. All structural change of occupancy from residential to B-1 storage and retail, service, etc., permit shall be required.
- X D. Building shall be upgraded to use as - require 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 and will be required to file an application for a building permit.
- X 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.
- E. Repeated setback variance conflicts with the Baltimore County Building Code. See Section _____.
1. No Comment.
- X J. Comments: Existing unsafe building conditions shall be corrected in accord with Section 124.1, or removed by authorized zoning permit.

Charles E. Durbach
Charles E. Durbach
Planner Review Chief

CEM/j

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 24, 1978

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

Z.A.C. Meeting of: Cycle III

RE: Item No: 10
Property Owner: Bernard B. Lachman, et al
Location: SW/S Reisterstown Rd. 120' SE Walston Avenue
Present Zoning: D.R. 16
Proposed Zoning: B.L. with a Special Exception for a service garage and variance to permit 47 parking spaces in lieu of the required 52 and a side setback of 3' in lieu of the required 25'.
District: 4th
Sq. Acres: 0.64

Dear Mr. DiNenna:

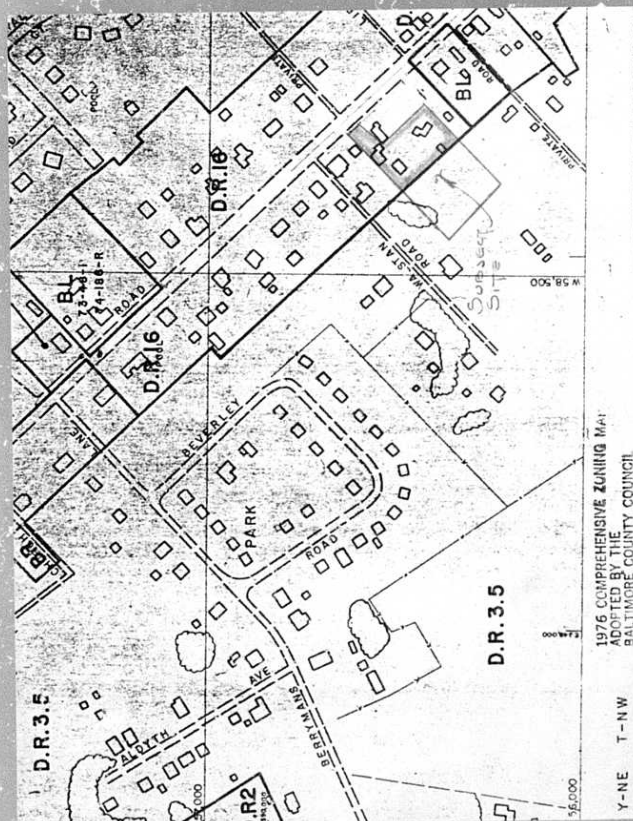
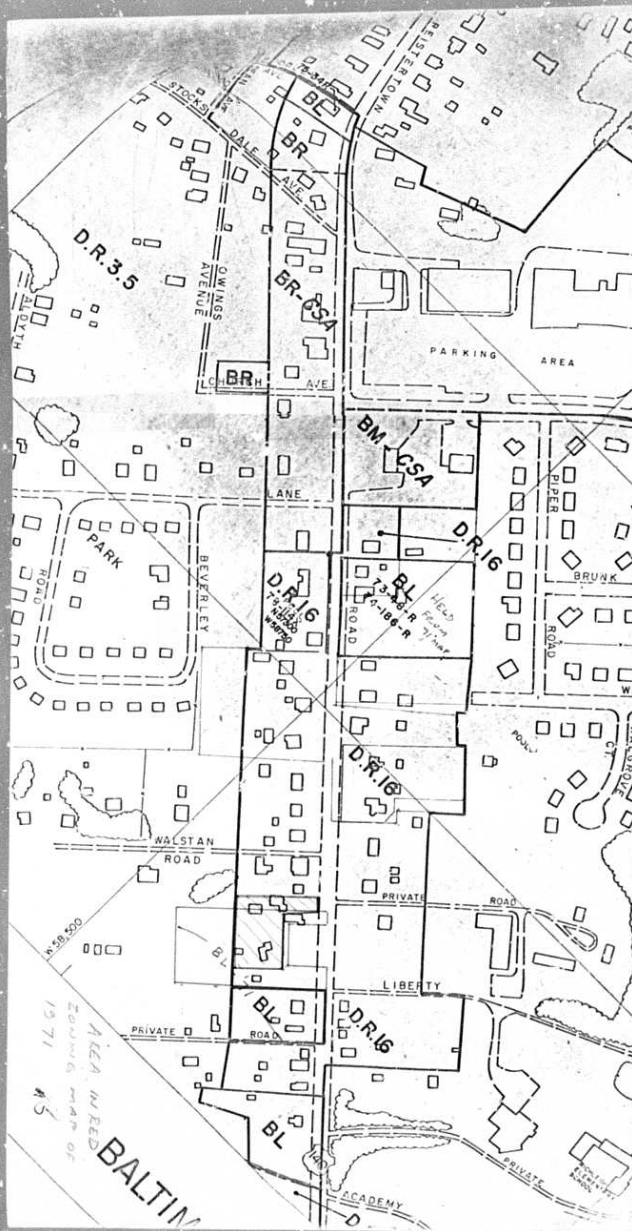
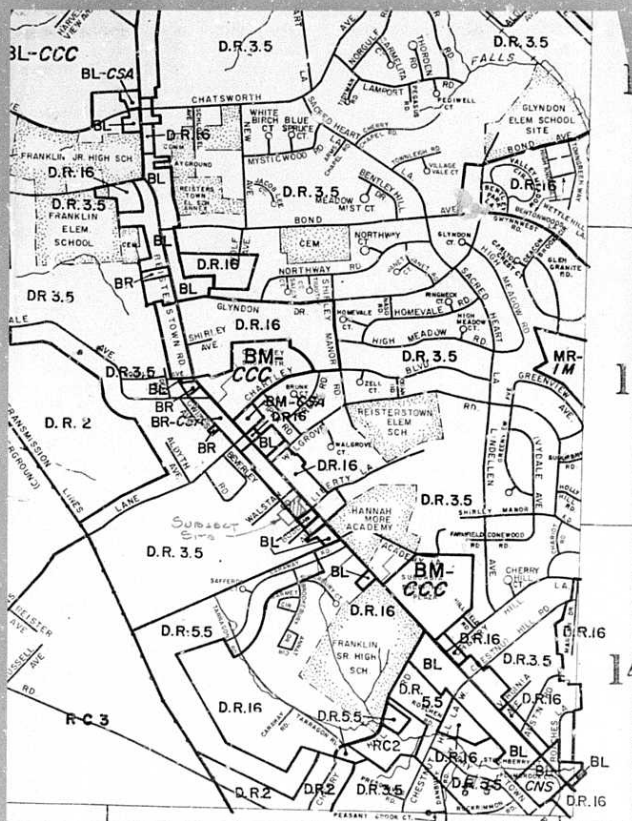
No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

KSJ/tp

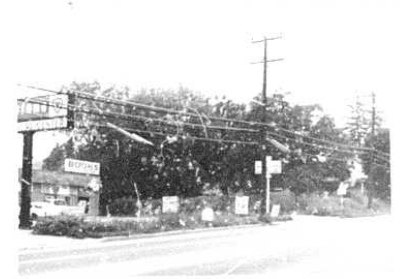
JOSEPH N. MULLIGAN, PRESIDENT
T. MARSHALL HOLLISTER, JR., VICE-PRESIDENT
BARBARA M. WATKINS
THOMAS H. RIVER
DAN L. LINDSEY, P. CHAIRMAN
ROGER M. HAYDEN
ALVIN LORICK
WILLIAM H. SMITH, JR.
RICHARD W. TRACY, D.M.
ROBERT V. DUNN, SUPERINTENDENT

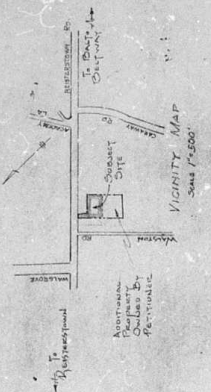
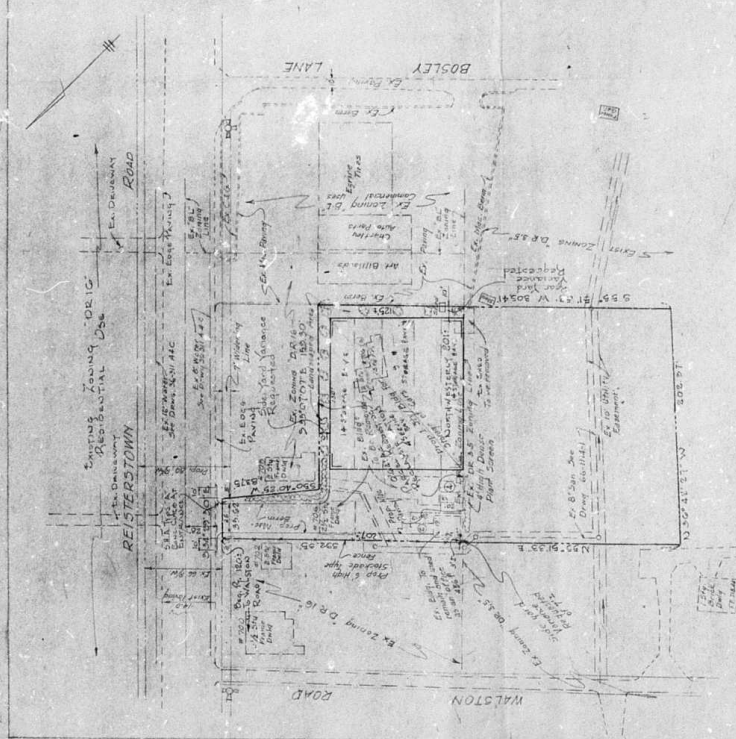


1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
DATE: 1976-05-04

Y-NE T-NW





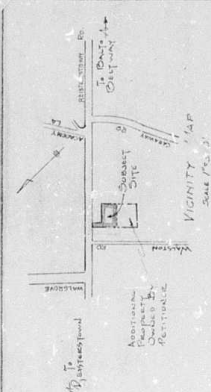
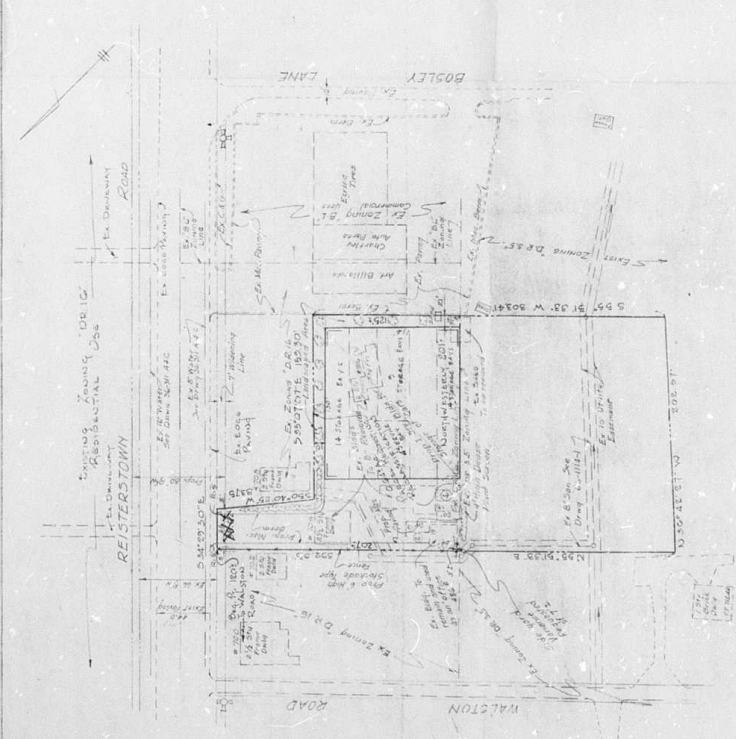


GENERAL NOTES

1. Area of Property - 1.0 Acres ±
2. Area of Property Requesting Reclassification - 0.44 Acres ±
3. Existing Use of Property - Residential, R-1
4. Existing Use of Property Requested - R-1
5. Proposed Building - 2,000 sq. ft. with special exception
6. Proposed Building - 2,000 sq. ft. with special exception
7. Proposed Use of Property - R-1
8. Proposed Use of Property - R-1
9. Proposed Use of Property - R-1
10. Proposed Use of Property - R-1
11. Proposed Use of Property - R-1
12. Proposed Use of Property - R-1
13. Proposed Use of Property - R-1
14. Proposed Use of Property - R-1
15. Proposed Use of Property - R-1
16. Proposed Use of Property - R-1
17. Proposed Use of Property - R-1
18. Proposed Use of Property - R-1
19. Proposed Use of Property - R-1
20. Proposed Use of Property - R-1

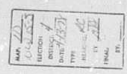


PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY WITH SPECIAL EXCEPTIONS
AND
PARKING & SIDE YARD VARIANCE
AT
706 REISTERSTOWN RD.
ELECTOR DISTRICT 4
BALTIMORE COUNTY, MARYLAND
MARCH 20, 1978
REVISED: MAY 12, 1978
SCALE 1"=50'



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