TO THE TOWNS COMMISSIONED OF DALTIMODE COUNTY

petition for a Variance from Section\_\_1B02,2.B.(Y.B.2) To permit a side

setback of 9' instead ofthe required 25'.

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

In the structure with in presently located on the property and which has been located on the property since before the adoption of soning in Baltimore County is set back less than 25 feet from the south side property line and may be set back mightly less than 30 feet from the front property line.

Petitioners wish to change the use of the existing structure to a use permitted under the coning law of Reltimore County, without modifying the exterior of the structure in any significant way. It would be financially prohibitive to modify the existing structure to comply with current set back requirements.

A majority of the structures on both sides of Reisterstown Road in the vicinity the Petitioners' property are set back from front and side property lines even sy than is Petitioners'.

Mildred L armald Address 135 Main Street Reisterstown, Md. 21136 eny J. Hall Protestant's Attorney 800 Mercantile Bk. & Tr. Bldg. Baltimore Md 201201

FOR FILING

0

required by the Zoning Law of Baltimore County, in two newspapers of general direulation out Pallimore County, that property be posted, and that the public bearing by all defore I commissioner of Baltimore County in Room 106, County Oftice Publish in Towson,

10/30/78

## PETITION FOR ZONING RE-CLASSIFICATION 29, 99-10 AND/OR SPECIAL EXCEPTION

I, or we, lammes A. Mildred. Armold., legal owners. of the property situate in Baltimore County and which is described in the description and plat statched hereto and made a part hereof, hereby petition XB/XEB/XEF NAMES NAMES THAT KANNEN WHEN EXCEPTION OF THE CONTRIBUTION OF THE PROPERTY OF THE PROPER 

NW.1675 126-2V

County, to use the herein described property, for .an antique shop. in a D.B. 16

Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above most; with all on the second Exception posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

James J. Regal aurald Middled & Armeld Uldred L. Armold Legal Own Jerry J. Hall Terry F. Hall Pelitioner's Attorner 1800 Mercantile Bk, & Tr, Bldg. Baltimore, Md. 21201

RECEIVED FOR FILING

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Steeret & Mmale

. 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 Zoniz Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of October

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PROPERTY

, or ne, Junes & LALGORD ATROLA. LEGA CHINE OF THE PROPERTY STUDIES, CAUCHTER AND THE PROPERTY STUDIES, CAUCHTER WITH REPRINES AND DESIRED OF LOCAL CONTROL WITH REPRINES AND DESIRED OF LOCAL CONTROL WITH REPRINESS AND DESIRED. A CONTROL WITH STATE OF THE PROPERTY OF THE 

78,3

REQUIRED NUMBER OF PARKING SPACES

FLOOR AREA RATIO & TOTAL FLOOR AREA DIVIDED BY SITE AREA S SHOUND FLOOR Shop, acces- OTHER FLOORS - DARGERST - STORES

GROUND FLOOR \_\_\_ I \_\_\_\_ OTHER FLOORS \_\_\_\_\_ TOTAL \_\_ I UTILITIES

WATER: ERIBLIC OPRIVATE, TYPE OF SYSTEM

IDARO HAS DETERMINED ON 7.20-78

7.20:48

Beginning for the same, at an iron pipe pow set on the east side of Reinterstown Road, 66 feet wide, at the end of the third or S 88 1/4\* 20 perch line of a trect of land described in a deed from Charles H. Long and Elsie E. Long, his wife, to William M. Tracey and Annie M. Tracey, his wife, dated December 19, 1929 and recorded among the land records of ore County in Liber McLM 8k3, folio 109, said woint being 511 feet more or less statherly, as measured along the easterly side of Reisterstow Roed from its intersection with the southerly side of Chatsworth Avenue; second line and along the second line of a tract of land described in a deed from the Granlan Company to Rozell A. Cook, etux. dated April 16, 1956 folic 368. S 1°30'W, 139.37 feet to an iron pipe heretofore set; running thence with and along the third line of said tract conveyed by the Granlan Company to Cook, S 84\*25'30"W, 199.33 feet to an iron pipe now set at the beginning of the fourth line of a tract of land described in a deed from cey, et al to Lou Stem Bounds, dated April 16, 1947 and eded among the land records of Baltimore County in Liber J.W.B. 1554 folio 263; running themce reversely along and with the second and third lines of said tract conveyed to Lou Stem Bounds, N C\*26'E. W.5 feet to an iron pipe heretofore set and S 87°14'W, 126.94 feet to a point distant 3.29 feet from the beginning of said second line; running thence along the easterly side of Reisterstown Road (66 feet wide), N 0"44'30"E, 98.79 feet to the point of beginning, containing 0.933 screRE- PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE E/S of Reisterstown Road, 511'S of Chatsworth Avenue - 4th Election District James Armold, et ux - Petitioners NO. 79-99-XA (Item No. 2)

BEFORE THE DEPUTY ZONING

. BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Special Exception for an antique shop in a D. R. 16 Zone and, additionally, a Petition for Variance to pe mit a side yard setback of 9 feet in lieu of the required 25 feet, for an existing building at the subject location. The property was petitioned for Reclassification from D.R. 3.5 and D. R. 16 Zones to a B. L. Zone at a prior hearing (Case No. 79-29-R), following which said Reclassification w- granted for the front portion (D. R. 16) but denied for the rear portion (D. R. 3. 5). This case is now pend ing before the Baltimore County Board of Appeals

Testimony on behalf of the Petitioners indicated that the property is improved with a one-story dwelling, presently vacant, about 50 years old and in disrepair. They claimed that the house is undesirable for residentia school across from it, and a recreation field to the rear. Further testimor indicated that the Variance is required to legalize an existing setback

ony by Mrs. Alice LeGrand, Zoring Chairperson for the Reisterstown-Owings Mills-Glyndon Coordinating Council, indicated that said Council believes that the proposed use would be appropriate but that the special Exception should be restricted to the present building

the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the Petitioners have met the requirements of Section 502. I

of the Baltimore County Zoning Regulations, and the Special Exception should be granted. Further, the Variance should also be granted

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 100 day of December, 1978, that the Petition for Special Exception for an antique shop in a D. R. 16 Zone and the Petition for Variance to permit a side yard setback of 9 feet in lieu of the required 25 feet should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following restrictions

- 1. The outward appearance of the exitting building
- 2. Submittal of and full compliance with a site Submittal of and full compliance with a site plan. Said site plan must be approved by the the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, and the Office of Pianning and Zoning, to include approval by the Current Planning and Development Division.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR SPECIAL EXCEPTION for an Antique Shop in a D.R. 16 Zone PETITION FOR VARIANCE E/S of Reisterstown Rd., 511' S of Chatsworth Ave., 4th District OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCE E/S of Reliteration Rd., 511' S of Chaltworth Ave., 4th District : OF BALTIMORE COUNTY

.....

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County

I HEREBY CERTIFY that on this 6th day of October, 1978, a copy of the foregoing

Order was mailed to Terry F. Hall, Esquire, 1800 Mercantile Bank & Trust Building.

2 Hookins Plaza, Baltimore, Maryland 21201, Attorney for Petitioners

John W. Hessian, III People's Coursel

County Office Building Towson, Maryland 21204

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 designs and thursday

and of the passage of any preliminary or final Order in connection therewith.

JAMES ARMOLD, et ux, Petitioners : Case No. 79-99-XA

Mr. Commissioner

Peter Mad Binengemen Peier Max Zimmetrian Denuty People's Counsel

JAMES ARMOLD, et ux, Petitioners : Case No. 79-99-XA (Item 2)

......

ORDER FOR APPEAL

Mr. Commissioner

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-entitled matter, under date of December 19, 1978, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that a copy of the aforegoing Order for Appeal was mailed to Terry F. Hall, Esquire, 1800 Mercantile Bank and Trust Building, 2 Hopkins Plaza, Baltimore, Maryland 21201, Attorney for Petitioners; and Mrs. Africe LoGrand, 25 Olive Lane, Owings Mills, Maryland 21117.

John W. Hessian, III



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD for an Antique Shop in a D.R. 16 Zone PETITION FOR VARIANCE · OF APPEALS OF BALTIMORE COUNTY E/S of Reisterstown Rd., 511' S of Chatsworth Ave., 4th District IAMES ARMOLD, et ux. Petitioners : Case No. 79-99-XA

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 30th day of January, 1979, by the County Board of Appeals of Baltimore County, ORDERED that the foregoing Appeal of the People's Counsel for Baltimore

County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Herry a Kano

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD for an Antique Shop in a D.R. 16 Zone PETITION FOR VARIANCE OF APPEALS OF BALTIMORE COUNTY E/S of Reisterstown Rd., 511' S of Chatsworth Ave., 4th District . Core No. 79-99-XA

IAMES ARMOLD, et uv. Petitioners

To the Honorable, Members of Said Board:

MOTION FOR DISMISSAL

Predicated upon dismissal of the companion case (140. 78-29-R) by Petitioners, this Motion is made by the People's Counsel for Baltimore County to dismiss the appeal heretofore filed in the above-entitled case.

WHEREFORE, it is respectfully requested that the Board by its appropriate Order dismiss said Appeal.

AND AS IN DUTY BOUND, etc.

week John W. Hessian, III

> Peter Max Zimmerman enuty People's Course Towson, Maryland 21004

I HEREBY CERTIFY that on this 22 \_ aay of January, 1979, a copy of the afcregoing Motion as well as the accompanying Order was mailed to Terry F. Hall, Esquire, 1800 Mercantile Bank and Trust Building, 2 Hopkins Plaza, Baltimore, Maryland 21201, Attorney for Petitioners; and Mrs. Alice Le Grand, 25 Olive Lane, Owings Mills, Maryland 21117.

135 Main Street Reisterstown, MD. 21136 January 23 , 1979

Zoning Commissioner County Board of Appeals Baltimore County, Maryland

RE: Petition for Reclassification 78-29-R

Contlement

Please dismiss, with prejudice, all proceedings related to our referenced Petition for Reclassification, including our crossappeal, filed on December 13, 1977, from the Zoning Commissioner's Order of November 14, 1977 granting the requested reclassification

> Very truly yours smes armold James J. Armold midnes & armed Mildred I. Armold Petitioners

Hul

PORT M THIMES
PRINCES OF WHITE MARKET
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VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
1800 MERCAN DE ENN 6 TRUST BUILD OF
2 HOPENNS PLAZA
BALTIMORE, MARYLAND 21201

REGIO E SELTONI
JECOD L'EMECEN
JECOD L'EMECEN
STANCE MALAMOTE
AMOGO P SCHOLTE
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JAMES DE LIMITORI
JAMES DE LIMIT

Mr. George Martinak

September 12, 1978 SEP 1 3 78 AM

T. .. Mr. George Martinak Deputy Zoning Commission Office of Planning & Zon 111 West Chesapeake Towson, Maryland 21204 ZONNEG De .....

135 Main Street, Reisterstown (Mr. & Mrs. James Armold); Petition for Special Exception for an Antique Shop (DR-16)

Dear Sir:

Several days are I received a toleshom call from the property of the Office of Finanting for died in a state me that the improvements located on the above property violate a certain side settesk requirement, and that it would therefore be necessary to obtain from you either a waiver of anil requirement, and that it would therefore be made to the contract of the co

in this case, if a violution does exist we would of course much rather obtains a strive than be required to obtain a survey that he required to obtain a survey that he required to obtain a survey to the violation of a side method with the survey to the survey to the survey to the survey to the survey of the s

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MINISTER OF MALES AND IN COURT TON E ADDRESS AND IN COURT TON E ADDRESS AND IN CAUSE OF AND IN COURT AND IN C

Mr. George Martinak September 12, 1978 Page Two

If you have any questions or problems, please

Very truly yours, Jerry J. Hall Terry F. Hall

TFH/dlb

cc: Mr. & Mrs. James Armold Mrs. Judith A. Armold Mr. Lawrence Chernikoff

HANTIMORE COUNTY, MARYLAND

BURGE: SUPPLY TO ACM REVIEW CONCENTS

DATE: June 28, 1978

Ellsworth N. Diver, P.E.

IDCA PLAN x PORTTMINARY PLAN

PROJECT NAME: James and Mildred Armold TENTATIVE PLAN PPOJECT NUMBER: IDCA NO. 78-32X DEVELOPMENT PLAN TOCATTON S. of Chatsworth Avenue FINAL PLAT 403 DISTRICT:

This application for special exception (No. 78-32X) was received by the Developers June 1, 1978, and we comment as follows: General.

This property was the subject to Zoning Item #11 (Cycle I April-October 1977). Water: (Reisterstown Fifth Zone) Urban Area

There are 8 and 16-inch mains in Reiscerstown Read. There are no problems with vater service in this area. This property is within the Urban-Barel Demarcation Line and in an area designated "Kultufing Service" on Baltimore county Water Plan W-LEA, as memded. The requested charge in use will not adversally affect the system. This project is recenseded for agreement.

Sanitary Scwar: (Gwynns Palls Interceptor - Main Outfall - Back River Waste Water Treatment Plant)

There is an 8-inch public samitary sever traversing the rear portion of this property. These are no day weather flow problems reported in the erea. This property is within the Urban-Brain Demanciation Libe and in an eras dealergaged "Existing Service" on Baltimore Coming Sewerage Plan S-16A, as assended. The requested change in use will not advarreally affect the system. This project is recommended for approxima-

Storm Drains: (Gwynns Palls - Patapsco River - Chesapeake Bay)

This property drains to Deynns Falls. There are known flooding problems downstream. The Petitioner indicates a proposed increase of emaits importance risk of less than 11,000 square feet. No appreciable increase of 100-year design actors runoff is anticipated. This project is recommended for approval. Estimated 100-year design atoms runoff increase of 0.47 of:

JUH 30 1978 UNFICE OF END-PASITWEISS PLANNING & ZONING

Elleum ID Dovoldo No ELLSWORTH M. DIVER, P.E. Chief Bureau of Engineering

13 DEPARTMENT OF TRAFFIC ENGINEERING

IDCA NO. \_ 78-32X

LOCATION: REISTERSTONN

IDCA Analysis

1) Hearest Arterial Intersection REISTERSTEIN ROL WESTHINSTER PIKE

a) a) Lovel of Service

D 5/31/17

2) Trip Generation from Site

= 62 TRIPS/DAY a) Proposed Level of Service /248 m2 X

3) Proposed Roads Improvements Programmed for Construction Within Next

0

Ramarks

RECEIVED

.RIN 29 1978

OFFICE OF PLANNING & ZONING

73 Eastford Court Baltimore, Maryland 21234 December 4, 1978

The Honorable Donald P. Hutchinson Baltimore County Executive Towson, Haryland 21204

Re: 135 Main Street, Reisterstown

Dear Don:

I am writing to ask your assistance in expediting a soning natter which has been pending in the County for nearly 2 years. By parents purchased the property at 155 than Street in Dark Parked, and an arrived the property at 155 than Street in Dark Parked, and are light Shoot, in Narch of 1971. They immediately applied for reclassification of the preparty from residential to connercial, so that they could open an antique shop upon their retirement. In the fall of 1977, Red. Dilleman heard the case and granted reconding of the frontage slong Balsterstown Road Conneg Hills—Allysian Coordinating Council, No. Alize LeGennia, the stated that while she opposed reclassification, she did not oppose the location of an antique shop on the property. Buvertholous, the Popule's Council appealed the reclassification to the Board of Zoning Appeals and the reclassification to

In May 1978, the County Council passes an assument to the soning regulations that permits (with a special exception) antique shops in NH-16 scose along major highways. My parents inseltably filed for 1DLA approval, and then for a special exception. The country of the property of the property of the country of the countr

Today I telephoned Mr. Martinak and he sdriged me that the backlog in his office was such that he did not expect to issue an order in the case before the first of the year! While ary parents and I invertised to be patient in this matter, our parlennes has reached the broaking point. It is deplorable that offer almost two years the matter is not yet resolved. We parents have devoted tremendous energy and considerable financial resources to rehabilitating that was an openore in the Reisterstown community. Bose plan appeared in the proceedings to oppose their use of the property for an antique shop. Tet the County has not scheduled a bearing on the appeal of their coameroid reclassification, and an order in their special acception proceeding in not immediately forthcoming.

Anything you can do to expedite the matter will be greatly appreciated. 5 78 AM

Feder armold Judith A. Armold

cc: George J. Martinak / Mrs. Alice LeGrand Torry F. Hell, Esquire John W. Hessian, III, Esquire





Ref: Property of Mr. James J. Armold and Mre. Mildred Armold 135 Main Street Reisterstown, Maryland 21136

Dear Mr. Martinak:

We as property owners of 127 Main Street do not wish a fence or screening at the parking lot of the Armold property.

We do reserve the right to change our minds if: u. parking lot is enlarged t. property being sold in the future

Should any questions need be asked us, please sentact us at any time.

Sincerely yours, M.2. 1 Mes. D. Long Mrs. James O. Long 127 Main Street Reisterstown, Maryland 21.36

ce: Mr. and Mrs. James Armold



# BALTMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Fric Di Nenno Zoning Commissione October 19, 1978 Leslie H. Groe Director of Planning

SUBJECT Petition 79-99-XA. ITEM 2.

Petition for Special Exception for antique thap and Variance for side yard setback East side of Reisterstown Road, 511 feet South of Chatsworth Avenue Petitioner – James and Mildred Armold

4th District

HEARING: Monday, October 30, 1978 (1:00 P.M.)

An antique shop would be appropriate here. If granted, it is suggested that details of landscaping be submitted to the Current Planning and Development Division for their approval.

LHG:JGH:n

January 30, 1979

with is copy of Order of Dismisso

possed today by the County Board of Appeals in the above entitled case

Very truly yours,

S. ERIC DINENNA ZONING COMMISSIONER George J. Martinal Deputy Zoning Corumissioner

December 19, 1978

Terry F. Hall, Esquire 1800 Mercantile Bank and Trust Building 2 Hopkins Plaza Baltimore, Maryland 21201

> RE: Petitions for Special Exception and Variance E/S of Reisterstown Road, 511' S of Chatsworth Avenue - 4th Election District James Armold, et ux - Petitioners NO. 79-99-XA (Item No. 2)

Dear Mr. Hall:

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

Very Vuly yours, AR TIMAK

Attachment s

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

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

BALTIMORE COUNTY PETITION AND SITE PLAN EVALUATION COMMENTS

#### BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLOG.

Bureau of Engineering

Bureau of Fire Prevention

Realth Department

Project Planning building Department Board of Education Zoning Administration Industrial

Terry F. Hall, Esquire 1800 Mercantile Building

Dear Mr. Hall:

Two Hopkins Plaza
Baltimore, Maryland 21202

October 10, 1978

RE: Special Exception/Variance Petition Item No. 2

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 not field inspection of the property. The following 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 p-oblems 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

Located on the east side of Reisterstown Road, south of Chatsworth Avenue, in the 4th Election District, the subject property is presently zoned D. R. 16 in the front and D. R. 3.5 in the rear, and 18 presently zoned D. R. 16 in the iron and D. R. 3-5 in the FeSt, and is improved with a Welling. This property was the subject of a previous zoning hearing (Case No. 16-22-R) in which a "celassification request to reason the Case No. 16-22-R) in which a "celassification request to reason the site of D. L. was granted, while the pending deposit of the heard portion was denied. Said case is now pending deposit of the heard of Appeala.

Because of your client's proposal to convert the existing structure to an antique shop, this Special Exception is required. In addition, a Variance for the side setakes for the existing dwelling is also required in order to legalize this setback. In view of the fact that revised plans tast satisfy the State Highway Administration were received by this office, I proceeded to schedule this petition for hearing date. However, if the petition is granted and at the time of application for the required building permits, acreening of the parking aross must also be indicated.

James J. Armold Page 2 October 10, 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.

NICHOLAS B. COMMODARI

Zoning Plans Advisory Committee

NRC/ef

Enclasure

cc: The Wilson T. Ballard Co. Consulting Engineers 17 Gwynns Mill Court



August10, 1978

Mr. S. Eric DiNe na Zoning Commissioner County Office Building

> Ro: Item #2 (1978-1979) Item #2 (1978-1979)
> Property Owner: James & Hildred Armold
> R/S Relateration #8. 511' S. Chatmworth Ave.
> Existing Zoning: DR 76 & DR 3.5
> Proposed Zoning: Special Exception for an antique shop
> Acres: 0.933 District: 4th

Dear Mr. DiNempa.

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.

The comments which were supplied for this property for Item #11, Zoning Cycle I (April-October 1977) and for Project IDCA No. 78-32X are referred to for your con-

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #2 (1978-1979).

Very truly yours,

Ellowith N. Diver for Men

END: EAM: FWR: SE

X-SE Fey Sheet 62 NW 40 & 41 Pos. Sheets NE 16 J & K Topo

Attachment

April 29, 1977

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

> Re: Item #11 (Cycle I April-October 1977: Property Owner: James J. Armold Existing Zoning: D.R. 16 and D.R. 3.5 Proposed Zoning: B.L. District: 4th No. of Acres: 0.933

Dear Mr. DiNenna

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

Highways:

Reinterations Road-Main Street (U.S. 140) is a State Road; therefore, all improve-ment, intersections, entrances and drainage requirements as they affect the road core under the jurisdiction of the Rayland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and cyproval of the State in addition to those of Balizace Commer,

The indicated entrance and proposed parking area will create a combined use in common with neighboring properties to the south of this site.

The public crosswalk for the Franklin Jr. High School is directly opposite and ties into the proposed entrance. The entrance location is abject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution ptoblem, demoning private and rebite holdings downtrams of the property. A grading pennit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Draits:

haltimore county

TOWSON MARYLAND 21201

Mr. S. Eric DiNenna Office of Planning and Zoning County Office Building

Towson, Maryland 2120;

11, 1978, are as follows:

Location: Existing Zoning: Proposed Zoning:

Districts

Property Owners

Dear Er. DiKenna

are anticipated.

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

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

August 28, 1978

James & Mildred Armold E/S Reistoratown Rd. 511' S Chatsworth Ave. D.R. 16 & D.P. 3.5

Special Exce on for an antique shop 0.933

Very truly yours,

along a xenen

Thomas H. Devlin, Director SURRAU OF ENVIRONMENTAL SERVICES

Comments on Item #2, Zoning Advisory Committee Meeting of July

Metropolitan water and sewer exist, therefore no health hazards

rim 411 (Cycle T April-October 1977)

April 29, 1977 Storm Drains: (Cont'd)

The Petitioner must provide necessary drainings facilities (tomporary or permanent) to prevent creating any missances or damages to adjacent properties, especially by the concentration of surface weters. Correction of any problew which any result, due to improper grading or improper installation of drainings facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sower,

Public water supply and sanitary severage are serving this property. This property is tributary to the Gwynns Falls Sanitary Sever System, subject to State Realth Department regulations.

Additional fire hydrant protection is required in the vicinity.

/ very truly yours

DONALD W. TUCKER, P.E. Acting Chief, Bureau of Engineering

PART. WAN. PATE. BR

X-SE Key Sheet 62 NM 40 & 41 Pos. Sheet NW 16 J & K Topo 48 TAX MAD

mon county TOWSON, MARYLAND 21204

July 21, 1978

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Ites No. 2 - ZAC - July 11, 1978
Property Owner: James & Mildred Armold
Location: E/S Reisterstown Rd. 511' S Chatsworth Ave.
Existing Zoning: D.R. 16 & D.R. 3.5 Proposed Zoning: Special Exception for an antique shop

0.933 District:

The requested Special Exception for a antique shop is not expected to cause any major traffic problems.

All entrances will be subject to the State Highway Administration's

Very Truly yours, Stephen alber Stephen E. Weber

SEW/hms

Maryland Department of Transportation

Mr. George J. Martinak Deputy Zoning Commissioner County Office Bldg. Towson, Maryland 21204

Dear Mr. Martinak:

walk can remain as is.

Attention: Mr. N. Commodari

M. S. Caltrider

July 17, 1973

Acres: 0.933 District: 4th

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

John S. Mayers By: John E. Meyers'

Re: Z.A.C. Meeting, July 11, 1978

Property Owner: James & Mildred Armold

Armold Location: E/S Reisterstown Rd. (Route 140), 511' S Chatsworth

Ave. Ave. Ave. Lexisting Zoning: D.R. 16 & D.R. 3.5 Proposed Zoning: Special Exception for an antique shop Acres: 0.933

more county TOWSON, MARYLAND 21204 (201) 494-3211

August 25, 1978

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

Dear Mr. DiNesso

Comments on Item \$2, Zoning Advisory Committee Meeting, July 11, 1778, are as follows:

Property Owner James and Mildred Arnold Location: E/S Reisterstown Road 511' 5. Chatsworth Avenue Existing Zoning D. R. 16 and D. R. 3.5 Proposed Zoning: Special Exception for an entique shop District: 4sh

This office has reviewed the \_bject petit in 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

The driveway to the south should be aliminated and the parking lots should be joined tagether at the rear of the buildings.

Very truly yours,

Wembler Planner III

Current Planning and Development

cc: Mr. D. Wiles P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

The pian indicates that the proposed entrance is to be 5 the from the north property line. This does not take into consideration the 3 wide depressed cut transition, therefore, the dimension on the plan must be a minimum of 8 from the property line. This would require a considerable angle in the casswall from the school, in order to keep it clear to the entrance. We can see to make the work of the constructed to the south so that the ross-walk can regard as as 1s.

There was a provious partition for the site, in April of 1977. At that the, we commented about the crosswalk. The Current plan notes that the cle elimination of the crosswalk is under study. We believe that more than sufficient time has elapsed in which the matter could have been resolved, therefore, we can only assume that the crosswalk is to remain.

The plan must be revised prior to a hearing date being assigned.

CL: JEM: vrd

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

Attention: N. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: James & Hildred Armold Location: E/S Reisterstown Rd. 511' S Chatsworth ave.

Item No. 2

Zoning Agenda Meeting of 07/11/78

Gentlemen:

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

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCERDS the maximum allowed by the Fire Department,

( ) 4. The site shall be made to comply sits all applicable parts of the Pire 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 Sational Pire Pro-tection Association Stundard No. 101 "Life Safety Code", 1974. Builden pilor to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER 14 4 max Kall par xt.

REVIEWER 14 4 max Kall par xt.

Appeared

Appeared

Fire Prevention as

JOHN D. SEYFFERT

August 15, 1978

Dear Mr. DiNeman

Comments on Item # 2 Zoning Advisory Committee Meeting, July 11, 1978 are as follows:

Location: E/S Rejector town Boad Dl' S Chaisworth Ave. Existing Soning D.R. 16 & D.R. 3.5

0.933

The items checked below are applicable:

X A. Structure shall conform to Baltimore Courty Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handloapped and ared and other . ilicable codes.

B. A building permit shall be required before construction can begin, A c. Additional Change of occupancy Permits shall be required.

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

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 variance conflicts with the Baltimore County Philding Code. See Section

I. No Comment.

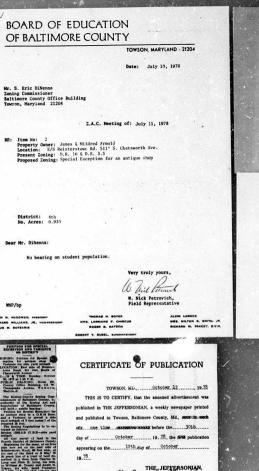
J. Comments

Very truly yours,

Ary touces Charles E. Burnham Plans Review Chief

centrei

THD/JPP/fth/



Cest of Advertisement, \$\_..

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

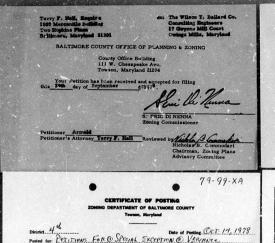
OATE Jamuary 25, 1979 ACCOUNT 01-662

receive John V. Hessian, III, Esquire ron. Cost of Appeni Case No. 19-99-XA No. 75249

75.00 KB

AMOUNT \$75.00

VALIDATION OR SIGNATURE OF CASHIER



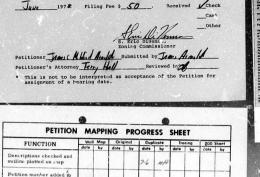
Location of property E/S . F REISTERSTEWN Rd. 511'S OF CHATSWORTH AVE

2-5,605

Posted by Floresay he Boland Date of return Oct. 17, 1978

Location of Signs: FRONT # 135 Reisterstown Id

Petitioner TANES ARE LIET UX



Revised Plans:

Map # NW 16-K

Change in outline or description\_\_\_Yes

Granted by ZC, BA, CC, CA

Reviewed by:

Previous case: 78-29 R

Your Petition has been received \* this 29 day of

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenu-Towson, Maryland 21204

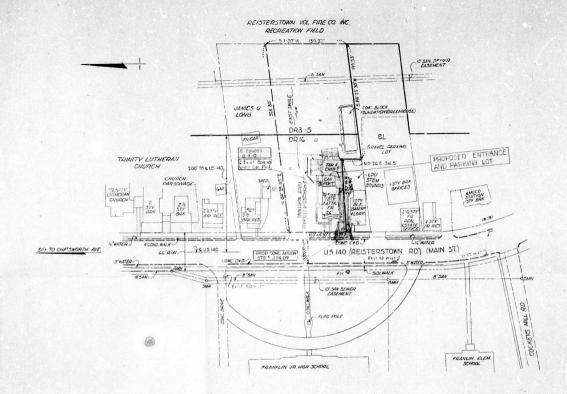




weekly newspapers published in Baltimore. County, Maryland, once a week for one successive weeks before the 13th day of October 1978, that is to say, the same was inserted in the issues of October 12, 1978

STROMBERG PUBLICATIONS, INC.
BY Esthu Burger





LOCATION PLAN 5CALE 11 2000

Requested that a special exception and variance be granted to James J. & Mildred L. Armold so that they may use existing structure as an antique shop.

PLANS APPROVED

79-99-XA

OFFSTREET PARKING ANALYSIS Existing Building - 26'x48' = 1248 S.F. (First Floor) Parking for Retail Store = 1 Space / 200 S.F.
Therefore, 1248 = Say 7 Spaces Required

#### NOTES APPLICABLE TO PROPOSED PARKING LOT

- Proposed Parking Lot will be surfaced with a Bituminous Concrete
- Proposed Parking Lot will be maintained at al! times.
- Any lighting tixture used to illuminate the parking area shall be' so arranged as to reflect the light away from the residential lots.

Maria Control of the Control of the

- 4. The outward appearance of the existing building will remain
- Parking Lot will be screened toward residential zoned area by a 4root nigh Stockade Fence.

#### PROPERTY DATA

irea. - 0.933 Acres Existing Use - Residences Proposed Use - Antique Snop



PREPARED BY:

THE WILSON T. CALLARD CO. CONSULTING ENGINEERS OWINGS HILLS, MARYLAND

PROPERTY OF JAMES J. & MILDRED L. ARMOLD

135 MAIN STREET

SPECIAL EXCEPTION AND VARIANCE

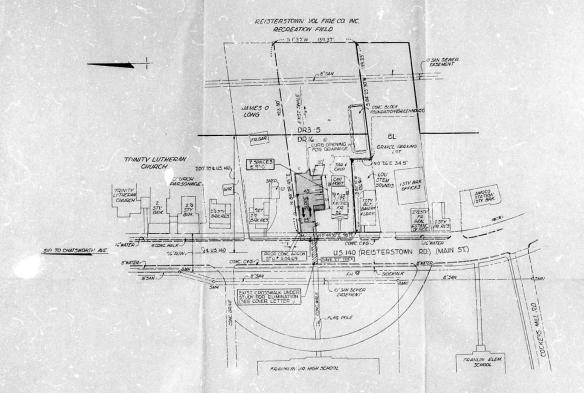
BALTIMORE COUNTY, MARYLAND 4TH ELECTION DISTRICT

REVISED: Feb. 12, 979

English M. Malon

SCALE : 1"= 50"

DATE : DWG. NO. 30:-070 3Kg



THE RESERVANCE OF THE PARTY OF

SCALE : 1" - 2000"

PETITION

Requested that a special Exception granted to James J. & Mildred L. Armold true In the S. St. J. S. to B.C. Fok AN ANTIQUE SAMP.

### NOTES APPLICABLE TO PROPOSED PARKING LOT

- Proposed Parking Lot will be surfaced with a E tuminous Concrete
   Surface & Bituminous Concrete Curbs will surround the area as shown.
- 2. Proposed Parking Lot will be maintained at all times.

OFFSTREET PARKING ANALYSIS

Parking for Retail Store = 1 Space / 200 S.F.
Therefore, 1248 = Say 7 Spaces Required

Existing Building - 26'x48' = 1248 S.F. (First Floor)

- 3. The Parking Lot will have screening alon, the north property line adjocent to the residentially zoned area and along the wast side of the parking bays which is apposite the Franklin Junior High School. The screening shall consist of a planting or dense evergreen shrubs four (4) feet minimum in height (upright yew or upright arrowrites).
- 4. Any lighting fixture used to illuminate the parking area shall be so arranged as to reflect the light away from the residential 'o's

## PROPERTY DATA

Area - 0.933 Acres
Existing Use - Residences
Proposed Use - Residences



Sent & M. Malon

PROPERTY OF JAMES J. & MILDRED '.. ARMOLD 135 MAIN STREET

APPLICATION FOR SPRCIAL EXCEPTION

BALTIMORE COUNTY, MARYLAND

4TH ELECTION DISTRICT

PREPARED BY:

THE WILSON T. BALLARD CO. CONSULTING ENGINEERS OWINGS MILLS, MARYLAND

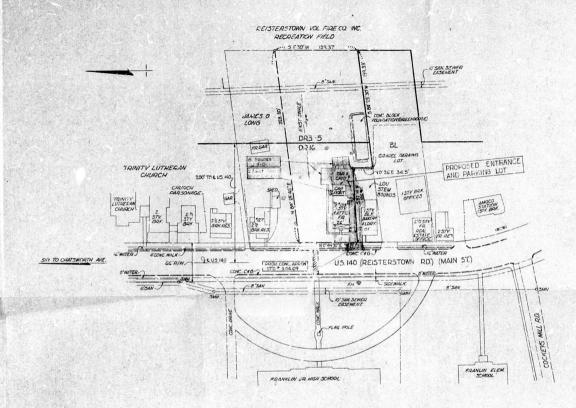
REVISED: JUNE 27, 1978
REVISED: MAY 34 1977
DATE: March 23 . 1977
DWG. NO. 301-070 SKI

NW 16-X

17 11

SCALE : 1"= 50"

THE REAL PROPERTY.



OFFSTREET PARKING ANALYSIS Existing Suilding - 26'x48' = 1248 S.F. (Firs' Floor) Parking for Rehail Store = 1 Space / 200 S.F. Therefore, 1248 = Say 7 Spaces Required

## NOTES APPLICABLE TO PROPOSED PARKING LCT

- Proposed Parking Lot will be surfaced with a Bituminous Concrete Surface.
- 2. Proposed Parking Let will be maintained at all times.
- Any lighting fixture used to illuminate the parking area shall be so arranged as to reflect the light away from the residential tots.

### PROPERTY DATA

- 0.933 Acres Existing Use - Residences Proposed Use - Antique Snop



Sunt & M. Malon



5CALE : 1" 2000"

#### PETITION

Requested that a special exception and variance by granted to "taxes J. & Mildred L. Armold so that they may use existing structure as an antique shop.

Item 2 ESVISED PLANS



PROPERTY OF JAMES J. & MILDRED L. ARMOLD 135 MAIN STREET

SPECIAL EXCEPTION AND VARIANCE

BALTIMORE COUNTY, MARY AND 4TH ELECTION DISTRICT

PREPARED BY:

THE WILSON T. BALLARD CO. CONSULTING ENGINEERS ONINGS MILLS, MARYLAND

SCALE : 1"= 50"

DATE : 01-070 SK