

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 :
JAMES 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

Walter A. Ratter, Jr., Chairman
Walter A. Ratter, Jr., Chairman
Robert L. Gilland
Robert L. Gilland

Herbert A. Davis
Herbert A. Davis

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

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

Predicated upon dismissal of the companion case (No. 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.,

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

Peter Max Zimmerman
Peter Max Zimmerman
County Office Building
Towson, Maryland 21204
74-2188

I HEREBY CERTIFY that on this 24 day of January, 1979, a copy of the aforesaid 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 LaGrand, 25 Olive Lane, Owings Mills, Maryland 21117.

John W. Hession, III
John W. Hession, III

Zoning Commissioner
County Board of Appeals
Baltimore County, Maryland

RE: Petition for Reclassification 78-29-R

Gentlemen:

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

Very truly yours,

James J. Arnold
James J. Arnold
Mildred I. Arnold
Mildred I. Arnold
Petitioners

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

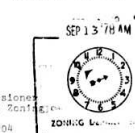
Mr. George Martinak
Deputy Zoning Commissioner
Office of Planning & Zoning
11 West Chesapeake
Towson, Maryland 21204

Dear Sir:

Several days ago I received a telephone call from Larry Chernikoff of the Office of Planning and Zoning advising me that the improvements located on the above property violate a certain side setback requirement, and that it would therefore be necessary to obtain from you either a waiver of said requirement or a variance before a hearing on our petition can be scheduled. Mr. Chernikoff indicated that he believed a waiver may be possible in this case, and that therefore we may be able to forego the cost and delay of obtaining a variance.

Although my clients are not aware of any violation in this case, if a violation does exist we would of course much rather obtain a waiver than be required to obtain a variance. Accordingly, assuming that our property is in violation of a side setback requirement, we hereby respectfully request that said violation be waived. It is my understanding that if you decide to grant such a waiver, you will so notify myself and Mr. Nicholas Comodori, by letter.

September 17, 1978



Re: 135 Main Street, Reisterstown
Petition for Special Exception for an Antique Shop (DB-16)

Mr. George Martinak
September 12, 1978
Page Two

If you have any questions or problems, please call me.

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

TFH/ahb

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

SUBJECT: SUPERVISION REVIEW COMMENTS
DATE: June 28, 1978
TO: ELIZABETH M. DIVER, P.E.
Chief, Bureau of Engineering

PROJECT NAME: James and Mildred Arnold	IDCA PLAN	X
PROJECT NUMBER: IDCA NO. 78-32X	PRELIMINARY PLAN	
LOCATION: Reisterstown Road, S. of Chatsworth Avenue	TRIMMING PLAN	
DISTRICT: 403	DEVELOPMENT PLAN	
	FINAL PLAN	

This application for special exception (No. 78-32X) was received by the Development Design Approval Section on 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 Reisterstown Road. There are no problems with water service in this area. This property is within the Urban-Rural Demarcation Line and in an area designated "existing service" on Baltimore County Water Plan 8-16A, as amended. The requested change in use will not adversely affect the system. This project is recommended for approval.

Sanitary Sewers (Owynns Falls Interceptor - Main Outfall - Back River Waste Water Treatment Plant)

There is an 8-inch public sanitary sewer traversing the rear portion of this property. There are no dry weather flow problems reported in the area. This property is within the Urban-Rural Demarcation Line and in an area designated "existing service" on Baltimore County Sewers Plan 8-16A, as amended. The requested change in use will not adversely affect the system. This project is recommended for approval.

Storm Drainage (Owynns Falls - Patuxent River - Chesapeake Bay)

This property drains to Owynns Falls. There are known flooding problems downstream. The Petitioner indicates a proposed increase of onsite impervious area of less than 11,000 square feet. No appreciable increase of 100-year design storm runoff is anticipated. This project is recommended for approval. Estimated 100-year design storm runoff increase of 0.47 cfs.

RECEIVED

JUN 30 1978
OFFICE OF
PLANNING & ZONING

ELIZABETH M. DIVER, P.E.
Chief, Bureau of Engineering

DEPARTMENT OF TRAFFIC ENGINEERING

IDCA NO. 78-32X

LOCATION: Reisterstown Road

IDCA Analysis

- 1) Nearest Arterial Intersection REISTERSTOWN RD WESTMINSTER PIKE
- a) Level of Service
D 5/31/77
- 2) Trip Generation from Site
a) Proposed Level of Service 1248 $\pm$ X SE TRIP/Day 1000 $\pm$ 62 TRIP/Day
- 3) Proposed Road Improvements Programmed for Construction Within Next Two Years.

Recommendation

Approval: *Chad A.*

Denial:

Remarks:

RECEIVED

JUN 29 1978
OFFICE OF
PLANNING & ZONING

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

Re: 135 Main Street, Reisterstown

Dear Don:

In an writing to ask your assistance in expediting a zoning matter which has been pending in the County for nearly 2 years. My parents purchased the property at 135 Main Street in Reisterstown, just north of the present "antique shop" area and direct-ly across from the Franklin Junior High School, in March of 1977. They immediately applied for reclassification of the property from residential to commercial, so that they could open an antique shop upon their retirement. In the fall of 1977, Mr. Williams heard the case and granted rezoning of the frontage along Reisterstown Road. The only opponent to the reclassification was a representative of the Reisterstown-Owings Mills-Glyndon Coordinating Council, Mrs. Alice LaGrand, who stated that while she opposed reclassification, she did not oppose the location of an antique shop on the property. Nevertheless, the People's Counsel appealed the reclassification to the Board of Zoning Appeals. A year will have passed this month since the appeal was filed, and a hearing before the Board of Zoning Appeals has not yet been scheduled.

In May 1978, the County Council passed an amendment to the zoning regulations that permits (with a special exception) antique shops in R-16A zones along major highways. My parents immediately filed for IDCA approval, and then for a special exception under this new law. On October 30 of this year, Deputy Zoning Commissioner Martinak heard the case. There was no opposition to the special exception. In fact, Mrs. LaGrand appeared on behalf of the Reisterstown-Owings Mills-Glyndon Coordinating Council and supported the use of the property for an antique shop. At the hearing, Mr. Martinak indicated that an order should be forthcoming within 30 days.

Today I telephoned Mr. Martinak and he advised me that the backlog in his office was such that he did not expect to issue an order in the case until the first of the year. While my parents and I have tried to be patient in this matter, our patience has reached the breaking point. It is deplorable that after almost two years the matter is not yet resolved. My parents have devoted tremendous energy and considerable financial resources to rehabilitating what was an eyesore in the Reisterstown community. My own has appeared in the proceedings to oppose their use of the property for an antique shop. Yet the County has not scheduled a hearing on the appeal of their commercial reclassification, and an order in their special exception proceeding is not immediately forthcoming.

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

Best regards,
James J. Arnold
James J. Arnold

cc: George J. Martinak
Mrs. Alice LaGrand
Terry F. Hall, Esquire
John W. Hession, III, Esquire



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Zoning Commissioner
Date: October 19, 1978
Lettie H. Graw
FROM: Director of Planning
SUBJECT: Petition 79-99-XA, ITEM # 2.
Petition for Special Exception for antique shop and Variance for side yard setback
East side of Reisterstown Road, 511 feet South of Chatsworth Avenue
Petitioner - James and Mildred Arnold

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.

Lettie H. Graw
Lettie H. Graw
Director of Planning

LHG:JGHw

January 30, 1979

John W. Heslan, III, Esq.
People's Counsel for Baltimore County
County Office Building
Townson, Maryland 21204

Re: File No. 79-99-XA
James Arnold, et al

Dear Mr. Heslan:

Enclosed herewith is copy of Order of Denial
passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Muriel E. Sudsamer
Muriel E. Sudsamer

Encl.

cc: Terry F. Hall, Esq.
Mrs. Alice LeGrand
Mr. S. E. DiNenna
Mr. George Martinak
Mr. James E. Dyer
Mr. Lettie H. Graw
Mr. James Maxwell

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(410) 48-2283
S. ERIC DINENNA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

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 Arnold, et al - Petitioners
NO. 79-99-XA (Item No. 2)

Dear Mr. Hall:

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

Attachment:

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

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

October 10, 1978

cc: Nicholas B. Commodari
Chairman

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

Terry F. Hall, Esquire
1800 Mercantile Building
Two Hopkins Plaza
Baltimore, Maryland 21202

RE: Special Exception/Variance
Petition
Item No. 2
Petitioner - Arnold

Dear Mr. Hall:

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
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 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
is improved with a dwelling. This property was the subject of a
previous zoning hearing (Case No. 78-29-R) in which a reclassification
request to rezone the D. R. 16 portion of this site to B. L. was
granted while the request for the rear portion was denied. Said
case is now pending before the Board of Appeals.

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 setback of the existing dwelling is
also required in order to legalize this setback. In view of the fact
that revised plans had 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, screening of the
parking areas must also be indicated.

James J. Arnold
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.

Very truly yours,

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

NBC:mf

Enclosure

cc: The Wilson T. Ballard Co.
Consulting Engineers
17 Gwynns Mill Court
Owings Mills, Maryland

baltimore county
department of public works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

August 10, 1978

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

Re: Item #2 (1978-1979)
Property Owner: James and Mildred Arnold
E/S Reisterstown Rd. 511' S. Chatsworth Ave.
Existing Zoning: DR 16 & DR 3.5
Proposed Zoning: Special Exception for an antique shop
Acres: 0.933 District: 4th

Dear Mr. DiNenna:

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

General:

The comments which were supplied for this property for Item #11, Zoning Cycle 1
(April-October 1977) and for Project IDCA No. 78-31X are referred to for your consideration.

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,
Thornton M. Mouring, P.E.
THORNTON M. MOURING, P.E.,
Chief, Bureau of Engineering

END:EM:PMR:as

X-55 Key Sheet
62 SW 40 & 41 Pos. sheets
NE 16 J & K Topo
48 Tax Map

Attachment

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

April 29, 1977

Re: Item #11 (Cycle I April-October 1977)
Property Owner: James J. Arnold
1/2 S of Reisterstown Rd. 511' S. of Chatsworth Ave.
Existing Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: D.R.
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 Zoning Advisory Committee in connection with the subject item.

Highways

Reisterstown Road-Main Street (U.S. 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.

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

Sediment Control

Development of this property through striping, 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 striping of top soil.

Storm Drains

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

Item #11 (Cycle I April-October 1977)

Property Owner: James J. Arnold

Page 2

April 29, 1977

Storm Drains (Cont'd)

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.

Water and Sanitary Sewer

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

Additional fire hydrant protection is required in the vicinity.

Very truly yours,
Donald W. Fisher
DONALD W. FISHER, P.E.
Acting Chief, Bureau of Engineering

DWF:EM:PG:ee

cc: W. Munchel

X-SE Key Sheet
62 NW 40 & 41 Pos. Sheet
48 16 J & K Topo
48 Top Map



Maryland Department of Transportation
State Highway Administration

Harmon K. Keenan
Secretary
M. S. Calver
Assistant

July 17, 1973

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

Attention: Mr. N. Comendari

Re: Z.A.C. Meeting, July 11, 1978
ITEM: 2
Property Owner: James & Mildred Arnold
Location: E/S Reisterstown Rd. (Route 140), 511' S Chatsworth Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Exception for an antique shop
Acres: 0.933
District: 4th

Dear Mr. Martinak:

The plan indicates that the proposed entrance is to be 5'4" from the north property line. This does not take into consideration the 3' wide depressed curb 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 crosswalk from the school, in order to keep it clear to the entrance. We can see no reason why the entrance cannot be constructed to the south so that the crosswalk can remain as is.

There was a previous petition for the site, in April of 1977. At that time, we commented about the crosswalk. The current plan notes that the 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.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CL:EM:vd
cc: Mr. D. Wiles

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



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3511

LESLIE H. GRAEF
DIRECTOR

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. DiNenna:

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

Property Owner: James and Mildred Arnold
Location: E/S Reisterstown Road 511' S. Chatsworth Avenue
Existing Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: Special Exception for an antique shop
Acres: 0.933
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

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



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

August 28, 1978

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

Dear Mr. DiNenna:

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

Property Owner: James & Mildred Arnold
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
Acres: 0.933
District: 4th

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

Very truly yours,
Thomas E. Dwyer
THOMAS E. DWYER, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/TPE/rhs



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

July 21, 1978

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

Item No. 2 - ZAC - July 11, 1978
Property Owner: James & Mildred Arnold
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

Acres: 0.933
District: 4th

Dear Mr. DiNenna:

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

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

Very truly yours,

Stephen E. Weber
STEPHEN E. WEBER
Engineer I

SED/lms



Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 492-7310

Paul H. Reincke
Chief

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

Attention: Mr. Comendari, Chairman
Zoning Advisory Committee

Re: Property Owner: James & Mildred Arnold

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 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 or 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 XXXXXX 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.
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", 1976 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY *George M. Hagan*
Planning Group
Special Inspection Division

Noted and Approved by *George M. Hagan*
Fire Prevention Bureau



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN L. SEEVERAT
DIRECTOR

August 15, 1978

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

Dear Mr. DiNenna:

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

Property Owner: James & Mildred Arnold
Location: E/S Reisterstown Road 511' S Chatsworth Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Exception for an antique shop

Acres: 0.933
District: 4th

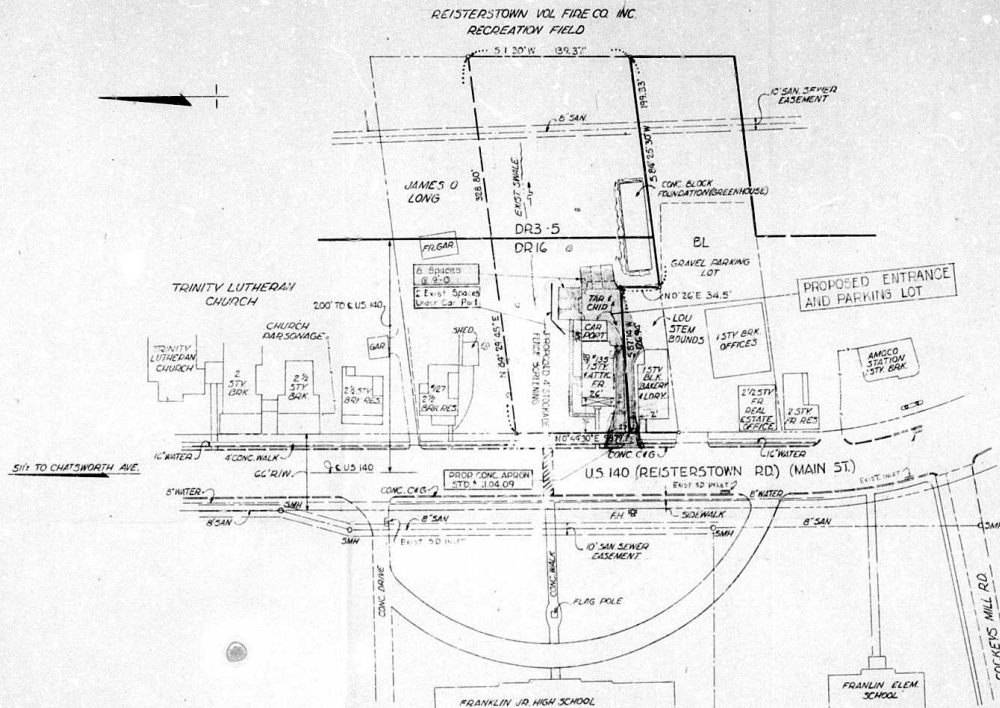
The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.O.C.A.), 1976 Edition and the 1971 Supplement, State of Maryland Code for the handicapped and aged and other, accessible codes.
- B. A building permit shall be required before construction can begin.
- C. Additional change of occupancy 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.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's official seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 40' of property line.
- H. Equestrian setback variance conflicts with the Baltimore County Building Code, see Section _____.
- I. No Comment.
- J. Comment:

Very truly yours,

Charles E. DiNenna
Charles E. DiNenna
Plans Review Chief

CD:rrj



LOCATION PLAN
SCALE: 1\"/>

PETITION

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

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John Sub...*
DATE: 3-8-74
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 / 200 = Say 7 Spaces Required

NOTES APPLICABLE TO PROPOSED PARKING LOT

1. Proposed Parking Lot will be surfaced with a Bituminous Concrete Surface.
2. Proposed Parking Lot will be maintained at all times.
3. Any lighting fixture used to illuminate the parking area shall be so arranged as to reflect the light away from the residential lots.
4. The outward appearance of the existing building will remain substantially the same.
5. Parking Lot will be screened toward residential zoned area by a 4 foot high Stockade Fence.

PROPERTY DATA

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



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

SPECIAL EXCEPTION AND VARIANCE

BALTIMORE COUNTY, MARYLAND
4TH ELECTION DISTRICT

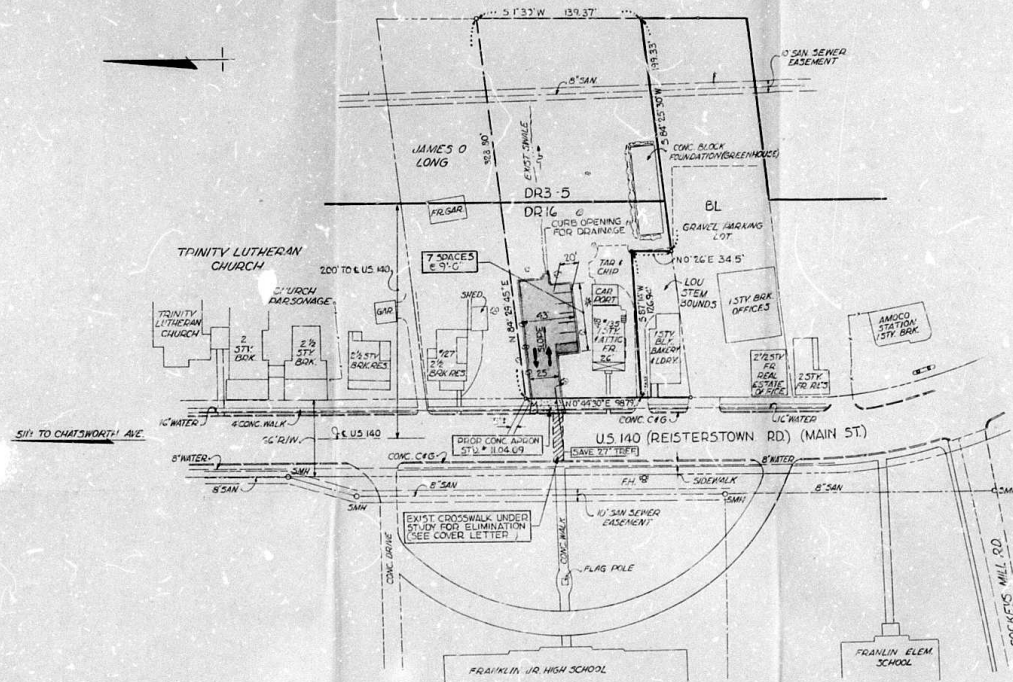
PREPARED BY:

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

REVISED: Feb 12, 1973
REVISED: Jan 5, 1973
DATE: 3-8-74
DWS. NO. 301-070 SKI

SCALE: 1\"/>

REISTERSTOWN VOL FIRE CO. INC.
RECREATION FIELD



LOCATION PLAN
SCALE: 1" = 2000'

PETITION
SPECIAL EXCEPTION
Requested that a SPECIAL EXCEPTION be granted to James J. & Mildred L. Arnold for ANTIQUE SHOP on 135 MAIN STREET in REISTERSTOWN, MARYLAND.

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

NOTES APPLICABLE TO PROPOSED PARKING LOT

1. Proposed Parking Lot will be surfaced with a 4" minimum Concrete Surface & Bituminous Concrete Curbs will surround the area as shown.
2. Proposed Parking Lot will be maintained at all times.
3. The Parking Lot will have screening along the north property line adjacent to the residentially zoned area and along the west side of the parking bays which is opposite the Franklin Junior High School. The screening shall consist of a planting of dense evergreen shrubs four (4) feet minimum in height (upright yew or upright arborvitae).
4. Any lighting fixture used to illuminate the parking area shall be so arranged as to reflect the light away from the residential lots.

PROPERTY DATA

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



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

APPLICATION FOR SPECIAL EXCEPTION

BALTIMORE COUNTY, MARYLAND
4TH ELECTION DISTRICT

PREPARED BY:

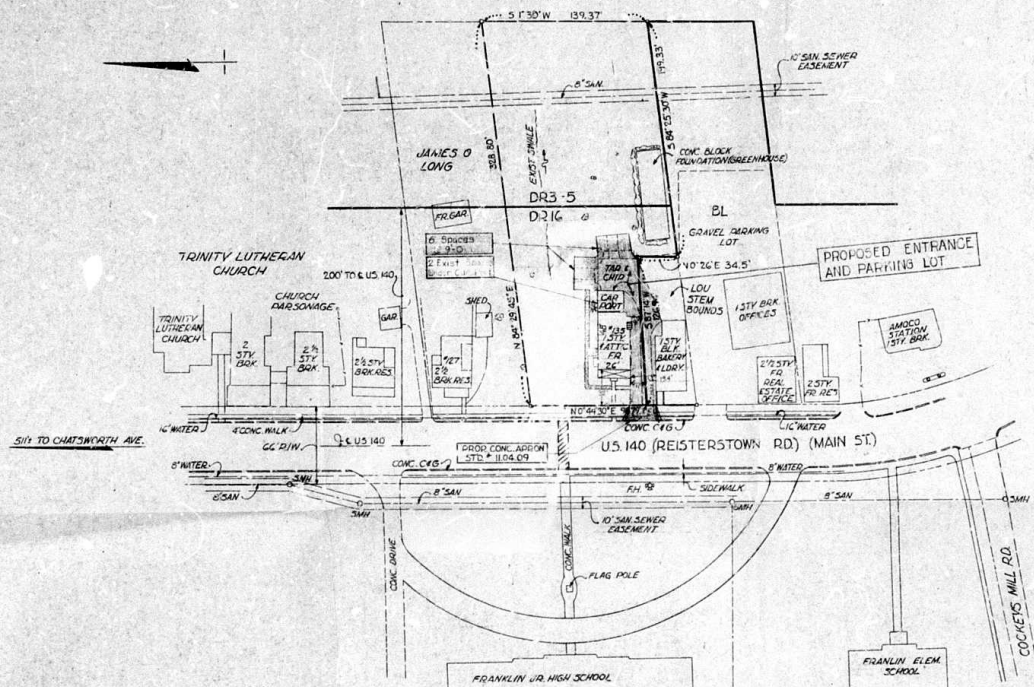
THE WILSON T. BALLARD CO.
CONSULTING ENGINEERS
OWINGS MILLS, MARYLAND

NAME	J. J. & M. L. ARNOLD
ADDRESS	135 MAIN STREET
CITY	REISTERSTOWN, MD
STATE	MD
COUNTY	BALTIMORE
DISTRICT	4TH
DATE	JUNE 27, 1975

REVISED: JUNE 27, 1975
REVISED: MAY 24, 1977
DATE: MAY 23, 1977
DWG. NO. 301-070 SK1

SCALE: 1" = 50'

REISTERSTOWN VOL FIRE CO. INC.
RECREATION FIELD



LOCATION PLAN
SCALE 1"=2000'

PETITION

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

OFFSTREET PARKING ANALYSIS

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

NOTES APPLICABLE TO PROPOSED PARKING LOT

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

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

SPECIAL EXCEPTION AND VARIANCE

DALTIMORE COUNTY, MARYLAND
4TH ELECTION DISTRICT

PREPARED BY:

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



SCALE: 1"=50'

DATE: 10/2/78
DWG. NO. 301-070-50