



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3391

July 23, 1996

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin, P.A.
814 Eastern Boulevard
Baltimore, MD 21221

Dear Mr. Gontrum:

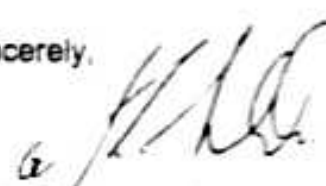
RE: Blazek Property, NEC Riverton Road and Leland Avenue, 15th Election District

Subsequent to our meeting in May, I reviewed the previous hearing files further and determined that the site plan that was approved at the previous hearing describes the "existing use" as "used car sales and service", and the "proposed use" as "new and used boats and used car sales". Because they specifically asked and were granted the change to the above use which excluded service garage by public hearing, and even though the service garage use was never discontinued, a special hearing will be required to request that it be re-established.

Please note that in response to your letter we have re-read the order, the petition, the agency and other comments and the submitted revised plan and nowhere in any of the case file #79-143-XA is there a reference to retaining the automotive service garage as part of the proposed changes that were granted by public hearing. Therefore, a new special hearing will be required to determine whether the service garage will be allowed on the subject property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


John R. Alexander
Planner II, Zoning Review

JRA:rye

c: zoning cases 79-143-XA & 1548-S

Enclosure

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GARY E. ROSENBERGER, legal owner of the property situated 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 15th District to 15th District and (2) for the following reason:



and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for A Restaurant (A-2) and Service.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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 for Baltimore County.

Contract purchaser: Gary E. Rosenberger
Address: 101 River Road, Baltimore, Maryland 21204
Petitioner's Attorney: John W. Hession, III
Address: 494-2188

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of January, 1979, at 11:00 o'clock A.M.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GARY E. ROSENBERGER, legal owner of the property situated 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 230.12d to permit the storage and display of vehicles (boats and cars) within of the property line to item of the required 5'.

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

This prime display space has been used to display automobiles for more than twenty-five years. This display area represents nearly all our prime road frontage. The loss of this space would result in a major reduction of business.

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 for Baltimore County.

Contract purchaser: Gary E. Rosenberger
Address: 101 River Road, Baltimore, Maryland 21204
Petitioner's Attorney: John W. Hession, III
Address: 494-2188

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of January, 1979, at 11:00 o'clock A.M.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
NE corner of River Road and
Leland Ave., 15th District : OF BALTIMORE COUNTY

GARY ROSENBERGER, et al,
Petitioners : Case No. 79-143-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 13th day of December, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. Gary Rosenberger, 103 River Road, Baltimore, Maryland 21220, Petitioners.

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
2001-2003
S. ERIC DINENNA
ZONING COMMISSIONER
George J. Martinik
Deputy Zoning Commissioner

January 8, 1979

Mr. & Mrs. Gary E. Rosenberger
101 River Road
Baltimore, Maryland 21220

RE: Petition for Special Exception
and Variance
NE corner of River Road and
Leland Avenue - 15th
District
Gary E. Rosenberger, et al -
Petitioners
NO. 79-143-XA (Item No. 23)

Dear Mr. & Mrs. Rosenberger:

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

Very truly yours,
S. ERIC DINENNA
Zoning Commissioner

SKDmr

Attachment

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

SPILLMAN, LARSON
& ASSOCIATES, INC.
SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535
ROBERT E. SPILLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS A. PASCALI, P.E.

DESCRIPTION FOR LOT NO. 6, LOT NO. 7 AND PART OF LOT NO. 5, BLOCK 2,
MIDDLE RIVER, 5TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a fence post on the east side of River Road, 40 feet wide, at the dividing line between Lot Nos. 7 and 8, Block 2 as shown on a plat of Middle River said plat being recorded among the Plat Records of Baltimore County in Plat Book JMS No. 1, folio 120 and running thence and binding on the east side of River Road South 4 Degrees 40 Minutes 30 Seconds East 50.00 feet to a pipe set thence continuing along the east side of River Road South 4 Degrees 40 Minutes 30 Seconds East 23.00 feet to a pipe set and to the cut off connecting the east side of River Road and the north side of Leland Avenue, a service drive for Martin Boulevard and running thence and binding on said cut off and on the northeast side of Martin Boulevard as conveyed to the State Roads Commission of Maryland and as shown on State Roads Commission of Maryland Plat No. 4715 South 47 Degrees 40 Minutes 30 Seconds East 48.00 feet to a pipe set thence still binding on the north side of Martin Boulevard as shown on said plat southeasterly by a curve to the right with a radius of 788.20 feet the distance of 145.96 feet (the chord of the arc bears South 82 Degrees 02 Minutes 07 Seconds East 145.78 feet) to a pipe set on the west side of a ten foot alley as shown on the plat first herein referred to thence leaving the north side of Martin Boulevard and binding on the west side of said ten foot alley North 4 Degrees 40 Minutes 30 Seconds West 90.00 feet to a pipe set and continuing along the west side of said ten foot alley North 4 Degrees 40 Minutes 30 Seconds West 50.00 feet to a pipe set on the dividing line between Lot Nos. 7 and 8 herein referred to

SPILLMAN, LARSON
& ASSOCIATES, INC.
SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535
PAGE 2
ROBERT E. SPILLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS A. PASCALI, P.E.

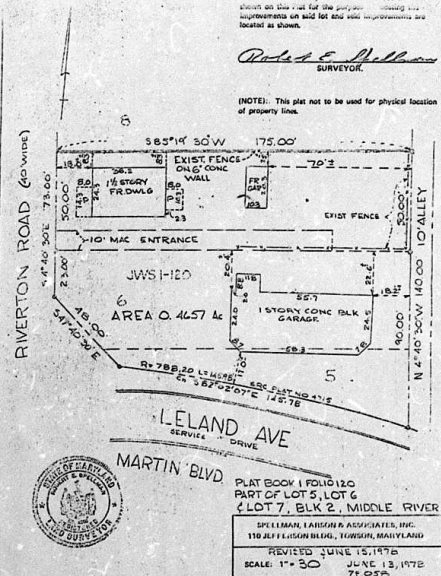
DESCRIPTION FOR LOT NO. 6, LOT NO. 7 AND PART OF LOT NO. 5, BLOCK 2,
MIDDLE RIVER, 5TH DISTRICT, BALTIMORE COUNTY, MARYLAND

thence leaving the west side of said ten foot alley and binding on said dividing line and along an existing fence and concrete wall erected on said dividing line South 85 Degrees 19 Minutes 30 Seconds West 175.00 feet to the place of beginning.

Containing 0.4657 acres of land, more or less.

Being Lot No. 6, Lot No. 7 and part of Lot No. 5, Block 2 as shown on a plat of Middle River said plat being recorded among the Plat Records of Baltimore County in Plat Book JMS No. 1, folio 120.

6-15-78



PLAT BOOK 1 FOLIO 120
PART OF LOT 5, LOT 6
& LOT 7, BLK 2, MIDDLE RIVER
SPILLMAN, LARSON & ASSOCIATES, INC.
110 JEFFERSON BLVD., TOWSON, MARYLAND
REVISED JUNE 1978
SCALE: 1" = 30' JUNE 13, 1978
71 052

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Letitia H. Grief
FROM: Director of Planning and Zoning
SUBJECT: Petition 79-143-XA, Item 23

Petition for Special Exception for a boat yard and Variance for minimum distance of parking spaces
Northeast corner of River Road and Leland Avenue
Petitioner - Gary and Karen Rosenberger

15th District

HEARING: Wednesday, January 3, 1979 (11:00 A.M.)

If granted it is suggested that the order be conditioned to require compliance to the Zoning Advisory Committee comments by the Division of Current Planning and Development. Further, it is suggested that some modest proposal to provide greenery be submitted to and approved by said Division.

Letitia H. Grief
Director of Planning and Zoning

LHG/JGHw

ORDER RECEIVED FOR FILING
DATE January 9, 1978

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 402.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a boat yard (sales and service) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of January, 1978, that the herein Petition for Special Exception for a boat yard (sales and service) should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning. Said Special Exception must be utilized within five years or become null and void.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of January, 1978, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain as is and/or the Special Exception for as is be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of January, 1978, that the herein Petition for Variance(s) to permit the storage and display of vehicles (boats and cars) within zero feet of the property line in lieu of the required eight feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

ORDER RECEIVED FOR FILING

DATE January 9, 1978

BY John P. Dinenna

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of January, 1978, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 28th day of November, 1978.

Eric S. Dinenna

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Rosenberger
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

Mr. & Mrs. Gary Rosenberger
103 Riverton Road
Baltimore, Maryland 21220

cc: Jack S. Frick & Assoc.
430 White Plains Court
Severna Park, Maryland 21146

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cc: Nicholas B. Commodari
Chairman

MEMBER:
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Protection
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Gary Rosenberger
103 Riverton Road
Baltimore, Maryland 21220

RE: Item No. 23
Petitioner - Rosenberger
Special Exception & Variance
Petitions

Dear Mr. & Mrs. Rosenberger:

In accordance with our recent conversation, and coupled with the revised plans that were submitted, I have proceeded to schedule this petition for a hearing date. In addition, I have advertised this Variance request to permit the storage and display of boats and cars within 0 feet of the property line in lieu of the required 8 feet.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

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

NBC/sf

cc: Jack S. Frick & Assoc.
430 White Plains Court
Severna Park, Maryland 21146

November 28, 1978

Gary S. Rosenberger
103 Riverton Road
Baltimore, Maryland 21220

Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Commodari:

We would like to submit our existing special exception for our lot and add new and used boat sales, (I.E. 3 S. Boat yard).

Our existing fuel tanks will be moved from the parking area to the display area. Our underground tanks are code approved and are equipped with the new vapor recovery devices. We do not plan to sell fuel retail. The pumps and tanks will be used for our own vehicles.

Our block building has been used and will continue to be used for our repair shop and mixed use, office and B-I storage.

Respectfully,

Gary S. Rosenberger
Gary S. Rosenberger

GSR/sr

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301-459-3211
LESLIE H. GRAEF
DIRECTOR

September 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 #23, Zoning Advisory Committee Meeting, August 8, 1978, are as follows:

Property Owner: Gary and Karen Rosenberger
Location: NE/C Riverton Road and Leland Avenue
Existing Zoning: R.L.
Proposed Zoning: Special Exception for a boat yard
Acres: 0.4657
District: 15th

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

All road widening must be shown on the site plan.

The western most driveway on Leland Avenue should be closed and the driveway on Riverton Road should be built to County standards.

Curbings or bumper stops must be provided to ensure the proper parking and display area setbacks and shown on the site plan.

Very truly yours,

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 21, 1978

Mr. & Mrs. Gary Rosenberger
103 Riverton Road
Baltimore, Maryland 21220

RE: Special Exception
Item No. 23
Pettitioner - Rosenberger

Dear Mr. & Mrs. Rosenberger:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site filed 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 northeast corner of Riverton Road and Leland Avenue in the 15th Election District, the subject property is presently improved with an abandoned one story block building and combination dwelling/retail store and garage in the rear. Adjacent properties to the north, east and west are improved with dwellings, a dwelling and abandoned used-car lot and service station, respectively.

This Special Exception is necessitated by your proposal to sell boats from this location. As indicated in conversation with you at the time of the field inspection, I requested that Mr. Jack Feick, your engineer, contact me at his earliest convenience in order that we might discuss obvious changes that must be made to the submitted site plan. Since this has not been done, the enclosed comments have now been collected and are forwarded to you and Mr. Feick for your review.

This petition will be withheld the schedule of a hearing date until revised site plans reflecting the enclosed comments are submitted to this office. In addition the parking calculations for the warehouse and bathrooms must be based on one space for each 200 sq. ft. of building area, as well as an indication of the location of the display area for the cars and boats. If this display area conflicts with Section 23.12 d of the Baltimore County Zoning Regulations, a Variance must also be included with this request.

Mr. & Mrs. Rosenberger
Page 2
September 21, 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:cmr
Enclosure

cc: Mr. Jack S. Frick & Assoc.
430 White Plains Court
Severna Park, Maryland

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

September 7, 1978

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

Re: Item #23 (1978-1979)
Property Owner: Gary & Karen Rosenberger
N/E cor. Riverton Rd. & Leland Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a boat yard
Acres: 0.4657 District: 15th

Dear Mr. DiMenna:

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 existing fuel pumps, islands and location of underground fuel tanks are not indicated on the submitted plan of this site, which comprises parts of lots 5 and 6, and lot 7 of Block 2 of the "Subdivision at Midall River", recorded J.W.S. 1, Folio 120.

Highways:

Leland Avenue is a public road. Adjacent to this site, Leland Avenue is a Service Road with a paved width of approximately 24 feet, which lies within the State Highway Administration right-of-way for the Martins Cut-Off Road shown on plates nos. 4795 and 4796. 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. To the east of Wampler Road (formerly Brook Street), Leland Avenue is proposed to be improved in the future as a County Road with a 42 foot closed section roadway on a 60-foot right-of-way.

Riverton Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway or a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The status of the 10-foot alley is unknown to this office. It is the responsibility of the petitioner to ascertain and clarify rights therein and to initiate any action necessary for the formal closure thereof.

Item #23 (1978-1979)
Property Owner: Gary & Karen Rosenberger
Page 2
September 7, 1978

Highways: (Cont'd)

The intersections of both Riverton Road and Wampler Road with Martin Boulevard are proposed to be modified in the median area per Job Order 5-2-636, Drawing #78-0065 (5).

The entrance location are 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 strippling, 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 strippling of top soil.

Storm Drainage:

Provisions for accommodating above 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 nuisance 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:

There is a public 6-inch water main in Riverton Road (Drawing #42-0176, File 3). Additional fire hydrant protection is required in the vicinity. The public 41-inch Green Road sanitary interceptor sewer and a public 8-inch sanitary sewer exist in Riverton Road, Drawings #56-137 and #70-0285, File 1, respectively. The latter drawing indicates that the State Highway Right-of-Way line for Martins Cut-Off Road traverses the 1 story block building on this site.

Very truly yours,

Ellsworth N. Dwyer, P.E.
ELLSWORTH N. DWYER, P.E.
Chief, Bureau of Engineering

END:PLAN:WORKS

CC: J. Tremmer
J. Conner
J. Meyers
W. Munchel
J. Winkley

1-SHE Key Sheet
14 SHE 33 & 34 Pos. Sheets
SE 4 & 200
90 Tax Map

August 28, 1978

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

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

Dear Mr. DiMenna:

Comments on Item #23, Zoning Advisory Committee Meeting, August 8, 1978, are as follows:

Property Owner: Gary & Karen Rosenberger
Location: NE/C Riverton Rd. & Leland Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a boat yard.
Acres: 0.4657
District: 15th

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

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

The property should have the parking area surfaced with a dustless, bonding material.

Very truly yours,

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

TED/NEP/tu

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(410) 464-3560

STEPHEN E. COLLINS
DIRECTOR

October 17, 1978

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

Item No. 23 - ZAC - Meeting of August 8, 1978
Property Owner: Gary & Karen Rosenberger
Location: NE/C Riverton Rd. & Leland Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a boat yard

Acres: 0.4657
District: 15th

Dear Mr. DiMenna:

No major increase in trip generation is anticipated by the requested special exception for a boat yard.

The site should be limited to one entrance on Leland Avenue and the entrance on Riverton Road should be reduced to 35 feet in width.

Very truly yours,

Michael S. Flainger
Michael S. Flainger
Engineer Associate II

NEP/njm

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(410) 464-3530

Paul H. Heinicke
Chief

August 18, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Gary & Karen Rosenberger

Location: NE/C Riverton Rd. & Leland Ave.

Item No. 23 Zoning Agenda Meeting of 08/08/78

Comments:

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

- () 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 stand and condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

NOTES: Removal of tank.

APPROVED: *Thomas Kelly* Planning Group
Special Inspection Division

Noted and: *George M. Hagan*
Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(410) 464-3670

JOHN D. SEVIENT
DIRECTOR

August 22, 1978

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

Dear Mr. DiMenna:

Comments on Item # 23 Zoning Advisory Committee Meeting, August 8, 1978

are as follows:

Property Owner: Gary & Karen Rosenberger
Location: NE/C Riverton Road & Leland Ave.
Existing Zoning: B.L.
Proposed Zoning: B.L.

Special Exception for a boat yard.

Acres: 0.4657
District: 15th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.C.) 1978 Edition and the 1978 Supplement, and other applicable codes.

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

X C. Additional _____ Permits _____ be required.

X 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 original seal will be required to file an application for a building permit.

G. Road frames with or without permitted within 5' of a property line. Contact Building Department if distance is between 5' and 6'.

H. Requested variance conflicts with the Baltimore County Building Code, see Section _____

I. No Comment.

J. Comment:

Very truly yours,

Charles P. Sullivan
Charles P. Sullivan
Plans Review Chief

(2/11)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 3, 1978

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

Z.A.C. Meeting of: August 6, 1978

RE: Item No: 23
Property Owner: Gary & Karen Rosenberger
Location: NE/C Riverton Rd. & Leland Ave.
Present Zoning: B.L.
Proposed Zoning: Special Exception for a bout yard

District: 15th
No. Acres: 0.4657

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

KRP/bp

JOSEPH H. MCGOWAN, SECRETARY
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARTIN M. BOTHALES

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCOUS
ROBERT S. HAYDEN
ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LORRICK
MRS. MILTON S. SMITH, JR.
MICHAEL W. TRACEY, D.V.M.

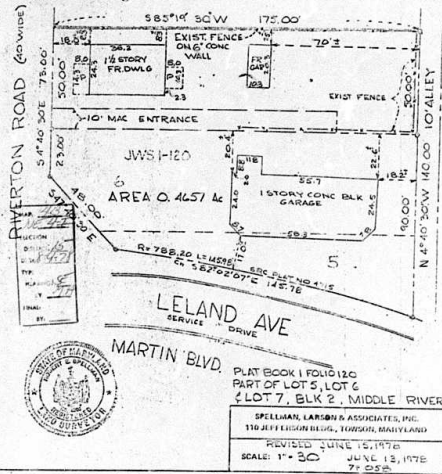
CERTIFICATE OF PUBLICATION

TOWSON, MD. December 14, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each week, commencing on the 15th day of December, 1978, the first publication appearing on the 15th day of December, 1978.

THE JEFFERSONIAN
L. Leach
Manager

Cost of Advertisement, \$



THE JEFFERSONIAN
A WEEKLY NEWSPAPER
PUBLISHED IN TOWSON, BALTIMORE COUNTY, MARYLAND
ONCE IN EACH WEEK
COMMENCING ON THE 15TH DAY OF DECEMBER, 1978
THE FIRST PUBLICATION APPEARING ON THE 15TH DAY OF DECEMBER, 1978
L. Leach
Manager

THE JEFFERSONIAN
A WEEKLY NEWSPAPER
PUBLISHED IN TOWSON, BALTIMORE COUNTY, MARYLAND
ONCE IN EACH WEEK
COMMENCING ON THE 15TH DAY OF DECEMBER, 1978
THE FIRST PUBLICATION APPEARING ON THE 15TH DAY OF DECEMBER, 1978
L. Leach
Manager

OFFICE OF THE
TIMES
NEWSPAPERS
TOWSON, MD 21204 December 14, 1978
THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION AND VARIANCE - Gary Rosenberger, et ux was inserted in the following:
☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 15th day of December 1978, that is to say, the same was inserted in the issues of December 14, 1978

STROMBERG PUBLICATIONS, INC.

By *Erica Surger*

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map	Original	Duplicate	Tracing	200 Sheet				
	File	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, RA, CC, CA									
Reviewed by: <i>JP</i>									
Previous case: 1548-6									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 28th day of July 1978. Filing Fee \$ 50.00. Received ☒ Cash ☐ Check ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner GARY & KAREN ROSENBERGER Submitted by SAME
Petitioner's Attorney reviewed by JP

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

79-143 XA

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 12/14/78
Posted for: Submission for Special Exception & Variance
Petitioner: GARY & KAREN ROSENBERGER
Location of property: NE/C Riverton Rd. & Leland Ave.
Location of Sign: Both at NE/C Riverton Rd. & Leland Ave.
Remarks: None
Posted by: Steve Coleman Date of return: 12/13/78
Signature

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76168

DATE: December 14, 1978 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED BY: K. Rosenberger
FOR: Filing Fee For Case No. 79-143-XA
VALIDATION OR SIGNATURE OF CASHIER: 50000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76207

DATE: January 3, 1979 ACCOUNT: 01-662
AMOUNT: \$1.90
RECEIVED BY: K. Rosenberger
FOR: Cost of Advertising and Posting Case No. 79-143-XA
VALIDATION OR SIGNATURE OF CASHIER: 84500

