BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. File	Date January 20, 1984			
FROM Arlene January - Legal Secretary II				
SUBJECT Mary Rosalie Smith Case No. R-79-18-A (R-79-264-A)				

Due to the fact that we have surpassed the statute of limitations on collecting the outstanding funds of \$234.63, the Office of Law has informed us that there is nothing further than we can do on this file.

Legel Secretary II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

то	File	Date	January 20,	1984
FROM.	Arlene January - Legal Secretary II			
SUBJE	CT_ Hillman Properties of Md., Inc. Case No. R-79-200 (R-79-11)			

Due to the fact that we have surpassed the statute of limitations on collecting the outstanding funds of \$245.35, the Office of Law has informed us that there is nothing further that we can do on this file.

Lagal Secretary II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TOFile	Date January 20, 1984
FROM Arlene January - Legai Secretary II	
SUBJECT Galway, Inc Case No. R-79-201	

Due to the fact that we have surpassed the statute of limitations on collecting the outstanding funds of \$253.22, the Office of Law has informed us that there is nothing further that we can do on this file.

(R-79-12)

Legal Secretary II

RE: PETITION FOR RECLASSIFICATION NE/C Greenpoint Rd. & Rutledge Rd. 8th District

: BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

GALWAY, INC., Petitioner

: Case No. R-79-12 (Item 11)

......

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

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.

Ceter May Bommeronas Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III Feople's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494–2188

I HEREBY CEKTIFY that on this 12th day of June, 1979, a copy of the aforegoing Order was mailed to Eugene P. Smith, Esquire, 1900 Maryland National Bank Building, Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Hessian, III

Jaly 31, 1979

Eugene P. Smith, Esq. Sulto 803, 408 Washington Ave. Towson, Maryland 21204

Res File No. 2-79-12

Door Mr. Smiths

Enclosed horowith its a copy of the Order of Dispussel

passed today by the County Board ... Appeals in the above extitled asso.

Yery truly yours,

Murtal E. Busciamolor

Enal.

oct John W. Hosslan, III, Esq. Wr. William E. Hammond Mr. John Spyffort Mr. James Honroll

April 9, 1979

CASE NO. R-79-12

GALWAY, INC.

NE cor. Greenpoint Rd. and Rutledge Rd.

8th District

for -

Reclassification from D.R. 16 to B.L. zone

ASSIGNED FOR:

THURSDAY, JULY 26, 1979 at 10 a.m.

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 14th day of December

> S. ERIC D'NENNA Zoning Commissioner

Eugene P. Smith, Esquire 1900 Maryland Nat'l. Bank Bldg.

Baltimore, Maryland 21201

Petitioner & Attorney D. Stratte Reviewed by ichele B. Commodari Chairman, Zoning Plans Advisory Committee

> ce: J. Frederick C. Offett, Jr. James Keelty & Co., Inc. 61 East Padonis Road Timonium, Maryland 21093

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Micholas B. Commoderi

Chairman

MEMBERS

Bureau of Engineering Demartment of Traffic Engineering

State Roads Commission Bureau of Fire Trevention

Bealth Department Project Planning Building Department board of Education Ioning Administration Industrial Development

Eugene P. Smith, Esquire 1900 Maryland National Bank Bldg. Baltimore, Maryland 21202

> RE: Item No. 11 Petitioner - Galway, Inc. Reclassification Petition

Dear Mr. Smith:

Please be advised that the acceptance certificate for the above petition, dated January 30, 1979, was incorrect. Enclosed is verification that the correct date of acceptance was December 14, 1978. This should replace the previous certificate.

Very truly yours,

December 18 1978

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC/sf

enclesure

cc: J. Frederick C. Offutt, Jr. James Keelty & Co., Inc. 61 East Padonia Road Timonium, Maryland 21093 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 as of the thin 39th day of January , 1979,

> S. LRIC DINENNA Zoning Commissioner

> > Advisory Committee

Petitioner Galway, Inc. Petitioner's Attorney Durene P. Smith Reviewed by Lines B. Commodari Chairman, Zoning Plans

Dugene P. Smith, Esquire 1900 Maryland Nat'l. Bank Bldg. Baltimore, Maryland 21201

James Keelty & Co., Inc. 61 East Padonia Road Limonium, Maryland 21093



LESUE H. GRAEF

October 31, 1978

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

Deur Mr. DiNenna:

Comments on Item #11, Zoning Cycle IV, October, 1978, are as follows:

Property Owner: Galway, Inc. Location: NE/C Greenpoint Road and Rutledge Road Existing Zoning: D.R.16
Proposed Zoning: B.L.
Acres: 2.5319 District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zonin 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.

Landscaping should be provided. All free standing lights should be of the cut-off type design.

Very truly yours,

John Zellmbley Planner III Cun ent Planning and Development

PETITION FOR ZONING RE-CLASTICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

MXXXXXX GALWAY IUC legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition 833 that the zoning status of the herein described property be re-classified, purruant

to the Zoning Law of Baltimore County, from xx a.D.R. 16 zone to xx a

B.L. zone; for the following reasons: There was (i) error in adoption of the zoning map applicable to the subject property, and (ii) . change in conditions in the area of the subject property since adoption of the zoning map therefor, justifying re-classification of the property from the D.R. 16 Zone to the B.L. Zone. Mays Chapel Village, in which the subject property is located, was designed as a planned development for about 1580 dwelling units under its present zoning, converted by County standards to a population of about 3700 people. No on-site provision was made for convenient shopping to accompdate the residents and to eliminate unnecessary use of automobiles by residents now required to drive outside the community, although such shopping is required under accepted planning and zoning principles. Further, substantial development of the community has now occurred and utilities and roads not previously available are now in place or assured.

emat viši	di xx f	morrist st	Department of	ander: the sat	section to the	KREET HERE	Rentagos ii	legada Menacc	《大型和数据的ONS
STATE OF STREET	STORY GOLDEN		CONTRACTOR OF THE SECOND	SOUNDS UNIONS	A CHARLES OF THE		Hoteles Tes	A. A. A. S. S. A. A. A. A. A. A.	SWITCHIST / H

*Country, tox assextion shereinx aleas allowed property sizes -		141-15
Property is to be posted and advertised as pro	escribed by Zoning Regulations.	DISTURE /
I, or we, agree to pay expenses of above re-clas	ssification and/or Special Exception adve	rtising. m./
posting, etc., upon filing of this petition, and furth	ner agree to and are to be bound by the	zoning
regulations and restrictions of Baltimore County ad	opted pursuant to the Zoning Law for Pa	limore take a
County.		INAI248
	GALWAY, INC.	87. 9 F
Contract purchaser	By President Tegal Oy	ier
Contract purchaser	Address C/o Eugene P. Smith	
Address	1900 Mar land National Ba	nk Building
	Baltimore, Maryland 2120	2
-226	(301) 332-8713	
-5/14		
tugene P. Saich Pentioner's Attorney	Protestant's Atto	ипеу
900 Maryland National Bank Buildin Address Asstimore, Maryland 21202	ng	
(301) 332-8713		
ORDERED By The Zoning Commissioner of I	Saltimore County, this	day
of, 197, that the sul		
required by the Zoning Law of Battimore County.	in two newspapers of general circulation t	hrough-
out Baltimore County, that property be posted, and	that the public hearing be had before the	Zoning
Commissioner of Baltimore County in Room 106,	County Office Building in Towson, Ba	iltimore
County, on the 26_78day of		SO CIOCK
AM.		
	Zoning Commissioner of Baltimore Co	unty.

rather than increase, because of elimination of unnecessary use of automobiles by residents traveling outside the development.

For all of which reasons, the Petitioner respectfully requests that its Petition for Zoning Reclassification be granted.

> 1900 Maryland National Bank Bldg. Baltimore, Maryland 21202 (301) 332-8713

Attorney for Petitioner

BEFORE THE IN THE MATTER OF THE PETITION * OF GALWAY, INC., A MARYLAND ZONING COMMISSIONER CORPORATION, FOR ZONING RE-CLASSIFICATION OF 2.5319 ACRES OF LAND, MORE OR LESS, LOCATED * AT THE INTERSECTION OF RUTLEDGE BALTIMORE COUNTY AND GREENPOINT ROADS, OPPOSITE * CHATTERTON ROAD, IN THE EIGHTH

ELECTION DISTRICT OF BALTIMORE .

COUNTY, MARYLAND

STATEMENT IN SUPPORT OF PETITION FOR ZONING RECLASSIFICATION

Galway, Inc., a Maryland corporation, for its statement in support of its Petition for Zoning Reclassification of 2.5319 acres of its 326 acre Mays Chapel town community filed herein, says that:

- 1. The Petitioner requests a change in the zoning classification of 2.5319 acres of land (premises) located in the northeast corner of the intersection of Rutledge and Greenpoint Roads, opposite Chatterton Road, in the Mays Chapel Community of Baltimore County, Maryland, from a D.R. 16 Zone (Density Residential, 16.0 density units per acre) to a B.L. Zone (Business Local). so that same may be used for a convenient shopping center for home owners and residents in Mays Chapel. The premises are located entirely in the D.R. 16 Zone.
- 2. The premises are ideally located, lying at the intersection of the principal roads furnishing access between Mays Chapel and Padonia Road on the north, via Greenpoint Road and Rutledge Road, and from Jennifer Road on the west, via Chatterton Road. There are no streets extending or proposed to be extended into any other development, so that little or no outside traffic will flow to the proposed convenient shopping facility, and all traffic will move from within Mays Chapel. Additionally, the

RE: PETITION FOR RECLASSIFICATION BEFORE from D.R. 16 zone to B.L. zone NE corner Greenpoint Road and COUNTY BOARD OF APPEALS Rutledge Road 8th Eistrict Galway, Inc. BALTIMORE COUNTY Petitioner

File No. R-79-12

.

ORDER OF DISMISSAL

Petition of Galway, Inc. for reclassification from D.R. 16 zone 10 B.L. zone, on property located on the northeast corner of Greenpoint Road and Rutledge Road, in the 8th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of petition filed July 25, 1979 (a copy of which is attached hereto and nade a part hereof). from the attorney representing the Patitioner in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be dismissed.

It is hereby ORDERED, this 31st day of July, 1979, that said petition be and the same is Dismissed.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett, Acting Chairman Myllumin LeRay B. Spurrier O Millhouser Patricia Millhouser

premises are so located within the D.R. 16 Zone, as to have little or no impact on neighboring property values. Clearly use of the subject premises for a convenient shopping Sacility will in no way create any conjestion in any road or street, or in any way be detrimental to the health, safety or general welfare of the locality which it is designed to serve.

- 3. The present erroneous classification of the subject premises, combined with substantial changes in conditions in the area since adoption of the zoning maps, justifies reclassification of the premises from the D.R. 16 Zone to the B.L. Zone. Mays Chapel Village was designed as a planned development for about 1580 dwelling units under its present zoning. By County standards, this density is conservatively converted to a population of about 3700 people. Although good planning and zoning standards and principles dictate that some convenient shopping center be provided to service such a large residential community, no business area was created on the map, possibly because the people were not yet there. Following adoption of the zoning map, substantial housing has been created in Mays Chapel, including creation of more than 100 single family detached dwelling units, 230 townhouse units, and 192 apartment units. Additionally, major roads, along with water, sanitary sewer and storm water drainage facilities, have been extended into Mays Chapel to service the existing dwelling units, as well as the majority of those planned for the immediate future. Accordingly, there is an obvious need and demand for a convenient shopping facility to service Mays Chapel and the subject site is ideally located to meet this need and demand
- Succinctly put, the combination of error and change, involving the provision of substantial housing accommodations in Mays Chapel to meet the seemingly insatiable demand therefor in the subject area, and failure to anticipate same by adequate provision

in the area to satisfy the convenient shopping needs and demands of the community; installation of sewer and water facilities, not previously available to service the housing development, including recent provision for erection of a substantial water facility allowing for extension of water into the next higher water zone in and about the premises, extending northward to Padonia Road; expansion of nearby business and industrial center, bringing into the neighborhood an influx of personnel whose convenient shopping needs must be met; installation and improvement of roads in the area; and other changes affecting the neighborhood likely to occur before the hearing of the instant Petition; all operate to justify, and even to require grant of the rezoning sought in these proceedings.

Development of the premises under the provisions of a B.L. Zoning category is entirely consistent with the urban development patterns heretofore established for the area. The proposed convenient shopping center facility will tie in with the current residential development of a 1580 unit residential community, providing housing for about 3700 people, for whose convenience the center is designed and will be in keeping with the character of the dominant land use of the surrounding area. Clearly, no more desirable location can be found for the small neighborhood shopping facility, catering in a traditional way to the convenience of the residents. Because there are no streets proposed to extend into any other development, little or no traffic will flow to or from the proposed convenient shopping facility, except within Mays Chapel. Adequate water, sanitary sewer and storm drainage facilities are available to service the virtually innocuous site and no health or environmental hazard is involved. Further, development of the premises as a neighborhood shopping facility will have no appreciable effect on traffic in the area, which will decrease

- 3 -

MAYS CHAPEL VILLACE

Road, 60 feet wide, said point of beginning being designated as 2 on a plat en-

titled Jenifer Road - Chatterton Food - Greenpoint Road, Mays Chapel Village, and

Polio 77, said point of beginning being also distant North 74 degrees 40 minutes

1 seconds West138.83 feet, as measured along the northeast side of the above-

centerline of Chatterton Road and the north side of Greenpoint Road as said roads

on the said northeast side of Greenpoint Road, as proposed to be laid out 60 feet

wide, and binding also along the southeast side of Rutledge Road, as proposed to

be laid out 60 feet wide, the four following courses and distances viz: first, by

a line curving to the right with a radius of 1020.00 feet for a distance of 114.33

feet said curve being subtended by a chord bearing North 71 degrees 27 minutes 20

by aline curving to the right with a radius of 570.00 feet for a distance of 482.79

feet said curve being subtended by a chord bearing North 48 degrees 32 minutes 53

seconds Fast 468.49 feet thence leaving the southeast side of said Rutledge Road

and running for lines of division the two following courses and distances viz:

first, South 18 degrees 41 minutes 42 seconds East 75.80 feet and second, South

side of the abovementioned Greenpoint Road, as said road is shown on the herein

mentioned road plat of Mays Chapel Village, running thence binding on the northeast

side of said Greenpoint Road, as shown on said plat, North 74 degrees 40 minutes

00 seconds East 183.82 feet, to the place of beginning, containing 2.5319 acres

15 degrees 20 minutes 00 seconds West 424.68 feet to intersect the northe st

feet; third, North 24 degrees 17 minutes 00 seconds East 73.45 feet and fourth,

seconds West 114.27 feet; second, North 21 dugrees 45 minutes 54 seconds West 20.82

are shown on the abovementioned plat of Mays Chapel Village, running thence binding

mentioned Greenpoint Road, from the intersection of the prolongation of the

recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 42

DESCRIPTION OF LAND TO BE REZONED FROM

Beginning for the same at a point on the northeast side of Greenpoint

DR-16 tc B-L

9-26-78

- 2 -

BALTIMORE ISERIES TOWNON: OFFICE SCHOOL F. BAUTER, JO JACK C. MCHINIMAN MILLIAM W CAMPLE, JA HAMM C. COPLIN M. MCCHT M. M. MERANG MANUAL M. M. MERANG MANUAL M. M. MERANG / (Deado Dans Danel * Donest, Ja Nicham; C. Bidch S'Evit & Fizoga THE MELLINE THE CONTROL OF THE PROPERTY OF THE ACCEPTED STREET, A. C. COLOND. TO PERSON, J. S. STREET, J. COUNSEL FRANCIS B BURCH FRANCIC LIMITARIA 4 PACK BC - MET

LAW OFFICES WEINBERG AND GREEN NINETECNTH FLOOR IO LIGHT STREET BALTIMORE, MD. 21202

SUITE SOL 401 WASHINGTON AVENUE TOWSON, MD. 21204 FIRM TEL (301) 332-8600 TELECOPIER (3CI) 332-9636

WHITEE'S DIRECT DIAL NUMBER

(301) 332-8713

July 24, 1979

County Board of Appeals Court House Towson, Maryland 21204

> Re: Petition of Galway, Inc. for Reclassification of Northeast Corner of Greenpoint Road and Rutledge Road, Eighth Election District of Baltimore County, ____Maryland, Case No. R-79-12

Gentlemen:

In light of delay in obtaining a hearing on the Petition for Zoning Reclassification, filed in the above entitled matter, attributable to change in the law, transferring from the Zoning Commissioner to the County Board of Appeals, authority to gran' any zoning reclassification, coupled with the fact that we are ncw in another map cycle, where the Office of Planning and Zoning is studying appropriate changes to be reflected on the 1980 Comprehensive Zoning Map, which could lead to an impass in the subject case, should any appeal be entered to the Circuit Court of Baltimore County by either side, we see no point in further pressing the case and have elected to request that the change sought herein be reflected on the 1930 Comprehensive Zoning Map to be adopted by the County Council of Baltimore County. Accordingly, we respectfully request that the County Board of Appeals enter this case "DISMISSED, WITHOUT PREJUDICF".

Respectfully submitted,

Eugeng R. Smith

Attorney and Authorized Agent for the Petitioner, Galway, Inc. J.Frederick C. Offutt, Jr.

Freda LC Offethy

119:hs

A World C.C. John W. Hessian, III, Esq. People's Cou.sel County Office Building Towson, Maryland 21204

of land, more or less.

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

000 Micholas B. Cornodari Chairman

MEMBERS Bureau of Engineering Department of Traffic Engineering

Bureau of Fire Prevention Health Department Project Planning

State Roads Committelor

Building Department Board of Education Ioning Administration Industrial Development

COUPTY OFFICE BLDG. 111 W. Chesapeake Avc Towsen, Maryland 21204

Eugene P. Smith, Esquire 1900 Maryland National Bank Building Baltimore, Maryland 21202

> RE: Item No. 11 Petitioner - Galway, Inc. Reclassification Petition

October 31, 1978

Dear Mr. Smith:

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.

This vacant parcel of land, consisting of 2.53 acres of D. R. 16 zoned land, is part of the developing community of Mays Chapel Village, which is located on the west side of I-83 south of Padonia Road in the 8th Election District. Surrounding properties, which are also part of this development, also consist of vacant similarly zoned land. As indicated on the submitted site plan, a Special Exception to construct a community building and other recreational facilities immediately to the east of this site has been filed with this office and is b ing processed.

Because of your client's proposal to construct a "convenient shopping center" for residents of this community, this Reclassification is being requested. While not indicated on the submitted site plan, it should be noted that if this petition is granted, the area of this tract, as well as that to the east, which is covered by the aforementioned Special Exception, must be subtracted from the allowable density for the overall development.

Galway, Inc. Page 2 October 31, 1978

This petition for Reclassification will be accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to cetitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to December 1, 1978 in order to allow time for final Committee review and advertising. All changes must be accompanied by a cover letter indicating these corrections. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1979 and April 15, 1979, will be forwarded to you well in advance.

Very truly yours,

NICHOLAS B. COMMODARI

Zoning Plans Advisory Committee

NBC/sf

cc: J. Frederick C. Offutt, Jr. James Keelty & Co., Inc. 61 East Padonia Road Timonium, Maryland 21093



November 1, 1978

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

> Re: Item #11 Cycle IV (Oct. 1978-April 1979) Property Owner: Galway, Inc. N/E cor. Greenpoint Rd. & Rutledge Rd. Existing Zoning: D.R. 16 Proposed Zoning: B.L. Acres: 2.5319 District: 8th

Dear Mr. DiNenna:

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

General:

The proposed development of the overall Mays Chapel Village property, of which this site is a part, was the subject of review and comment by the Joint Subdivision Planning Committee March 1, 1973.

The Baltimore County Bureau of Public Services provided comments June 20, 1973 in connection with the Preliminary Plan for Mays Chapel Village (dated April 9, 1973), and also Supplemental Comments on July 30, 1973 and October 2, 1973.

Subsequently, Public Works Agreement #87503 was executed in connection with Mays Chapel Village - Phase One.

Baltimore County highway and utility improvements exist or are secured by Public Works Agreement #87503; such additional improvements as are required will also be secured by Public Works Agreements in connection with further development of Mays Chapel Village.

Highways:

Greenpoint and Rutledge Roads are proposed to be constructed in the future as 40-feet closed section roadways on 60-foot rights-of-way.

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

indicates planned service in this area as "Immediate Priority".

Chief, Bureau of Engineering

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream

of the property. A grading permit is, therefore, necessary for all grading, including

Provisions for accommodating storm water or drainage have not been indicated

of this property, are to be designed and constructed in accordance with Baltimore

Storm drains, which will be required in connection with any further development

The Petitioner must provide necessary drainage facilities (temporary or permanent)

to prevent creating any nuisances or damages to adjacent properties, especially by the

Public water supply is not available as yet to serve this property, which is

within the Baltimore County Metropolitan District and the Urban-Rural Domarcation

Line. This property is above elevation 480; therefore, it is within the proposed

contract (Contract #78-250 WXO). The Baltimore County Water Plan W-16B, as amended,

sewer, shown on Drawing #77-1006, File 1 to serve this property, which is within the

Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. The

Baltimore County Sewerage Plan S-16B, as amended, indicates planned service in this

Public sanitary sewerage can be made available by extension of existing sanitary

Falls Fifth Zone of Water Service. The Water Tank for the Falls Fifth is under

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

S-NE Key Sheet 56 & 57 NW 7 Pos. Sheets NW 14 B Topo 51 Tax Map

area as "Immediate Priority".

Item #11 Cycle IV (Oct. 1978-April 1979)

Property Owner: Galway, Inc.

the stripping of top soil.

County Standards and Specific + cns.

responsibility of the Petitioner.

on the submitted plan.

November 1, 1978

Sediment Control:

Storm Drains:

Sanitary Sewer:

END: EAM: FWR: SS

cc: R. Morton

J. Wimbley

R. Covahey

clitmore county department of health TOWSE & MARYLAND 21204

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

October 18, 1978

Mr. S. Eric Dillenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Ma.yland 21204

Dear Mr. Dillenna:

Distrion

Comments on Item #11, Zoning Advisory Committee Meeting, Cycle IV. are as follows:

Galway, Inc. Property Owners NE/C Greenpoint Rd. & Rutledge Rd. Location: Existing Zoning: D.R. 16 Proposed Zoning: B.L. 2.5319 Acres:

8th

Metropolitan water and sewer are available. Therefore, no health hazards are anticipate.

If a food service famility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Prior to new insuallation/s of fuel burning equipment, the owner should contest the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

The parking area/s should be surfaced with a dustless, bonding _aterial.

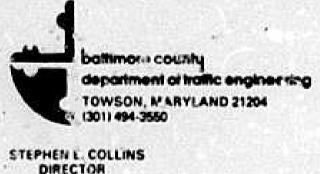
Very truly yours,

Thomas H. Lovlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/JRP/fth

co: J. J. Dieter

W. L. Phillips



October 16, 1978

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

> ZAC - Meeting for Cycle FV Property Owner Galway, Inc. NE/C Greenpoint Rd. & Rutleage Rd. Location: D.P. 16 Existing Toning: Proposed Zoning:

2.5319 Acres: District:

Dear Mr. Dilynna:

As presently zoned, the site can be expected to generate approximately 300 trips per day. The proposed zoning can be expected to generate approximately 1250 trips per day.

> Very truly yours, Michael S. Flanigan Engineer Associate II

MSF/hater



Paul H. Reincke

October 16 1978

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

Attention: N. Commodari, Chairman Zoning Adivsory Committee Re: Property Owner: Galway, Inc.

Loation: ME/C Greenpoint Rd. & Ritledge Rd.

Zoning Agenda Cycle IV Item No. 11

Gentlemen:

Pursuant to your request, the reference's perty has been surveyed by this Bureau and the comments below marked : Ath 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 EXCEEDS the maximum allowed by the Fire Department.

(x) 4. The site shall be made to comply with all applicable parts of the Pire Provention Code prior to occupancy or beginning of operations.

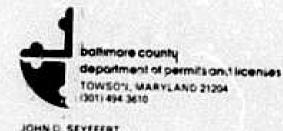
(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Mational Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occurancy.

() 6. Site plans are approved for drawn.

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

Special Inspection Division

Fire Prevention Bureau



October 5, 1978

Mr. S. Eric DiNenna, Zoning Commissioner Office of Plenning and Zoning County Office Building

Toweon, Maryland 21004 Dear Mr. DiNenna:

Comments on Item Rening Advisory Committee Meeting, CYCLE IV are as follows:

P.operty Owner: Galway Inc. NEC Greenpoint Road & Rutledge Road Proposed Zoning: B. E. 16

Districts

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other amplicable codes.

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

Y C. Additional miscellangous Permits shall be required.

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

E. Three sets of construction drawings will be required to file an application for a building permit. X 7. Three sets of construction drawings with a registered Maryland

Architect or Engineer's original erai will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 5.0" of a property line. Contact Building Department if distance is between 3.0" and 6.0"

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section

I. No Comment.

XJ. Comment: Site plan does not comply with the State Handicapped Code.

Charles E. Burnham Plane Review Chief

CEB: rrd

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 24, 1978

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

Z.A.C. Meeting of: Cycle IV

RE: Item No: Property Gener: Galway, Inc. Location: NE/C Greenpeint Rd. & Rutledge Rd. Present Zoning: D.R. 16 Proposed Zoning: B.L.

District: 8th No. Acres: 2.53.9

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours, W. Nick Petrovich, Field Representative

MARCUS M. BOTTARIS

MRS. LORRAINE F. CHIRCUS ROGER B. HAYDEN

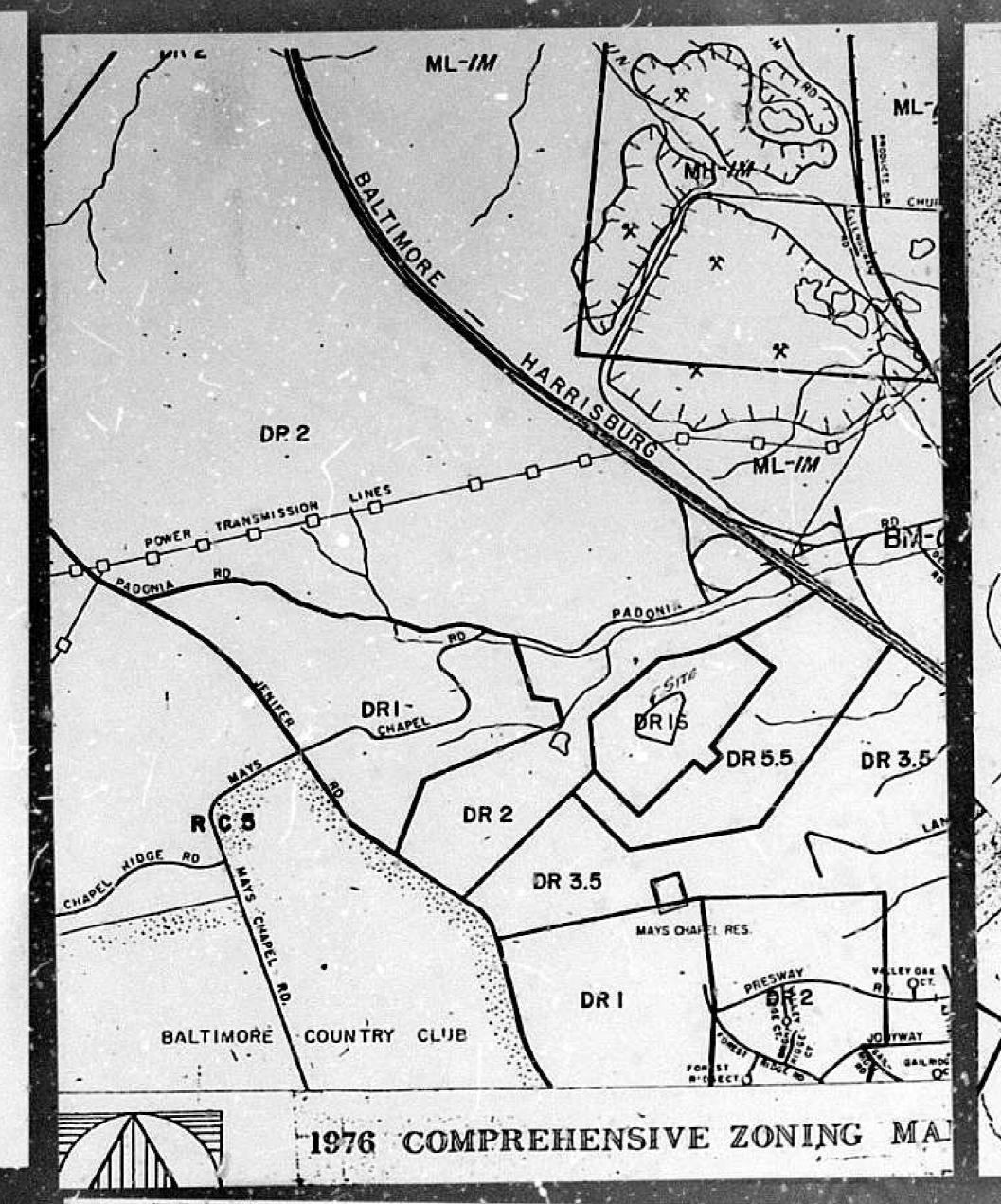
ALV'N LORECK MRS. MILTON R. SHITH, JR. RECHARD W. TRACEY, D.V.M.

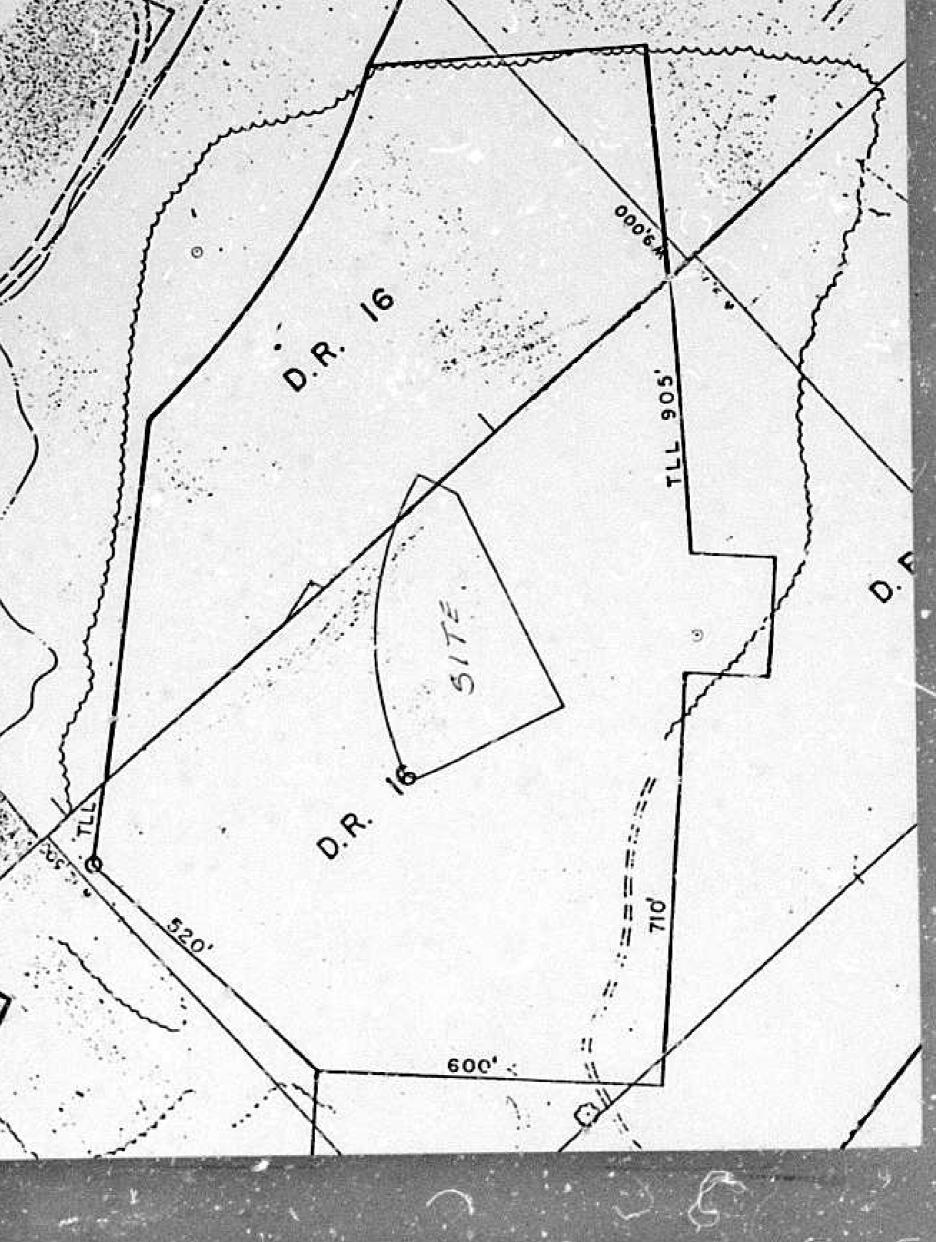
MODERT Y. DUBEL BUFERRYFYDER

CERTIFICATE OF PUBLICATION

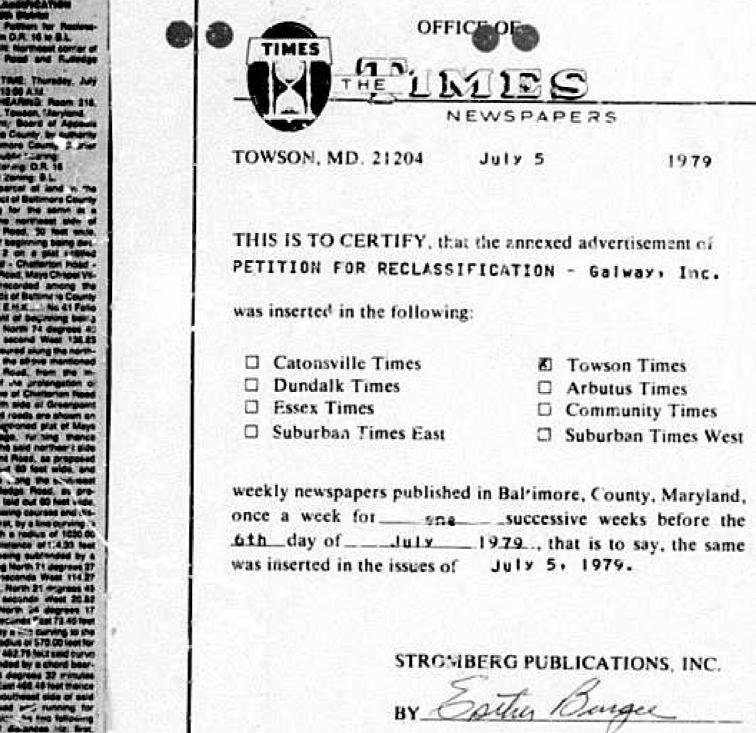
TOWSON, MD.,____July 5_____, 19.79 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., occasing contact ofix one time sacrossive weeks before the 26th day of _____July_____, 19.72_, the first publication appearing on the 5th day of July

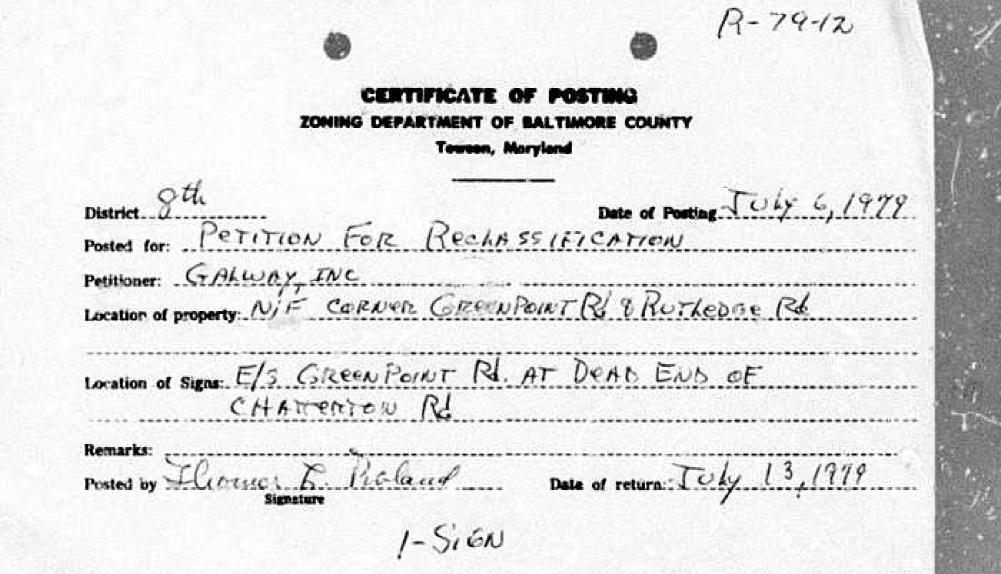
Cost of Advertisement, \$_____



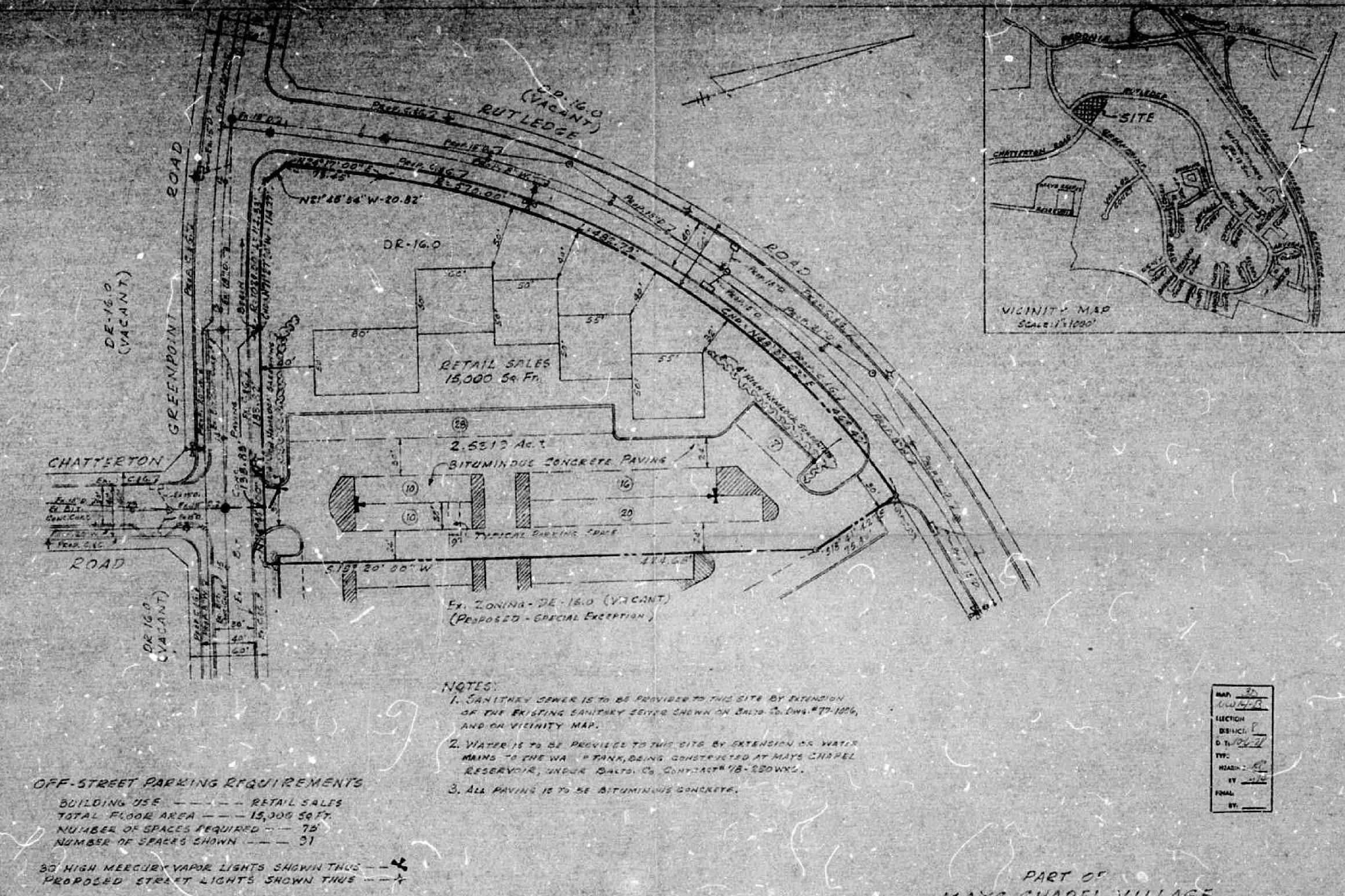


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Proposed Zerving D.R. 16
Proposed Zerving B.L.
All that parcer of land in The





BALTIMORE COUNTY, MARYLAND OFFICE OF FINAN REVENUE COVION MISCELLANEOUS CASH RECEIPT No. 78742 DATE -une 25, 1979 AMO: - \$50.00 RECEIVED Voinberg and Green ror Filing Fee for Case No. B-79-12 50.00mg VALIDATION OR SIGNATURE OF CASHIER



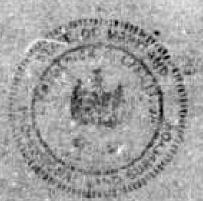
NOTE:

LIGHTING WILL BE IN ACCORDANCE WITH SECTION 439-20 (3)

MAYS CHAPEL VILLAGE TO BE RECLASSIFIED FROM DR-16.0 TO BL BALTO CO., NO. ELECTIONSTO

Sente 1" 52"

SEPT. 19, 1978



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