

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Renata and William Ramsburg, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for the storage of contractors' equipment as set forth under the County Zoning Commissioner's Order dated July 15, 1980 in Case No. 77-113-TV.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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: Renata Ramsburg
 Legal Owner: William Ramsburg
 Address: 340 Main Street, Reisterstown, MD 21136

Protestant's Attorney: Walter J. Seif, Jr.
 Address: Suite 10, 110 Painters Mill Road, Owings Mills, Maryland 21117

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of September, 19 80, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of October, 19 80, at 9:30 o'clock A. M.

[Signature]
 Zoning Commissioner of Baltimore County


(over)

WILLIAM RAMSBURG, ET AL. 81-85-58 W/S Reisterstown Rd. 335' N. of Glyndon Drive

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 8, 1980

COUNTY OFFICE BLDG.
 111 W. GAYMOR AVE.
 TOWSON, MARYLAND 21284

Walter I. Seif, Jr., Esquire
 Suite 10
 110 Painters Mill Road
 Owings Mills, Maryland 21117

Chairman

MEMBERS

Department of Engineering

Department of Planning

Department of Public Works

Department of Traffic Engineering

Department of Zoning

Department of Public Works

Department of Planning

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Department of Engineering

Department of Public Works

Department of Traffic Engineering

Department of Zoning

Department of Public Works

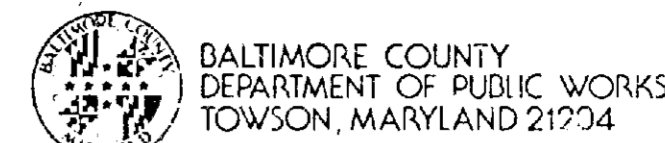
Department of Planning

Department of Engineering

Department of Public Works

Department of Traffic Engineering

Department of Zoning



HARRY J. PISTEL, P.E.
 DIRECTOR

September 26, 1980

Mr. William E. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #47 (1980-1981)
 Property Owner: William & Renata Ramsburg
 W/S Reisterstown Road 335' N. of centerline of Glyndon Drive
 Acres: 1 Acre District: 4th

Dear Mr. Hammond:

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 (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 entrance locations are also subject to approval by the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Very truly yours,
[Signature]
 NICHOLAS B. COMMODARI, Chairman
 Zoning Plans Advisory Committee

Enclosures

baltimore county
 department of traffic engineering
 TOWSON, MARYLAND 21204
 (301) 494-3550

STEPHEN E. COLLINS
 DIRECTOR

September 3, 1980

Mr. William Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item: 47 - ZAC - Meeting of September 2, 1980
 Property Owner: William & Renata Ramsburg
 Location: W/S Reisterstown Road 335' N. of centerline of Glyndon Dr.
 Existing Zoning: BR
 Proposed Zoning: Special Hearing to approve a non-conforming use for the storage of contractors equipment as set forth under the Deputy Zoning Commissioner's Order dated July 15, 1980 in Case #77-113 TV.

Acres: 1 acre
 District: 4th

Dear Mr. Hammond:

The requested special hearing to approve a non-conforming contractor's storage yard is not expected to increase the trip generations.

Very truly yours,
[Signature]
 Michael S. Flanigan
 Engineer Associate II

MSP/mjm

Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
 Secretary
 M. S. Callender
 Administrator

September 5, 1980

Mr. William Hammond
 Zoning Commissioner
 County Office Bldg.
 Towson, Md. 21204

Attention: Mr. N. Commodari

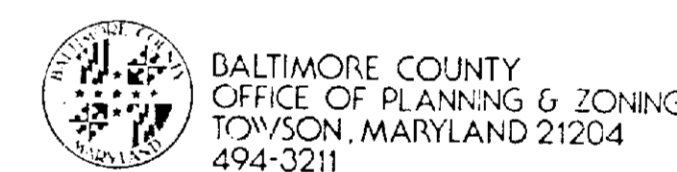
Re: Z.A.C. Meeting, Sept. 2, 1980
 ITEM: 47
 Property Owner: William & Renata Ramsburg
 Location: W/S Reisterstown Road (Route 140) 335' N. of centerline of Glyndon Drive
 Existing Zoning: BR
 Proposed Zoning: Special Hearing to approve a non-conforming use for the storage of contractors equipment as set forth under the Deputy Zoning Commissioner's Order dated July 15, 1980 in Case #77-113 TV.

Dear Mr. Hammond:

Upon inspection of the site and review of the plan, the State Highway Administration finds it acceptable.

Very truly yours,
 Charles Lee, Chief
 Bureau of Engineering
 Access Permits
[Signature]
 By: George Wittman

CL:GW:mah



NORMAN E. GERBER
 DIRECTOR

October 6, 1980

Mr. William Hammond, Zoning Commissioner
 Zoning Advisory Committee
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #47, Zoning Advisory Committee Meeting, September 2, 1980, are as follows:

Property Owner: William and Renata Ramsburg
 Location: W/S Reisterstown Road 335' N. of centerline of Glyndon Drive
 Acres: 1 acre
 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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
[Signature]
 John L. Wimbley
 Planner III
 Current Planning and Development

Item #47 (1980-1981)
 Property Owner: William & Renata Ramsburg
 Page 2
 September 26, 1980

Water and Sanitary Sewer:

There are public 8 and 16-inch water mains in Reisterstown Road. There is 8-inch public sanitary sewerage traversing this property within a Baltimore County 10-foot utility easement, Drawing #58-0817, File 1. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements. During the course of construction, and the Petitioner's operations on this property, protection must be afforded by the contractor and Petitioner for this sanitary sewerage; any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,

[Signature]
 ELLSWORTH N. DIVER, P.E.
 Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
 R. Morton
 S. Bellestri

Y-NE & T-NW Key Sheets
 60 NW 40 & 41 Pos. Sheets
 NW 15 J & K Topo
 48 Tax Map

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that, by reason of the following finding of facts, the nonconforming use for the storage of contractors' equipment will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of January, 1981, that a nonconforming use for the storage of contractors' equipment has existed on the property prior to the adoption of the Baltimore County Zoning Regulations and, as such, should be GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

1. The method of providing for the elimination of waste oil shall be in accordance with the requirements of the Water Resources Administration.
2. Verification of compliance with Item E of the comments submitted by the Department of Permits and Licenses, dated September 18, 1980, shall be forwarded to the Zoning Office within six months.
3. The site plan shall indicate the proposed uses of the three-story frame building and shall designate two 14' x 26' field sheds, presently located behind the equipment maintenance shed, as temporary in nature.
4. A revised site plan, incorporating the above applicable restrictions, shall be submitted and approved by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Jean M. Jung
Deputy Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19 __, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

October 3, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #47, Zoning Advisory Committee meeting of September 2, 1980, are as follows:

Property Owner: William & Renata Ramsburg
Location: W/S Reisterstown Rd. 335' N. of centerline of Glyndon Drive
Existing Zoning: BR
Proposed Zoning: Special Hearing to approve a non-conforming use for the storage of contractors equipment as set forth under the Deputy Zoning Commissioner's Order dated July 15, 1980 in Case #77-113 TV.

Acres: 1
District: 4th

Metropolitan water and sewer exist.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/gw

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
404-3610
TED ZALESKI JR.
DIRECTOR

September 18, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #47 Zoning Advisory Committee Meeting, September 2, 1980 are as follows:

Property Owner: William & Renata Ramsburg
Location: W/S Reisterstown Road 335' N of centerline of Glyndon Drive
Existing Zoning: BR
Proposed Zoning: Special Hearing to approve a non-conforming use for the storage of contractors equipment as set forth under the Deputy Zoning Commissioner's Order dated July 15, 1980 in Case #77-113 TV.

Acres: 1
District: 4th

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building/_____ permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 2" masonry firewall is required if construction is on the lot line.
- Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 211.

X 1. Comments - It appears a structure is built on the property line. If so, it shall comply with item "B" above, unless it can be shown that the structure complies with the code as it exist. See Section 105.1 as amended.

NOTE: These comments are based on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 2, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: September 2, 1980

RE: Item No: 44, 45, 46, 47
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Nick Petrovich
Nm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S of Reisterstown Rd., 335'
N of the centerline of Glyndon Dr.,
4th District : OF BALTIMORE COUNTY

WILLIAM RAMSBURG, et ux, Petitioners: Case No. 81-85-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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 for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 30th day of September, 1980, a copy of the foregoing Order was mailed to Walter I. Seif, Jr., Esquire, Suite 10, 110 Painters Mill Road, Owings Mills, Maryland 21117, Attorney for Petitioners.

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

PETITION FOR SPECIAL HEARING
4th District

ZONING: Petition for Special Hearing
LOCATION: West side of Reisterstown Road, 335 feet North of the centerline of Glyndon Drive
DATE & TIME: Thursday, October 23, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for the storage of contractors' equipment, as set forth under the Deputy Zoning Commissioner's Order dated July 15, 1980 (Case No. 77-113-TV)

All that parcel of land in the Fourth District of Baltimore County

Being the property of William Ramsburg, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, October 23, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

DESCRIPTION FOR SPECIAL HEARING
310 REISTERSTOWN ROAD

Located on the west side of Reisterstown Road approximately 335' north of centerline of Glyndon Drive and running the following courses and distances, N 0L° 20' W 124.37', thence S 68° W 319.5', thence S 0L° 20' E 124.37', thence S 68° E 319.5' to place of beginning. Containing approximately one acre.

WALTER I. SEIF, JR.
ATTORNEY AT LAW
SUITE 10
PAINTERS MILL PROFESSIONAL BUILDING
110 PAINTERS MILL ROAD
OWINGS MILLS, MARYLAND 21117

(301) 363-4200

October 30, 1980

Ms. Jean Jung
Deputy Zoning Commissioner
Baltimore County Zoning Office
County Office Building
Towson, Maryland 21204

Re: Petition for Special Hearing
Hearing Date: 10/23/80
Case No. 81-85-SPH
William Ramsburg, et ux

Dear Ms. Jung:

At the time of hearing on October 23, 1980, and based on the comments, my clients, William and Renata Ramsburg, applied for permits from the Building Department of Baltimore County, with regard to the fireproofing of the eaves of the present structure.

You advised that if this took over ten days, to advise you.

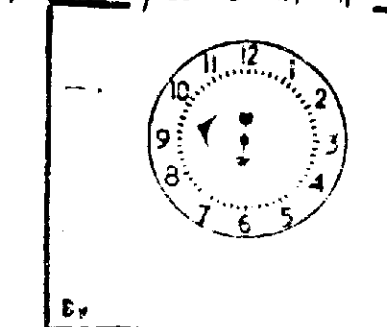
Application has been made, but the permits will not be issued until sometime in the future. Exact dates are unknown.

Therefore, will you please extend the dates of receiving the permit for sometime in the future.

Very truly yours,

Walter I. Seif, Jr.
Walter I. Seif, Jr.
NOV 3 1980

WIS/rir



ORDER RECEIVED FOR FILING

DATE January 13, 1981
BY John P. Lawrence
BALTIMORE COUNTY CLERK

Walter I. Seif, Jr. Require
 Suite 40
 110 Painters Mill Road
 Owings Mills, Maryland 21117

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 2nd day of September, 1980

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner William Ransburg, et ux
 Petitioner's Attorney Walter I. Seif, Jr. Reviewed by Nicholas B. Commodari
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

81-85-SPH

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 4th Date of Posting OCT. 3, 1980
 Posted for: PETITION FOR SPECIAL HEARING
 Petitioner: WILLIAM RANSBURG, ET UX
 Location of property: W/S REISTERSTOWN RD. 335' N. OF THE CENTERLINE OF GYNDON DRIVE
 Location of Signs: FRONT # 340 REISTERSTOWN RD.
 Remarks: _____
 Posted by: Thomas E. Roland Date of return: OCT. 9, 1980
 Number of Signs: ONE

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 20 day of August, 1980.

Filing Fee \$ 25.00 Received: Check
 Cash
 Other

Item # 48

William E. Hammond
 William E. Hammond, Zoning Commissioner

Petitioner William Ransburg Submitted by William Ransburg
 Petitioner's Attorney Walter I. Seif, Jr. Reviewed by UCU

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Graded by ZC, BA, CC, CA										
Reviewed by: <u>UCU</u>	Revised Plans: Change in outline or description <u>Yes</u>									
Previous case: _____	Map # <u>ID</u>									

Item # 48

PETITION FOR SPECIAL HEARING
 4th DISTRICT
 ZONING: Pet. 1 for Special Hearing
 LOCATION: West side of Reisterstown Road, 335 feet North of the centerline of GYNDON DRIVE
 DATE & TIME: Thursday, October 23, 1980 at 8:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Petition for Special Hearing under Section 90.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for the storage of contractor's equipment, as set forth under the Petition Zoning Commissioner's Order dated July 16, 1980 (Case No. 77-113-TV).
 All that parcel of land in the Fourth District of Baltimore County located on the west side of Reisterstown Road approximately 335' north of centerline of GYNDON Drive and running the following courses and distances: 81' 27" W 124' 37", thence S 80° W 318' 5", thence S 80° 20' E 134' 27", thence S 80° 20' E 218' 9" to place of beginning. Containing approximately one acre.
 Being the property of William Ransburg, et ux, as shown on plat plan filed with the zoning Department.
 Hearing Date: Thursday, October 23, 1980 at 8:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 By Order of
 WILLIAM E. HAMMOND,
 Zoning Commissioner
 Baltimore County
 Oct. 2

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~announced~~ of 900 lines ~~announced~~ before the 23rd day of October, 1980, the first publication appearing on the 2nd day of October, 1980.

THE JEFFERSONIAN,
L. Frank Sirota
 Manager.

Cost of Advertisement, \$ 1975

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 091760
 DATE 9/23/80 ACCOUNT 01-662
 RECEIVED FROM William Ransburg AMOUNT \$25.00
 FOR Filing Fee for Case No. 81-85-SPH
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 093515
 DATE October 22, 1980 ACCOUNT 01-662
 RECEIVED FROM William Ransburg AMOUNT \$39.05
 FOR Adv. & Posting of Case No. 81-85-SPH
 VALIDATION OR SIGNATURE OF CASHIER

