

83-17-SPHA #103 **PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case #68-123-RXA to allow an expansion of the existing office building by enclosing and expanding the rear porch and constructing an unattached carport in sideyard and to allow change in the

Property is to be posted and advertised as prescribed by Zoning Regulations.

1. or we, agree to pay expenses of the 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):

(Type or Print Name) TJAAS Partnership

Signature By: [Signature] General Partner

Address (Type or Print Name)

City and State Signature

Attorney for Petitioner: Ann Clary Graham

(Type or Print Name) Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

contact attorney

Name

Address

City and State

Attorney's Telephone No.: 385-0202

Address

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City and State

Attorney's Telephone No.: 385-0202

Address

83-17-SPHA #103 **PETITION FOR ZONING VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 Variance from Section 400.1 to permit erection of an accessory structure (a two-vehicle carport) in the side yard, rather than in the required rear yard

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

The proposed carport location straddles a zoning line, one section being in the R-O zone, the other being in the BL-CNS zone.

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: Legal Owner(s):

(Type or Print Name) TJAAS Partnership

Signature By: [Signature] General Partner

Address (Type or Print Name)

City and State Signature

Attorney for Petitioner: Ann Clary Graham

(Type or Print Name) Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

contact attorney

Name

Address

City and State

Attorney's Telephone No.: 385-0202

Address

City and State

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Attorney's Telephone No.: 385-0202

Address

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
SE/S of Naylors La., 164' SW of
Reisterstown Rd., 3rd District OF BALTIMORE COUNTY

TJAAS PARTNERSHIP, Petitioner Case No. 83-17-SPHA

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

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of June, 1982, a copy of the foregoing

Order was mailed to Ann Clary Graham, Shapiro, Vettori & Olander, 2000 Charles Center South, 36 S. Charles Street, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hession, III
People's Counsel for Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 14, 1982

Ann Clary Graham, Esquire
Shapiro, Vettori and Olander
2000 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

RE: Case #83-17-XA (Item No. 103)
Petitioner-TJAAS Partnership
Special Hearing and Variance
Petition

Dear M's. Graham:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

In view of your client's proposal to legalize the existing addition located at the rear of the office building, this special hearing to amend Case #68-123-RXA, which allowed said use, is required. The variance is included to allow a proposed carport to be located in the side yard.

In view of the fact that revised plans were submitted that reflect the comments of the Department of Traffic Engineering, I scheduled this petition for a hearing.

Case #83-17-XA (Item No. 103)
Petitioner-TJAAS Partnership
Page 2

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: APR Associates, Inc.
7427 Harford Road
Baltimore, Maryland 21234

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

December 18, 1981

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

Re: Item #103 (1981-1982)
Property Owner: T.J.A.A.S. Partnership
S/ES Naylors Lane 164.40' S/W from centerline of
Reisterstown Road
Acres: 0.7135 District: 3rd

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.

General:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Zoning Item 54 (1979-1980) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 103 (1981-1982).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:PMR:SS

cc: Jack Winkley
William Munchel
Samuel Bellestri

Attachment

P-SE Key Sheet
30 NW 22 Pos. Sheet
NW 8 F Topo
78 Tax Map

November 6, 1979

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

Re: Item #103 (1979-1980)
Property Owner: Allen F. & Eleanor A. Birch
3745 Naylors Lane, 164.6' S/W Reisterstown Rd.
Existing Zoning: SA 10, SA 15, SA 20, SA 25
Proposed Zoning: Special Hearing to Amend Case No.
68-123-RXA to allow construction of a 3-story office
building (123A 75-40 SA)
Acres: 0.7135 District: 3rd

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.

General:

This property was the subject of Zoning Item No. 1 (October-April 1967), Case No. 66-103 RMA and, Project 100 70-40 SA.

Highways:

Naylors Lane, an existing public road, is proposed to be improved in the future as a divided closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible elements for slopes, will be required in connection with any grading or building permit application.

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

Grading/Drainage:

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

Storm Drainage:

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

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 to amend the site plan filed in Case No. 68-123-RXA to expand the existing office building by enclosing and expanding the rear porch, construct an unattached carport in the side yard, and change the parking layout would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would 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 27th day of July, 1982, that the amendments to the site plan filed in Case No. 68-123-RXA to expand the existing office building by enclosing and expanding the rear porch, construct an unattached carport in the side yard, and change the parking layout, in accordance with the site plan prepared by APR Associates, Inc., dated October 23, 1981, should be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

John M.H. Jones
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 27, 1982
BY John M.H. Jones
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27th day of July, 1982, that the herein Petition for Variance(s) to permit an accessory structure (two-vehicle carport) in the side yard in lieu of the required rear yard is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Hearing Order.

John M.H. Jones
Deputy Zoning Commissioner of
Baltimore County

Item 54 (1979-1980)
Property Owner: Allan T. & Eleanor R. Hirsch
Page 2
November 6, 1979

Storm Drains: (Cont'd)

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

Water and Sanitary Sewer:

There is a public 16-inch water main in Naylor's Lane. There is a fire hydrant on Naylor's Lane, approximately 750 feet southwesterly from Reisterstown Road.

This property is utilizing a private onsite sewage disposal system.

Public sanitary sewerage can be extended to serve this, and other properties, by construction of the proposed 8-inch gravity sewerage, approximately 900 feet in length, shown on Drawings #67-0267 and 0268, File 1, per presently inactive Job Order 1-2-310.

It is anticipated that no sanitary sewer connection allocations will be available for projects within the Owyne Falls drainage basin until the improvements at the Patapsco Waste Water Treatment Plant are completed, which is expected to be in June 1981. However, the sewer connections are considered "constructively available".

The Petitioner proposes to provide private onsite sewage pumping facilities with onsite and offsite private force main service connection to the existing public 8-inch sanitary sewerage in Reisterstown Road at Manhole #467, shown on Drawings #68-0741 and #53-1137, File 1. Such a service connection, which would require Baltimore County Approval, State Highway Administration approval, and offsite private utility rights-of-way, would be the full responsibility of the Petitioner, including the entire cost of construction and future maintenance. This connection would direct sewage to the Baltimore City Western Run and Jones Falls Interceptors, rather than the Owyne Falls system.

Very truly yours,

(SIGNED) EDWARD A. MCDONOUGH
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

ED:AM:TWB:as

cc: J. Seabrook
H. Marshall
S. Williams

ENC: Key Sheet
30 N. 22 P. 22. Sheet
N. 8 F. 20
78 Tax Map

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: September 17, 1979

FROM: Ellsworth M. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME:	HIRSH PROPERTY	PIP PLAN	X
PROJECT NUMBER:	PIP NO. 79-40SP	PRELIMINARY PLAN	
LOCATION:	NAYLOR'S LANE	TENTATIVE PLAN	
DISTRICT:	3C2	DEVELOPMENT PLAN	
		FINAL PLAN	

This application for special exception (No. 79-40SP) was received by the Development Design Approval Section on August 29, 1979, and we comment as follows:

General: Urban Area

This property was the subject of Zoning Item No. 1 (October-April 1967), Case 68-123 RMA; and, is the subject of Zoning Item 54 (1979-1980).

Water: (Pikesville Fourth Zone of Water Service)

There is a public 16-inch water main in Naylor's Lane. There are no problems with water service in this area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Water Plan W-16A, as amended. As the requested change in use will not adversely affect the system, this project is recommended for approval.

Sanitary Sewer: (Owyne Falls Interceptor - Main Outfall - Back River Waste Water Treatment Plant)

Public sanitary sewerage can be made available to serve this property by construction of the proposed 8-inch gravity sanitary sewerage, approximately 900 feet in length (shown on Drawings #67-0267 and 0268, File 1), to connect with the existing 12-inch "Pikesville Village-Naylor's Lane Collecting Sewer" (Drawings #62-0553 and 0554, File 1), per presently inactive Job Order 1-2-310. There are no dry weather flow problems reported in the area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Sewerage Plan S-16A, as amended. The requested change in use would not adversely affect the system.

It is anticipated that no sanitary sewer connection allocations will be available for projects within the Owyne Falls drainage basin until the improvements at the Patapsco Waste Water Treatment Plant are completed, which is expected to be in June, 1981.

PIP NO. 79-40 SP
Hirsch Property
Page 2
September 17, 1979

Sanitary Sewer: (Cont'd)

However, since the sewer connections are considered "constructively available" according to Bill 56-79, Section 1 (a) (1) & 2, this project may be approved for sewers.

The Petitioner proposes to provide private onsite sewage pumping facilities with onsite and offsite private force main, to connect to the existing public 8-inch sanitary sewerage in Reisterstown Road at Manhole #467, shown on Drawings #49-0741 and #53-1137, File 1. Such a connection which requires Baltimore County and State Highway Administration approval and offsite private utility rights-of-way will be the full responsibility of the Petitioner.

Thus, sewage will be tributary to Baltimore City's Western Run and Jones Falls Interceptors, Jones Falls Sewage Pumping Station, Back River Waste Water Treatment Plant. Again, there are no dry weather flow problems reported in the area, and as the proposed change in use will not adversely affect the system, this project may be approved for sewers.

Storm Drains: (Owyne Falls - Patapsco River - Chesapeake Bay)

There are known flooding problems downstream. The Petitioner indicates a proposed increase of onsite impervious area of approximately 0.461 Ac. As this property, subject to Baltimore County Storm Water Management Policy, will present no additional impact downstream from the proposed further development and use of this property, this project is recommended for approval. Estimated 100-year design storm runoff increase of 3.46 cfs.

(SIGNED) EDWARD A. MCDONOUGH

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

ED:AM:TWB:as

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
474-3211

NORMAN E. GERBER
DIRECTOR

June 11, 1982

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 #103, Zoning Advisory Committee Meeting, December 1, 1981, are as follows:

Property Owner: TJAAS Partnership
Location: SE side Naylor's Lane 164.40' S/W from centerline of Reisterstown Road
Acres: 0.7135
District: 3rd

This office has reviewed the subject petition and offers the following comment. 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 petition meets the requirements of the Division of Current Planning and Development

Very truly yours,

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

JLW:wh

baltimore county
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3560

STEPHEN E. COLLINS
DIRECTOR

March 9, 1982

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

Item No. 103
Property Owner: TJAAS Partnership
Location: SE/S Naylor's Lane 164.40' S/W from centerline of Reisterstown Road
Existing Zoning: R-O
Proposed Zoning: Special Exception for office building

Acres: 0.7135
District: 3rd

Dear Mr. Hammond:

This office building can be expected to generate approximately 50 trips per day.

The proposed office building should meet all driveway standards.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

December 17, 1981

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

Dear Mr. Hammond:

Comments on Item 103, Zoning Advisory Committee Meeting of December 1, 1981, are as follows:

Property Owner: TJAAS Partnership
Location: SE/S Naylor's Lane 164.40' S/W from centerline of Reisterstown Road
Existing Zoning: R-O
Proposed Zoning: Special Exception for office building
Acres: 0.7135
District: 3rd

The existing office building is presently served by metropolitan water and a private septic system which appears to be functioning properly. Approval of the special exception should not pose any health hazards.

Very truly yours,

Ian J. Forrest
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

BHS/agt

PAUL H. RENCKE
CHIEF

December 16, 1981

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: TJAAS Partnership

Location: SE/S Naylor Lane 164.40' S/W from centerline of Reisterstown Road

Item No.: 103

Zoning Agenda: Meeting of December 1, 1981

Citemen:

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 of _____ 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.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(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", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWER: *Est. Dec 16, 1981*
Planning Group
Special Inspection Division

Noted and Approved: *George M. Hammond*
Fire Prevention Bureau

JV/mf/cm

To be constructed in side yard of 3837 Naylor Lane, lying partially in R-O zone and partially BL-CNS zone.

Owner: TJAAS Partnership



Now, thanks to the economies of modern, mass production every home requiring additional shelter can have it. CLASSIC by Fashion combine the strength of steel with the durability of dipped galvanizing and baked-on enamel finish. They are practically indestructible and maintenance free. All parts are precision formed and pre-punched for easy do-it-yourself or professional assembly. In any case, they go up in a minimum time.

Protects Cools Beautifies Preserves

TED ZALESKI, JR.
DIRECTOR

December 3, 1981

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

Dear Mr. Hammond:

Comments on Item #103 Zoning Advisory Committee Meeting, December 1, 1981
are as follows:

Property Owner: TJAAS Partnership
Location: SE/S Naylor Lane 164.40' S/W from centerline of Reisterstown Road
Relating Zoning: R-O
Proposed Zoning:

Address: 0.7135
District: 3rd

The items checked below are applicable:

X A. 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.

X B. A building/_____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. 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 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the light/area requirements of Table 305 and the required construction classification of Table 211.

X I. Commercial - A permit for the addition shall be required on approval of this petition.

NOTE: These comments reflect only 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

CJB:rrj



Fashion CLASSIC

"PACKAGED PATIO / CARPORT"

FEATURES

MATERIALS AND FINISH

All parts of the unit, including panels, gutter, fascia, and post supports are hot-dipped galvanized with a roll-coated baked on enamel finish. All materials are of extra-smooth quality and base metal is thoroughly bonderized prior to painting.

GUTTER AND FACIA

A big rugged 6" deep throat gutter is supplied on all units for beautiful appearance, greater strength, and maximum water drainage. The gutters are completely pre-punched for ease of assembly and installation. A matching 6" side valance is provided for the ends of the unit.

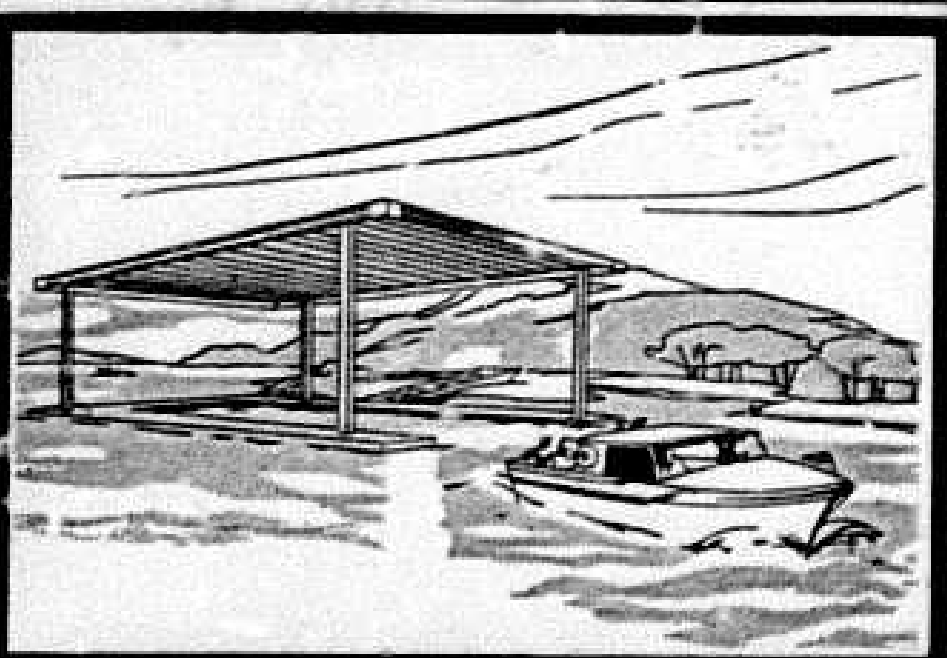
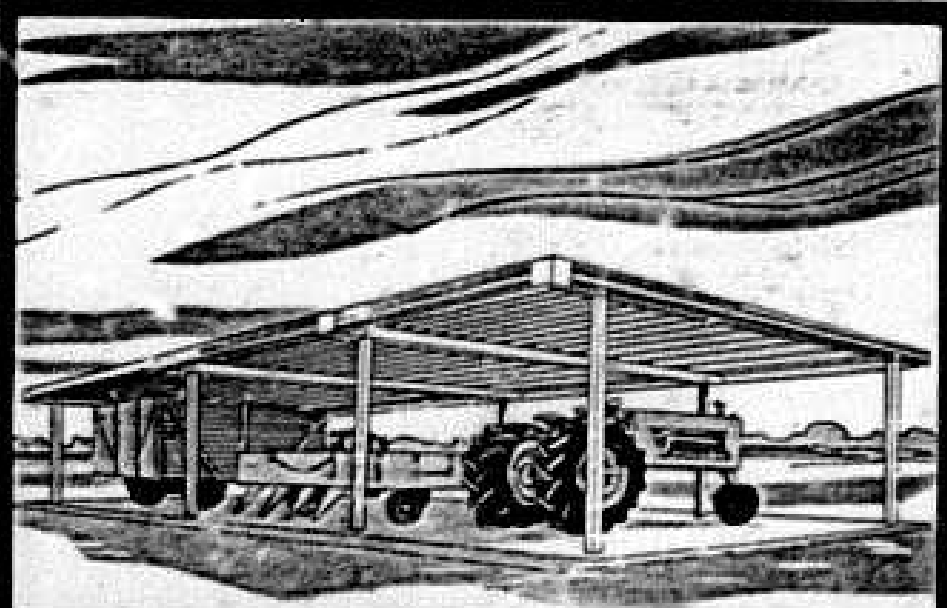
STRUCTURAL PANELS

Strong, deep "V" structural panels will be provided in 2 gauges, 24 gauge and 28 gauge. Pre-punched 1" panels placed beside each other and easily snapped into position allowing fast assembly.

SUPPORT POSTS

Architecturally preferred 3" posts are hot-dipped galvanized (both inside and out) with roll-coated baked on enamel finish. Made of heavy gauge steel, posts are roll-formed with hidden lock seam inside.

Because of additional panel strength and larger gutter size, Fashion Carports can be installed with a minimum of posts and still meet load requirements.



AUTHORIZED DEALER

FASHION, INC.
KIDDE

15450 W. 10TH ST. • LENEXA, KANSAS 66215
(713) 866-1111

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: December 1, 1981

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

Z.A.C. Meeting of: December 1, 1981

RE: Item No: 103, 104, 105, 106
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,

William E. Hammond
William E. Hammond, Assistant
Department of Planning

YNP/bp

PETITION FOR SPECIAL HEARING AND VARIANCE

3rd Election District

ZONING: Petition for Special Hearing and Variance
LOCATION: Southeast side of Naylor Lane, 164 ft. Southwest of Reisterstown Road
DATE & TIME: Thursday, July 22, 1982 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore, 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 Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case #68-123-RXA to allow an expansion of the existing office building by enclosing and expanding the rear porch and constructing an unattached carport in side yard and to allow change in the parking layout; and Variance to permit erection of an accessory structure (a two-vehicle carport) in the side yard, rather than in the required rear yard

The Zoning Regulations to be excepted as follows:
Section 400.1 - Location of accessory structure

All that parcel of land in the Third Election District of Baltimore County

Being the property of TJAAS Partnership as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 22, 1982 at 10:15 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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 21, 1982

Ann Graham, Attorney
Shapiro and Olander
36 S. Charles Street
Baltimore, Maryland 21201

Re: Petition for Special Hearing & Variance
SE/S of Naylor Lane, 164' SW of
Reisterstown Rd.
TJAAS Partnership - Petitioners
Case #83-17-SPHA

Dear Ms. Graham:

This is to advise you that \$82.10 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 108921
DATE: 7/22/82
ACCOUNT: 01-662
AMOUNT: \$82.10
RECEIVED FROM: Ann Graham, Atty.
FOR: Advertising & Posting Case #83-17-SPHA (TJAAS Partnership)
6 034*****821010 82284
VALIDATION OR SIGNATURE OF CASHIER

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 27, 1982

Ann Clary Graham, Esquire
Shapiro and Olander
36 South Charles Street
Baltimore, Maryland 21201

RE: Petitions for Special Hearing
and Variance
SE/S of Naylor Lane, 164' SW of
Reisterstown Rd. - 3rd Election District
TJAAS Partnership - Petitioner
NO. 83-17-SPHA (Item No. 103)

Dear Ms. Graham:

I have this date passed my Orders in the above captioned matter in accordance with the attached.

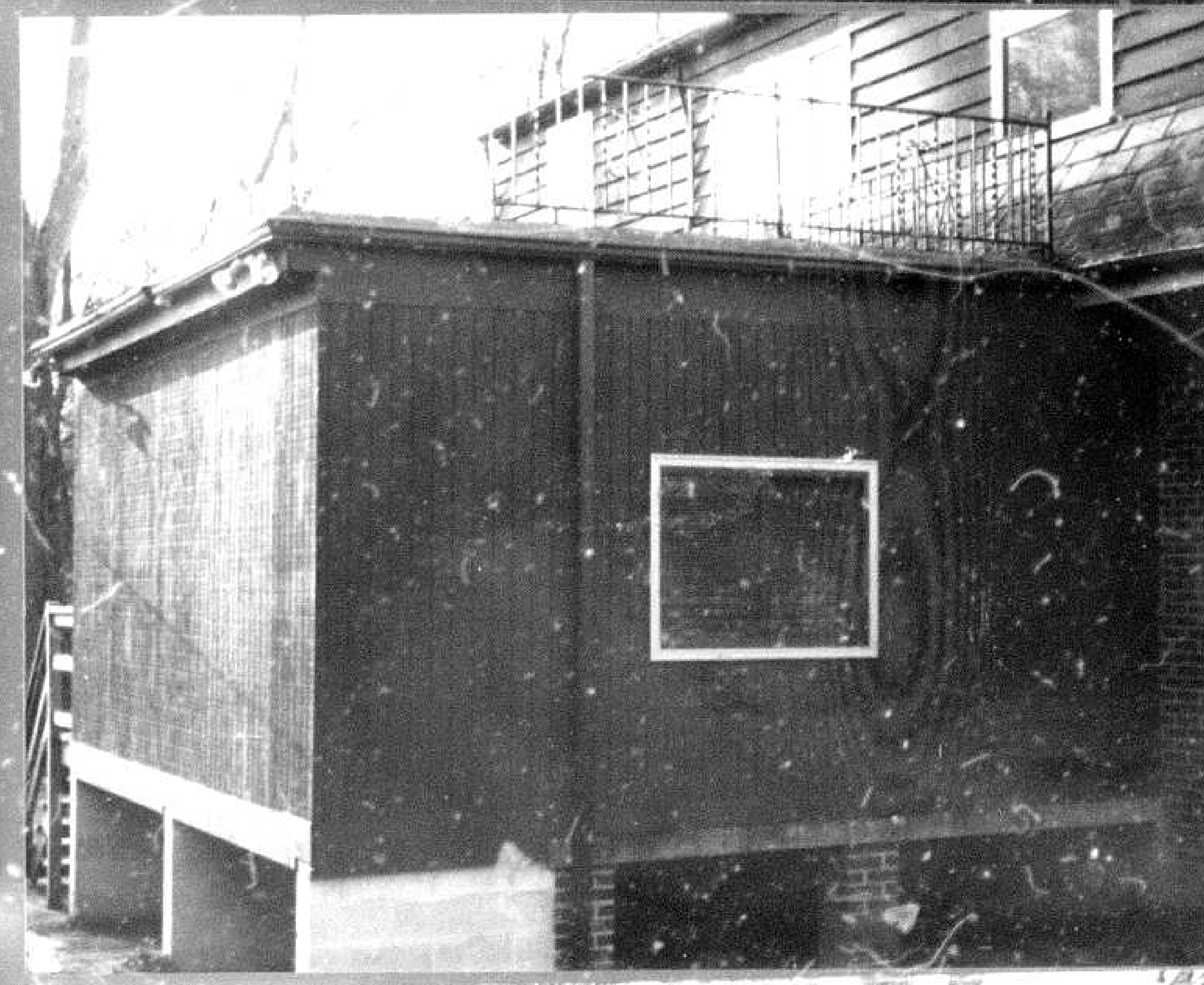
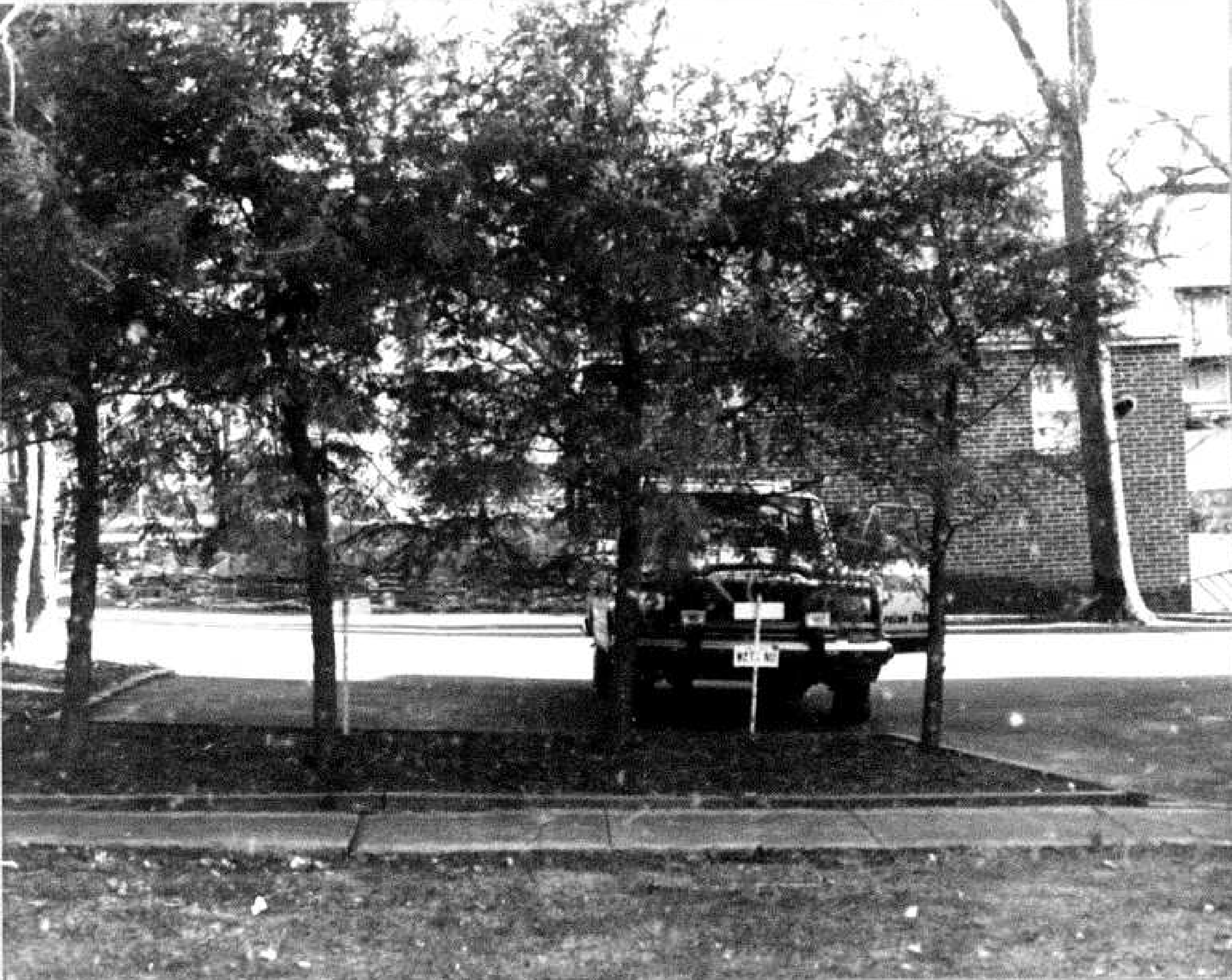
Very truly yours,

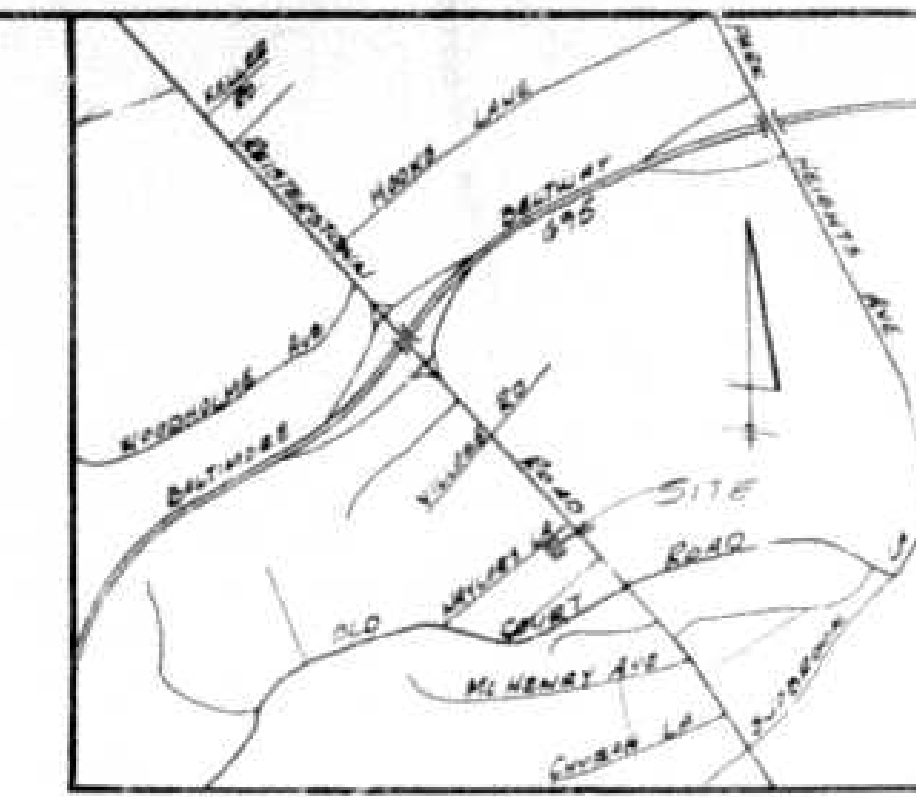
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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





LOCATION MAP
SCALE: 1"=2000'

EXISTING ZONING
DR-2

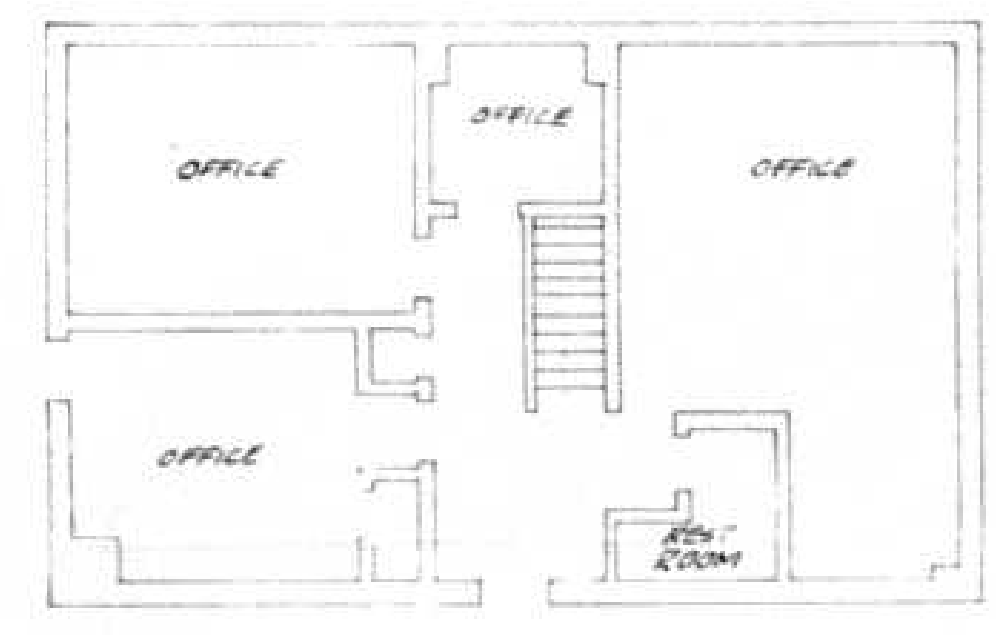
EXISTING ZONING
R-O

EXISTING ZONING
BL-CNS

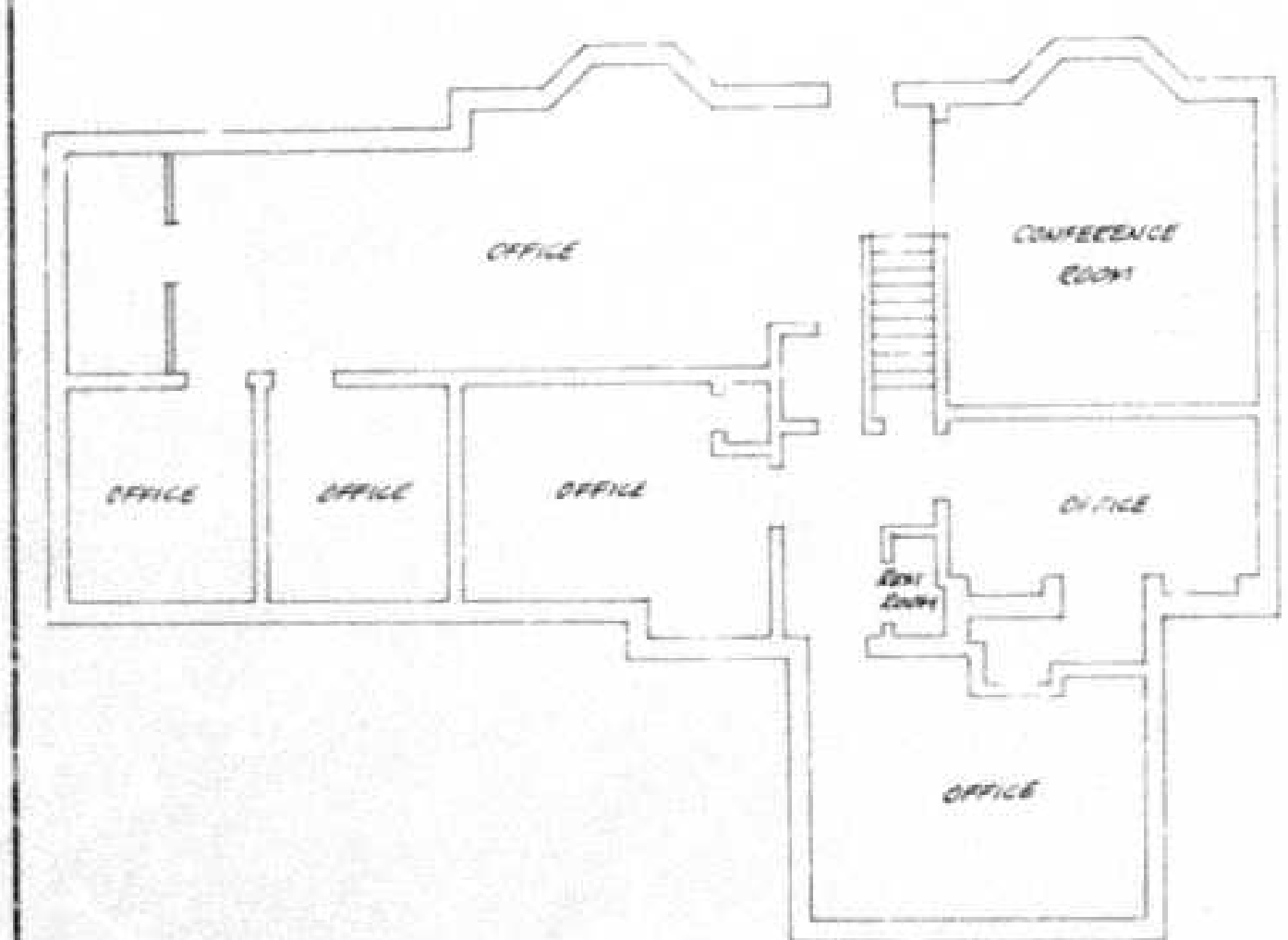
NOTES

- 1) AREA:
GROSS AREA 13,809 Sq. Ft. or 0.7760 A.
NET AREA 31,079 Sq. Ft. or 0.7135 A.
- 2) EXISTING ZONING: R-O
- 3) PARKING:
BASEMENT 1200 ± 300 = 5 SPACES
1ST FLOOR 1600 ± 300 = 6 SPACES
2ND FLOOR 960 ± 500 = 2 SPACES
REALTOR OFFICE 530 ± 300 = 2 SPACES
15 SPACES REQUIRED
- 4) TOPOGRAPHY: NO CHANGE IN EXISTING GRADE.
- 5) HOURS OF OPERATION: 8:00 AM TO 5:00 PM
- 6) EXISTING BUILDING: BRICK AND FRAME
- 7) MAXIMUM NO. OF EMPLOYEES: 4
- 8) SPECIAL EXCEPTION GRANTED ON PREVIOUS USE FOR 1,500 SQ. FT. FIRST FLOOR OFFICE SPACE. N.W. WITH ADDED ENCLOSED PORCH. THE AREA IS 1,600.54 SQ. FT. EXPANSION 6.7%, LESS THAN 25%.

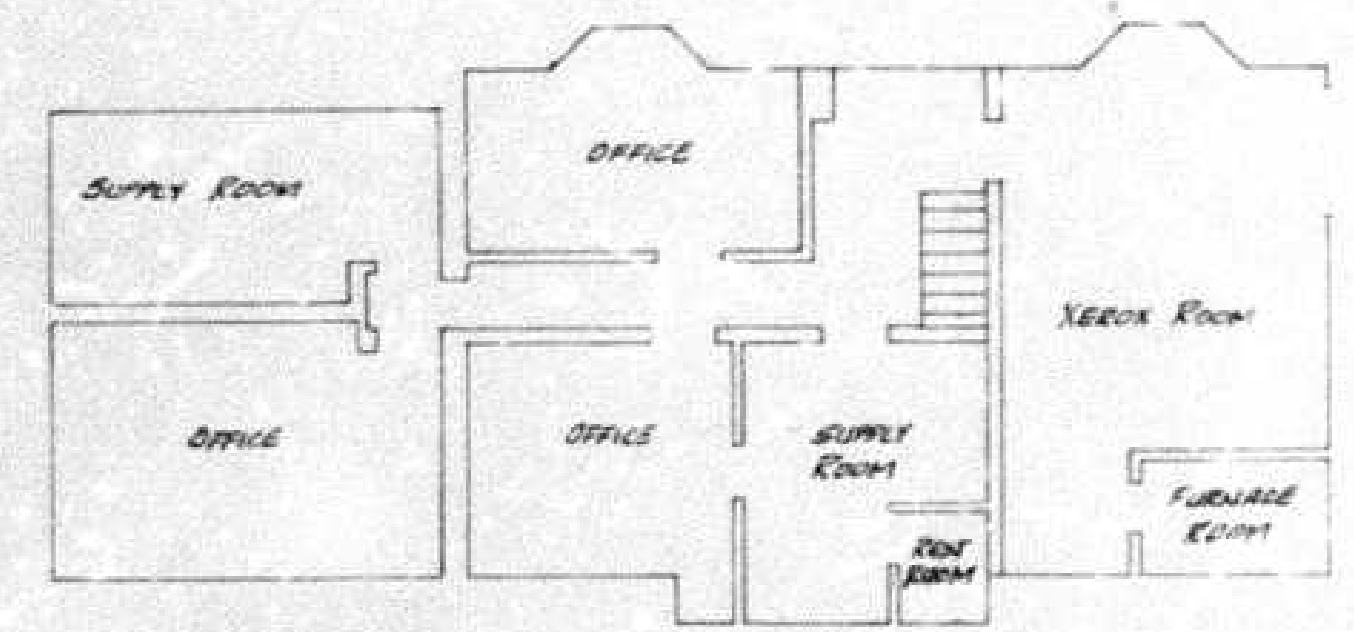
WOODED LOT



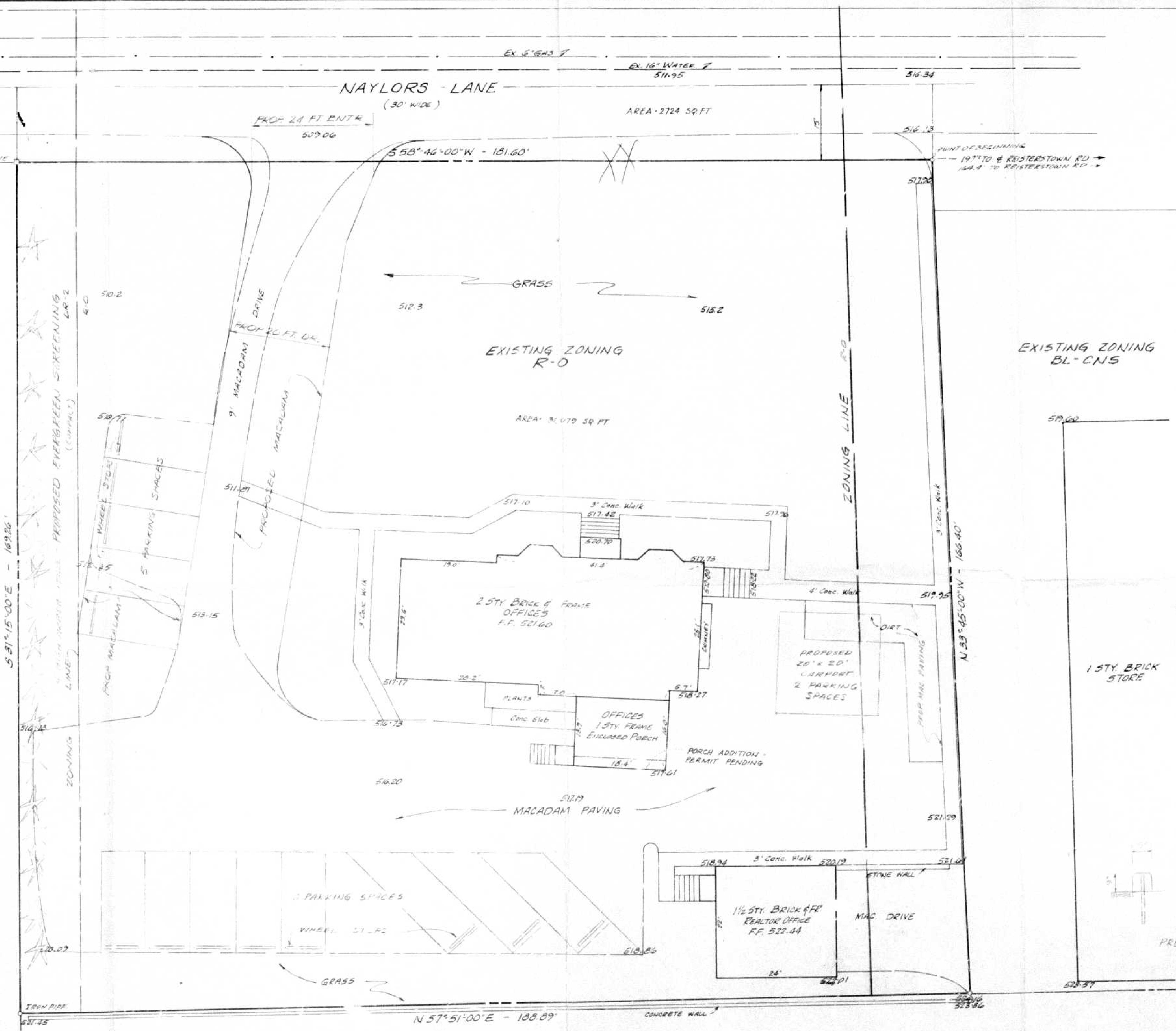
SECOND FLOOR
SCALE: 1"=10'



FIRST FLOOR
SCALE: 1"=10'



BASEMENT
SCALE: 1"=10'



1 STY BRICK STORE

PRE CAST CONCRETE WHEEL STOP

REVISED PLANS
JUN 7, 1991
JTB #103

apr associates, inc.
surveyors-engineers

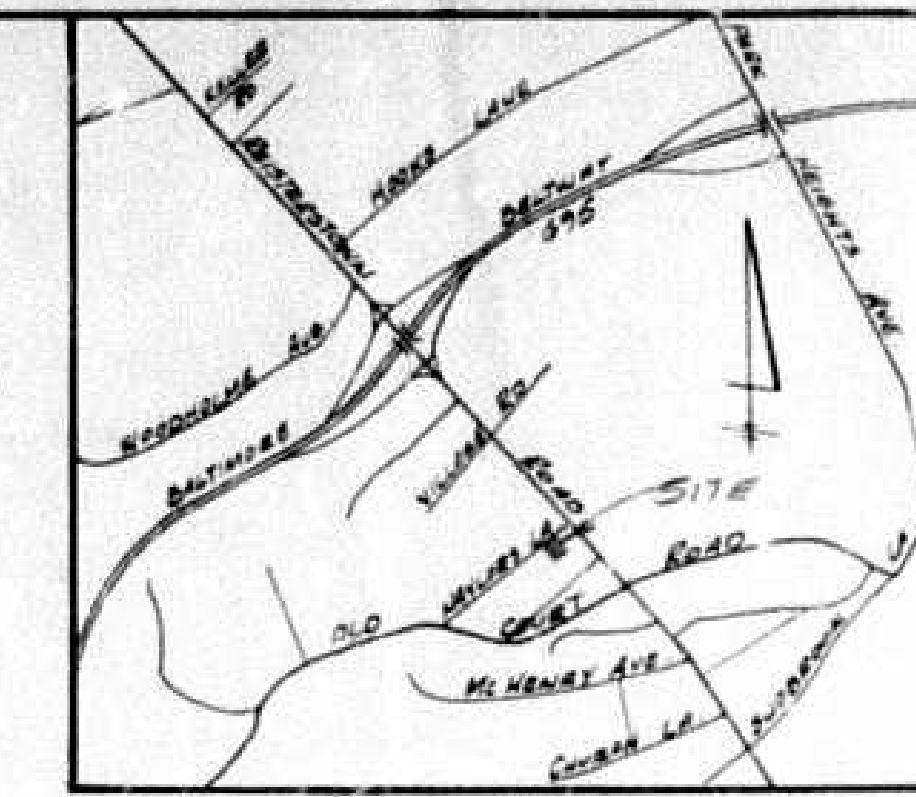
10400 E MAIN STREET
ELKTON MD 21921
PHONE 398-7786

181 HARRISON ROAD
BALTIMORE MD 21204
PHONE 444-1312

PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING
AND VARIANCE
T.J.A.A.S. GENERAL PARTNERSHIP
3887 NAYLORS LANE

3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

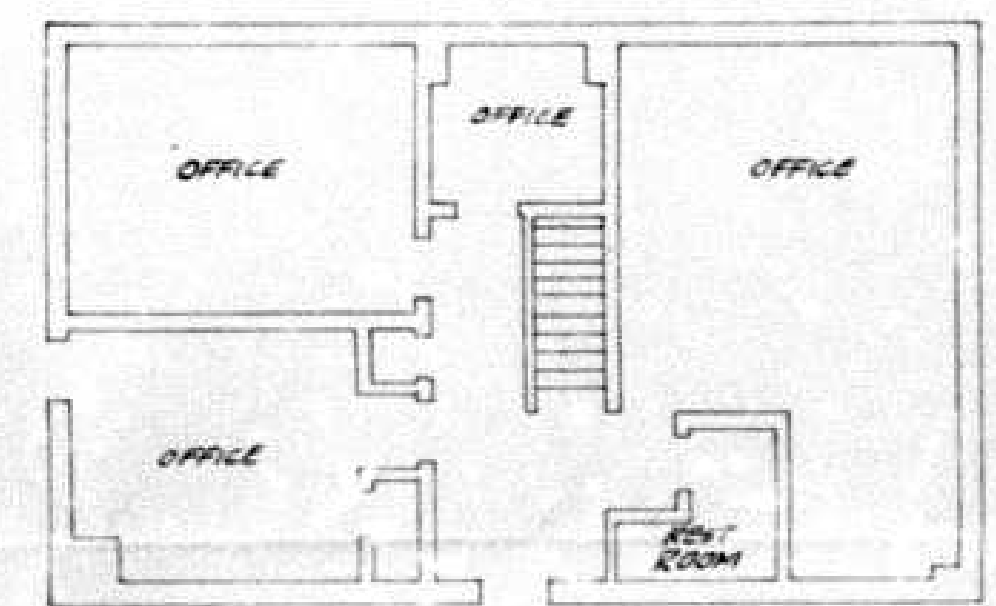
SCALE: 1"=10' SEPT. 9, 1991
OCT 23, 1991



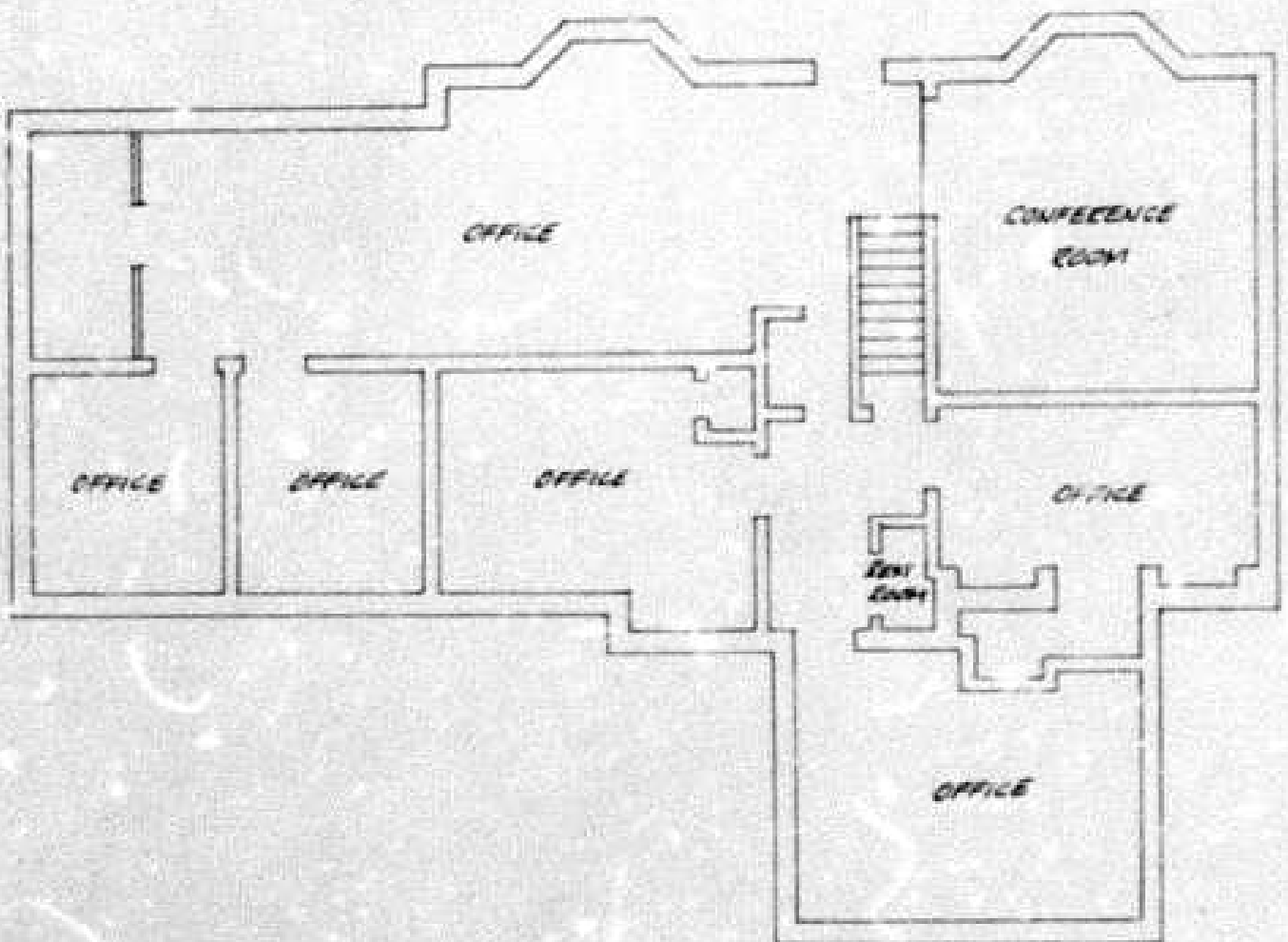
LOCATION MAP
SCALE: 1"=2000'

EXISTING ZONING
DR-2

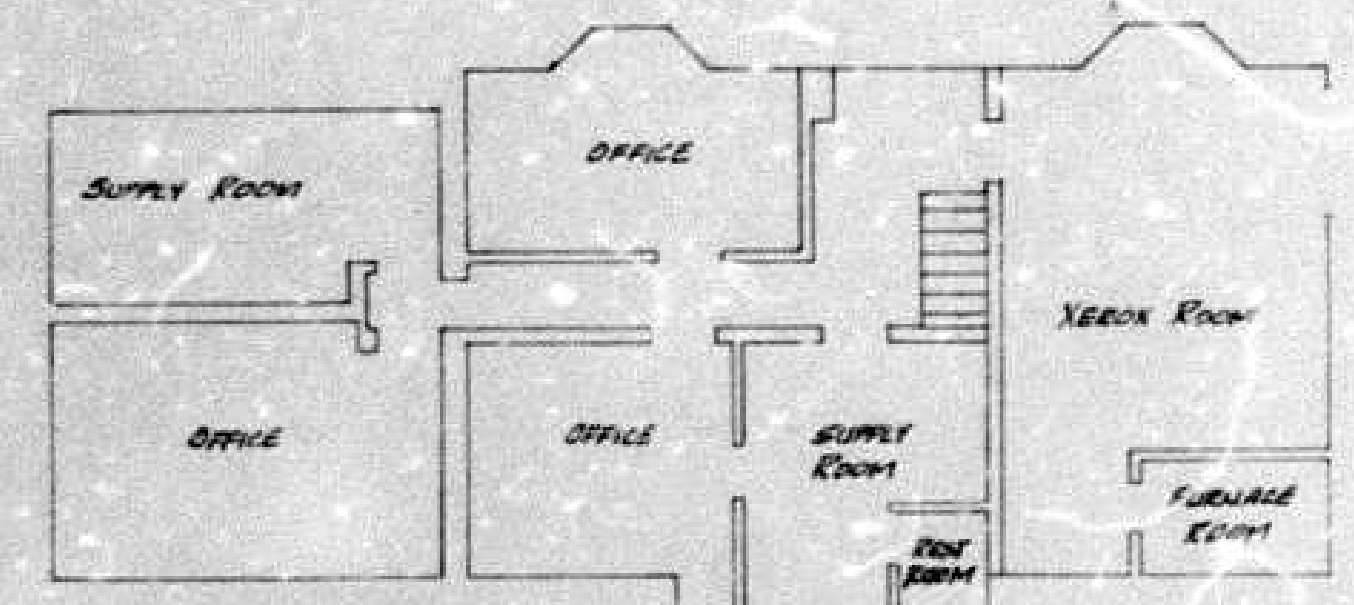
WOODED LOT



SECOND FLOOR
SCALE: 1"=10'



FIRST FLOOR
SCALE: 1"=10'



BASEMENT
SCALE: 1"=10'

PROPOSED EVERGREEN SCREENING
DR-2
(CONTRACT)

53°15'00"E - 169.26'

ZONING

NAYLORS LANE
(30' WIDE)

AREA: 2724 SQ. FT.

PROP. 24 FT. ENTR.
509.06

558°46'00"W - 181.60'

EXISTING ZONING
R-O

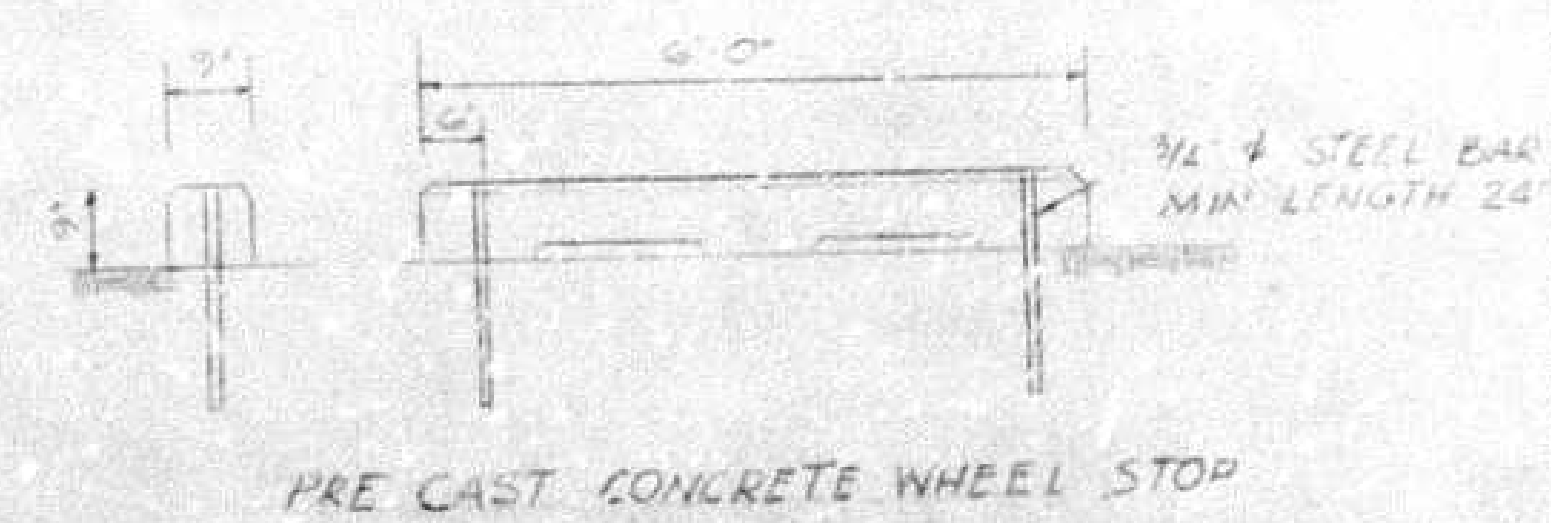
AREA: 31,079 SQ. FT.

EXISTING ZONING
BL-CNS

NOTES:

- 1) AREA:
GROSS AREA 33,803 Sq. Ft. or 0.7760 A.
NET AREA 31,079 Sq. Ft. or 0.7135 A.
- 2) EXISTING ZONING R-O BL DR 2
- 3) PARKING:
BASEMENT 1320 ÷ 300 = 5 SPACES
1ST FLOOR 1600 ÷ 300 = 5 SPACES
2ND FLOOR 960 ÷ 500 = 2 SPACES
REALTOR OFFICE 530 ÷ 300 = 2 SPACES
15 SPACES REQUIRED
15 PARKING SPACES PROVIDED
- 4) TOPOGRAPHY - NO CHANGE IN EXISTING GRADE.
- 5) HOURS OF OPERATION: 8:00 AM TO 5:00 PM
- 6) EXISTING BUILDING: BRICK AND FRAME
- 7) MAXIMUM NO. OF EMPLOYEES 4
- 8) SPECIAL EXCEPTION GRANTED ON PREVIOUS USE FOR 1,500 SQ. FT. FIRST FLOOR OFFICE SPACE. N.W. WITH ADDED ENCLOSED PORCH. THE AREA IS 1,600.54 SQ. FT. EXPANSION 6.7%, LESS THAN 25%.

1 STY. BRICK
STORE



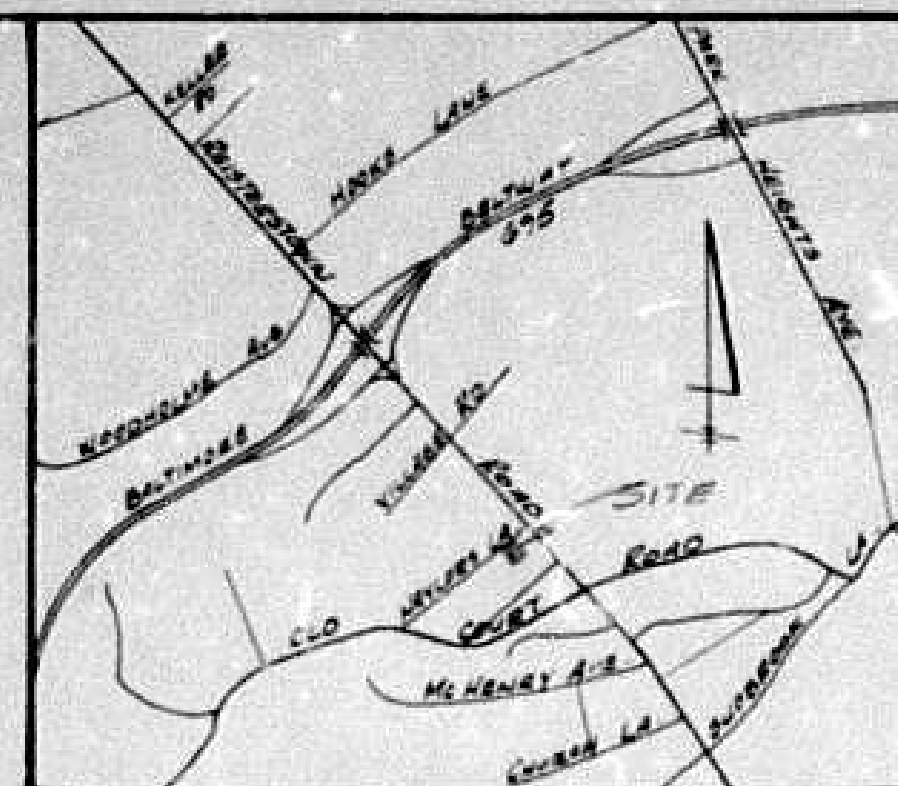
REVISED PLANS
JUN 7, 1980
JTM #103

MAC PARKING LOT
FOR MOTEL

EXISTING ZONING
BL-CNS

apr associates, inc.
surveyors-engineers
13408 E. MAIN STREET
ELKTON, MD 21921
PHONE: 386-7786

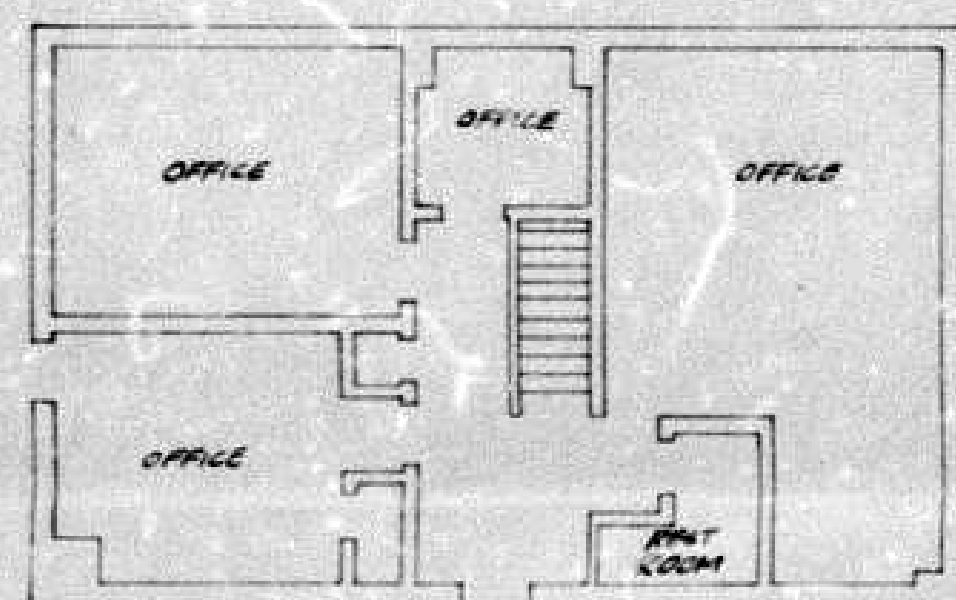
PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING
AND VARIANCE
T.J.A.A.S. GENERAL PARTNERSHIP
3837 NAYLORS LANE
3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=10'
SEPT. 9, 1981
OCT 23, 1981



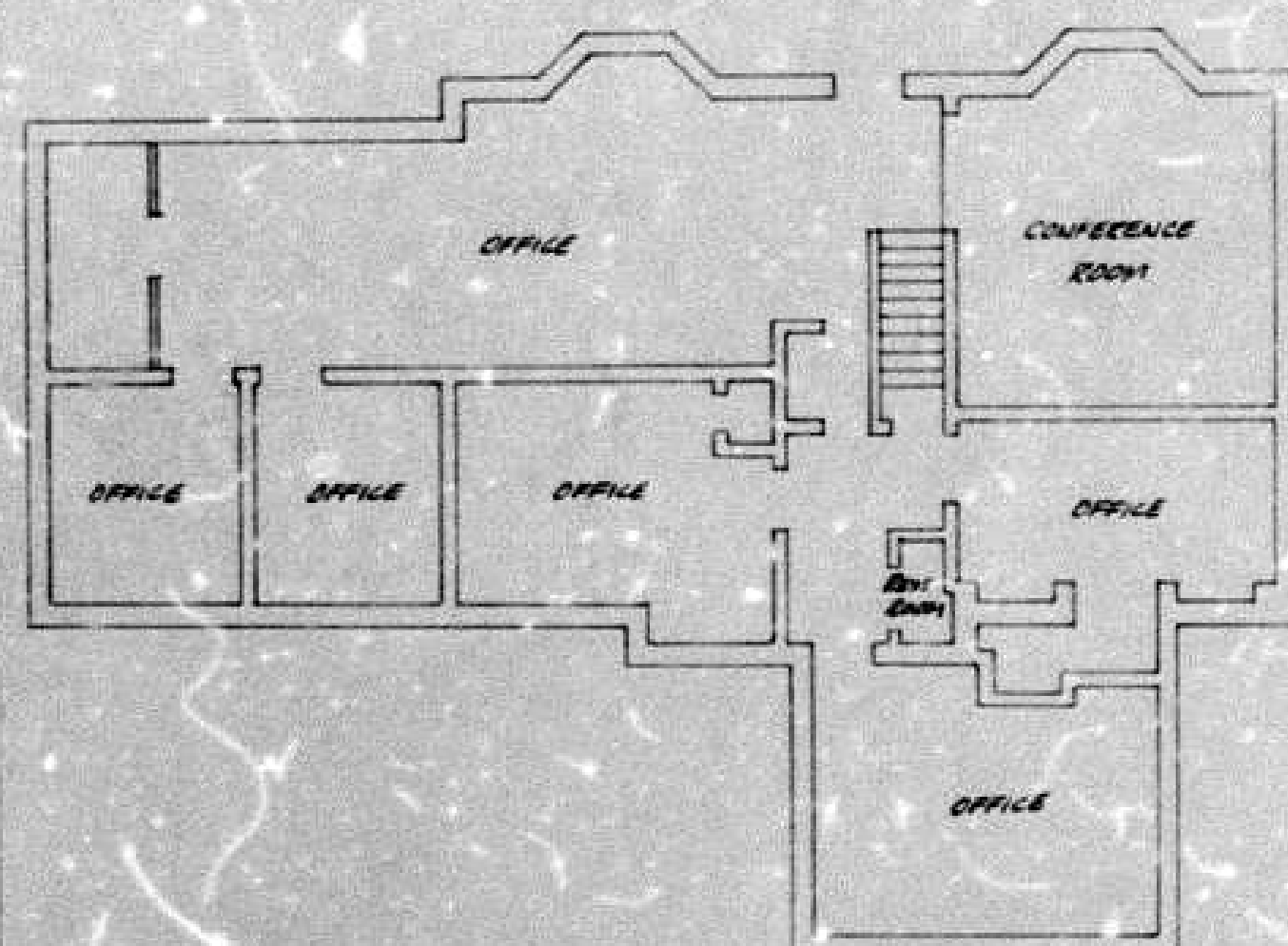
LOCATION MAP
SCALE: 1"=2000'

EXISTING ZONING
DR-2

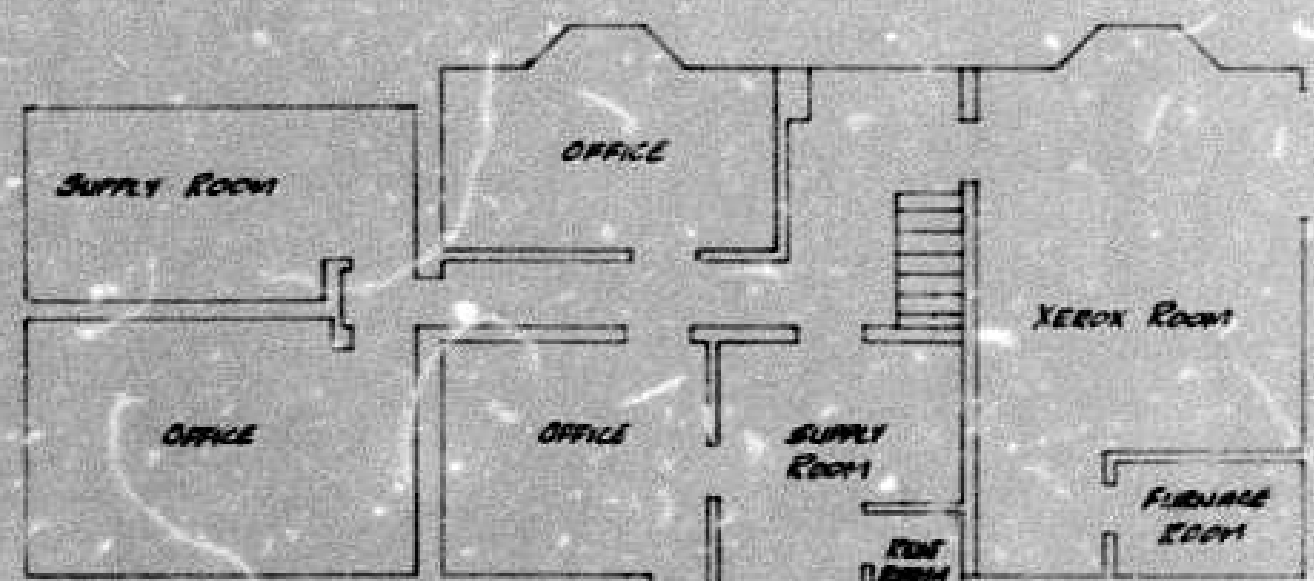
WOODED LOT



SECOND FLOOR
SCALE: 1"=10'



FIRST FLOOR
SCALE: 1"=10'



BASEMENT
SCALE: 1"=10'

NAYLORS LANE
(30' WIDE)

AREA: 2724 SQ. FT.

558°46'00"W - 181.60'

GRASS

EXISTING ZONING
R-0

AREA: 31,079 SQ. FT.

EXISTING ZONING
BL-CNS

NOTES

- 1) AREA:
GROSS AREA 33,803 Sq. Ft. or 0.7760 AC.
NET AREA 31,079 Sq. Ft. or 0.7135 AC.
- 2) EXISTING ZONING R-0
- 3) PARKING:
BASEMENT 1390 ÷ 300 = 5 SPACES
1ST FLOOR 1000 ÷ 300 = 6 SPACES
2ND FLOOR 960 ÷ 500 = 2 SPACES
REALTOR OFFICE 530 ÷ 300 = 2 SPACES
15 PARKING SPACES PROVIDED
- 4) TOPOGRAPHY - NO CHANGE IN EXISTING GRADE.
- 5) HOURS OF OPERATION: 8:00 AM TO 5:00 PM
- 6) EXISTING BUILDING: BRICK AND FRAME
- 7) MAXIMUM NO. OF EMPLOYEES 25

1STY. BRICK
STORE

13 PARKING SPACES

GRASS

MAC PARKING LOT
FOR MOTEL

EXISTING ZONING
BL-CNS

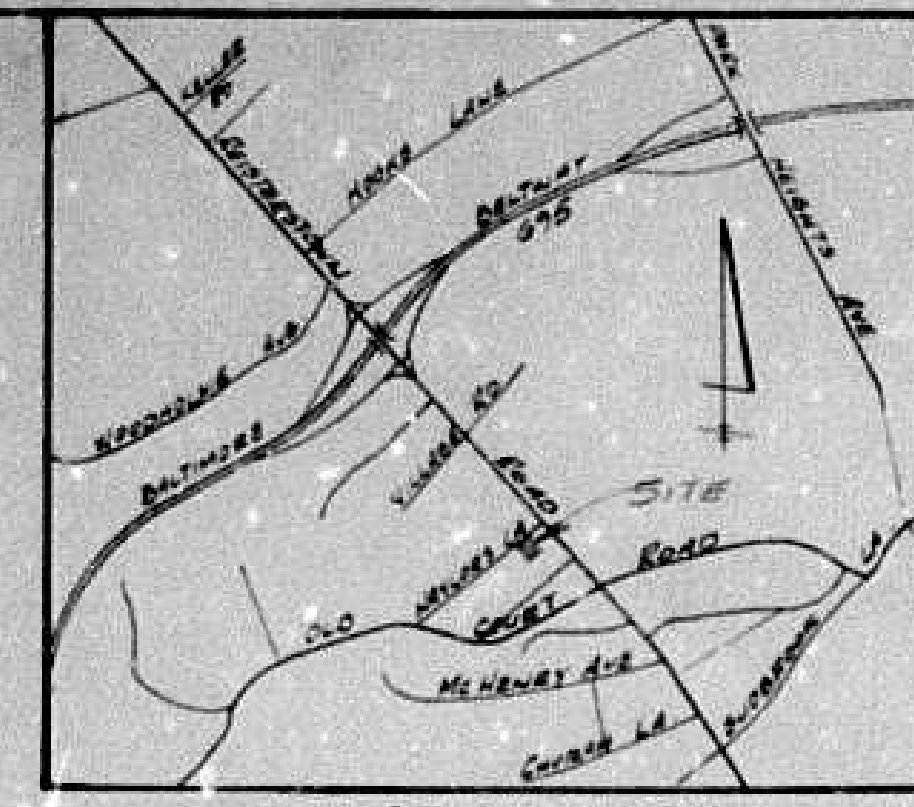
apc associates, inc.
surveyors-engineers

1430 E. MAIN STREET
ELKTON, MD. 21821
PHONE 381-7700

PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING
T.J.A.S. GENERAL PARTNERSHIP
3337 NAYLORS LANE

3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

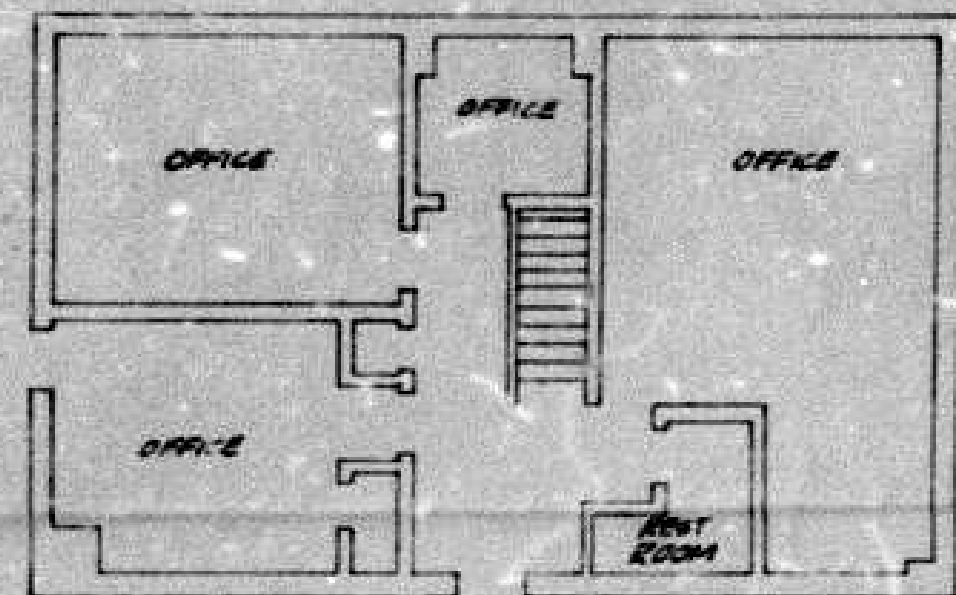
SCALE: 1"=10' SEPT. 9, 1981
OCT. 23, 1981



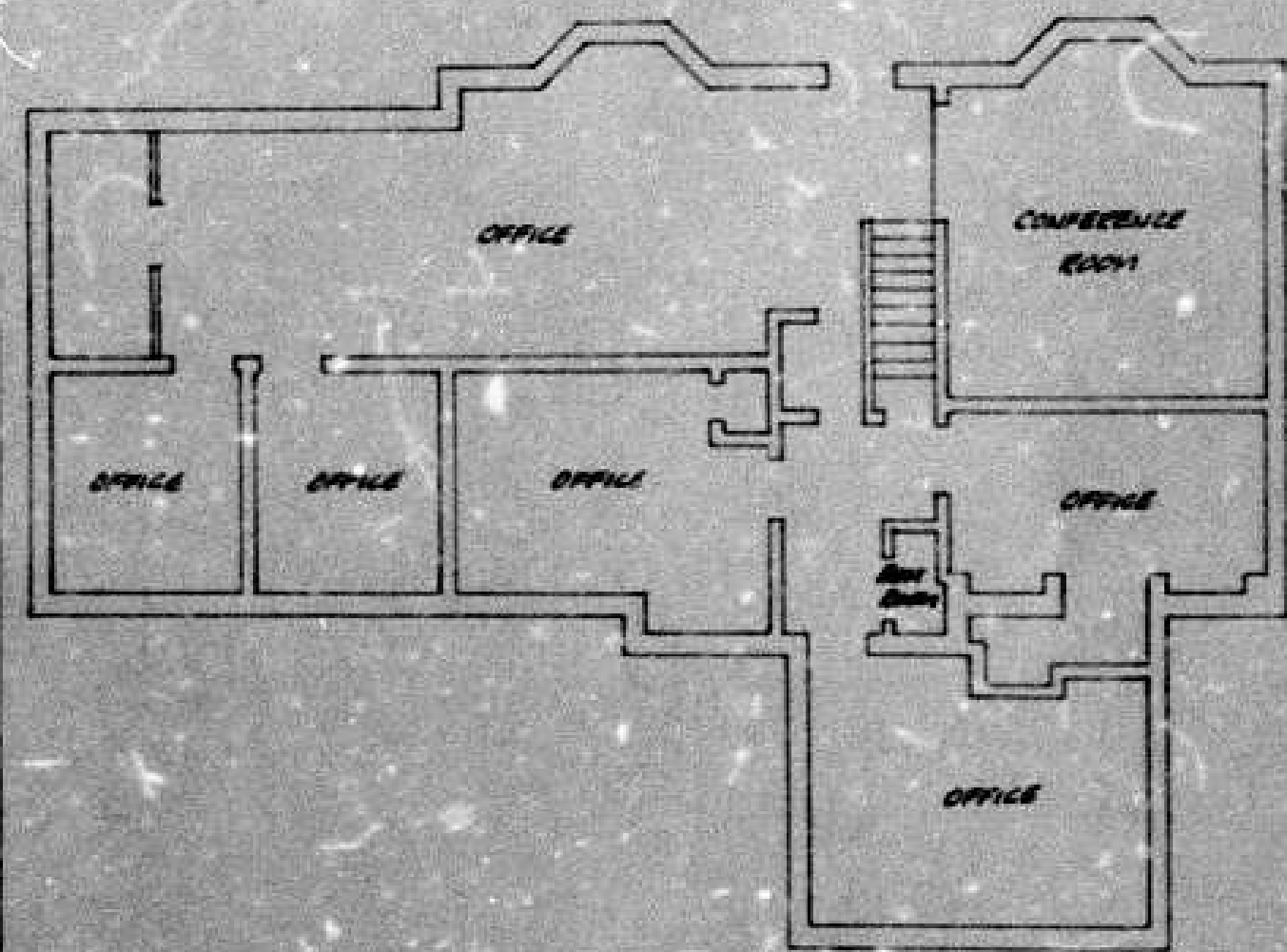
LOCATION MAP
SCALE: 1"=200'

EXISTING ZONING
DR-2

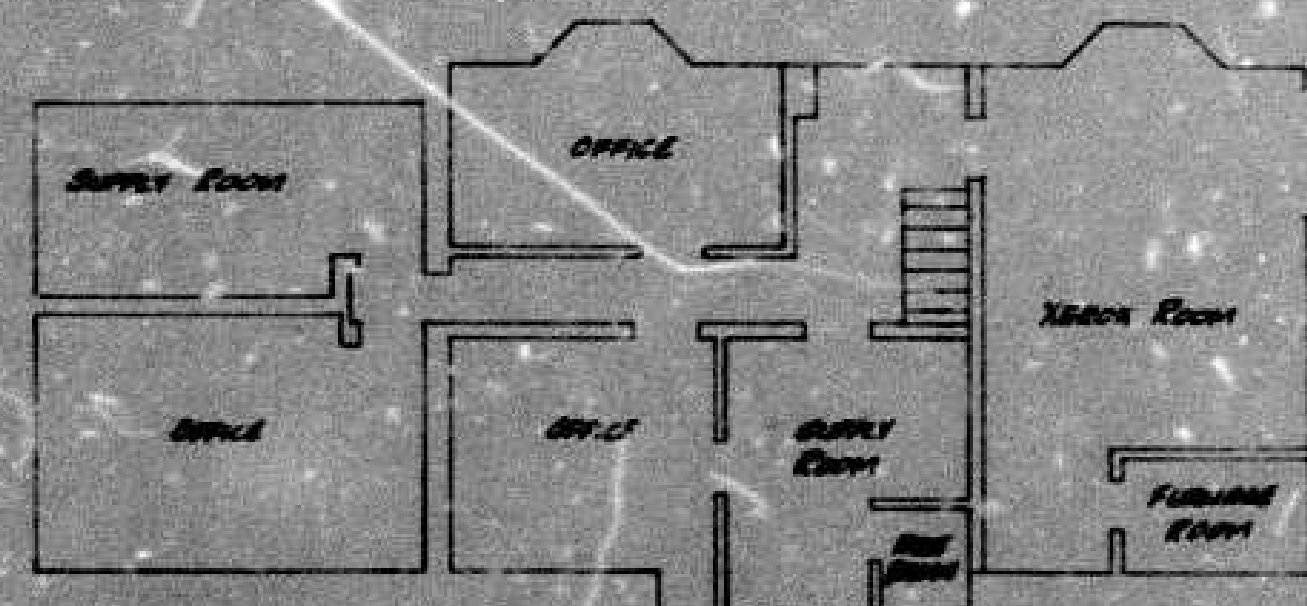
WOODED LOT



SECOND FLOOR
SCALE: 1/4"=10'



FIRST FLOOR
SCALE: 1/4"=10'



BASEMENT
SCALE: 1/4"=10'

NAYLORS LANE
(30' WIDE)

AREA: 2724 SQ. FT.

PROP. 24 FT. ENTR.
509.06

558°46'00"W - 181.60'

GRASS

EXISTING ZONING
R-O

AREA: 31,079 SQ. FT.

9' MACADAM DRIVE
PROP. 24 FT. DR.

PROPOSED MACADAM

2 STY BRICK & FRAME
OFFICES
F.F. 521.60

OFFICES
1 STY FRAME
ENCLOSED PORCH

PORCH ADDITION
PERMIT PENDING

MACADAM PAVING

8 PARKING SPACES

WHEEL STOP

GRASS

N 57°51'00"E - 180.89'

MAC. PARKING LOT
FOR MOTEL

EXISTING ZONING
BL-CNS

EXISTING ZONING
BL-CNS

519.60

1 STY BRICK
STORE

NOTES

- 1) AREA:
GROSS AREA: 33,803 Sq. Ft. or 0.7760 Ac.
NET AREA: 31,079 Sq. Ft. or 0.7135 Ac.
- 2) EXISTING ZONING: R-O BL OR Z
- 3) PARKING:
BASEMENT 1300 x 300 = 5 SPACES
1ST FLOOR 1600 x 300 = 6 SPACES
2ND FLOOR 960 x 500 = 2 SPACES
REALTOR OFFICE 530 x 300 = 2 SPACES
15 PARKING SPACES PROVIDED
- 4) TOPOGRAPHY: NO CHANGE IN EXISTING GRADE.
- 5) HOURS OF OPERATION: 8:00 AM TO 5:00 PM
- 6) EXISTING BUILDING: BRICK AND FRAME
- 7) MAXIMUM NO. OF EMPLOYEES: 25
- 8) SPECIAL EXCEPTION GRANTED ON PREVIOUS USE FOR 1,500 SQ. FT. FIRST FLOOR OFFICE SPACE, NOW WITH ADDED ENCLOSED PORCH THE AREA IS 1,400 SQ. FT. EXPANSION: % LESS THAN 25%.

PAF CAST CONCRETE WHEEL STOP

REVISED PLANS
JUN 7 RECD

Item #103

Handwritten signature
3/4/1981

apr associates, inc.
surveyors-engineers

254-205 E. MAIN STREET
BALTIMORE, MD. 21201
PHONE: 366-7798

1427 HANFORD ROAD
BALTIMORE, MD. 21204
PHONE: 444-4312

PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING
AND VARIANCE
T.A.A.S. GENERAL PARTNERSHIP
3837 NAYLORS LANE

3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1/4"=10' SEP 1, 1981 OCT 25, 1981