TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate ir Baitimore County and which is described in the description and plat attached hereto and made a part hereof, hereby polition for a Variance from Section 1A04.3.B.3 (103.3) & 1A00.3.B.3 to allow 42 foot sideyard

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

Instead of the required #0 feet

Cwner wishes to construct a 66 foot long dwelling, rather than the allowable 50 feet

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.

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.

Zoning Commissioner of Baltimore County

Legal Owner(s): Landmark Construction ((Desor Print Name) Signature SIMBU SCHILL (Typer Print Name) Signature Signature	,
Signature Signature Signature Signature Signature	THUS.
Signature Signature Signature Signature	NA.
SIMON SCHIER (Typer Print Name) Schier Signature	NA.
Signature	NA.
Signature €303 Pirritico 3d.	76.4-7001
f303 Pin lico ∃d.	764-7001
£303 Pirritico ∃d.	76.4-7001
	1 C 4 T / Wall
Address	Phone No.
Eiltimors, Md.	21209
City and State	
Name, address and plane number of	
tract perchaser or representative to	o be contacted
Landmark Construction	Co., Inc.
r Sog Firmilico ≅d.	
Ealtirnore, Md. ≥1209	76.4+7091
/ddress	Phone No.
Baltimore County, this	day
A 23W	SS consistent and a second sec
in two newspapers of general circle that the public hearing be mad b	ulation through- ciore the Zoning
	Address Exitimons, Md. City and State Name, address and plane number of tract perchaser or representative to Landmank Construction (SOS Fimilico Ad. Exitimons, Md. 21209 Address Baltimore County, this subject matter of this petition to two newspapers of general circular and the second circular and circular a

County, on the 17th day of March

A. M.



PETITION FOR ZONING VARIANCE 83-209-8 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 1A04.3.B.3 (103.3) 6 1A00.3.B.3 to allow 42 foot sideyard setbacks instead of the required 50 feet

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Owner wishes to construct a 66 foot long dwelling, rather than the allowable 50 feet

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

I, or we, agree to page expenses of above Variance advertising, posting, etc., upon f ling 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.

Legal Owner's):

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

ontract Purchaser.	Legal Owner sy	
OIL SECTION SE	Landmark Construction C	Co., Inc.
(Type or Print Name)	(Type or Print Name)	шен
Signature	Signature	DIST*
<u> </u>	SIMON SCHIE	
Algregs	Some will	<u> </u>
College	Sagrature	Ta .
7.93		1. 3
ttorsefur Petitioner:	6303 Pirnlico Rd.	764-7091
(Type Print Name)	Address	Phone No.
<u>34</u>	Baltimore, Md. City and State	↑1209
Address	Name, address and phone number of tract purchaser or representative to	o be contacted
	Landmark Construction	Co., Inc.
and State	6300 Pimileo Rd.	764-7091
Attorney's Telephone No :	Baltimore, Md. 21209	Phone No
ORDERED By The Zoning Commissions	r of Baltimore County, this	h day
	at the subject matter of this petition bunty, in two newspapers of general cired, and that the public hearing be had been 106. County Office Building in 'the	before the Zoning ovson, Baltimore
County, on the 17th day	of March 19.83	o clock
AM.	de SH	\longrightarrow
##	If there I Down	
A.7-	Zoning Comm.iss oner of	Baltimere vounty

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Landmark Construction Co., Inc.

(over

March 1, 1985

THE TY OFFICE BLOCK 141 W. Chesapeake Ave. Theser, Maryland 1923 Mr. Simon Scher

Wichelan B. Parendar.

They count.

LMESTALENS:

1.0 km: 40km + 5 Progressors Department () braifful Engineering. state i har tompterie Historiana Inf. -Fire Provention This ethi bepartment Leggert Planning. Maridiana Department brand of Edwards r foreing Administration demoteral.

Seve appears

6303 Pimlico Avenue Baltimore, Maryland 21209 RE: Item No. 125 - Case No. 83:209: \ Petitioner - Landmark Construction Co. Variance Petition Dear Mr. Scher

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approprinteness 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.

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 bearing 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

NBC:bsc

Enclosures

cc: Hudkins Associates, Inc. 200 East Joppa Road Rock 101 Tuwson, Md. 21204

PETITION FOR ZONING VARIANCE 83.20974

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 plot attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.4.B.3 (103.3) & 1A00.3.B.3 to allow 42 foot sideyard EJn. actbacks in tead of the required 50 feet

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Cwner wishes to construct a 6t foct long dwelling, nother than the allowable #0 feet

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

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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 l'etition.

Contract Purchaser:	Legal Owner(s):	MAP
	Landma k Construction (Co., Inc.
(Type or Print Name	(Type (Print Name)	ttkuti +
Signature	Signature	1. 7
Address	(Type or Frint Name)	
City and State	SIMON SCHE	\$ ··············.
Attorney for Petitloner:	Diver to	ــــــــــــــــــــــــــــــــــــــ
	6303 Fin Neo ad.	764-7091
(Type or Print Name)	Address	Phone No.
Signature	Ealtimone, Mo. City and State	- 608
Address	Name, address and phone number of tract purchase; or representative of	
City and State	Name Firelico Rd.	Co., Inc.
Attorney's Telephone No :	Ealtimore, Md. 21279 Address	7E4-7091 Phone No.
ORDERED By The Zoning Commissioner of	Baltimore County this	day
of January 1953, that the required by the Zoning Law of Baltimore County out Baltimore County, that property be posted, ar Commissioner of Baltimore County in Room 10	nd that the public hearing be had b	culation through- elore the Zoning
or a control executation and the feet to		9100 o'clock

DEPARTMENT OF PUBLIC WORKS TOWSON MARYLAND 21204

A. M

The traffic

READING DISTRIP February 1, 1983

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

> Re: Item (126 (1982-1983) Property Owner: Landmark Construction Co., Inc. S/WS Ridge Valley Dr. 212.56' N/W from centerline of Falling Brook Ct. Acres: 150.22/150.00 X 301.86/306.36 District: 8th

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

General:

Baltimore County highway and utility improvements are not directly involved airl are as secured by Public Works Agreement 87604 executed in conjunction with the development of Green Valley North, of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sidiment 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.

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, wowls be the full responsibility of the Petitioner.

This cifice has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 126 (1982-1983).

RAM: EAM: Tal: 188

S-M Key Sheet 56 & 57 M.: 20 Pos. Sheet M: 14 & 15 E Pos. Sheets 50 Tax Map

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON MARYLAND 21204

January 25, 1983

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

ZAC - January 4, 1983 Item Nos. 126, 127, 128, 129, 130, and 131.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers (126) 127, 128, 129, 130, and 131.

Traffic Engineer Associate

MSF/ccm



BEFORE THE ZONING COMMISSIONER SW/S of Ridge Valley Dr., 212.56'

OF BALTIMORE COUNTY

LANDMARK CONSTRUCTION Case No. 83-209-A CO., INC., Patitioner

111111

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

RE: PETITION FOR VARIANCE

Brook Ct., 8th District

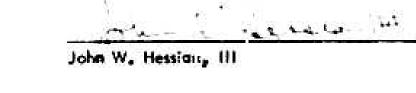
NW of the centerline of Falling

Pursuant to the authority contained in Section 524.) 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 Mox Zimmerman Deputy People's Course!

applicable to the commence of the John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204

I HELEBY CERTIFY that on this 18th day of February, 1983, a copy of the foregoing Order we mailed to Mr. Simon Schar, Landmark Construction Co., Inc., 6303 Fimiliao Road, Baltimore, MD 21209, Petitioner.



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

Sepular Zoning Commissioner of Restimore County

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, another result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested mill/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /mbaukk/mat be granted.

TE Mande May 23

BALTIMORE COUNTY

JK/mb/cm

TOWSON MARYLAND 2:204

Deputy Zoning Commissioner of Baltimore County

Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
Soil percolation tests have been conducted. (X) The results are valid until <u>Aug. 13, 1983</u> . () Revised plans must be submitted prior to approval of the percolation tests.
Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
ahall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
All roads and parking areas should be surfaced with a dustless, bonding material.
No health hazards are anti-ofpated. Others 1) If a building permit application is not filed by Aug. 13, 1983; additional Soil tests will be seen in a
2) Prier to approval of a building permit, a well must be drilled meeting all requirement.
of the Baltimere County Dupt of Health

Ian J. Forrest, Director

BUREAU OF ENVIRONMENTAL SERVICES

825 7310 PAUL H REINCKE CHIEF January 21, 198 Mr. William Hammond Coming Commissioner Office of Planning and Zoning Baltimore County Office Bufling Towson, Maryland 21204 Attention: Nick Com. dari, Chairman Zoning Plans Advisory Committee RE: Property Owner: Landmark Construction Company, Inc. Location: SW/5 Ridge Valley Drive 212.56' N/W from centerline of Falling Brook Court Zoning Agenda: Meeting of January 4, 1983 Item No.: 126 Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along at 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 EXCFEDS 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 Leginning of operation. (X) 5. The buildings and structures (xisting 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 CAT Joseph Ally 1-34-13 Approved: Meson Miles mile Fire Frevention Sureau Special Inspection Division

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it

Destrity Zonding Commissions: of Authinore County

BALTIMORE COUNTY, MARYLAND

INVER-OFFICE CORRESPONDENCE

то	Nick Commodari, Zoning Dept.	Date
FROM	Ted Burnbon, 1 wilding Pana Review 2	978
SUBJECT.	Zoning Advisory Committee Meeting January 4, 1983	

Item #126	Std. Comments
ltem # 127	Std. Comments
Item # 128	See Comments
Item # 129	See Comments
Item # 130	Std. Comments
Item # 131	Std. Commants

Jan. 28, 1983

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Office of Planning and Zoning County Office Sailding Tower, Maryland 21204	
Soning Item # 126, Zoning Advisory C	consisted Mosting of Tow. 4, 198
Property Omer: Landmark C	enstruction Co Inc.
Location: SW/S Ridge velle	v Drive District 8
Water Supply _ Private	Sewage Disposal Private
CONSTRUTE ARE AS POLICES:	
() Prior to approval of a Building Perinstallation of equipment for any	rmit for construction, renovation and/or

installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Contact, 494-3775, to obtain requirements for such installation/s before work begins.
 () A permit to construct from the Division of Air Pollution Control is required

for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five

(5) square feet or more.
() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department

of Health and Mental Hygione for review and approval.

() Prior to any new or extruction or substantial alteration of public swiming pool, wading pool, bathhouse, saunas, whirlpools, hot tube, water and sewerage facilities or other appurtenances pertaining to health and eafety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval for a mureery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

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

88 20 1082 (1)

Zoning Commissioner

BALTIMORE	COLINITY	DI IDI 10	
UNCINE	COUNTI	LUDLE	ンしけいと

Robert Y Dube Superintendent

Towson, Maryland - 21204

Date: January 4, 1983

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

Z.A.C. Meeting of: January 4, 1983

RE: Item No: (125) 127, 128, 129, 130, 131 Property Owner: Location: Present Zoning: Proposed Zoning:

Distric.: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

88 20 1080 (2)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond To Zening Commissioner Norman E. Gerber FROM Director of Planning and Zoning

March 11, 1983

Zoning Petition No. 83-209-A SUBJECT Landmark Construction Co., Inc.

There are no comprehensive planning factors requiring comment on this petition.

Director of Planning and Zoning

December 9, 1982

NEG: JGH: dme

COLUMBIA OFFICE WALTER PARK Registered Surveyor PHONE 730-8060

TOWNON OFFICE HUDKINS ASSOCIATES, INC. Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD ROOM IOI. SHELL BUILDING TOWSON, MARYLAND 21204

PHONE: 828 9000

BEL AIR OFFICE L. GERALD WOLFF Landscape Architect PHONE #38-0888

Beginning for the same two courses and distances from the intersection formed by the centerline of Falling Brook Court with the centerline of Ridge Valley Drive (1) North 38 degrees 54 minutes 46 seconds West 212.56 feet along the centerline of the said Ridge Valley Drive (2) South 51 degrees 05 minutes 14 seconds West 25.00 feet thence South 51 degrees 05 minutes 14 seconds West 301,86 feet thence North 38 degrees 57 minutes 46 seconds West 150.00 feet thence North 51 degrees 05 minutes 14 seconds East 306.36 feet thence by a curve to the left having a radius of 400 feet for an arc length of 59.22 feet thence South 38 degrees 54 minutes 46 seconds East 91.00 feet to the place of beginning. Containing 45454 square feet more or less.

Peing all of lot 9, Section 3, Green Valley North in Liber 40 folio 60.

PETITION FOR VARIANCE

8th Election District

ZONING:

Petition for Variance

LOCATION:

Southwest side of Ridge Valley Drive, 212.56 ft. Northwest

of the centerline of Falling Brook Court

DATE & TIME:

Thursday, March 17, 1983 at 9:00 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 Variance to allow 42 ft. side yard setbacks instead of the required 50 ft.

The Zoning Regulation to be excepted as follows: Section 1A04, 3, B. 3 (103, 3) and Section 1A00, 3, B. 3 - minimum side yard setbacks in a R. C. 5 (R. D. P.) zone

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

Being the property of Landmark Construction Co., Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 17, 1983 at 9:00 A.M. Public Hearing: Room 106, County Office Building, III W. Chesapeake Avenue. Towson, Maryland

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

PETITION FOR VARIANCE

8th Election District

Petition for Variance

ZONING:

LOCATION:

Southwest side of Ridge Valley Drive, 212 56 P. Northwest of the centerline of Falling Brook Court

DATE & TIME:

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> BY ORDER OF WILLIAM E, HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

February I.I. 1983

Landmark Construction Co., Inc. 6303 Pimileo Road Beltimore, Mardand 21209

NOTICE OF HEARING

Re: Petition for Variance SW/S of Ridge Valley Dr., 212.56' NW of the centerline of Falling Brook Ct. Landmark Construction Co., Inc. - Potitioner Case No. 83-209-A

TIME: 9:00 A.M. DATE: Thursday, March 17, 1983 PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

ZON'NG COMMISSIONER OF

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

IMORE COUNTY M. 112356

DATE 12 17 8 L LO DUNT H DI 15 -000

\$ 014******** 0138A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond March 11, 1983 To Zoning Commissioner Norman E. Gerber

FROM Director of Planning and Zoning Zoning Petition No. 83-209-A SUBJECT Landmark Construction Co., Inc.

There are no comprehensive planning factors requiring comment on this petition.

NEG: JGH: dme



WILLIAM E HAMMOND ZONI'S COMMISSIONER

March 11, 1983

Landmark Construction Co., Inc. c/o Simon Schor 6303 Pimlico Road Baltimore, Maryland 21209

> Re: Petition for Variance SW/E of Ridge Velley Dr., 212.54 NW of the c/l of Falling Brook Cit. Landmark Construction Co., Inc., Petitions Case No. 83-209-A

Dear Art

This is to advise you that \$66.87 is due for advertising and posting of the above property.

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

> Very truly yours, WILLIAM E. HAMMOND

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

Ma. 115055

ACCOUNT K-01-615-000 PROM Land ask Construction Co. Inc. ron advertising 1 Porting Com 83-209-4

VALIDATION OR SIGNATURE OF CASHIER

& 007******55710 517GA

Landmark Construction Co., Inc.

6303 Pimlico Avenue

Baltimore, Marylani 21209

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 1, 1985

MANTY OFFICE BLDG. 111 K. Chesapeake Ave. Towson, Maryland 21204 Mr. Simon Scher

Victorias B. Commoders

Cast rman MEMBERS

bureau or fruincering. Separtment of Traffic Engineering

Firman of Fare Travention Braith Department Project Flanning

Building Department board of Education Contro Administration

Problem terret.

Derwiopeent

Petitioner - Landmark Construction Co. Variance Petition Dear Mr. Scher:

RE: Item No. 126 - Case No. 83-209-A

The Zoning Plans Advisory Coamittee 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. Enclosed are all commen's submitted from the members of the Committee at this time that offer or request information on your petition. If similar co ments 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 fire. 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

NBC:bsc

cc: Hudkins Associates, Inc. 200 East Joppa Road Room 101 Towson, Md. 21204

HARRY J. PISTEL P. E.

February 1, 1983

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

Re: Item #126 (1982-1983)
Property Owner: Landmark Construction Co., Irc.
S/WS Ridge Valley Dr. 212.56' N/W from
centerline of Falling Brook Ct.
Acres: 150.22/150.00 X 201.86/306.36
District: 8th

Dear Mr. Hammond:

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

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 67604 executed in conjunction with the development of Green Valley North, of which this property is a part.

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.

The Petitioner must provide nonessary drainage facilities (temporary or per anent) 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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item. 126 (1982-1983).

RAM:ENM:FUR:ss

S-IM Key Cheet 56 & 57 NW 20 Pos. Sheet IN 14 & 15 E Pos. Sheets 50 Tax Map



WILLIAM E HAN MOND ZONING COMMISSIONER

March 18, 1983

Mr. Simon Scher Landmark Construction Company, Inc. 6363 Pimlico Road Baltimore, Maryland 21205

> RE: Petition for Variances SW/S of Ridge Valley Drive, 212.56" NW of Falling Brook Court - 8th Election District Landmark Construction Company, Inc. -Petitioner NC, 83-209-A (Item No. 126)

Dear Mr. Scher:

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

Very truly yours,

Deputy Zoning Commissioner

JMH5/srl

At achments

cc: John W. Hessian, III, Esquire People's Counsel Jan. 28, 1982

BALTIMER COUNTY DEPARTMENT OF HEALTH

Soning Commissioner
Office of Planning and Soning
County Office Building
Towner, Maryland ?1204

Soning Item # 126, Zoning Mistery Committee Meeting of Jan. 4, 1983

Property Owner: Landmark Construction Co., Luc

Location: SW/S Ringe Valley Drive District 8

Water Supply Private Sevage Disposal Private

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plane and specifications must be submitted to the Plane Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-

() A parmit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gaseline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts

) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Frior to any new construction or substantial alteration of public swiming pool, wading pool, bathhouse, saumas, whirlpools, hot tube, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

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

88 20 1082 (1)

CERTIFICATE OF PUBLICATION

Manager

THE JEFFERSONIAN.

Cost of Advertisement. \$

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JNITY NEWSPAPERS OF MARYLAND, INC.

Westminster Md. Feb. 24,19 83

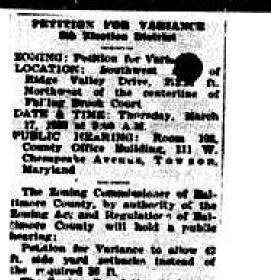
OF MARYLAND, INC

Zoning Item # 126 () Any existing underground storage tanks containing gasoline, waste oil, colvents, etc., aust have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. (X) Soil percolation tests have been conducted. The results are valid until Aug. 13, 1983.

Revised plane must be submitted prior to approval of the percolation (X) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water supples.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until is not acceptable and must be retrated. This must be accomplished prior to conveyance of property or approval of Building Permit Applications. () All reads and parking areas should be surfaced with a dustless, bonding material. () No health hemards are anticipated. (X) Other 1) If a building permit application is not filed by Aug. 13, 1983; additional seil 2) Price to approval of a bilding permit, of the Baltimace County Dept. of Health Ian J. Forrest, Director BURRAU OF ENVIRONMENTAL SERVICES

88 20 1080 (2)



County Office Building, 111 W. Chempeaks Avenue, Tavson. Maryland

The Zening Commissioner of Baitimore County, by authority of the Zening Acy and Regulation of Baitimore County will hold a public hearing:

Petalon for Vertance to allow 62 ft. side yard authorien instead of the required 35 ft.

The Zoning Regulation to be excepted as follows:
Section 14043.8.3 (1633) and Section 1463.8.3 — minimum side yard authorism in a R.C. 5 (R.D.P.)

Long All that parcet of land in the Bighth District of Saltimore County

Seginning for the name two courses and dimances from the intercettion formed by the senterine of
Paliting Brook Court with the Centertime of Ridge Valley Drive (1)

North 31 degrees 31 minutes 65 avecents West 21356 feet along the
centerine of the used Ridge Valley
Drive (2) Seath \$1 degrees 66 min-

Beginning for the name two contses and dimances from the intercection formed by the senterine of
Politing Brook Court with the centerline of Ridge Valley Drive (1)
North 3d degrees 51 minutes 46 secontic West 31256 fort along the
centerine of the said Ridge Valley
Drive (2) Scath 31 degrees 65 minutes
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Being all of lot 2, 8 otton 2,
Green Valley North in 16 seconds
Green Valley North in 16 seconds
Sing the property of Landsvark
Construction C1, Inc., as shown an
plat plan filed with the 50 inc Departnesses.

Heaving Date: Thurman, March
15, 1983 at 2:50 A.B.

Public Heaving: Risses 164, County
Office Ruilding, 111 W. Chrospeaks
15, 1983 at 2:50 A.B.

Public Heaving: Risses 165, County
Office Ruilding, 111 W. Chrospeaks
16, 1983 at 2:50 A.B.

Public Heaving: Risses 165, County
Office Ruilding, 111 W. Chrospeaks
17, 1983 at 2:50 A.B.

By Orier Of WILLIAM E. HAWMOND

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONLAN, a weekly newspaper printed and published in Towson. Battimos: County, Md., soccederated and published in Towson. Battimos: County,

CERTIFICATE OF PUBLICATION

THE TO SEE TO SEE THE PERSON OF THE PERSON

Mr. Simon Schor Landmark Construction Co., Inc. 6305 Pizzico Ave Boltimore, Md. 21209

January

Rudkins Associates, Inc. 200 Rast Joppa Reed Room 101 Yousen, Mt. 21204

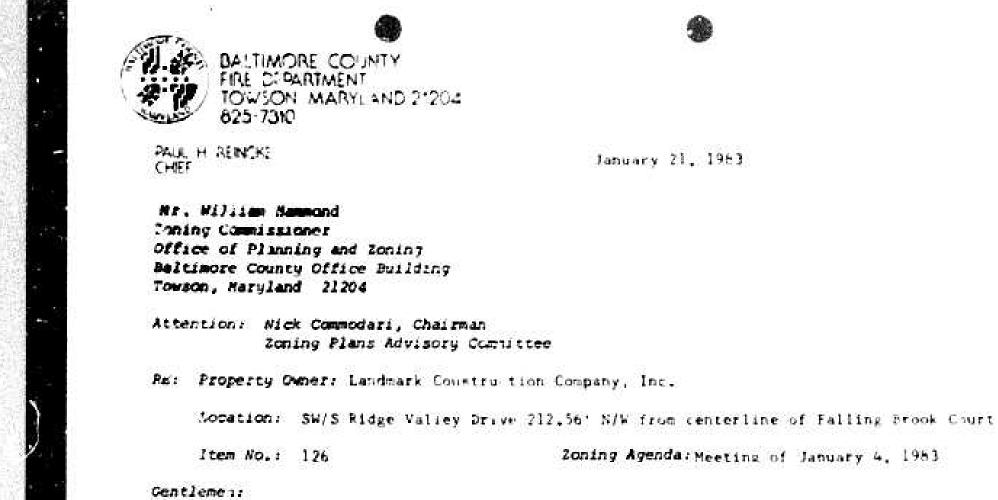
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building

111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this

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	Con.	IAMMON	i)	
WILL	IVW T'	ssioner		

Petitioner Landourk Construction So. Inc. Reviewed by:

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee



located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 1. Fire hydrants for the referenced property are required and shall be

to be corrected or incorporated into the final plans for the property.

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

EXCEEUS the maximum allowed by the Fire Department.

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

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

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

Planding Group Division

Noted and Projection Bureau

Special Inspection Division

'K/mb/cm

CERTURICATE OF POSTERS

DONNO DEPARTMENT OF BALTIMORS COUNTY

Towns, Maryland 83-209-A

District of th	Date of Posting of State of
Posted for Yarrange	
Petitioner Landmark Or	notruction Co. INC
Location of property: SNAS. EL.	Rege Vally Dr. 212.56'NW
The Waterline of Falling	Broth Court
wand of 1	Ridge Vally Dr. approx . 260' NN
the Waterland H I Mine	Brooks Court
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Remarks	
Posted by A. Signature	Date of return. 3 4 - 53
Sumber of Signe: /	

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Hadkins Associates, Inc. 200 Pas Toppa Road Room 10 Tousen, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Cornty Office Building 111 W. Chesapeaks Avenue Towson, Maryland 23204

of January 1983

WILLIAM E, HAMMOND

Landwork Construction Co., Inc.

Reviewed by Co.

Petitioner's Attorney Review

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

