

PETITION FOR SPECIAL HEARING 83-253-SPH

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 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve to allow an amendment to the site plan in case 4324-X / proposed addition of storage area and removal of barn.

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

I 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:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.

Legal Owner(s):
Pickersgill, Inc.
(Type or Print Name)
Signature
Mr. Dorothy C. Boyce
(Type or Print Name)
President Board of Managers
Signature
Item 166
615 Chestnut Ave. 825-7423
Address
Towson, Md. 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Richard B. Buck, Executive Director
Name
615 Chestnut Ave. 825-7423
Address
Towson, Md. 21204
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of March, 1983, 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 10th day of May, 1983, at 10:00 o'clock A.M.

Signature
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
SE/S of Chestnut Ave., 988.46'
SW of Joppa Rd., 9th District : OF BALTIMORE COUNTY
PICKERSGILL INC., Petitioner : Case No. 83-253-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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Signature
Peter Max Zimmerman
Deputy People's Counsel
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 19th day of April, 1983, a copy of the foregoing

Order was mailed to Mrs. Dorothy C. Boyce, President, Board of Managers, and Mr. Richard B. Buck, Executive Director, Pickersgill Inc., 615 Chestnut Avenue, Towson, Maryland 21204, Petitioner's Representatives.

Signature
John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1983

CITY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
600
Nicholas B. Commodari
Chairman
MEMBER'S
Bureau of Engineering
Department of Traffic Engineering
State Parks Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mrs. Dorothy C. Boyce
615 Chestnut Avenue
Towson, Maryland 21204

RE: Item No. 166 - Case No. 83-253-SPH
Petitioner - Pickersgill, Inc.
Special Hearing Petition

Dear Mrs. Boyce:

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 proposal to amend the site plan in Case No. 4324-X, which granted the existing nursing home, by constructing a storage addition and removal of the barn in the rear, this hearing is required.

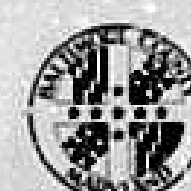
As indicated in my previous conversation with Mr. Buck, at the time of field inspection, cars were parked on both sides of the driveway in the front of the existing building. If they are to remain, they must be shown on revised site plans, and they must meet County standards.

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,

Signature
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

April 13, 1983

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

Re: Item #166 (1982-1983)
Property Owner: Pickersgill, Inc.
S/ES Chestnut Ave., 988.46" S/W of Joppa Rd.
Acres: 636.81/654.20 X 628.47/760
District: 9th

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:

Chestnut Avenue, an existing public road, is proposed to be further improved on a 60-foot right-of-way.

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:

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

RAM:EM:PMR:ss

O-NE Key Sheet
39 x 40 NW 1 x 2 Pos. Sheets
NW 10 A Topo
69 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 7, 1983

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

ZAC - Meeting of March 8, 1983
Item Nos. 162, 163, 164, 165, 166, 167, and 168.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 162, 163, 164, 165, 166, 167, and 168.

Signature
Michael S. Fichtgen
Traffic Investigator II

HSF/ccm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning - Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 166 - Zoning Advisory Committee Meeting of March 8, 1983

Property Owner: Pickersgill, Inc.

Location: SE/S Chestnut Ave. District 9

Water Supply: Public Sewage Disposal: Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, installation 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 Control, 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 chaffhopper operation which has a total cooking surface area of five (5) square feet or more.
- (X) 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.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, 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.

5/10
1/25
88 28 1/82 (1)

Zoning Item # 166
Page 2

- () 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.
() The results are valid until
() 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
() shall 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 anticipated.
- () Others

Signature
Lan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

88 20 1080 (2)

Puruant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioner herein seeks to amend the site plan filed in Case No. 4324-X to allow an addition to be constructed for storage purposes and to raze an existing barn presently used for storage.
2. Witnesses testifying in behalf of the petitioner all agreed that the existing barn was in a dangerous condition and constituted an attractive nuisance for trespassing local children. The petitioner proposes to raze the barn and construct a one-story masonry addition onto the existing facilities, as shown on the site plan filed herein and marked Petitioner's Exhibit 1.
3. No one appeared at the hearing in opposition to the petition.
4. The proposed amendments would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and will not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of May, 1983, that the amendments to the site plan filed in Case No. 4324-X to allow the construction of a 34' x 48' addition for storage purposes and to raze the existing barn, in accordance with Petitioner's Exhibit 1, 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 Commissioner of
Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. RENCKE
CHIEF

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

April 12, 1983

Attention: Nick Commolari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Pickersgill Inc.

Location: SE/S Chestnut Avenue 988.46' S/W of Joppa Road

Item No.: 166 Zoning Agenda: March 8, 1983

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 this property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Fire Lane Signs shall be posted completely along driveways.
- (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", 1973 Edition prior to occupancy. Also, new addition shall have automatic sprinkler protection according to 1981 BOCA, Section 1702.7. Site plans are approved, as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mh/bam

PETITION FOR SPECIAL HEARING

9th Election District

ZONING: Petition for Special Hearing
LOCATION: Southeast side of Chestnut Avenue, 988.46 ft. Southwest of Joppa Road
DATE & TIME: Tuesday, May 10, 1983 at 10:00 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 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 No. 4324-X to allow proposed addition of storage area and removal of barn

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

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

Hearing Date: Tuesday, May 10, 1983 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

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



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED ZALESKI, JR.
DIRECTOR

March 21, 1983

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

Dear Mr. Hammond:

Comments on Item # 166 Zoning Advisory Committee Meeting March 8, 1983 are as follows:

Property Owner: Pickersgill Incorporated
Location: SE/S Chestnut Avenue 988.46' S/W of Joppa Road
Building Number: J.R. 5-5
Proposed: Special Hearing to amend the site plan in case 4324-X for proposed addition of storage area and removal of barn.
Address: 636.81/654.20 x 628.17/760
Nearest: 9th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/Current Bill 1-82 State of Maryland Code for the Building and Appliance and other applicable Codes.
- B. A building and other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 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. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, or openings permitted within 3'-0" of lot line. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1407 and Table 1402.
- F. Requested variance complies with the Baltimore County Building Code, Section 1401.
- 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 proceed on the above structure, please have the owner, then the services of a Registered 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 505 and the required construction classification of Table 101.
- I. Comments: Provide sprinkler protection - Section 1702.7
Provide fire separation - Section 1702.2
Provide exits as required in Article 8
Consult Table 306.4 for total requirements of institutional occupancies
FOR those comments which are applicable.
NOTES: These comments reflect only on the information provided by the drawings 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 (Plan Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
[Signature]

Charles E. Burman, Chief
Plan Review

CEB:rrj
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 9, 1983

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

Z.A.C. Meeting of: March 8, 1983

RE: Item No: 162, 163, 164, 165, 166, 167, 168
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

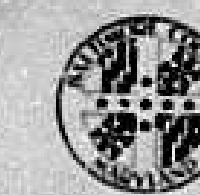
District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

NMP/bp



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 17, 1983

Mrs. Dorothy C. Boyce, President
Board of Managers
Pickersgill, Inc.
615 Chestnut Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
SE/S of Chestnut Avenue, 988.46' S/W of
Joppa Road - 9th Election District
Pickersgill, Inc. - Petitioner
NO. 83-251-SPH (Item No. 166)

Dear Mrs. Boyce:

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

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Zoning Petition No. 83-253-SPH
SUBJECT: Pickersgill Inc.

Date: April 26, 1983

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

[Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:alc

cc: Arlene January
Shirley Hess

PETITION FOR VARIANCE
 5th Reader Service

NOTICE: Petition for Variance
LOCATION: South side of Cub Hill Rd., 100 ft. Southwest of Tipperary Road.
DATE & TIME: Tuesday, May 10, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Purpose: For Variance to permit a front yard setback of 40 ft. instead of the required average of 51.3 ft. The Board of Commissioners to be composed as follows:

Section 100.2.1 (2)(1) - front yard setback is a D.S. 2.5 zone.

All that parcel of land in the Ninth District of Baltimore County beginning at a point in the center of Cub Hill Road 100' west of Tipperary Road and thence running north 87° 21' west 60', thence south 87° 21' west 60', and thence north 20' 5' east 78° to the beginning point.

Also known as 2827 Cub Hill Road. Being the property of Robert H. McKenny, et al., as shown on plot plus filed with the Board Department.

Hearing Date: Tuesday, May 10, 1983 at 9:30 A.M.
Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 By Order of
WILLIAM E. HANFORD,
 Board Commissioner of Baltimore County
 Apr. 21.

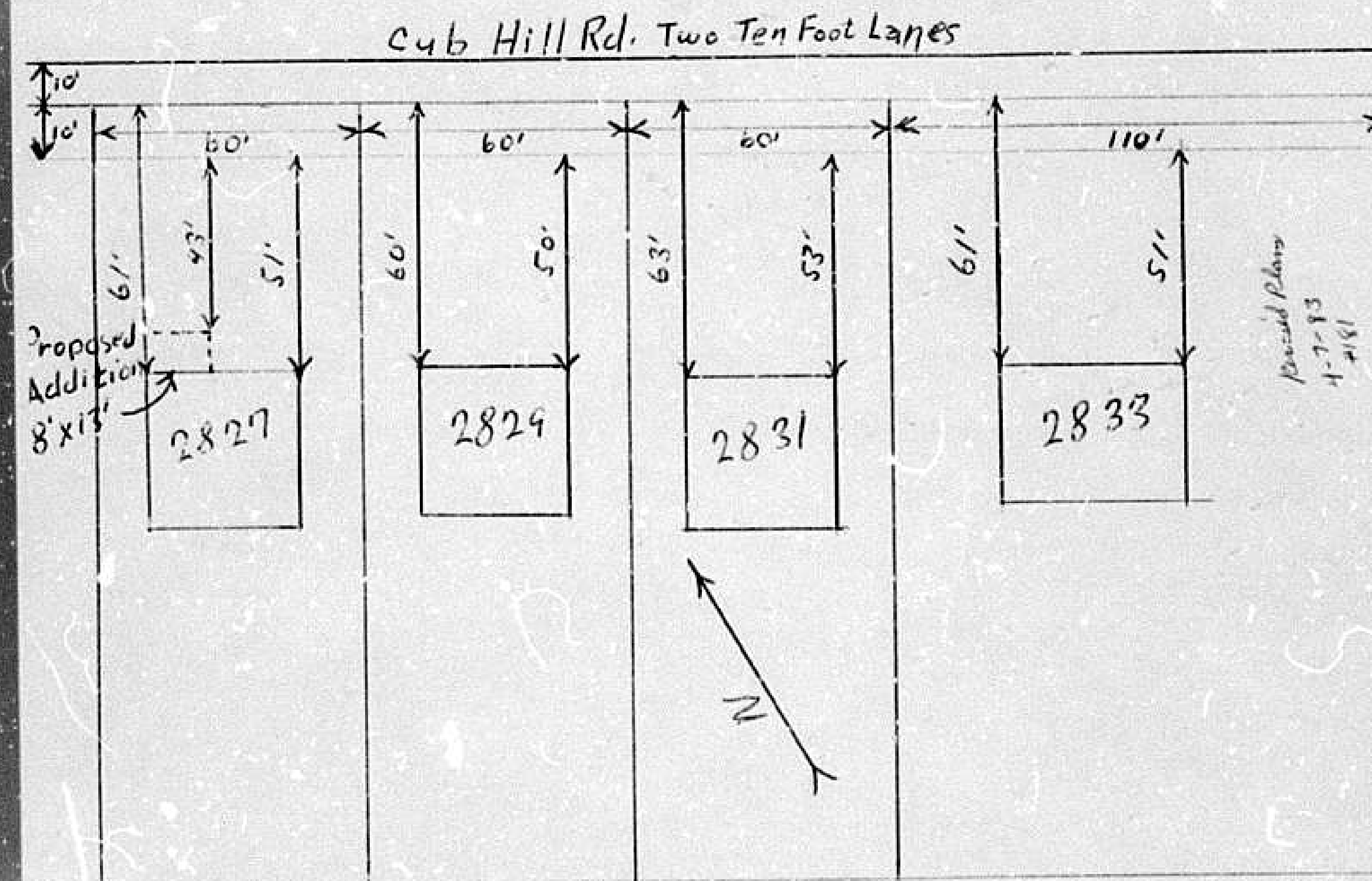
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 21, 1983.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., of one time before the 10th day of May, 1983, the first publication appearing on the 21st day of April, 1983.

L. Frank Smith
 THE JEFFERSONIAN
 Manager.

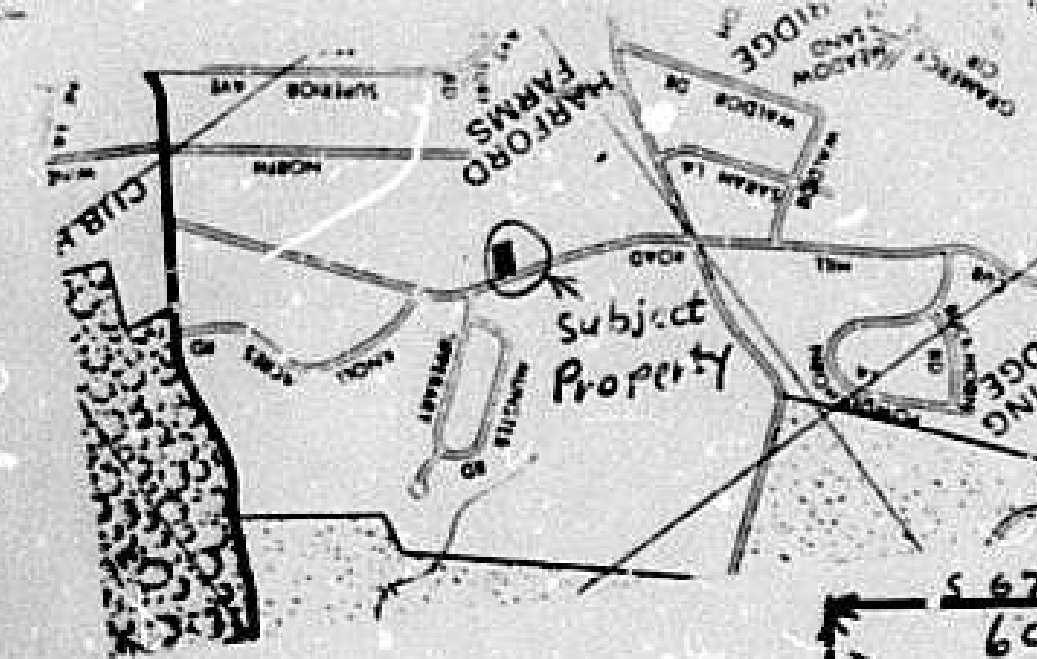
Cost of Advertisement, \$



Scale 1"=30'
 Item #181

Average Setback 51.3'

R. H. McKenny
 2827 Cub Hill Rd
 Balto. Md. 21234



MAP 40
 ELECTION 10/11/83
 DISTRICT 9
 D. TO 360
 TYPE
 NAME G. E.
 BY
 FINAL

Existing Dwelling 2829

Patio 12'x28'
 Existing Dwelling 2827
 32'x2'
 32'x2'
 Steps
 Proposed Addition 8'x13'

Driveway to 2825 (Dog Kennel)

PETITIONER'S EXHIBIT

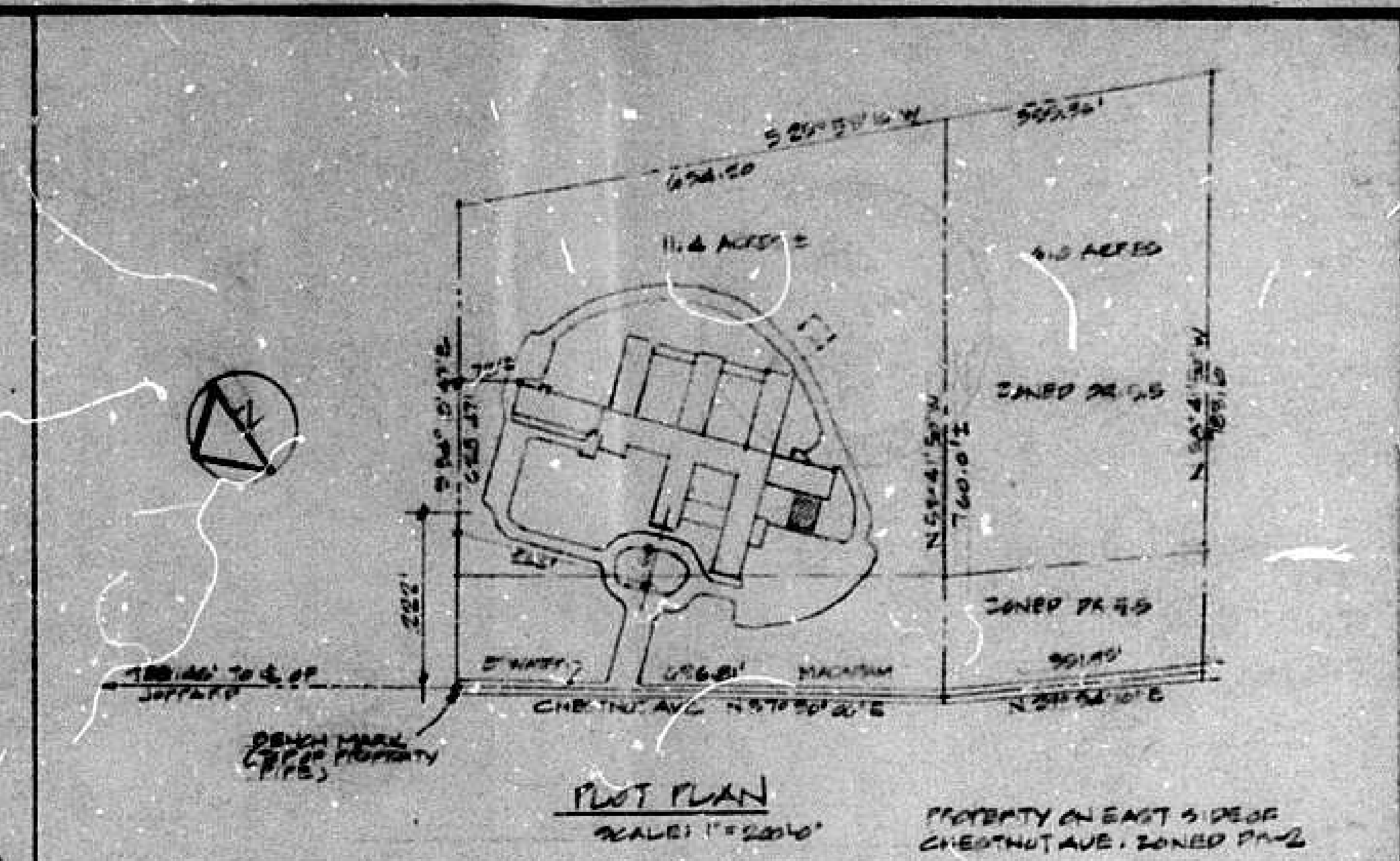
To Tipperary Rd. 180'
 N 67° 21' W
 60' 10'
 20' Cub Hill Rd.

Plat for Zoning Variance
 Owners - Robert & Mildred McKenny
 District - 9 Zoned 3.5
 No. 3076, Folio 560
 Existing Utilities in Cub Hill Rd.
 Scale: 1"=30'

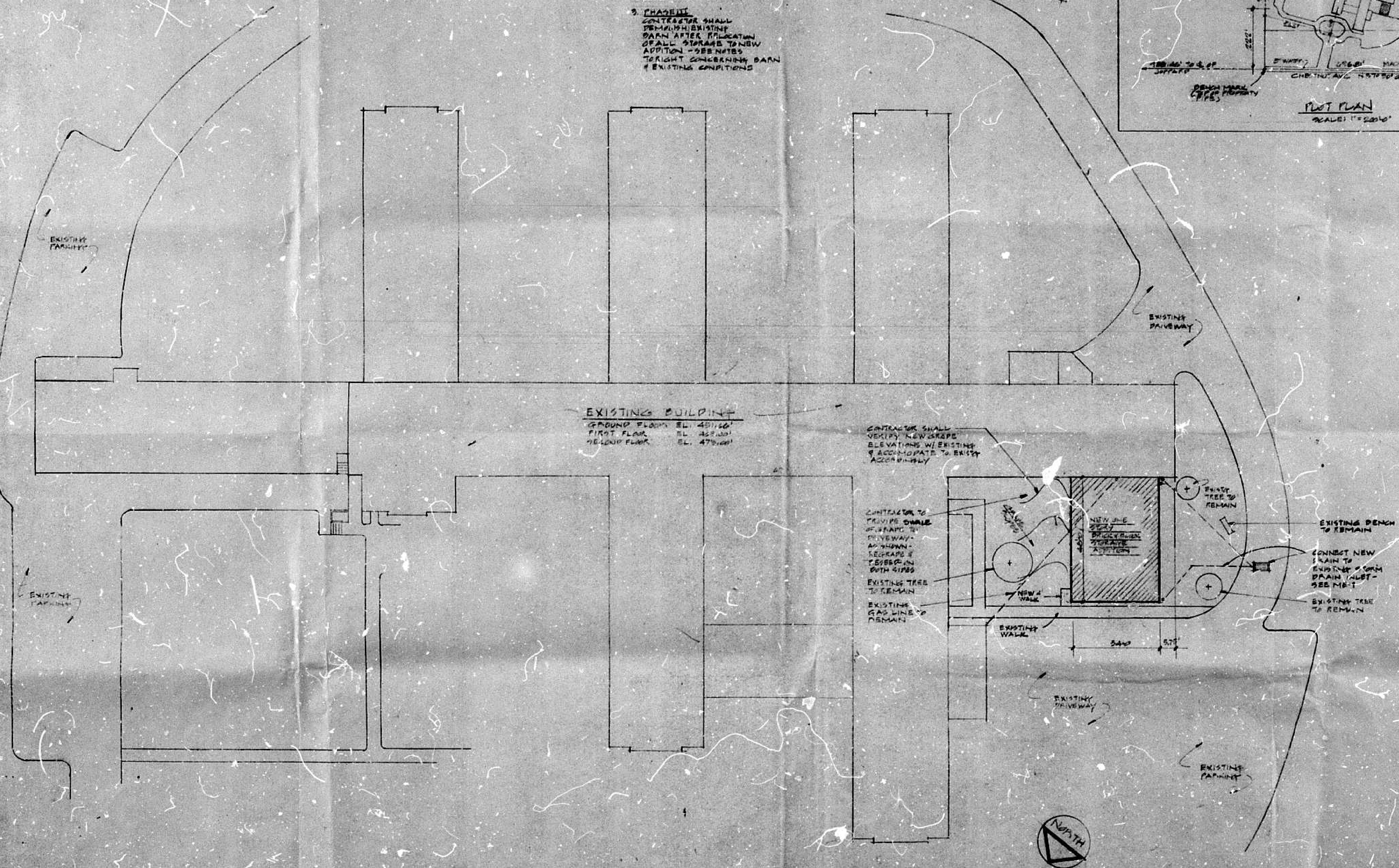
Item #181

NOTES:
1. CONTRACTOR SHALL
REGRADE & RESEAL
TO CONFORM TO
EXISTING SURROUNDINGS.
PROVIDE STABILITY OF SOIL

EXISTING WOOD
FRAMED BATH TO BE
REMOVED, EXCEPT
FOR STONE WALL
FOUNDATION - PILE
IN WITH EARTH AS
REQUIRED - SEE
NOTES ON PHASES



JAMES W BOYCE
Drafting Consultant
104 Greenridge Road
Lutherville Maryland



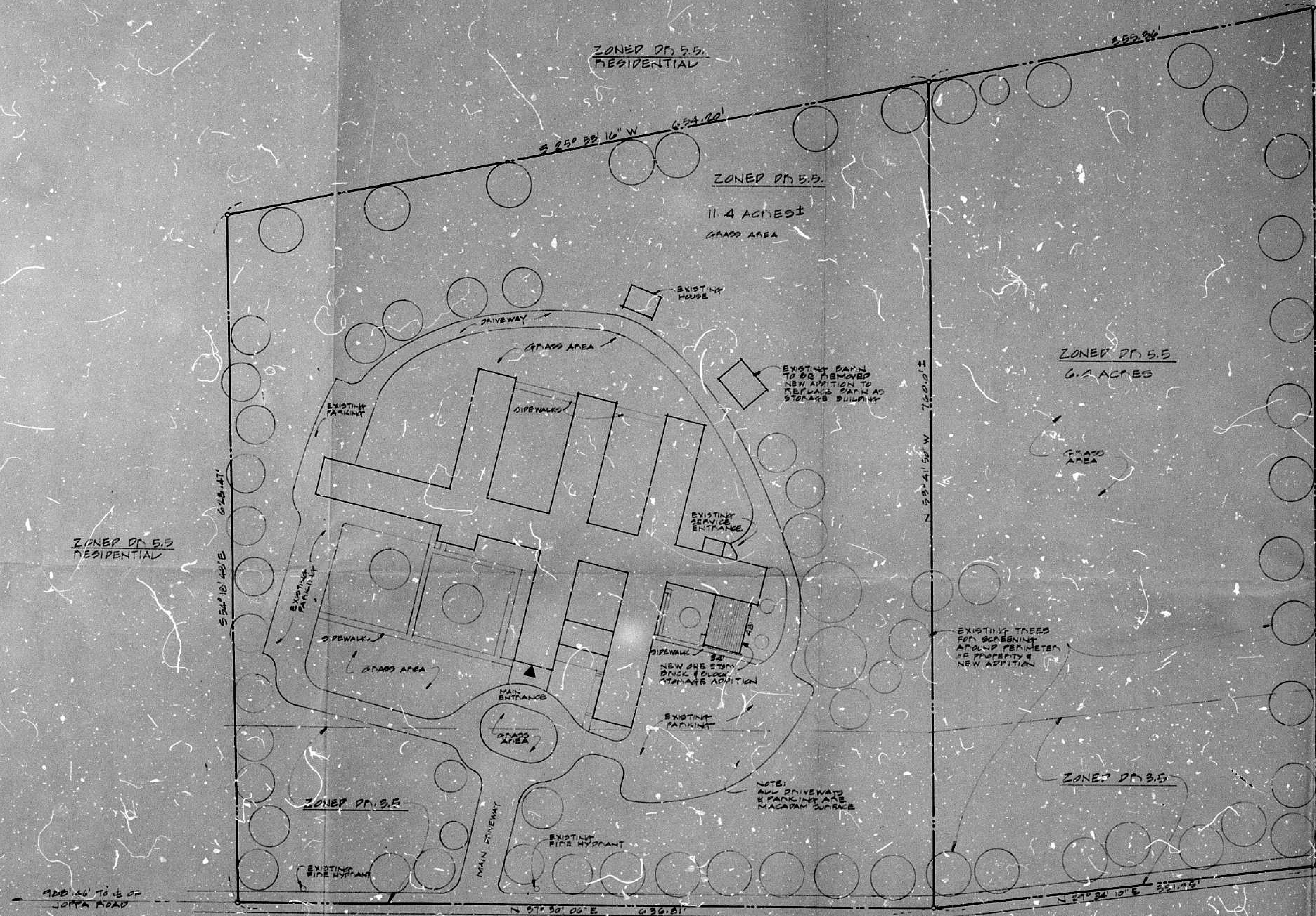
SITE PLAN
SCALE: 1" = 20'

**Storage Addition For:
PICKERSON ILL. INC.**
615 Chestnut Avenue
Piquette, MI 48674

SITE PLAN

DATE: 8/24/12
SCALE: 1"=10'
REV: 01/12/12

SI



PLAT FOR SPECIAL HEARING
 PREVIOUS CASE NO. 452.4
 5TH ELECTION DISTRICT
 SCALE: 1" = 50'

NOTE
 TOTAL NUMBER OF PLOTS 169 PLOTS
 TOTAL NUMBER OF PARKING SPACES 114
 DEFENSE LETTER 9/17/17
 TO BALTIMORE COUNTY
 TRAFFIC ENGINEERING DEPT.
 REF: 10% CIRCUMFERENTIAL
 DRIVEWAY WHICH IS NOW
 TWO WAY, COULD BE MADE ONEWAY
 AND YIELD ANOTHER 50 PARKING
 SPACES FOR A TOTAL OF 114

NOTE
 PUBLIC FACILITIES
 EXISTING

276 146

JAMES W BOYCE
 Drafting Consultant
 104 Greenridge Road
 Lutherville Maryland

Storage Addition For:
PICKERSGILL INC
 615 Chestnut Avenue
 Towson, Md 21204

PLAT FOR
 SPECIAL HEARING

DATE: 8/14/1982
 SCALE: 1" = 50' 0"
 REV:

PL1