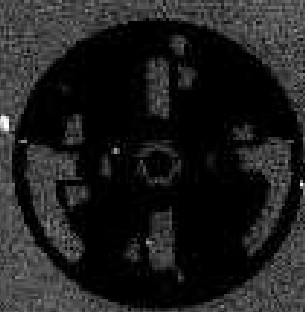


**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**RETURN AND SITE PLAN
EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 6, 1984

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

Chairman
Nicholas P. Condonari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Gordon C. Katz
900 Scotts Hill Drive
Pikesville, Maryland 21208

RE: Case No. 84-290-A (Item No. 222)
Petitioner - Gordon C. Katz
Variance Petition

Dear Mr. Katz:

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.

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 P. Condonari
NICHOLAS P. CONDONARI
Chairman
Zoning Plans Advisory Committee

NRC:bcc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. POSTEL, P.E.
DIRECTOR

April 4, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #222 (1983-1984)
Property Owner: Gordon C. Katz
W/S Scotts Hill Drive 528' S. from centerline
Park Valley Road
Acres: 169.69/207.91 X 129.45
District: 2nd

Dear Mr. Jablon:

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:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 25616, executed in conjunction with the development of "Scotts Hill", 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 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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 222 (1983-1984).

Very truly yours,

Robert A. Hinton
ROBERT A. HINTON, P.E., Chief
Bureau of Public Services

BAH:ENH/TW:iss

P-65 Key Sheet
24 NW 25 Pos. Sheet
NW 6 G Topo
77 & 78 Tax Maps



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3371
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

3/4/84
Re: Zoning Advisory Meeting of 2-28-84
Item # 222
Property Owner: GORDON C. KATZ
Location: W/S Scotts Hill Dr. 528' S. from
Park Valley Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting was held and the situation will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Existing calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 25-56 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 3/1/84.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 170-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

Norman E. Gerber
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN L. COLLINS
DIRECTOR

March 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 221, 222, 223, and 224. ZAC Meeting of February 28, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for Item numbers 221, 222, 223, and 224.

Michael S. Flanagan
Traffic Engineering Assoc. 11

MSF/ccc



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2586
494-4500

PAUL H. REMORE
CHIEF

March 5, 1984

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

Attention: Nick Condonari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Gordon C. Katz

Location: W/S Scotts Hill Drive 528' S. from o/l Park Valley Road

Item No.: 222 Zoning Agenda Meeting of 2/28/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the owner's below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (1) 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.
- (1) 2. A second means of vehicle access is required for the site.
- (1) 3. The vehicle kind and condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (1) 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 or 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.
- (1) 6. Site plans are approved, as drawn.
- (1) 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: *George M. Hegmann*
Special Inspector, Division Fire Prevention Bureau

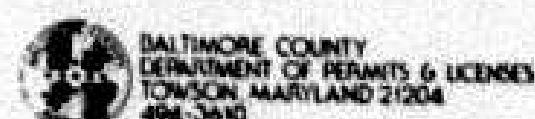
104

AUG 20 1984

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 not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27 day of April, 1984, that the herein Petition for Variance(s) to permit a front yard setback of 15 feet in lieu of the required average of 28 feet for the 10' x 15' addition, in accordance with the site plan filed herein, be GRANTED, from and after the date of this Order.

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



Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

March 7, 1984

Dear Mr. Jablon:

Comments on Item # 222 Zoning Advisory Committee Meeting are as follows:

Property Owner: Gordon C. Katz
Location: W/S Scotts Hill Drive 528' S. from c/1 Park Valley Road
Existing Zoning: D.R. - 5.5
Proposed Zoning: Variance to permit a front yard setback of 15' in lieu of the required 28'

Address: 169.69/207.91 x 129.15
District: 2nd.

The items checked below are applicable:

☒ A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-81 and other applicable codes.

☒ B. A building/ A other 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 not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

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" for Commercial uses or 3'0" for One & Two Family use group, of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if corner lot is on the lot line, see Table 101, line 2, Section 107 and Table 102, line 2, Section 103.2.

F. Requested variance appears to conflict 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 in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the lot/area requirements of Table 505 and the required construction classification of Table 501.

I. Comments

NOTE: 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 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:ee

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert F. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 23, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

I.A.C. Meeting of: February 28, 1984

RE: Item No: 221, 222, 223, & 224.

Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich, Assistant
Department of Planning

WNP/1h

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S Scotts Hill Dr., 528' S. : OF BALTIMORE COUNTY
of the Centerline of Park :
Valley Rd. (900 Scotts Hill :
Dr.), 2nd District :
GORDON CHARLES KATZ, : Case No. 84-280-A
Petitioner :
1 1 1 1 1 1

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 213, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 5th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Gordon C. Katz, 900 Scotts Hill Drive, Pikesville, MD 21208, Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 222 Zoning Advisory Committee Meeting of Feb. 28, 1984

Property Owner: Gordon C. Katz

Location: W/S Scotts Hill Drive District 2

Water Supply: public Sewage Disposal: public

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 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 open paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which emits into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any chandelier 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.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, common, whirlpools, hot tubs, water and sewage facilities or other equipment pertaining to health and safety, the (5) 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 School 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.

MS 20 1002 (1)

Zoning Item # 222

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 probability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 15-117 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 occupancy of property or approval of Building Permit Application.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- () Other: This site is subject to the Guyanese Falls Sewer Diversion imposed by the Md. Dept. of Health and Mental Hygiene. For additional information regarding this diversion, please contact Mr. Travis Barker of the Division of Support Services at 494-2762.

John M. H. Jones
John M. H. Jones, Deputy
Zoning Commissioner

MS 20 1002 (2)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: April 5, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Gordon C. Katz
SUBJECT: 84-280-A

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

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 8, 1984

COUNCIL OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Nicholas B. Connors
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Civil Engineering
Health Department
Project Planning
Planning Department
Board of Education
Zoning Administration
Industrial Development

Mr. Gordon C. Katz
900 Scotts Hill Drive
Baltimore, Maryland 21208

RE: Item No. 222
Petitioner - Gordon C. Katz
Variance Petition

Dear Mr. Katz:

I have reviewed the above referenced petition and have some questions concerning the site plan and/or petition forms. In order to avoid any extended delays in processing this petition, you should contact me immediately, at 494-3591, to discuss my concerns.

Very truly yours,
Nicholas B. Connors
NICHOLAS B. CONNORS
Chairman
Zoning Plans Advisory Committee

NBC:bsc

bsc

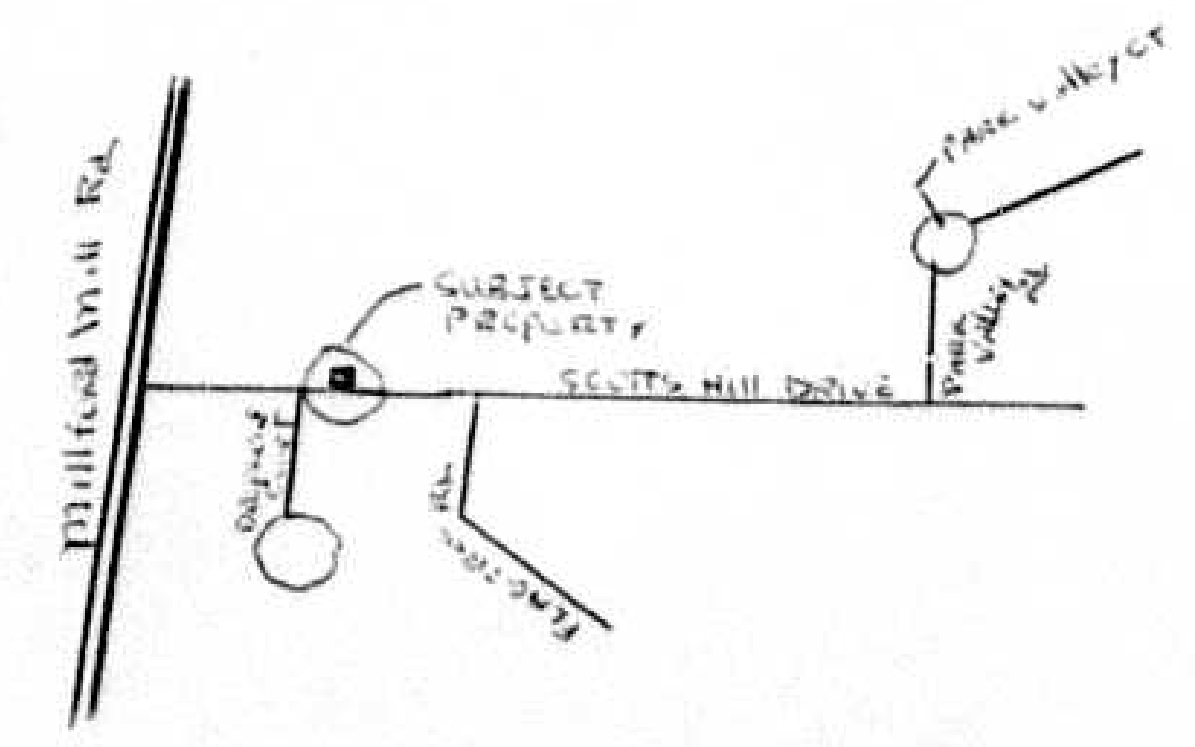
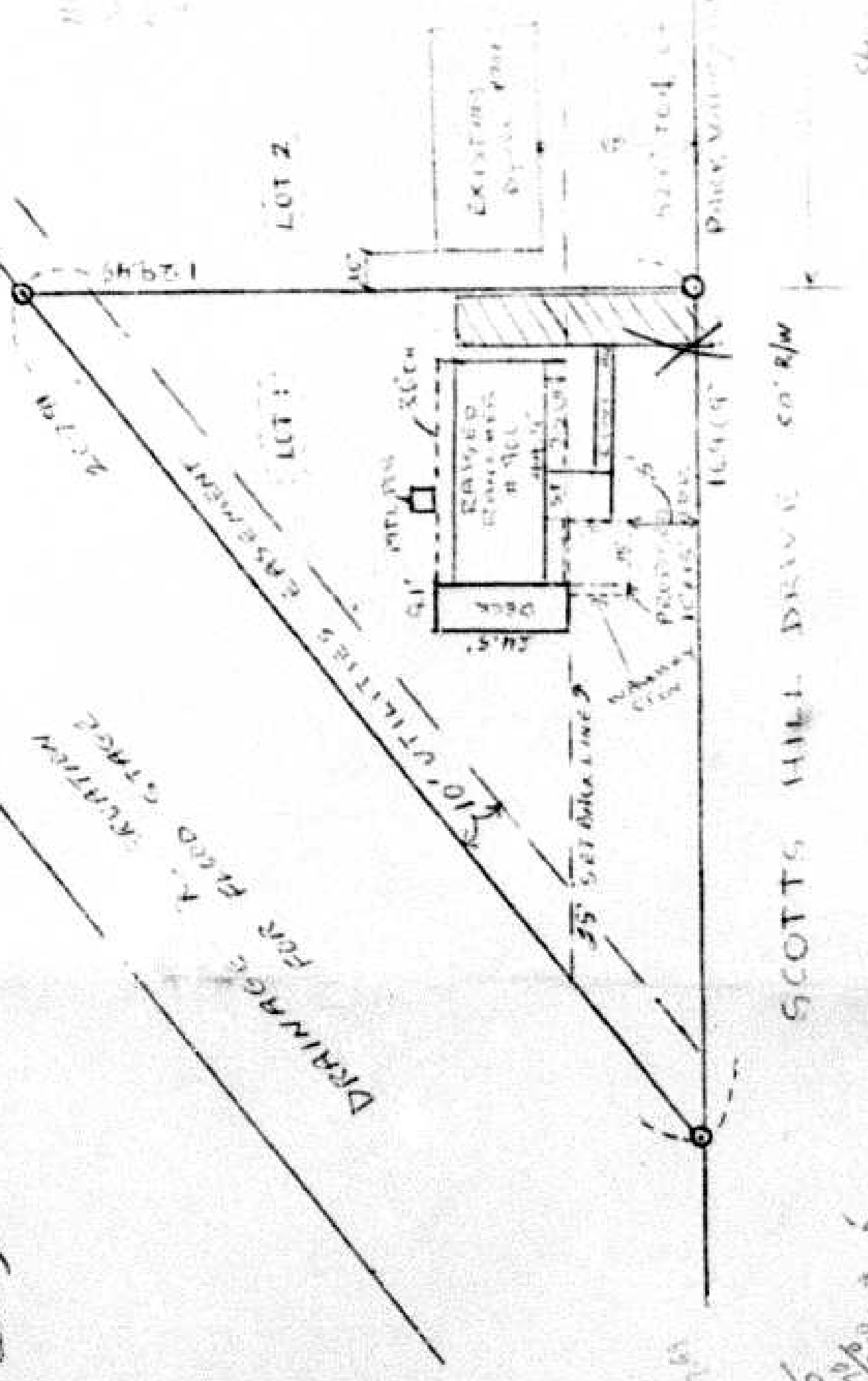
BALTIMORE COUNTY BALTIMORE

NORTH

PLAT FOR ZONING VARIANCE
 OWNER: GORDON CHARLES KATZ
 DISTRICT-2 ZONED DR5.5
 SUBDIVISION - SCOTTS HILL
 LOT 1 BLK A BOOKING GLB 24, FOLIO 126
 EXISTING UTILITIES ON SCOTTS HILL DR

SCALE: 1" = 30'

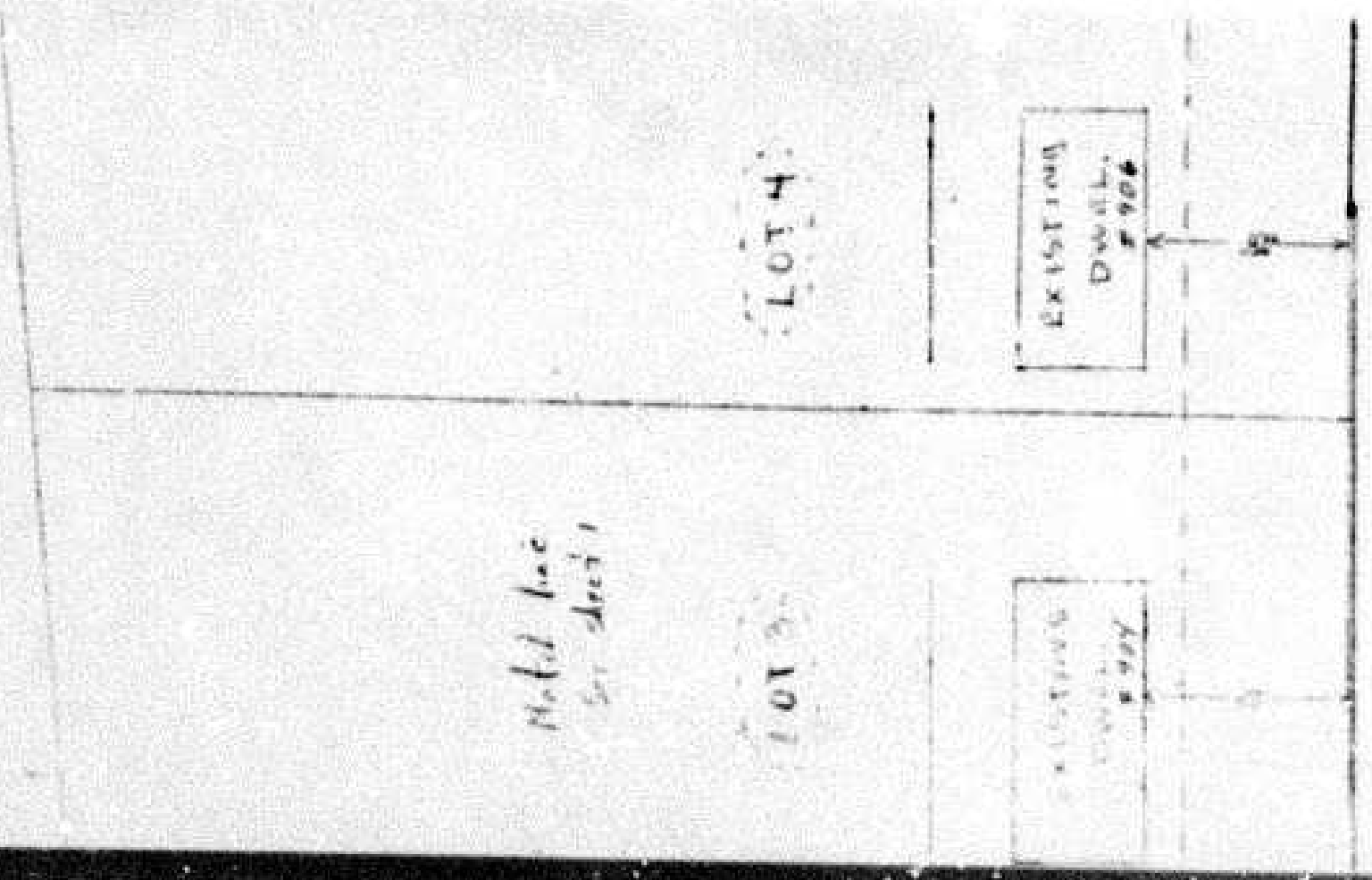
4222



VICINITY MAP

Average Setback

902	28'
904	26'
906	28'
874	23 = 28'



Sheet 2

