

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 409.20 (5), (6) to allow 23 parking spaces instead of the required 30 parking spaces, to permit no loading space in lieu of the required one and to permit amenity open space ratio of .13 in lieu of the required .20

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

The geometrics of this site dictate a layout of the proposed facility that utilizes optimum traffic and pedestrian patterns. Therefore, to achieve the above conditions, the subject site will not yield the required offsite parking spaces. From a practical standpoint, we are requesting a variance to the offsite parking regulations, amenity open space ratio and loading requirements.

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

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):
Jack Irwin Brown
(Type or Print Name)
Signature
Stanley Earle Brown
(Type or Print Name)
Signature
1501-1503 Reisterstown Rd. 301-653-9000
Address
Baltimore, Maryland 21208
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Jack Irwin Brown
Name
Address
City and State
Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of March, 1984, 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 25th day of April, 1984, at 10:45 o'clock A.M.

Carl J. Jahn
Zoning Commissioner of Baltimore County

(over)

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Carl J. Jahn
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE
NE Corner Reisterstown &
Old Court Rd. 1501-1503
Reisterstown Rd. 1/4 & 1/2 of
Old Court Rd. 105.51' NE of
Reisterstown Rd. 1/4 Old
Court Rd., 3rd District

JACK IRWIN BROWN, et al.
Petitioners

ENTRY IN ZONING CASE

Please enter the appearance of the Petitioner(s) in the above captioned matter. Notice should be sent to each party by registered mail to the address of the party's residence or place of business, and of the place of the property, if different, in the final order.

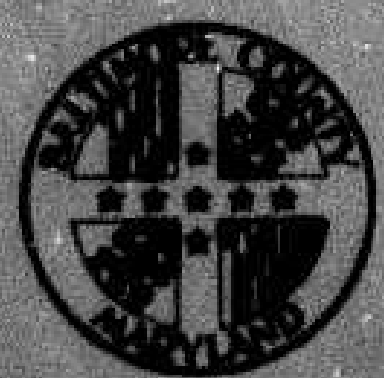
Phyllis Sole Friedman
Phyllis Sole Friedman
Phyllis Sole Friedman for Baltimore County

Peter Max Friedman
Deputy People's Counsel
Room 111, Court House
Towson, MD 21204
434-2198

I HEREBY CERTIFY that on this 21st day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Jack Irwin Brown & Mr. Stanley Earle Brown, 1501-1503 Reisterstown Rd., Baltimore, MD 21208, Petitioners.

Phyllis Sole Friedman
Phyllis Sole Friedman

BALTIMORE COUNTY **ZONING PLANS** **ADVISORY COMMITTEE**



PETITION AND SITE PLAN
EVALUATION COMMENTS

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
Jack Irwin Brown, et al
SUBJECT: R4-282-A

This office does not support the granting of variances to the amenity open space requirements. Additionally, please note that a CRG meeting is required. Finally, this property is located within the area encompassed by the Fikessville Plan, an area that has a shortage of off-street parking.

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

NEG/JGH/sf

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 21st day of March, 1984.

Petitioner: Jack I. Brown, et al
Attorney: *Phyllis Sole Friedman*
Received by: *Phyllis Sole Friedman*
Nicholas E. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 9, 1984

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

cc: Mr. Jack Irwin Brown and
Mr. Stanley Earle Brown
1501-1503 Reisterstown Road
Baltimore, Maryland 21208

KEYERS
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

RE: Case No. R4-282-A (Item No. 2)
Petitioner - Jack I. Brown, et al
Variance Petition

Dear Gentlemen:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They 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.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas E. Commodari
NICHOLAS E. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:mch

Enclosures

cc: Lyon Associates, Inc.
7131 Butterford Road
Baltimore, Maryland 21207

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 Deputy Zoning Commissioner of Baltimore County, this 14th day of May, 1984, that the herein Petition for Variance(s) to permit 23 parking spaces in lieu of the required 30 spaces, zero loading spaces in lieu of the required one space, and amenity open space ratio of .13 in lieu of the required .20 in accordance with the site plan prepared by Lyon Associates, Inc., dated October 3, 1983, and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. A sidewalk shall be provided extending along the entire length of Old Court Road.
2. All areas colored green on Petitioner's Exhibit 3 shall be maintained with plantings. A deciduous tree shall be added in the northwest corner of the property designated Amenity Open Space A on Petitioner's Exhibit 1.
3. Evergreens and/or planters may be located between the front parking lot and the adjacent building to the north provided that the owner of the property to the north will allow his property to be so used.
4. A revised site plan shall be submitted to and approved by the Office of Planning and Zoning.

John M. D'Amico
Deputy Zoning Commissioner of
Baltimore County

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1. A sidewalk shall be provided extending along the entire length of Old Court Road.
2. All areas colored green on Petitioner's Exhibit 3 shall be maintained with plantings. A deciduous tree shall be added in the northwest corner of the property designated Amenity Open Space A on Petitioner's Exhibit 1.
3. Evergreens and/or planters may be located between the front parking lot and the adjacent building to the north provided that the owner of the property to the north will allow his property to be so used.
4. A revised site plan shall be submitted to and approved by the Office of Planning and Zoning.

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1. A sidewalk shall be provided extending along the entire length of Old Court Road.
2. All areas colored green on Petitioner's Exhibit 3 shall be maintained with plantings. A deciduous tree shall be added in the northwest corner of the property designated Amenity Open Space A on Petitioner's Exhibit 1.
3. Evergreens and/or planters may be located between the front parking lot and the adjacent building to the north provided that the owner of the property to the north will allow his property to be so used.
4. A revised site plan shall be submitted to and approved by the Office of Planning and Zoning.

John M. D'Amico
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE May 14, 1984
BY Mary Connelley

COUNTY REVIEW GROUP MEETING MINUTES
Wednesday, November 30, 1983

BONDED JEWELRY CENTER
DISTRICT 3

COUNTY REVIEW GROUP - THIS PRESENTS
Gilbert S. Benson, Chairman - Dept. of Public Works
E. A. Baker - Office of Current Planning
Susan Carroll - Office of Planning
George Wittman - State Highway Administration
Greg Jones - Traffic Engineering
Diana Freer - Office of Zoning
Jack I. Brown - Bonded Jewelry Center
Roger J. Bennett - 700 Court Square Bldg.
Tony Cortell - Lyon Associates, Inc.
Attachment - Interested Citizen

The meeting was called to order at 1:00 a.m. by Mr. Benson, Chairman of the County Review Group. He introduced the members of the committee and stated the purpose of the plan.

Mr. Tony Cortell, developer's engineer, presented the plan. They propose to build an addition to the existing facility. Owner has purchased adjacent property to the east of the alley to provide for additional parking spaces. Access to the site is proposed from existing entrance on Reisterstown Road and also from existing alleyway.

Susan Carroll, Office of Planning, summarized the written comments submitted from Planning, Zoning, Developers Engineering Division, Health, Traffic Engineering, and State Highway Administration. Miss Carroll's summary is as follows:

This site is located within the Pikesville Revitalization Area which must be noted on the plan. The loading area as shown on the plan adjacent to Reisterstown Rd. is not satisfactory and must be relocated. Handicap parking space shown on the plan is not located close to the building entrance and should be moved to a more convenient location in relation to the entrance.

A variance request for parking, item 2, was filed with the Zoning Office on June 21, 1983. The CRG plan generally meets zoning requirements except the amenity open space is required in a B1 and CC zone and has not been shown on this plan. The floor area ratio to be shown on the plan.

Storm Water Management is not required for this site. Existing alleyway to be upgraded to serve additional parking and for access to the building. Improvements are required for Old Court Road. Width of paving and R/W was established as 40' paving on a 50' R/W. This is being restudied by the Bureau of Engineering.

BONDED JEWELRY CENTER

-2-

November 30, 1983

Health recommends approval of the plan subject to the conditions set forth by that office.

Plan must show concrete curb beginning at the back of the concrete entrance and ending with 2' offset at the corner of the building. The proposed 4' steel post to be relocated in back of the curb section and as shown on the plan presented at the meeting.

Sidewalk area should be provided along east side of the building along with a 2' raised curb along the north side of the proposed building. Loading and unloading will not be permitted on Reisterstown Road.

CITIZEN COMMENT

Mr. Jack Parks from the Pikesville Chamber of Commerce stated that the proposal is compatible with the area and approves of the plan.

A copy of the written comments from the aforementioned agencies was given to the developer and developer's engineer.

The plan was approved by the Dept. of Public Works and the Office of Planning. The meeting was adjourned at 11:00 a.m.

BONDED JEWELRY CENTER
November 30, 1983
10:00 a.m.

C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SIGN IN

Name
Jack Parks

Address
Pikesville Chamber of Commerce

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton

FROM: C. Richard Moore

DATE November 29, 1983

SUBJECT: C.R.G. COMMENTS

PROJECT NAME	Bonded Jewelry Center	C.R.G. PLAN	X
PROJECT NUMBER & DISTRICT		DEVELOPMENT PLAN	
LOCATION	Reisterstown Road and Old Court Road	RECORD PLAN	

An eight foot wide sidewalk area should be provided along the east side of the proposed building addition. Also, 2ft. raised curb walking area should be provided on the north side of the proposed building.

Loading and unloading should not be permitted on Reisterstown Road.

John G. Moore (for CRG)
C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRG/GRU/cem

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: November 29, 1983

PROJECT NAME:	BONDED JEWELRY CENTER	PLAN	XXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT	1-1-254	PLAN EXTENSION	
		REVISED PLAN	
		PLAN	

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

This site is located in the Pikesville Revitalization Area which must be so noted on the plan.

The loading area as shown on the Reisterstown Road frontage is not satisfactory and must be relocated. The Reisterstown Road frontage should be landscaped, which would be in accordance with the streetscape policies in the Pikesville Plan.

It is recommended that additional landscaping be provided on the Old Court Road frontage in front of the proposed parking lot.

The handicapped parking space is far removed from the entrance to the building. If another entrance is proposed, it should be shown. Otherwise, the handicapped parking should be moved to a more convenient location relative to the entrance.

Susan Carroll
Susan Carroll

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: November 30, 1983

RE: ZONING

PROJECT NAME: Bonded Jewelry Center
LOCATION: Reisterstown & Old Court Rd.
DISTRICT: 3rd Election DistrictPLAN:
DEVELOPMENT PLAN:
PLAT:

1. A Variance request for parking, Item 2 was filed with this office on June 21, 1983.
2. The CRG plan generally meets zoning requirements with the following exception. Amenity open space is required in a B.L.-OCC zone and has not been provided on the plan. The required amenity open space ratio must be shown on the plan and areas devoted to A.O.S must be clearly designated as such. This revision must occur on the plan prior to CRG approval unless a Variance is requested. CRG approval is acceptable; final approval is contingent upon the outcome of the zoning hearing however.
3. The floor area ratio should be shown on the plan.

DIANA TITNER
Zoning Associate II

D:\hch

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: November 28, 1983

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering DivisionPROJECT NAME: Bonded Jewelry Center
PROJECT NUMBER: #83192
LOCATION: Reisterstown Road and
Old Court Road
DISTRICT: 3C2

The Plan for the subject site, dated June 20, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Plan as submitted is satisfactory. No improvements are required at this time; therefore, the Developer has no financial responsibility except as noted.

HIGHWAY COMMENTS:

Old Court Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 50-foot right-of-way.

The Developer shall be responsible for the preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

HIGHWAY COMMENTS: (Cont'd)

As the Developer proposes to utilize the existing alley adjacent to the site as additional access, he shall be responsible to upgrade the alley to conform with Baltimore County Standards for alleyways. This alley work shall be done under County inspection. Construction drawings for the alley indicating the line and grade are required. The necessary bonding may be obtained from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-1321.

STORM DRAIN, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer 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 Developer.

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.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Sediment control provisions will be required for the building permit application and for any grading involved.

No storm water management is required.

WATER AND SANITARY SEWER COMMENTS:

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

Permission to connect to additional sanitary fixtures to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

If the Developer increases the plumbing facilities to the equivalent of a dwelling unit or more, the System Connection Charges will apply. The amount to be determined and payable upon application for the Plumbing Permit. The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public service.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

JAM:PRK:iss

cc: File

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTHBonded Jewelry Center
Subdivision Name, Section and/or PlatJackie Stanley Brown, Developer and/or Engineer
(Jones Falls Watershed)
Watershed: Jones Falls
No. of Lots: 1
Total Acreage: 2.36
Public Water: Public
Public Sewer: Public

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: in the attached memo dated November 23, 1983.
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS: *W R*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooke Stafford

Date: November 23, 1983

FROM: Stephanie Taylor

SUBJECT: ENVIRONMENTAL EFFECTS REPORT

BONDED JEWELRY CENTER CRG MEETING NOVEMBER 30, 1983 10:00 A.M.

PLAN REVIEW NOTES

1. Addition to existing two-story building and new parking area on 0.35 acres.
2. Public water and public sewer proposed.
3. Not in reservoir watershed.
4. No wetland soils.
5. No streams on the property.
6. Stormwater management is not required.
7. Proposed additional impervious area is 0.077 acre.

RESPONSES

Environmental Effects Report is approved, subject to the following conditions:

1. The owner agrees in writing to comply with the following best management practices at this site:
 - A. All areas except that used for buildings, side-walks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - D. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - E. Filling will not occur in grassed or lined drainage ditches or swales.

ST:pms

Maryland Department of Transportation
State Highway AdministrationLawell K. Bridger
Secretary
M. S. Calhoun
AdministratorRECEIVED
NOV 22 1983
BUREAU OF PUBLIC SERVICES

November 28, 1983

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204Re: CRG Meeting of 11-30-83
"Bonded Jewelry Center"
N/W Corner Reisterstown Rd.
Route 140 & Old Court Rd.

Dear Mr. Morton:

On review of the site plan of 10-3-83, the State Highway Administration will require the plan to be revised.

The revised plan must show an S.H.A. concrete curb beginning at the back of the concrete entrance and ending with a 2' offset at the corner of the building.

The proposed 4" steel post filled with concrete can be located in back of the curb section.

This will afford greater protection to the corner of the building and less of a hazard to the motorist entering the site.

Very truly yours,

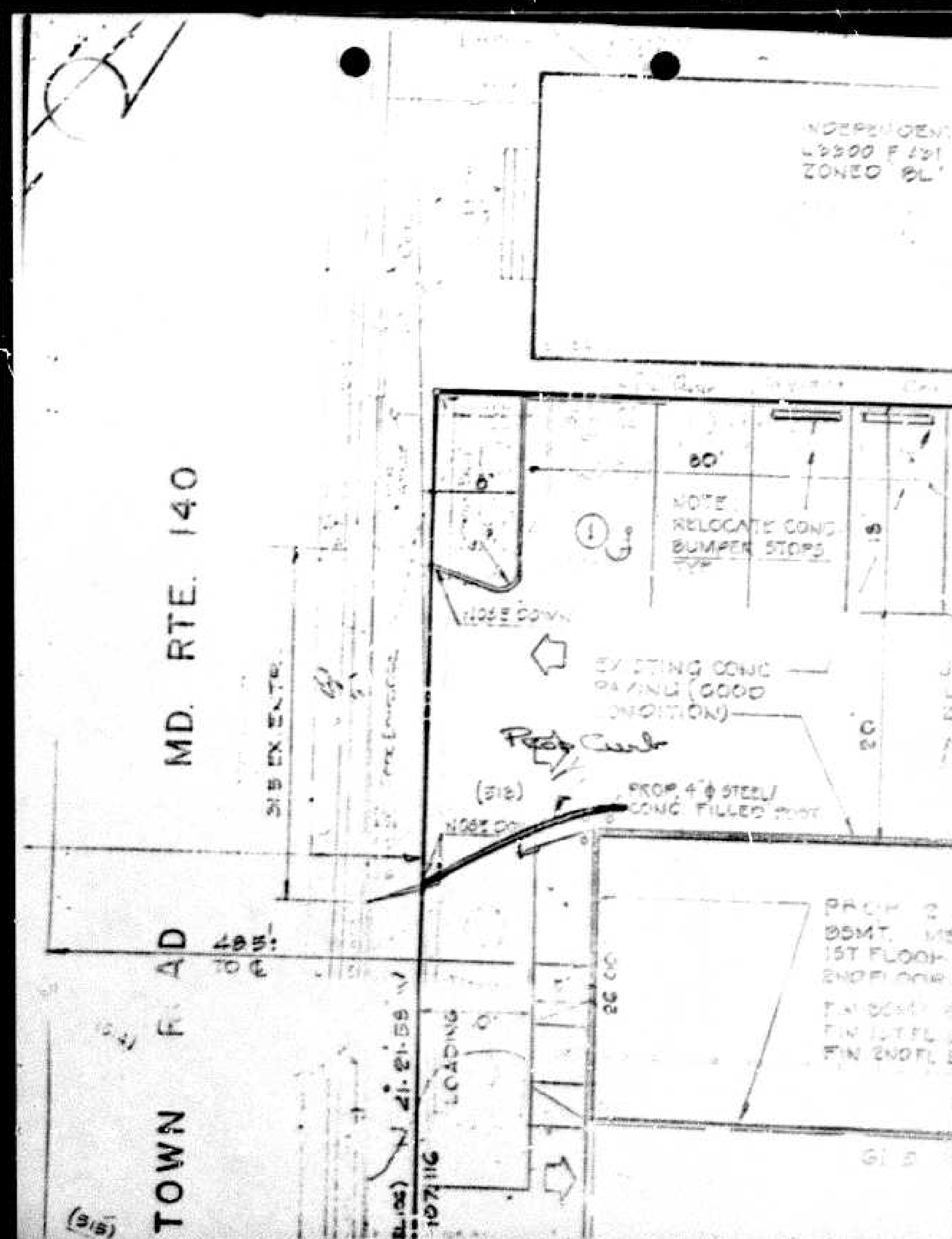
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle

My telephone number is (301) 659-1330
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation

State Highway Administration

Lowell K. Bidwell
Secretary
M. S. Caltrider
Administrator

July 19, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 7-5-83
ITEM: #2
Property Owner: Jack
Irwin Brown, et al
Location: N/W corner
Reisterstown Rd. (Route
140) and Old Court Road
Existing Zoning: B.L.-CCC
Proposed Zoning: Variance
to permit 24 parking spaces
in lieu of the required 31
spaces.
Acres: 0.2211 & 0.1346
District: 3rd

Dear Mr. Hammond:

On review of the site plan of 6-20-83 and field inspection,
the State Highway Administration will require the plan to be revised.

The revised plan must show an S.H.A. concrete curb beginning
at the back of the concrete entrance and ending with a 2' offset
at the corner of the building.

The proposed 4" steel post filled with concrete can be located
in back of the curb section.

This will afford greater protection to the corner of the building
and less of a hazard to the motorist entering the site.

Very truly yours,

Charles L. Leu
Charles L. Leu, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:vr

Attachment

cc: Mr. J. Ogle (w-attachment)

My telephone number is 3011659-1350.

Teletype for Impaired Hearing or Speech

383-7555 Baltimore Metro - 584-4511 D.C. Metro - 1-800-482-5982 Statewide Toll Free

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

LYON ASSOCIATES, INC.

Architects - Engineers - Surveyors

7131 Rutherford Road, Baltimore, Maryland 21207

Telephone: 301-944-9112

ZONING DESCRIPTION

1501-1503 REISTERSTOWN ROAD AND
2 OLD COURT ROAD

1501-1503 Reisterstown Road

BEGINNING FOR THE SAME at a point on the northeast right of way line of
Reisterstown Road, 66 feet wide, at the intersection of the northwest right
of way line of Old Court Road, 25 feet wide, thence binding in the north
east right of way line of Reisterstown Road N 41°21'58" W 107.116' thence
leaving said right of way line for the following courses and distances viz,

1. N 48°44'15" E - 90.506'
2. Binding on the southwest side of a 15' alley - S 41°21'58" E - 105.715'
3. Binding on the northwest side of Old Court Road - S 47°51'01" W - 90.51' To
The place of beginning, containing 0.2211 Ac. ±.

2 Old Court Road

BEGINNING FOR THE SAME at a point on the north west right of way line of Old
Court Road, 25 feet wide, 105.51 feet + northeast of the northeast corner
of the intersection of Reisterstown Road and Old Court Road thence
leaving Old Court Road and binding on the northeast side of a 15' alley
N 41°21'58" W - 146.65' thence leaving said alley for the following courses
and distances.

1. N 48°05'08" E - 40.00'
2. S 41°21'58" E - 146.49

Thence binding on the northwest side of Old Court Road, S 47°51'01" W 40.00'
to the place of beginning. Containing 0.1346 Ac. ±.

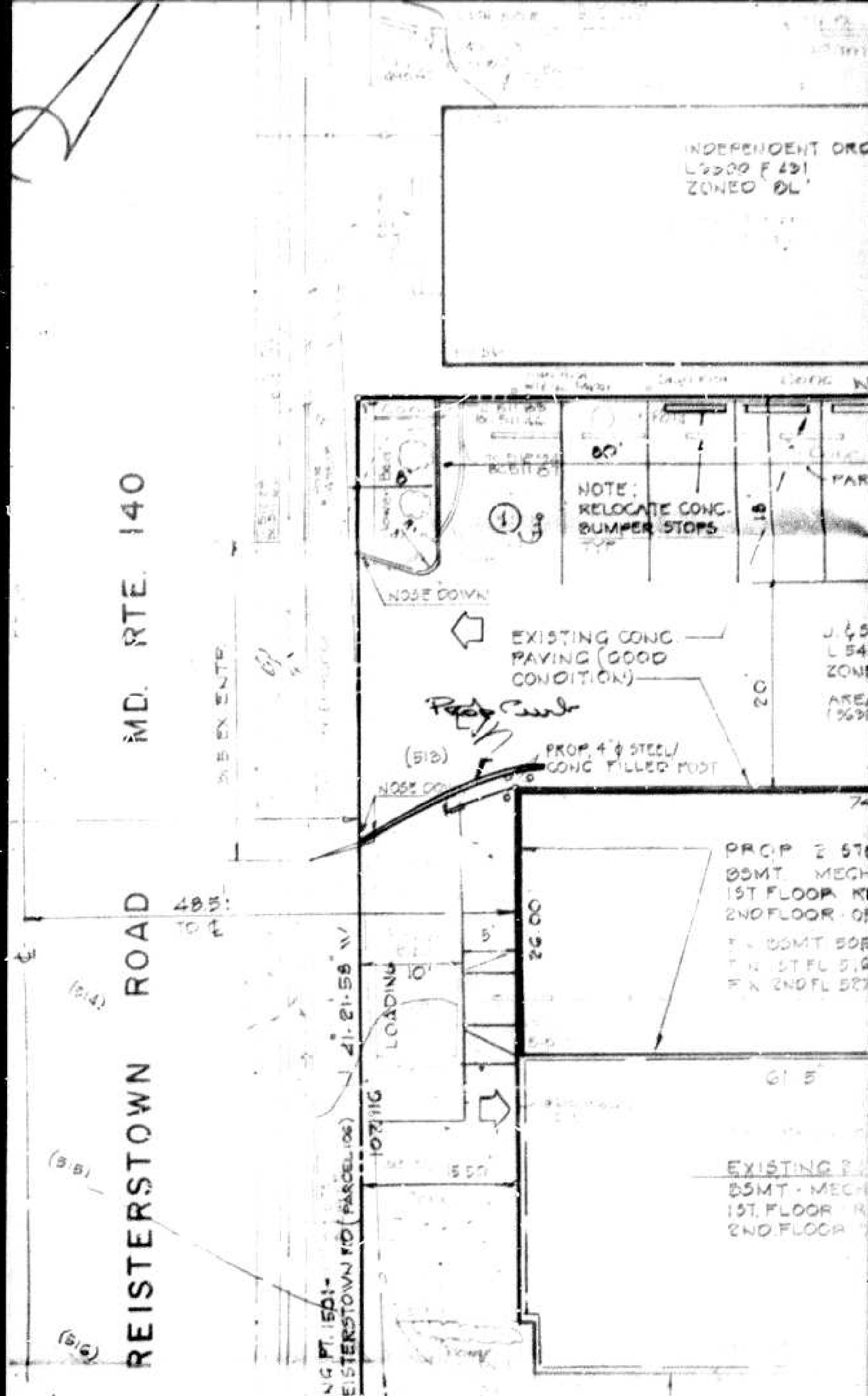


Signed This 10th day JUNE 1983

Mark A. Riddle

SCALE - 1" = 1 foot

File No. 724559-001



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

ARNOLD JABLON
ZONING COMMISSIONER

April 17, 1984

Mr. Jack Irwin Brown
1501-03 Reisterstown Road
Baltimore, Maryland 21208

Re: Petition for Variances
NE/cor. Reisterstown and Old Court Roads
(1501-03 Reisterstown Rd.) and N/S Old Court Rd.,
105.51' NE of Reisterstown Rd. (2 Old Court Rd.)
Jack Irwin Brown, et al - Petitioners
Case No. 84-282-A

Dear Mr. Brown:

This is to advise you that \$60.37 is due for advertising and posting
of the above property.

This fee must be paid and our zoning sign and post returned on the day
of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

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

No. 130247

DATE: 4/23/84 ACCOUNT: R-01-615-000

AMOUNT: \$60.37

RECEIVED: Jack Irwin Brown (Bonded Jewelry Center)

FOR: Advertising & Posting Case #84-282-A

045*****00710 2336A

VALIDATION OR SIGNATURE OF CARRIER



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSING
100 N. CALVERT ST., BALTIMORE, MARYLAND 21204
494-3900

TOD ZALESKI JR.
DIRECTOR

July 26, 1985

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

Dear Mr. Hammond:

Comments on Item # 2 Zoning Advisory Committee Meeting July 5, 1983
are as follows:

Property Owner: Jack Irwin Brown, et al
Location: NW/cor. Reisterstown Rd. and Old Court Rd.
Existing Zoning: B.L.-CCC
Proposed Zoning: Variance to permit 24 parking spaces in lieu of the required 31 spaces.

Acres: 0.2211 & 0.1346
District: 3

The items checked below are applicable:

1. All structures shall conform to the Baltimore County Building Code 1981/
and other applicable Codes.
2. A building and other miscellaneous permits shall be required before beginning
construction.
3. Residential: Three sets of construction drawings are required to file a permit
application. Architect/Engineer seal is/are not required.
4. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.
5. An exterior wall erected within 6' of an adjacent lot line shall be of one hour
fire resistant construction, no openings permitted within 1' of lot line. A
firewall is required if construction is on the lot line. See Table 102, Line 2,
Section 1007 and Table 102.
6. Requested variance conflicts with the Baltimore County Building Code,
Section 1007.
7. 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.
8. Before this office can proceed on the above structure, please have the owner, then
the services of a Registered in Maryland Architect or Engineer certify to this
office, that the structure is/are a proposed change in use is proposed can
comply with the requirements of Table 102 and the required construction
classification of Table 102.
9. Comments: Should the adjacent building not be removed before construction of the
new structure, the new structure shall comply with Sect. 101.0. See definition
of "fire separation, exterior fire exposure" on page 2. If the basement is used
for any occupancy, an elevator will be required by the State Handicapped Code.
Show handicapped access to building, curb cuts, parking signs, etc. on plans.
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 #127
(Plans Review) at 111 West Chesapeake Ave., 21204.

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

CEB:rlj

FOUR 01-82

CERTIFICATE OF PUBLICATION

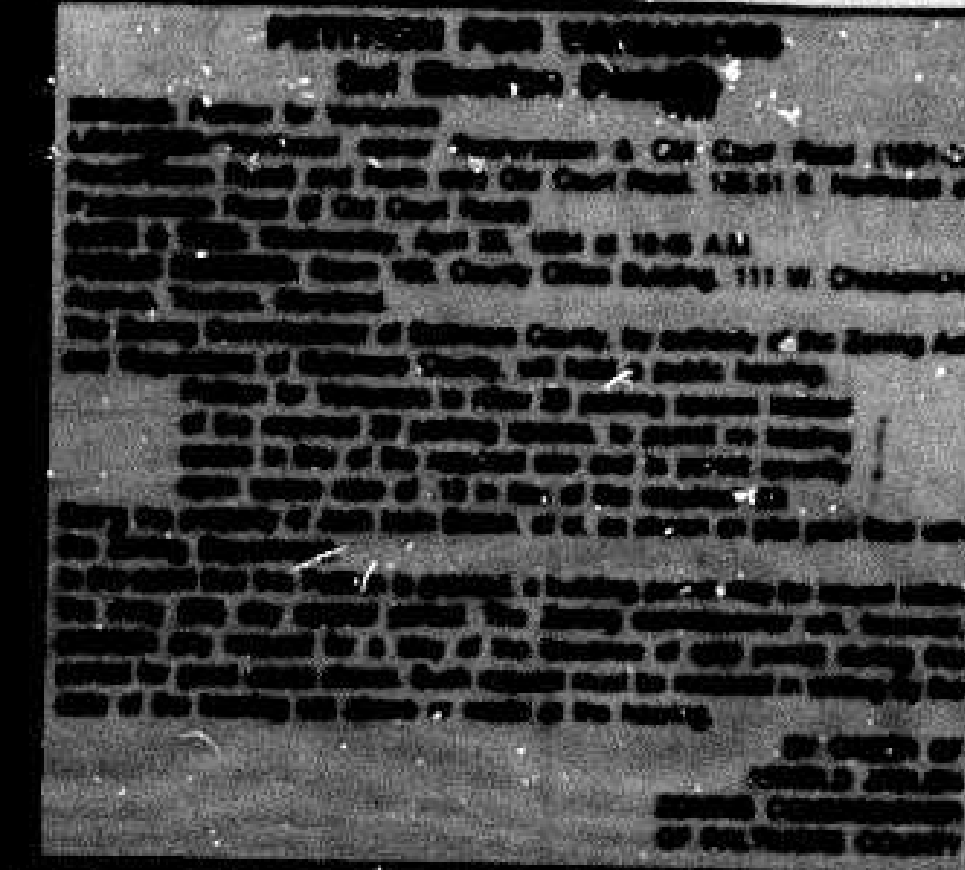
TOWSON, MD. April 5, 1984

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. ~~on the 5th~~
of said time ~~before the 25th~~
day of April, 1984, the 7th publication
appearing on the 5th day of April,
1984.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$ 20.00



CITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md. Apr. 5, 1984

IFY that the annexed Petition for Variances
(one) successive weeks/days previous
to April, 1984, in the
County Times, a daily newspaper published
in Westminster, Carroll County, Maryland.
roll Herald, a weekly newspaper published
in Eldersburg, Carroll County, Maryland.
by Times, a weekly newspaper published
in Reisterstown, Baltimore County, Maryland.

CITY NEWSPAPERS OF MARYLAND, INC.

Per: Linda May

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 5, 1984

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. ~~on the 5th~~
of said time ~~before the 25th~~
day of April, 1984, the 7th publication
appearing on the 5th day of April,
1984.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$ 20.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 3rd
Posted for: Variance
Petitioner: Jack Irwin Brown, et al
Location of property: NE/cor. of Reisterstown Rd. & Old Court Rd.
Location of Sign: on part of subject property, NW/cor. of Old Court Rd.
Location of Sign: at NE/cor. of Reisterstown Rd. & Old Court Rd.
Remarks:
Posted by: A. J. Riddle
Date of return: April 13, 1984
Number of Signs: 2

March 25, 1984

Mr. Jack Irwin Brown
Mr. Stanley Earle Brown
1501-03 Reisterstown Road
Baltimore, Maryland 21208

NOTICE OF HEARING

Re: Petition for Variances

NE/corner Reisterstown & Old Court Road
(1501-03 Reisterstown Road) and North side Old
Court Road, 105.51 ft. Northeast of Reisterstown
Road (2 Old Court Road)
Jack Irwin Brown, et al - Petitioners
Case No. 84-282-A

TIME: 10:45 A.M.

DATE: Wednesday, April 25, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

Zoning Commissioner
Baltimore County

No. 117683

BAITMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE	4/25/84	ACCOUNT	4-01-00-100
AMOUNT	21.00		
RECEIVED FROM	J & S Realty Co.		
FOR	Pay Fee for Planning - 1984		
	FORM #2		
	(10)		
	032*****1009010 8216A		
VALIDATION OR SIGNATURE OF CASHIER			

PETITION FOR VARIANCES

3rd Election District

ZONING: Petition for Variances

LOCATION: Northeast corner Reisterstown & Old Court Road
(1501-03 Reisterstown Road) and North side Old
Court Road, 105.51 ft. Northeast of Reisterstown
Road (2 Old Court Road)

DATE & TIME: Wednesday, April 25, 1984 at 10:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

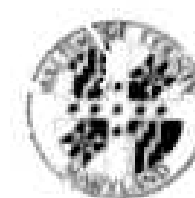
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to allow 23 parking spaces instead of the
required 30 parking spaces, to permit no loading space in lieu
of the required one and to permit amenity open space ratio of
.13 in lieu of the required .20

Being the property of Jack Irwin Brown, et al, as shown on plat plan filed with
the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within
the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this period
for good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



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

ARNOLD JABLON
ZONING COMMISSIONER

May 14, 1984

Mr. Jack Irwin Brown
1501-03 Reisterstown Road
Baltimore, Maryland 21208

RE: Petition for Variances
NE/corner Reisterstown and Old
Court Rd. and North side of Old
Court Rd., 105.51' NE of Reisterstown
Road, 3rd Election District
Jack Irwin Brown, et al
No. 84-282-A (Item No. 2)

Dear Mr. Brown:

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

Very truly yours,

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

JMB/arc

Attachments

cc: People's Council

BAITMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 9, 1984

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

cc: Nicholas B. Commodore
Chairman

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. Jack Irwin Brown and
Mr. Stanley Earle Brown
1501-03 Reisterstown Road
Baltimore, Maryland 21208

RE: Case No. 84-282-A (Item No. 2)
Petitioner - Jack I. Brown, et al
Variance Petition

Dear Gentlemen:

The Zoning Plans Advisory Committee and the County Review Group
(CRG) have both reviewed the plans submitted with the above referenced
petition. The following comments from the CRG have been substituted
for those of the Zoning Plans Advisory Committee. They 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 Commission
with recommendations as to the suitability of the requested
zoning.

This petition was accepted for filing on the date of the enclosed
filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODORE
Chairman
Zoning Plans Advisory Committee

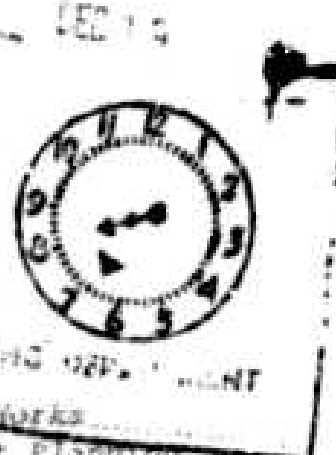
ENCLOSURE

Enclosures

cc: Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Maryland 21207

COUNTY REVIEW GROUP MEETING MINUTES
Wednesday, November 30, 1983

BONDED JEWELRY CENTER
DISTRICT 3



COUNTY REVIEW GROUP - THOSE PRESENT

Gilbert P. Jenson, Chairman - Dept. of Public Works
E. A. Rober - Office of Current Planning
Susan Carrell - Office of Planning
George Wittman - State Highway Administration
Greg Jones - Traffic Engineering
Diana Jetter - Office of Zoning
Jack I. Brown - Bonded Jewelry Center
Roger J. Bennett - 200 Court Square Bldg.
Tony Cortese - Lyon Associates, Inc.

*Attachment - Interested Citizen

The meeting was called to order at 10:00 a.m. by Mr. Jenson, Chairman of the
County Review Group. He introduced the members of the committee and stated the purpose of
the plan.

Mr. Tony Cortese, developer's engineer, presented the plan. They propose to build
an addition to the existing facility. Owner has purchased adjacent property to the east of
the alley to provide for additional parking spaces. Access to the site is proposed from
existing entrance on Reisterstown Road and also from existing alleyway.

Susan Carrell, Office of Planning, summarized the written comments submitted from
Planning, Zoning, Development Engineering Division, Health, Traffic Engineering, and State
Highway Administration. Miss Carrell's summary is as follows:

This site is located within the Pikesville Revitalization Area which must be noted
on the plan. The loading area as shown on the plan adjacent to Reisterstown Rd. is not
satisfactory and must be relocated. Handicap parking space shown on the plan is not located
close to the building entrance and should be moved to a more convenient location in relation
to the entrance.

A variance request for parking, Item 2, was filed with the Zoning Office on
June 21, 1983. The CRG plan generally meets zoning requirements except the amenity open
space is required in a BL and CC zone and has not been shown on this plan. The floor area
ratio to be shown on the plan.

Storm Water Management is not required for this site. Existing alleyway to be
upgraded to serve additional parking and for access to the building. Improvements are re-
quired for Old Court Road. Width of paving and R/W was established as 40' paving on a
50' R/W. This is being restudied by the Bureau of Engineering.

BONDED JEWELRY CENTER

-2-

November 30, 1983

Health recommends approval of the plan subject to the conditions set forth by
that office.

Plan must show concrete curb beginning at the back of the concrete entrance and
ending with 2' offset at the corner of the building. The proposed 4' steel post to be
relocated in back of the curb section and as shown on the plan presented at the meeting.

Sidewalk area should be provided along east side of the building along with a 2'
raised curb along the north side of the proposed building. Loading and unloading will not
be permitted on Reisterstown Road.

CITIZEN COMMENT

Mr. Jack Parks from the Pikesville Chamber of Commerce stated that the proposal
is compatible with the area and approves of the plan.

A copy of the written comments from the aforementioned agencies was given to the
developer and developer's engineer.

The plan was approved by the Dept. of Public Works and the Office of Planning.
The meeting was adjourned at 11:00 a.m.

C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of
development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SIGN IN

Name
Jack Parks

Address
Pikesville Chamber of Commerce

BONDED JEWELRY CENTER
November 30, 1983
10:00 a.m.

BAITMORE COUNTY, MARYLAND

TO: Mr. Robert Martin

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

DATE November 19, 1983

PROJECT NAME	Bonded Jewelry Center	C.R.G. PLAN	X
PROJECT NUMBER & DISTRICT		DEVELOPMENT PLAN	
LOCATION	Reisterstown Road and Old Court Road	RECORD PLAT	

An eight foot wide sidewalk area should be provided
along the east side of the proposed building addition. Also, 2ft.
raised curb walking area should be provided on the north side
of the proposed building.

Loading and unloading should not be permitted on
Reisterstown Road.

C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRM/GMJ/crm

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: November 29, 1983
PROJECT NAME: BOUTED JEWELRY CENTER
PLAN: XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: III-234
PLAN EXTENSION:
REVISED PLAN:
PLAT:

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

This site is located in the Pikesville Revitalization Area which must be so noted on the plan.

The loading area as shown on the Reisterstown Road frontage is not satisfactory and must be relocated. The Reisterstown Road frontage should be landscaped, which would be in accordance with the streetscape policies in the Pikesville Plan.

It is recommended that additional landscaping be provided on the Old Court Road frontage in front of the proposed parking lot.

The handicapped parking space is far removed from the entrance to the building. If another entrance is proposed, it should be shown. Otherwise, the handicapped parking should be moved to a more convenient location relative to the entrance.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
DATE: November 30, 1983
PLAN: ZONING
PROJECT NAME: Bonded Jewelry Center
PLAN: /
LOCATION: Reisterstown & Old Court Rds.
DEVELOPMENT PLAN:
PROJECT: 3rd Election District
PLAT:

1. A Variance request for parking, Item 2 was filed with this office on June 21, 1983.
2. The CRG plan generally meets zoning requirements with the following exception. Amenity open space is required in a B.L.-OOC zone and has not been provided on the plan. The required amenity open space ratio must be shown on the plan and areas devoted to A.O.S must be clearly designated as such. This revision must occur on the plan prior to CRG approval unless a Variance is requested, CRG approval is acceptable; final approval is contingent upon the outcome of the zoning hearing however.
3. The floor area ratio should be shown on the plan.

Diana Tatter
DIANA TATTER
Zoning Associate II

Dimech

BALTIMORE COUNTY, MARYLAND
SUBJECT: SUBDIVISION REVIEW COMMENTS
DATE: November 28, 1983
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division
PROJECT NAME: Bonded Jewelry Center
PROJECT NUMBER: #J192
LOCATION: Reisterstown Road and Old Court Road
DISTRICT: 3C2

The Plan for the subject site, dated June 20, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Plan as submitted is satisfactory. No improvements are required at this time; therefore, the Developer has no financial responsibility except as noted.

HIGHWAY COMMENTS:

Old Court Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 50-foot right-of-way.

The Developer shall be responsible for the preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Project #83192
Bonded Jewelry Center
Page 2
November 28, 1983

HIGHWAY COMMENTS: (Cont'd)

As the Developer proposes to utilize the existing along alignment to the site as additional access, he shall be responsible to upgrade the along to conform with Baltimore County Standards for all-ways. This along work shall be done under County inspection. Construction drawings for the along indicating the line and grade are required. The necessary funding may be obtained from the Bureau of Public Services, Attention: Mr. J. E. Brown, 494-1121.

STORM DRAIN, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer 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 Developer.

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

In accordance with Baltimore County Council Grading Ordinance "Bill No. 10-77" a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Sediment control provisions will be required for the building permit application and for any grading involved.

No storm water management is required.

WATER AND SANITARY SEWER COMMENTS:

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

Permission to connect to additional sanitary fixtures to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

Project #83192
Bonded Jewelry Center
Page 3
November 28, 1983

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

If the Developer increases the plumbing facilities to the equivalent of a dwelling unit or more, the System Connection Charges will apply. The amount to be determined and payable upon application for the Plumbing Permit. The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public service.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Edward A. McDonough
EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:PMK:ss
cc: File

BALTIMORE COUNTY, MARYLAND
COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Bonded Jewelry Center
Subdivision Name, Section and/or Plat
Developer and/or Engineer: Jack A. Stealey, Jr. (James Falls Sanitary) Lyle Associates, Inc.
Comments are as follows:
Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
Public sewers, public water, must be utilized and/or extended to serve the property.
A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: memo dated November 23, 1983.
It is recommended this plan not be approved at this time. See revisions and/or comments.
REVISIONS AND/OR COMMENTS:

SS 793R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Brooks, Stafford
FROM: Stephanie Taylor
SUBJECT: ENVIRONMENTAL EFFECTS REPORT
BONDED JEWELRY CENTER CRG MEETING NOVEMBER 30, 1983 10:00 A.M.

PLAN REVIEW NOTES

1. Addition to existing two-story building and new parking area on 0.35 acres.
2. Public water and public sewer proposed.
3. Not in reservoir watershed.
4. No wetland soils.
5. No streams on the property.
6. Stormwater management is not required.
7. Proposed additional impervious area is 0.077 acre.

RESPONSES

Environmental Effects Report is approved, subject to the following conditions:

1. The owner agrees in writing to comply with the following best management practices at this site:

- A. All areas except that used for buildings, side-walks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
- B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- D. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
2. Filling will not occur in grassed or lined drainage ditches or swales.

S:pmc

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Catlin
Administrator

RECEIVED
NOV 22 1983
BUREAU OF PUBLIC SERVICES

November 18, 1983

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: CRG Meeting of 11-30-83
"Bonded Jewelry Center"
N/W Corner Reisterstown Rd.
Route 140 & Old Court Rd.

Dear Mr. Morton:

On review of the site plan of 10-3-83, the State Highway Administration will require the plan to be revised.

The revised plan must show an S.H.A. concrete curb beginning at the back of the concrete entrance and ending with a 2' offset at the corner of the building.

The proposed 4" steel post filled with concrete can be located in back of the curb section.

This will afford greater protection to the corner of the building and less of a hazard to the motorist entering the site.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:Gwinaw

Attachment

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 303-6451 D.C. Metro - 1-800-452-5262 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 0717

BONDED JEWELRY

Reference: Petition for Variances

- 1) To allow 23 parking spaces instead of the required 30.
- 2) To permit no loading space in lieu of the required one.
- 3) To permit amenity open space ratio of .13 in lieu of the required .20.

SITE CHARACTERISTICS

- A) Site is situated at the Northwest corner of Reisterstown Road and Old Court Road (1501 - 1503 Reisterstown Road).
- B) Site is zoned BL-CCC, adjacent zoning is also BL-CCC.
- C) Directly North is an Odd Fellows Meeting Hall, East is an electrical substation owned by Consolidated Gas and Electric Light and Power Company. On the South side of Old Court Road is a beauty salon and retail paint store.
- D) Existing two story brick building with approximately 6,000 square feet with 15 on-site parking spaces.

PROPOSED IMPROVEMENTS

- A) Proposed two story building addition with basement totalling approximately 6,900 square feet:

Basement	2,314 sq.ft.	Mechanical Room & Storage
First Floor	2,314 sq.ft.	Retail Sales
Second Floor	2,314 sq.ft.	Offices
- B) Acquisition of adjacent lot for additional 15 parking spaces, bringing total number of parking spaces to 23.
- C) Additional landscaping to conform with the Pikesville Revitalization Plan.
- D) Dedication of widening on Old Court Road.
- E) Handicapped access to building.

Page 1 of 2

INDEPENDENT CORP.
15000 F 431
ZONED BL

BONDED JEWELRY

Petition for Variances

(Continued)

RELATIONSHIP TO THE ZONING ORDINANCE

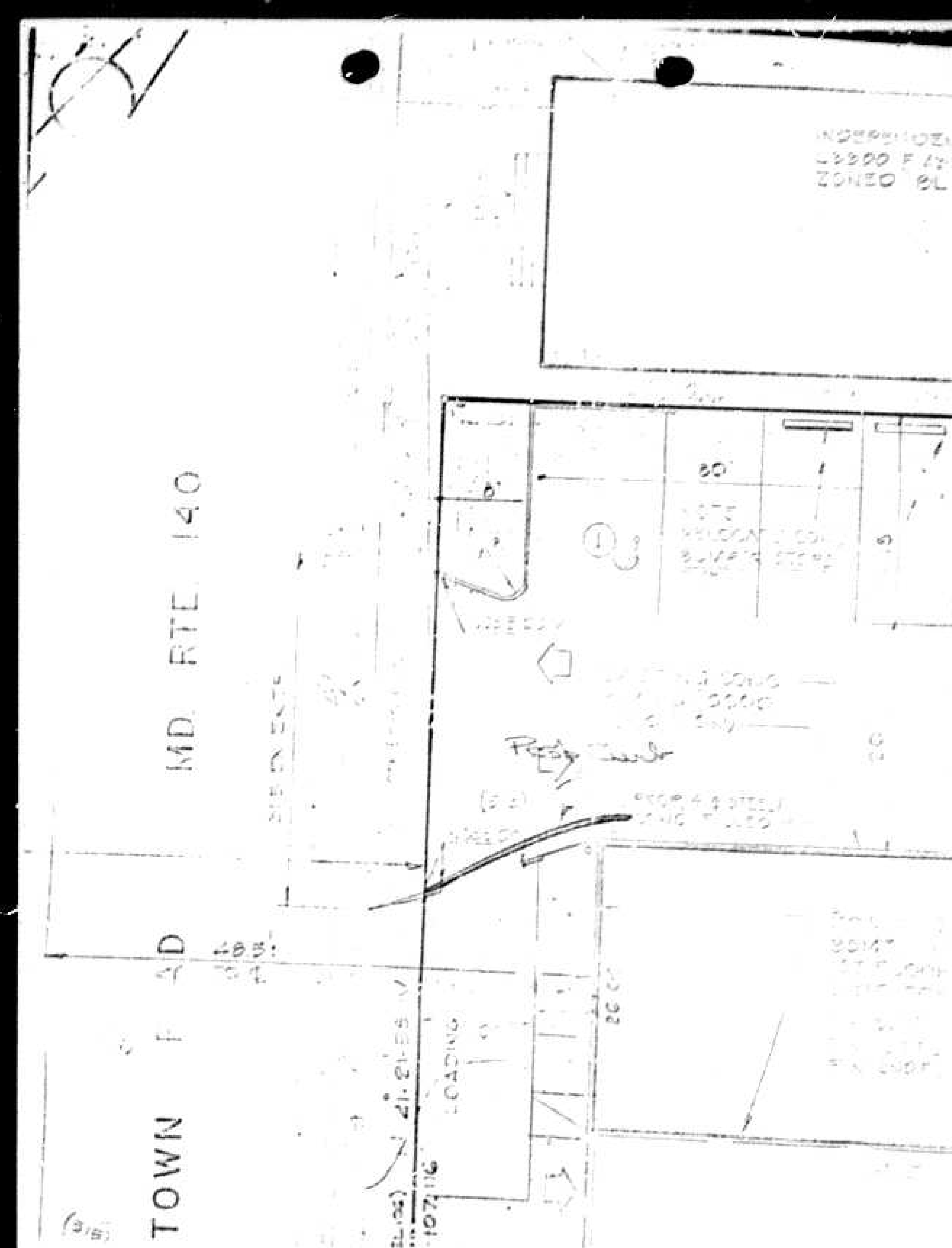
- A) Parking Requirements - Section 409.2b (5) (6)
- B) Loading Space - Section 409.3
- C) Amenity Open Space - Section 232A.4

The site geometrics dictate a layout of the existing and proposed facility that utilizes optimum traffic and pedestrian patterns. Therefore, to achieve the above conditions, the subject site will not yield the required offsite parking spaces. From a practical standpoint, we are requesting a variance to the offsite parking regulations, amenity open space ratio and loading requirements.

GRANTING OF VARIANCES, SECTION 307

The variances, if granted, will not have any adverse effect on the health, safety, and general welfare of the public.

Page 2 of 2



July 19, 1983

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

Attention: Mr. H. Conover

Re: SAC Meeting of 7-5-83
ITEM: #2
Property Owners: Jack
Irwin Brown, et al
Location: N/W corner
Reisterstown Rd. (Route
140) and Old Court Road
Existing Zoning: B.L.-CCC
Proposed Zoning: Variance
to permit 24 parking spaces
in lieu of the required 31
spaces.
Address: 0.2211 & 0.1346
District: 3rd

Dear Mr. Hammond:

On review of the site plan of 6-20-83 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show an S.H.A. concrete curb beginning at the back of the concrete entrance and ending with a 2' offset at the corner of the building.

The proposed 4" steel post filled with concrete can be located in back of the curb section.

This will afford greater protection to the corner of the building and less of a hazard to the motorist entering the site.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

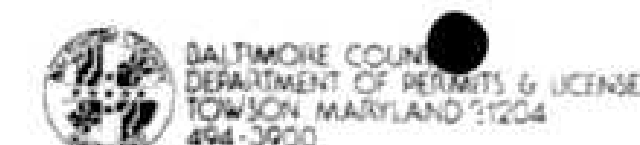
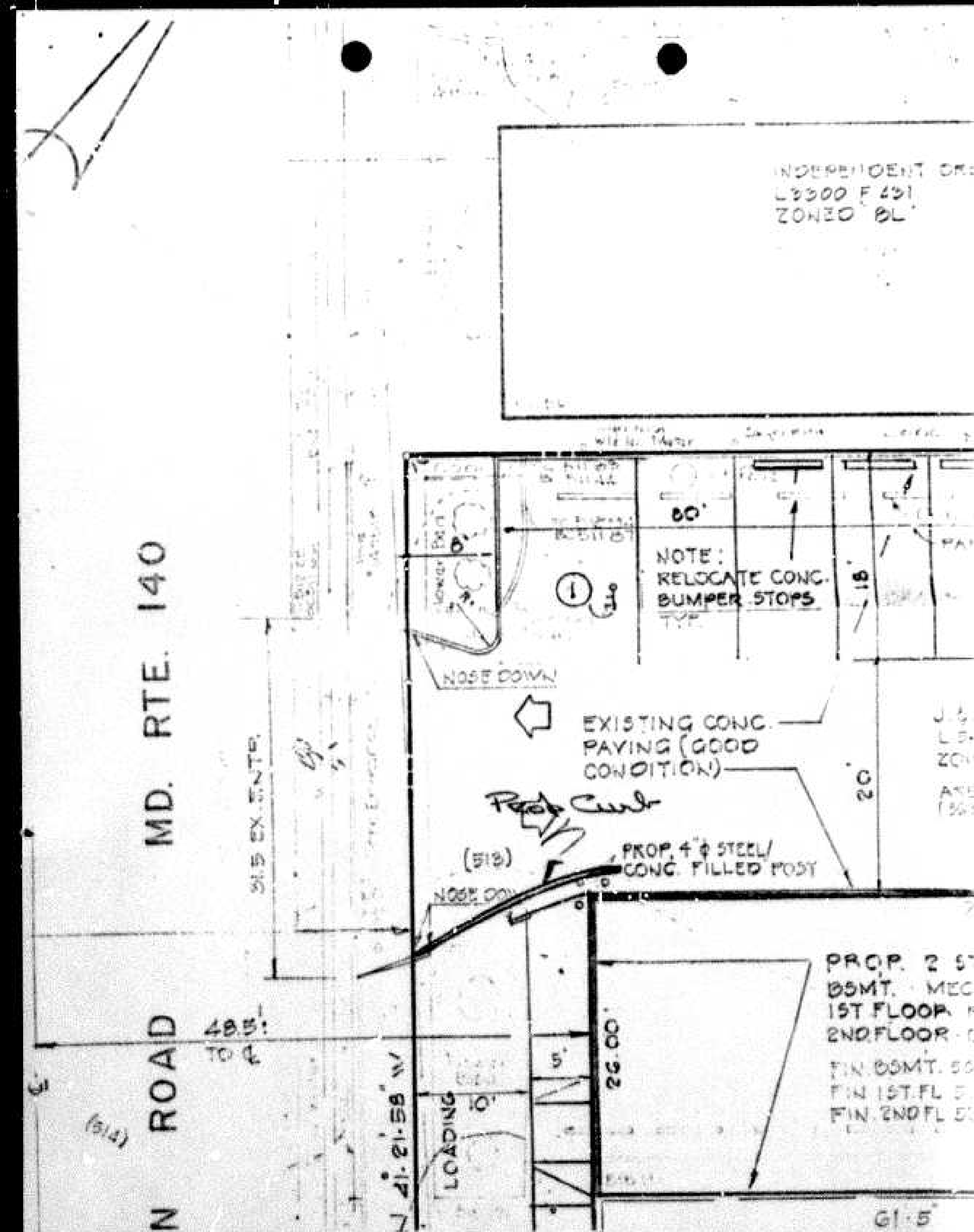
CL:GW:vr

Attachment

cc: Mr. J. Ogle (w-attachment)

My telephone number is 1001-6557-1030

Telephone for the hearing or speech
383-7566 Baltimore Metro - 685-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 117, 707 North Carroll St. Baltimore, Maryland 21203-0117



BAITIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
444-3900

TED ZALEM JR.
DIRECTOR

July 28, 1983

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

Dear Mr. Hammond:

Comments on Item # 2 Zoning Advisory Committee Meeting July 5, 1983
are as follows:

Property Owner: Jack Irwin Brown, et al
Location: SW/Cor, Reisterstown Rd. and Old Court Rd.
Existing Zoning: B.L.-CCC
Proposed Zoning: Variance to permit 24 parking spaces in lieu of the required 31 spaces.

Address: 0.2211 & 0.1346
District: 3

The items checked below are applicable:

- A) All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged 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/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, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line. See Table 101, line 1, Section 1107 and Table 1102.
- 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 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 height/area requirements of Table 505 and the required construction classification of Table 101.

1. Comment: Should the adjacent building not be removed before construction of the new structure, the new structure shall comply with Sect. 2414.0. See definition of "fire separation, exterior fire exposure" on page 29. If the basement is used for any occupancy, an elevator will be required by the State Handicapped Code. Show handicapped access to building, curb cuts, parking signs, etc. on plans.
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 West Chesapeake Ave., 21203.

Very truly yours,

Charles A. Burnham, Chief
Plans Review

CD:1272
MCM 07-82

LYON ASSOCIATES, INC.
Architects - Engineers - Surveyors
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-244-9112

ZONING DESCRIPTION

1501-1503 REISTERSTOWN ROAD AND
2 OLD COURT ROAD

1501-1503 Reisterstown Road

BEGINNING FOR THE SAME at a point on the northeast right of way line of Reisterstown Road, 66 feet wide, at the intersection of the northwest right of way line of Old Court Road, 25 feet wide, thence binding on the north east right of way line of Reisterstown Road N 41°21'53" E - 107.116' thence leaving said right of way line for the following courses and distances viz.

1. N 48°44'15" E - 90.566'
2. Binding on the southwest side of a 15' alley - S 41°21'53" E - 105.715'
3. Binding on the northwest side of Old Court Road - S 47°51'01" W - 90.51' To The place of beginning, containing 0.2211 Ac. ±.

2 Old Court Road

BEGINNING FOR THE SAME at a point on the north west right of way line of Old Court Road, 25 feet wide, 105.51 feet + northeast of the northeast corner of the intersection of Reisterstown Road and Old Court Road thence leaving Old Court Road and binding on the northeast side of a 15' alley N 41°21'58" W - 146.65' thence leaving said alley for the following courses and distances.

1. N 48°05'08" E - 40.00'
 2. S 41°21'58" E - 146.49'
- Thence binding on the northwest side of Old Court Road, S 47°51'01" W 40.00' to the place of beginning. Containing 0.1346 Ac. ±.



Signed This 10th day JUNE 1983

SCALE: 1" = 100 feet
File No. 7865-59-001

OFFICE COPY

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 11, 1983

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

TO: Nicholas A. Commodakis
Chairman

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

RE: Item No. 2
Petitioner - Jack Irwin Brown, et al
Variance Petition

Dear Mr. Brown:

Recently, a Meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Traffic Engineering - Mike Flanagan - 494-3554

Permits & Licenses - Charles Burnham 494-3987

Current Planning - Ms. Sue Carrell - 494-3335

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

NICHOLAS A. COMMODAKIS, Chairman
Zoning Plans Advisory Committee

NBC:bsc

cc: Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Md. 21207

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 5, 1983

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

Z.A.C. Meeting of July 5, 1983

RE: Item No. 275, 276, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
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,

Wm. Nick Petrovich

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary

M. S. Caltrider
Administrator

April 27, 1984

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

Attention: Mr. D. Cosmopolis

Re: ZAC Meeting of 7-5-83
ITEM: #2
Property Owner: Jack Irwin
Brown, et al.
Location: 3/4 corner
Reisterstown Rd. (Route 140)
and Old Court Road
Existing Zoning: B.L.-CCO
Proposed Zoning: Variance
to permit 24 parking spaces
in lieu of the required 11
spaces.
Acres: 0.2211 & 0.1346
Districts: 100

Dear Mr. Jablon:

On review of the revised site plan of 4-12-84, the State
Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, District
Bureau of Engineering
Access Permits

Respectfully,

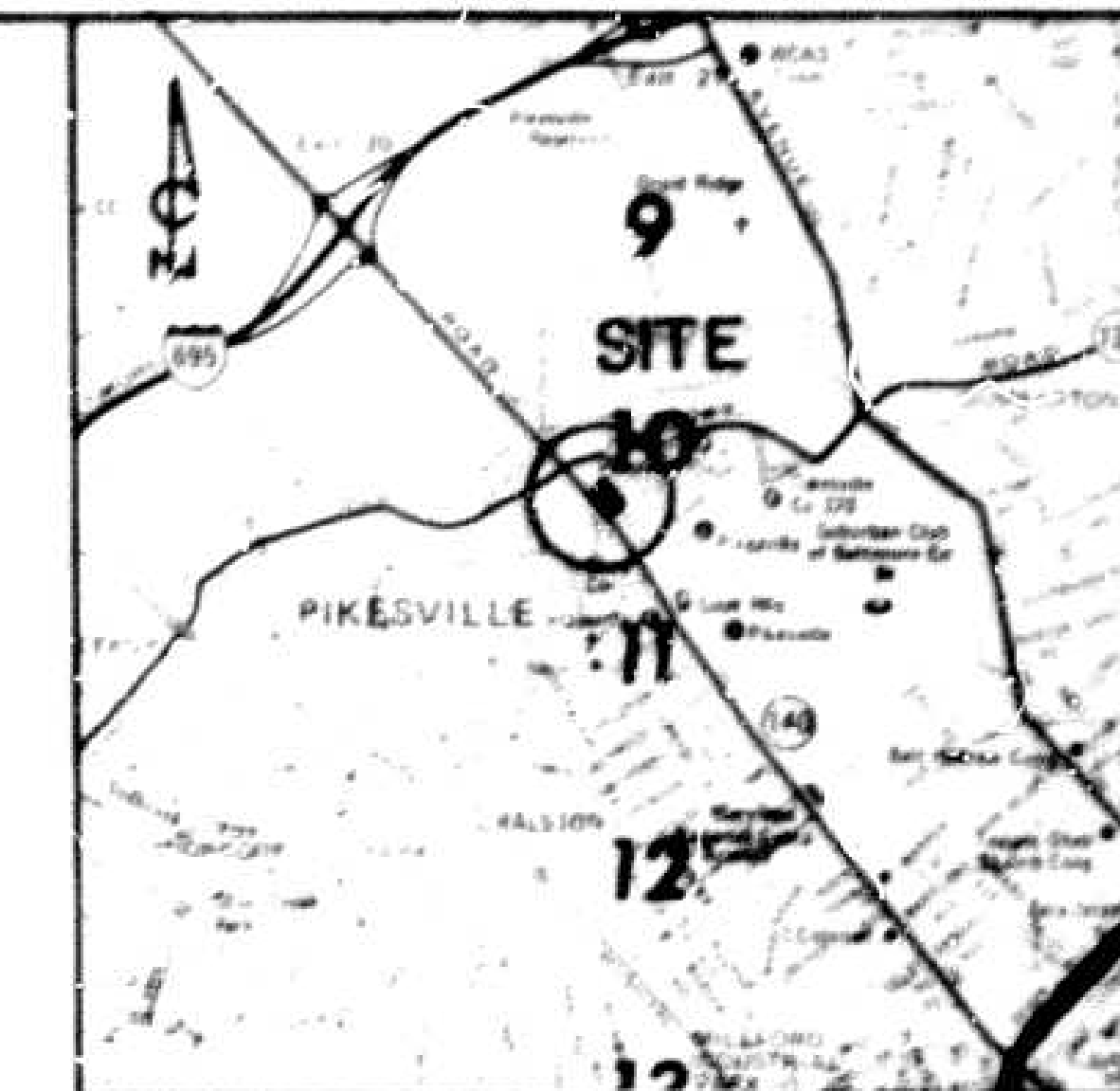
Sys: George Wittman

1 Mr. J. Oule

My telephone number is (301) 654-1500

Telephones for impaired hearing or speech:
301-7600 Baltimore Metro 255-0451 D.C. Metro 1-800-487-5262 Nationwide Toll
P.O. Box 747, 707 North Calvert St. Baltimore, Maryland 21201





LOCATION MAP
1982

GENERAL NOTES

1. SITE LOCATION: 1501-1503 REISTERSTOWN ROAD & 2 OLD COURT ROAD - TAX MAP 78 PARCEL 106 & 107 & 108
2. OWNER: J. & S. BROWN, 1501 REISTERSTOWN ROAD, BALTO. MD. 21208
3. DEED REF: PARCEL 106 - L 5456 F 222 PARCEL 782 - L 5456 F 771
4. ZONING CLASSIFICATION: ZONED 'BL' BY DIST. CCC
5. SITE USE: JEWELRY RETAIL SALES & REPAIR

7. DENSITY CALCULATIONS

PARCEL 106	AC.	SQ. FT.	PERCENT
A. AREA OF PARCEL 106	0.2211	9531.87	100
B. AREA OF EX. BLDG - 1 PROP BLDG		4316.36	45
C. PAVED AREA PARCEL 106		4731.1	49
D. LANDSCAPED GREEN AREA PARCEL 106		360.1	10

PARCEL 782	AC.	SQ. FT.	PERCENT
A. AREA OF PARCEL 782	0.1346	5869.18	100
B. BLDG AREA		0	0
C. PAVED AREA		4760.1	81
D. LANDSCAPED AREA		1049.1	18

8. PUBLIC UTILITIES AVAILABLE

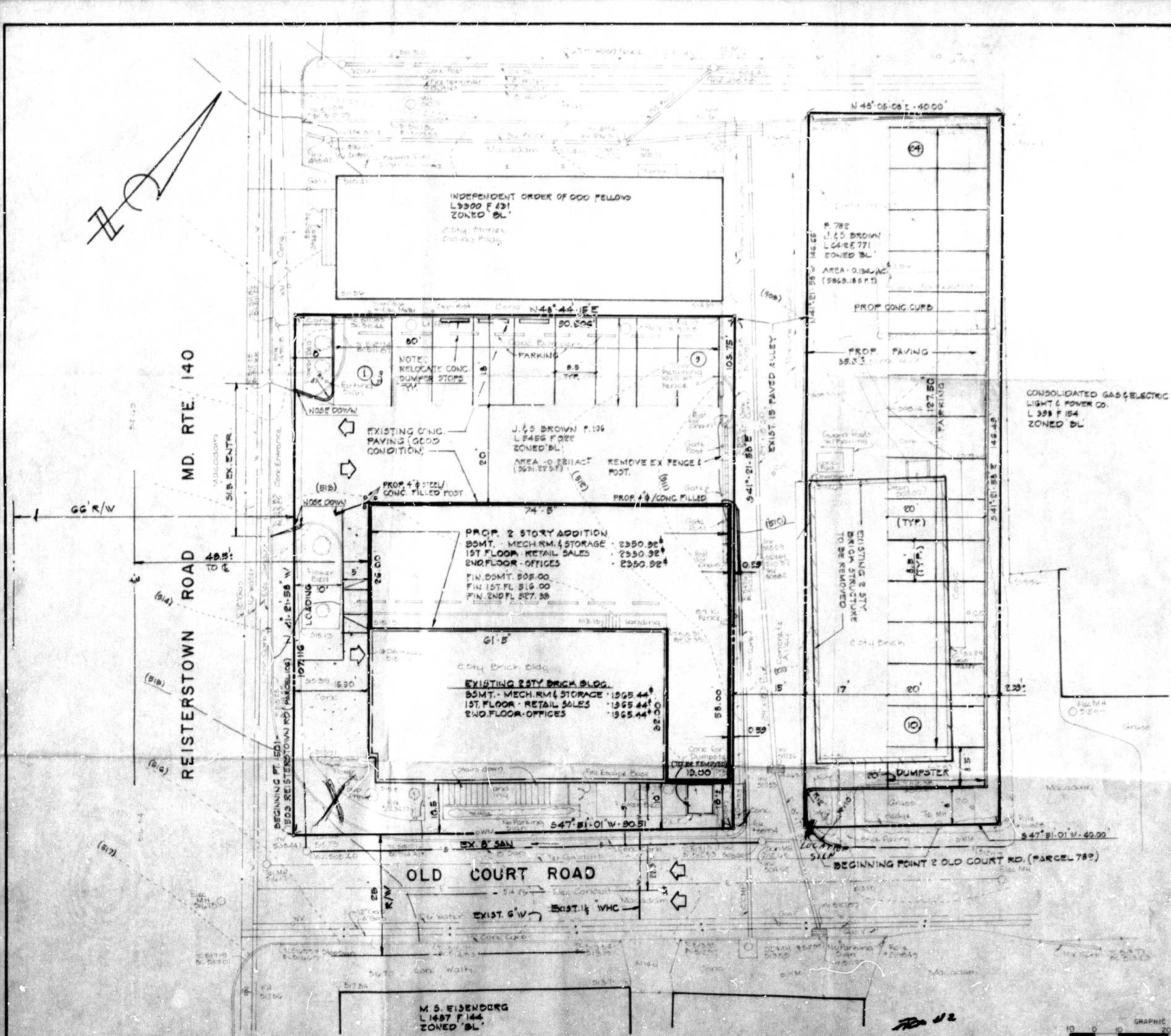
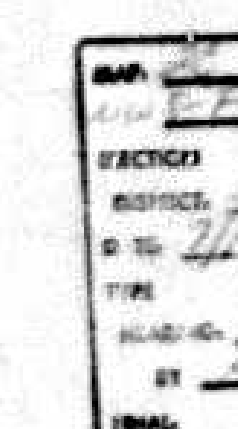
PARKING REQUIREMENTS

- A. 1ST FLOOR RETAIL: $\frac{4316.36}{200} = 21.58$ PARKING SPACES
- B. 2ND FLOOR OFFICE: $\frac{4316.36}{500} = 8.63$ PARKING SPACES
- 31 PARKING SPACES REQ.
24 PARKING SPACES SHOWN

LEGEND

(E.O.) EXISTING GRADE

TOPO BY LYON ASSOC. MAY 1983



LYON ASSOCIATES, INC.

7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS

NO. DATE DESCRIPTION

1	10/1/83	INITIALS
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PETITION FOR ZONING VARIANCE PLAT

1501-1503 REISTERSTOWN ROAD & 2 OLD COURT ROAD

3RD. DISTRICT

BALTO. CO. MD

PLAN PREPARATION

DRAWN BY: TMS	DATE: JUNE 20, 1983
DESIGNED BY: TMS	SCALE: 1"=10'
CHECKED BY:	

BONDED JEWELRY CENTER

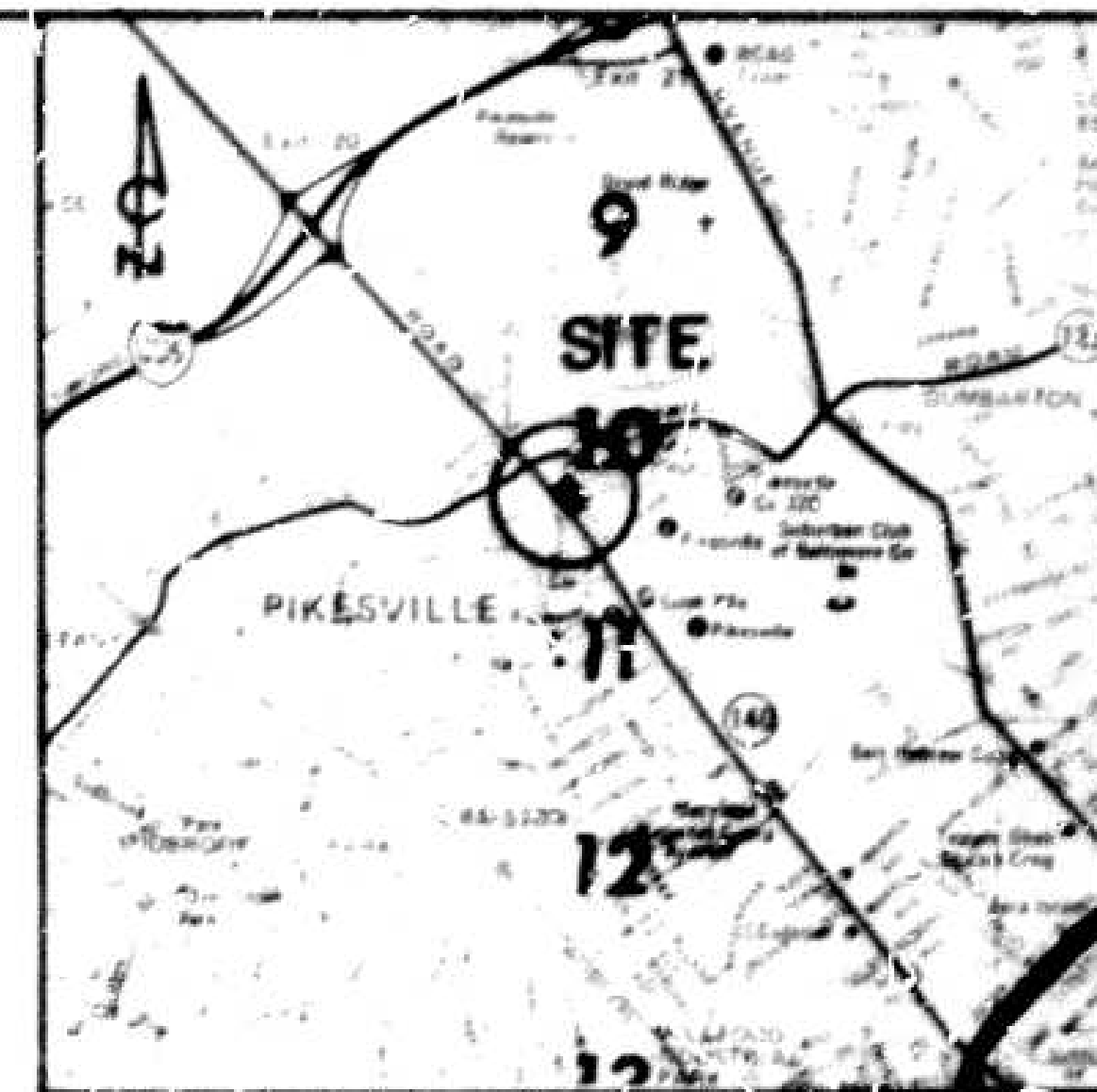
1501-1503 REISTERSTOWN ROAD
BALTO. MD. 21208
301-653-3000

DRAWING NO.

7265

SHEET NO.

1 OF 1



LOCATION MAP

GENERAL NOTES

1. SITE LOCATION: 1501-1503 REISTERSTOWN ROAD & 2 OLD COURT ROAD - TAY MAP 78
2. OWNER: JUCK & SISTER BROWN, 1501 REISTERSTOWN ROAD, BALTO MD 21208
3. DEED REF: PARCEL 106 - L 485 F 222 PARCEL 782 - L 642 F 771
4. ZONING CLASSIFICATION: DL BY DIST. CCG
5. SITE USE: JEWELRY RETAIL SALES CENTER

7. DENSITY CALCULATIONS

PARCEL	AC.	SQ. FT.	PERCENT
PARCEL 106			
A. AREA OF PARCEL 106	0.2211	3631.21	100
B. AREA OF EX. BLDG - (PROP. BLDG)		4816.36	48
C. PAVED AREA PARCEL 106		4793.1	49
D. LANDSCAPED GREEN AREA PARCEL 106		360.1	10
PARCEL 782			
A. AREA OF PARCEL 782	0.1346	5823.18	100
B. BLDG AREA		0	0
C. PAVED AREA		4740.1	81
D. LANDSCAPED AREA		1083.1	18

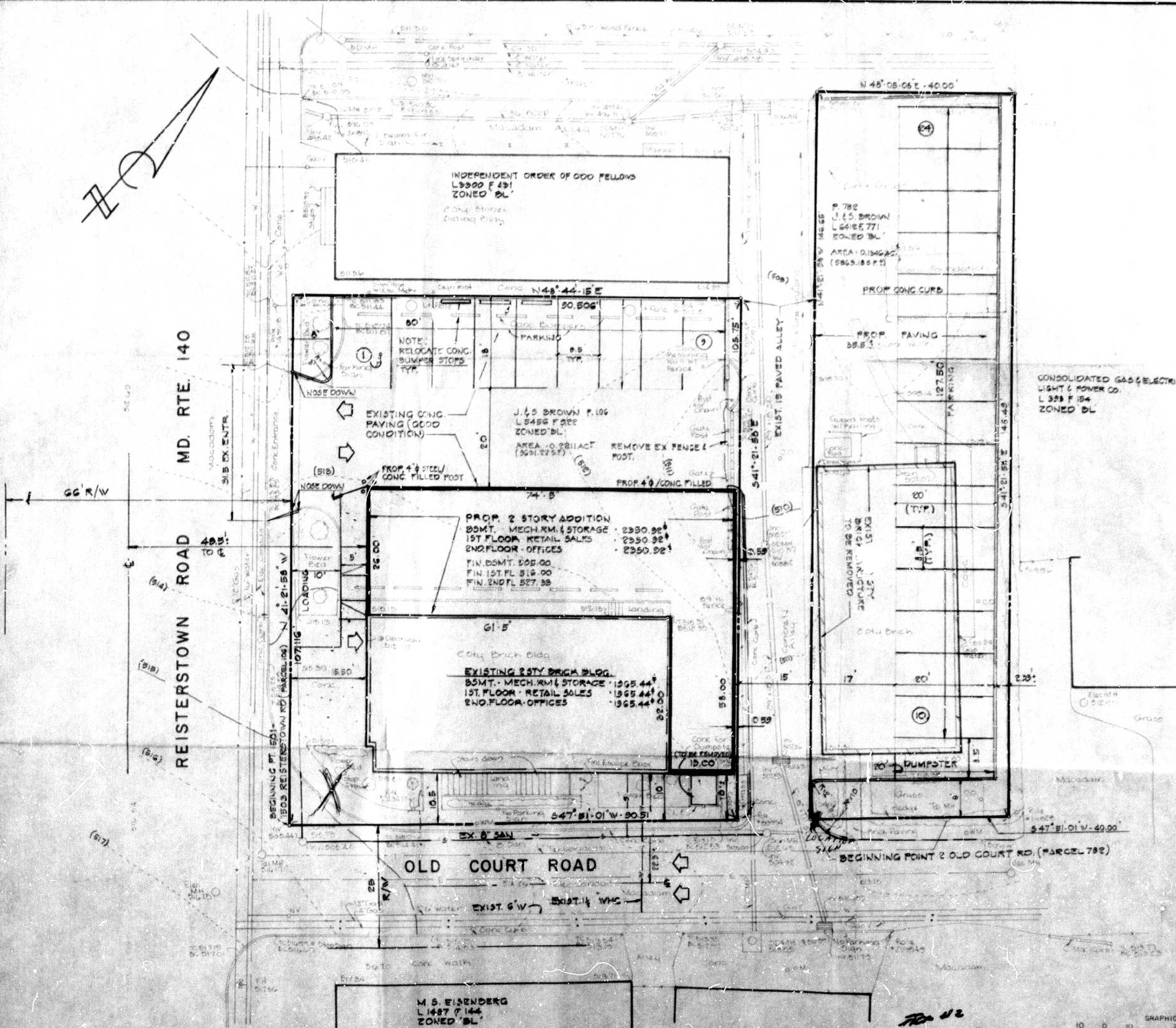
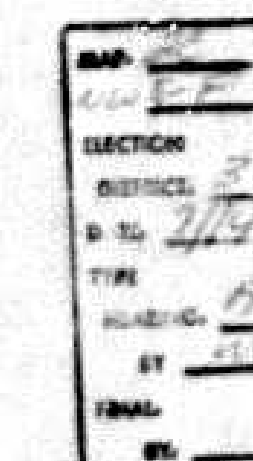
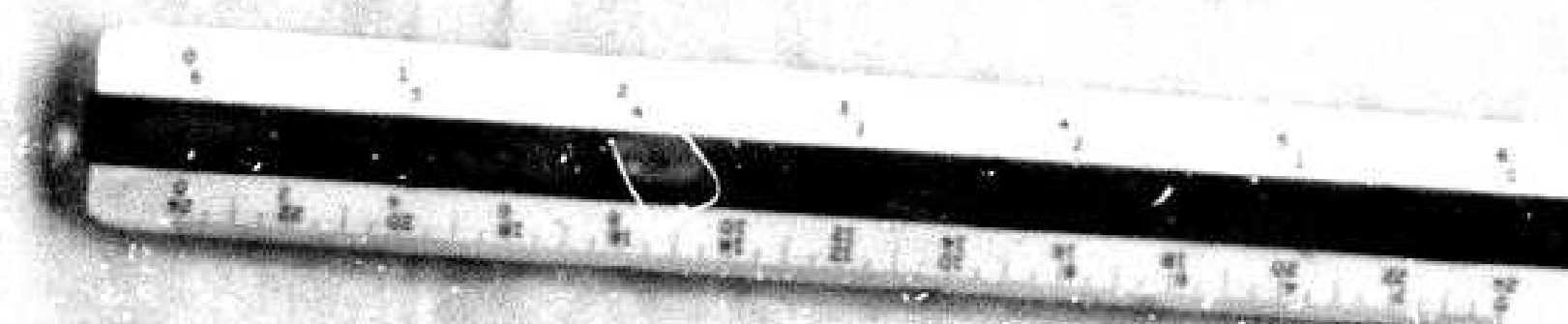
8. PUBLIC UTILITIES AVAILABLE

PARKING REQUIREMENTS

- 1ST FLOOR RETAIL: $\frac{4816.36}{200} = 24.08$ PARKING SPACES
 - 2ND FLOOR OFFICE: $\frac{4816.36}{500} = 9.63$ PARKING SPACES
- 31 PARKING SPACES REQ
24 PARKING SPACES SHOWN

LEGEND

(BIO) EXISTING GRADE
TOPO BY LYON ASSOC MAY 1983



LYON ASSOCIATES, INC.

7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS

NO. DATE DESCRIPTION

1. 6/20/83 1. 6/20/83 1. 6/20/83

PETITION FOR ZONING VARIANCE PLAT

1501-1503 REISTERSTOWN ROAD & 2 OLD COURT ROAD

3RD. DISTRICT

BALTO. CO. MD

PLAN PREPARATION

DESIGN BY TMS

DATE JUNE 20, 1983

DESIGNED BY TMS

SCALE 1"=10'

CHECKED BY

BONDED JEWELRY CENTER

1501-1503 REISTERSTOWN ROAD

BALTO. MD. 21208

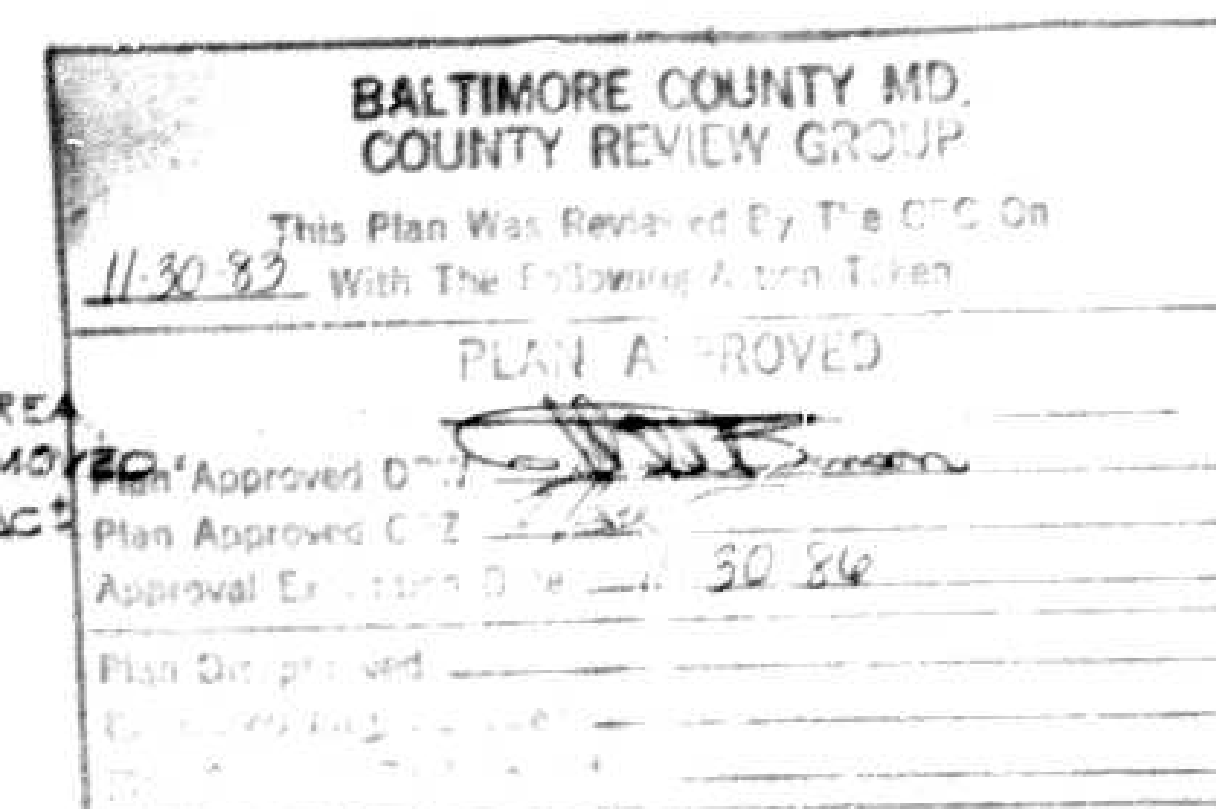
301-653-2000

DRAWING NO.

7265

SHEET NO.

1 OF 1



AMENITY	OPEN	SPACE SQ. FT.
(A)	136	
(B)	636	
(C)	286	
(D)	320	
(E)	70	
(F)	146	
TOTAL	1674	

[illegible]

LYON ASSOCIATES, INC.
731 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

[illegible]

PETITION FOR ZONING VARIANCE PLAT
1501-1503 REISTERSTOWN ROAD & 2 OLD COURT ROAD
8RD. DISTRICT BALTO. CO MD

PLAN PREPARATION	
DRAWN BY TKS	DATE JUNE 20, 1989
DESIGNED BY TKS	SCALE 1"=10'

BONDED JEWELRY CENTER
1501-1503 REISTERSTOWN ROAD
BALTO MD 21208
301-653-8000

DRAWING NO.
7265

SHEET NO.
1 OF 1

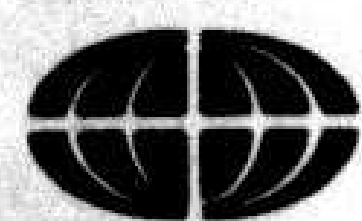
AREA OF EX	NO	SQ FT	PERCENT
1. AREA OF EX	1000	44	
2. AREA OF EX	1000	44	

PARKING ROOM REMITS
 1 2ND FLOOR RETL 4234
 2 2ND FLOOR RETL 4234
 3 2ND FLOOR RETL 4234
 4 2ND FLOOR RETL 4234
 5 2ND FLOOR RETL 4234
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 100 2ND FLOOR RETL 4234

[illegible]

AMENITY	OPEN	SPACE
AREA		50 FT
(A)	100	
(D)	837.50	
(E)	44.50	
TOTAL	1000	0

GRAPHIC SCALE



1 OF 1



LOCATION MAP

Scale 1" = 2000'

GENERAL NOTES

1. SITE LOCATION: 1501 & 1503 REISTERSTOWN RD & COLO COURT RD - TAX MAP 78
PARCEL 106 BLOCK 2 PARCEL 782
2. OWNER: JACK & STANLEY BROWN
1501 REISTERSTOWN RD
BALTO MD 21208
4. DEED REF: PARCEL 106: L 5456 F 322 PARCEL 782: L 6412 F 771
5. PROPERTY NO. OR TAX NO. PARCEL 106: 0311 002380, PAR 782: 051905286
6. SITE USE: JEWELRY RETAIL SALES (REPAIR)
- GA. ZONING CLASSIFICATION: BL - EX. DISTR. CCC
7. DENSITY CALCULATIONS

PARCEL 106	AC.	SQ. FT.	PERCENT
A. AREA OF PARCEL 106	0.2211	3631.10	100
B. AREA OF EX. BLDG. L PROP. BLDG.		4234	44
C. PAVED AREA PARCEL 106		4573	17
D. LANDSCAPED GREEN AREA PARCEL 106		360	10

PARCEL 782

A. AREA OF PARCEL 782	0.1346	5823.18	100
B. BLDG. AREA			0
C. PAVED AREA		4590	78
D. LANDSCAPED AREA		1273	22

- B. PUBLIC UTILITIES AVAILABLE

PARKING REQUIREMENTS

A. 1ST FLOOR RETAIL	$\frac{4234}{500} = 2.17$	PARKING SPACES
B. 2ND FLOOR OFFICE	$\frac{4234}{500} = 8.468$	PARKING SPACES
	$\frac{19.638}{30} = 0.6546$	PARKING SPACES REQ.
		23 PARKING SPACES SHOWN

3. NO CHANGE IN GRADE PROPOSED.

10. A.D.T. COUNT: 279

11. STORM WATER MANAGEMENT EXEMPTION APPLIED FOR

12. THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIAL SITES.

13. SOIL TYPE DATA: SOIL SURVEY SH. NO. 33

- GCB2 - GLENELG LOAM - 3-8% SLOPES, MODERATELY ERODED.
AREA TYPE EX-BUILDING STREETS & PARKING AREAS
ENTIRE SITE GCB2 SLIGHT SLOPE EX. EX. & PROP. SLIGHT

14. ELECTION DISTR. 3RD, COUNCILMANIC DISTRICT 2ND.

15. CENSUS TRACT: 409, 401

16. WATER SHED: 23, SUB SEWER SHED: 52

17. THIS PLAN IS LOCATED IN THE FIKESVILLE REVITALIZATION AREA.

18. FLOOR AREA RATIO: $\frac{8432.72}{15,434.30} = .5442$
GROSS FLOOR AREA
GROSS AREA OF SITE

19. AMENITY OPEN SPACE RATIO: $\frac{\text{TOTAL A.O.S.}}{\text{ADJUSTED GROSS FLOOR AREA}}$

$$\frac{\text{TOTAL A.O.S.} \cdot 1102}{\text{ADJ. GROSS FL. AREA} \cdot 8970} = .132$$

PETITIONER'S
EXHIBIT 3



4/2/82