

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

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

PAUL H. REINKE
CHIEF

August 20, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Charles H. Bolte

Location: S/W side and N/E side Pikesville Road, 875' S/E of Mt. Wilson Lane
Item No.: 51

Zoning Agenda Meeting of August 20, 1985

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Ray W. Kemmer* Noted and Approved: *Ray W. Kemmer*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



THIS DEED made this 5th day of November 1942 by Lester H. Hooper Jr. and his wife, Mildred V. Hooper, his wife of Baltimore County, Maryland, to the State of Maryland parties of the first part Grantees and Charles H. Bolte & wife, Mildred V. Hooper, his wife of Baltimore County, Maryland, parties of the second part Grantees.

WITNESSETH that in consideration of the sum of five Dollars and other good and valuable considerations the receipt of which is hereby acknowledged the said Lester H. Hooper and Mildred V. Hooper his wife do grant and convey unto the said Charles H. Bolte and Mildred V. Hooper his wife as tenants by the entirety the survivor of them or his heirs or their heirs and assigns in fee simple all that lot of ground situated in the Third Election District of Baltimore County Md and known as Lot 15 shown on the plat of Miller-Adams Inc and known as the "Pikesville Farm" which plat is recorded in Baltimore County in First Book Liber M F D No 7 folio 7.

Being the same property which by deed dated April 18th 1941 and recorded among the land records of Baltimore County in Liber C H 5 Jr No 1159 folio 145-etc was conveyed by Augustus Chamberger uncarried to the within Grantees.

Together with the buildings and improvements thereon erected and all and every the rights ways waters roads privileges and appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid tract of land and premises and hereby intended to be conveyed together with the privileges as aforesaid unto and to the heirs life and interest of the said Charles H. Bolte and Mildred V. Hooper his wife as tenants by the entirety the survivor of them or his heirs or their heirs and assigns in fee simple.

AND the said Grantees hereby covenant that they will warrant specially the property hereby conveyed that they have not done anything or permitted to be done anything that would convey said property and that they will execute such further as may be required to perfect the same.

Witness the hands and seals of said Grantees.

Lester H. Hooper Jr. (local)
Mildred V. Hooper (local)

Gwynn Nelson
Notary Public

I hereby certify that on this 5th day of November 1942 before me the undersigned a Notary Public of the State of Maryland in and for the County aforesaid personally appeared Lester H. Hooper Jr. and Mildred V. Hooper his wife and they each acknowledged the aforesaid deed to be their respective acts.

Witness my hand and seal this 5th day of November 1942.

Gwynn Nelson
Notary Public

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

September 10, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 51 Zoning Advisory Committee Meeting are as follows:
Property Owner: Charles H. Bolte
Location: S/W side and N/E side Pikesville Road, 875' S/E of Mt. Wilson Lane
District: 3rd.

APPLICABLE ITEMS ARE CONSIDERED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and used (A.B.C. #17-1 - 1980) and other applicable Code and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a Registered in Maryland Architect or Engineer is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All One Group except Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 3'-0" to an interior lot line. All One Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from Use _____ to Use _____, or to Mixed Use _____ See Section 211 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Strategic. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

10. Comments: What is the proposed use of the 2 story block garage? If it is used for commercial purposes the 2nd floor live load should be certified by a professional engineer registered in Maryland as complying with the corresponding live load required by Table 906.0.
11. These abbreviated 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 the applicant may obtain additional information by visiting Room 211 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

Charles H. Bolte
Charles H. Bolte, et ux,
Building Plans Service

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

ARNOLD JABLON
ZONING COMMISSIONER

November 14, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Arnold Fleischmann, Esquire
408 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
Lot 15: SW/S Pikesville Rd.,
875' S Mt. Wilson La.
Lot 9: NE/S Pikesville Rd.,
871' S Mt. Wilson La.
3rd Election District
Charles H. Bolte, et ux,
Petitioners
Case No. 86-182-SPH

Dear Mr. Fleischmann:

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

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:tg

Attachments

cc: People's Council

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner

Date: October 21, 1985

Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-177-SPH and 86-182-SPH

In view of the subject of these petitions, this office offers no comments.

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

NEG:JCH:alm

IN RE: PETITION FOR SPECIAL HEARING
Lot 15: SW/S Pikesville Rd.,
875' S Mt. Wilson La.
Lot 9: NE/S Pikesville Rd.,
871' S Mt. Wilson La.
3rd Election District
Charles H. Bolte, et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-182-SPH

The Petitioners herein request approval for the continued nonconforming use of the property for the storage of garden tools, equipment and vehicles in connection with landscaping work conducted from the premises.

Testimony by the Petitioner indicated that in 1942 he purchased an existing dwelling on Lot 15 in which he has used continuously a room with a telephone, approximately 14' x 14' in size, as the office for a landscaping business. He originally kept trucks and equipment on Lot 15 until about 1950 when he acquired Lot 9. Soon thereafter he built the existing two-story garage and moved the trucks and equipment to that lot where he has continued to store them until now. The area behind the garage has never been utilized. About 1975 gravel was placed on the outside storage area utilized for the parking of several automobiles for family, employees, and for no more than five trucks of the pick-up, dump and stake variety. The number of employees could range up to ten in season. There are no customers, sales, or other business conducted on the site. Testimony by another witness confirmed the Petitioner's testimony. Counsel for the Petitioner indicated that the uses were legally established in the "A" zone designated on the 1945 Baltimore County Zoning Maps and under the use category "Farming and buildings incidental thereto" of the 1945 Baltimore County Zoning Regulations (BCZR). There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition and after due consideration of the testimony and evidence presented-

UNDER RECEIVED FOR FILE
DATE: November 14, 1985
BY: *John A. H. Jung*

JUN 12 1986

DATE November 14, 1985
BY Patricia A. Ballard
ADMINISTRATIVE ASSISTANT



**APPLICATION FOR SPECIAL
HEARING**
3rd Election District

LOCATION: Lot 15: Southwest
corner of the intersection of
Mt. Wilson Lane
Lot 9: Northeast side of Patterson
Road, between Mt. Wilson
Lane and
Dundee Lane
PUBLIC HEARING: Monday, April 10,
1985, at 10:00 a.m. Room 104
Chesapeake Avenue, 11th Floor
Baltimore, Maryland 21202

The Zoning Commissioner of Baltimore County, by authority of the Board of Appeals and Regulations of Baltimore County, hereby certifies that the following Petition for Special Hearing under Article 21B, Section 10-101 of the Baltimore County Zoning Ordinance, is being filed for the purpose of forming an advisory committee to consider the use of the property for the storage of mobile homes, and that the use of the property is in accordance with the connection with the lands adjacent to the property.

Being the property of Charles E. Bole, et ux as shown on this plat filed for record in Baltimore County, Maryland.

In the event that this Petition is granted, the use of the property may be issued within the thirty (30) day appeal period. The Zoning Commissioner of Baltimore County hereby certifies that a copy of the petition and the use of the property is being made available to the public in the form of a map of the property and the use of the property.

By Order Of

Zoning Commissioner of
Baltimore County

October 1, 1985

District: 3rd Date of Posting: October 9, 1985
 Posted for: Special Viewing
 Petitioner: Charles H. Botten, et. al.
 Location of property: Lot 123, 541/5, Riverside Rd., 875' S. 1st. Wilson Lane
Lot 4, 126/5, Riverside Rd., 871' S. 1st. Wilson Lane
 Location of Signs: In front of subject, signs, N. S. & G. S.
of Riverside Rd.
 Remarks: _____
 Posted by: L. J. Kratz Date of return: October 18, 1985
 Number of Signs: 2
 Signature _____

86-182-SPH

This Deed, Made this 27th day of July,

in the year one thousand nine hundred and fifty , by and between

HARLEY H. PUGH, Widower,

of Baltimore County,

in the State of Maryland, of the first part, and

CHARLES H. BOLTE and GLADYS BOLTE, his wife, of Baltimore County,

State of Maryland,
of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said HARLEY H. PUGH

does grant and convey unto the said CHARLES H. BOLTE and GLADYS BOLTE, his wife, as tenants by the entireties, their



heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in Baltimore County , aforesaid, and described as follows, that is to say:—

Beginning for the same and being known and designated as Lot No. 9, as shown on the plat of the property of Miller-Nelson Incorporated and known as Pikesville Farms, which plat is duly filed among the Land Records of Baltimore County in Plat Book W. P. C. No. 7 folio 7.

BEING one of the lots of ground which by Deed dated October 30, 1935, and recorded among the Land Records of Baltimore County in Liber C. W. B., Jr., No. 965 folio 180, was granted and conveyed by Mary Viola Gardner unto Harley H. Pugh and Emma L. Pugh, his wife; the said Emma L. Pugh having since departed this life.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said

CHARLES H. BOLTE and GLADYS BOLTE, his wife, as tenants by the entireties,

their heirs and assigns, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property granted and that he will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

TEST:

Louis Silberstein
Louis Silberstein

Harley H. Pugh (SEAL)
HARLEY H. PUGH
(SEAL)

STATE OF MARYLAND, CITY OF BALTIMORE, . to wit:

I HEREBY CERTIFY, That on this day of July, in the year one thousand nine hundred and fifty , before me, the subscriber, Justice of the Peace a Notary Public of the State of Maryland, in and for the City of Baltimore, aforesaid, personally appeared HARLEY H. PUGH, Widower,

the above named grantor , and he acknowledged the foregoing Deed to be his act.

As Witness my hand and Notarial Seal: x

Louis Silberstein
Louis Silberstein Notary Public.
Justice of the Peace

5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

DEED

FROM

HARLEY H. PUGH, Widower

TRANSFERRED

Book 7-29-50

For 7-29-50

CHARLES H. BOLTE and

GLADYS BOLTE, his wife

BLOCK NO.

Received for Record JUL 29 1950

at 10 45 o'clock A.M. Same day recorded

in Liber 188 No. 65 Folio 94 &c.

one of the Land Records of Baltimore

and examined per

Cost of Record, \$

The Daily Record Company, Baltimore, Md.

X 35

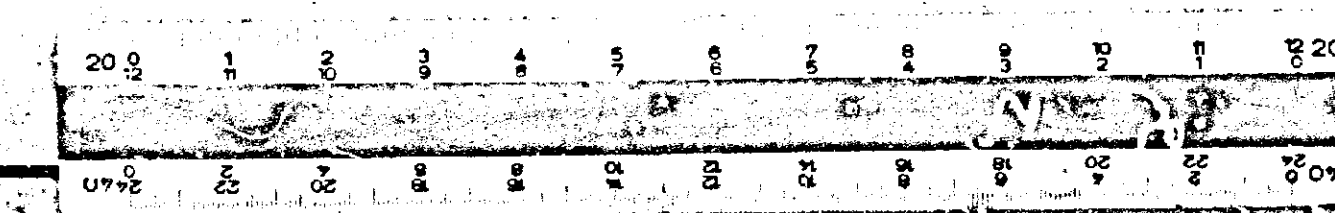
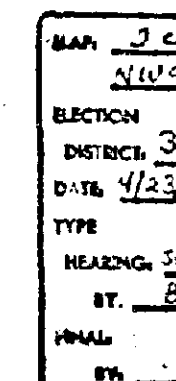
1. AREA OF SITE..... LOT # 7 = 0.55± AC.
LOT # 15 = 0.57± AC.

2. EXISTING ZONING.... DQ 7.5

3. EXISTING USE.... RESIDENCE & LANDSCAPING CO.
(NON-CONFORMING)

4. PROPOSED USE..... SAME-

7. LOTS # 15 & 7 TO BE USED FOR THE STORAGE OF GARDEN TOOLS, EQUIPMENT & VEHICLES IN CONNECTION WITH THE LANDSCAPING WORK CONDUCTED FROM THE PREMISES.



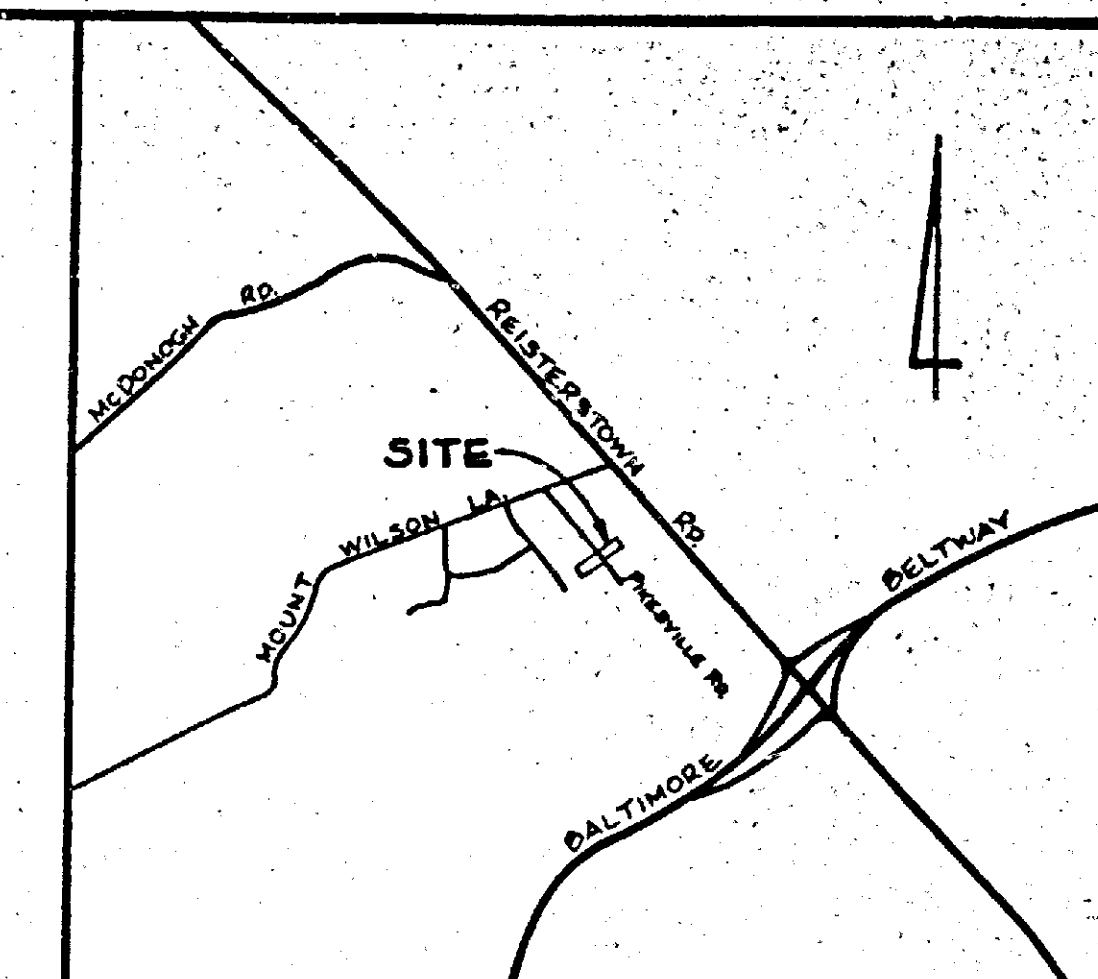
1. AREA OF SITE..... LOT # 9 - 0.55 ± AC.
LOT # 15 - 0.57 ± AC.

2. EXISTING ZONING.... DD 7.5

3. EXISTING USE.... RESIDENCE & LANDSCAPING CO.
(NON-CORPORATING)

4. PROPOSED USE..... SAME-

5. LOTS # 15 & 9 TO BE USED FOR THE STORAGE OF GARDEN
TOOLS, EQUIPMENT & VEHICLES IN CONNECTION WITH
THE LANDSCAPING WORK CONDUCTED FROM THE PREMISES.



VICINITY MAP
SCALE: 1" = 2000'

Q-Q

DE 7.57

ZONING CASE No. C-85-791		
REVISIONS		
NO.	DATE	DESCRIPTION
1	11-25-85	CENOTS STGAGE- f 100 HOUSE No.

**SPELLMAN, LARSON
&
ASSOCIATES, INC.**
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING

0806 PIKESVILLE RD. 1
LOT 3, PIKESVILLE FARMS

**PETITIONER'S
EXHIBIT** /

3 RD ELECTION DIST.		BALTO CO, MD
SCALE: 1" = 20'	DES. BY: J. L. L.	SHT. 1 OF 1
DATE: 6-21-85	DRN. BY: P. L. T.	

PICKENSVILLE FARM
PLAT BOOK 7 FOLIO 7