

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 6, 1985

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

C. Victor McFarland, Esquire
1002 Frederick Road
Catonsville, Maryland 21228

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

RE: Item No. 150 - Case No. 86-259-A
Petitioner - Estate of Lillian W. Wolf,
Deceased
Variance Petition

Dear Mr. McFarland:

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.

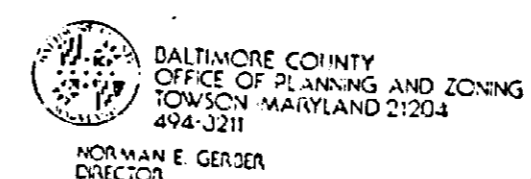
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Paul Lee Engineering, Inc.
304 West Pennsylvania Avenue
Towson, Maryland 21204



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

NOVEMBER 25, 1985

RE: Zoning Advisory Meeting of October 29, 1985
Item # 150
Property Owner: ESTATE OF LILLIAN W. WOLF
Location: N/S OFFUTT RD. 3000' W. OF CHAPMAN RD.

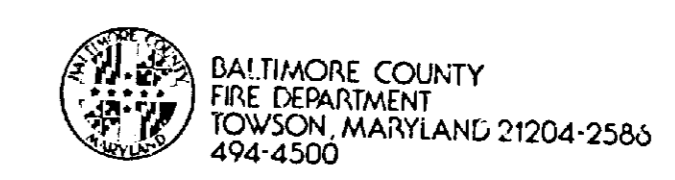
Dear Mr. Jablon:

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

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes 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.
- () Parking 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 22-98 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 _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual, 8111 175-79. No Building Permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 175-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

cc: James Hoswell

Eurone A. Sobor
Chief, Current Planning and Development



PAUL H. REINCKE
CHIEF

November 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: Estate of Lillian W. Wolf

Location: N/S Offutt Road, 3000' W of Chapman Road

Item No.: 150 Zoning Agenda: Meeting of October 29, 1985

Comment:

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

REVIEWER: *John F. O'Neill* Noted and Approved: _____
Planning Group Special Inspection Division Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

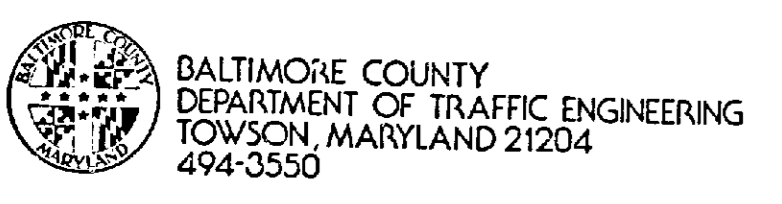
TO: Nicholas Commodari, Zoning Department Date: December 5, 1985

FROM: C. E. Burnham, Chief, Building Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Scheduled October 29, 1985

- Item #141 See Comments
- Item #142 See Comments
- Item #143 See Comments
- Item #144 See Comments
- Item #145 See Comments
- Item #146 See Comments
- Item #147 See Comments
- Item #148 See Comments
- Item #149 See Comments
- Item #150 No Comment

CEB/vw



STEPHEN E. COLLINS
DIRECTOR

November 15, 1985

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

Item No. -ZAC- Meeting of October 29, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

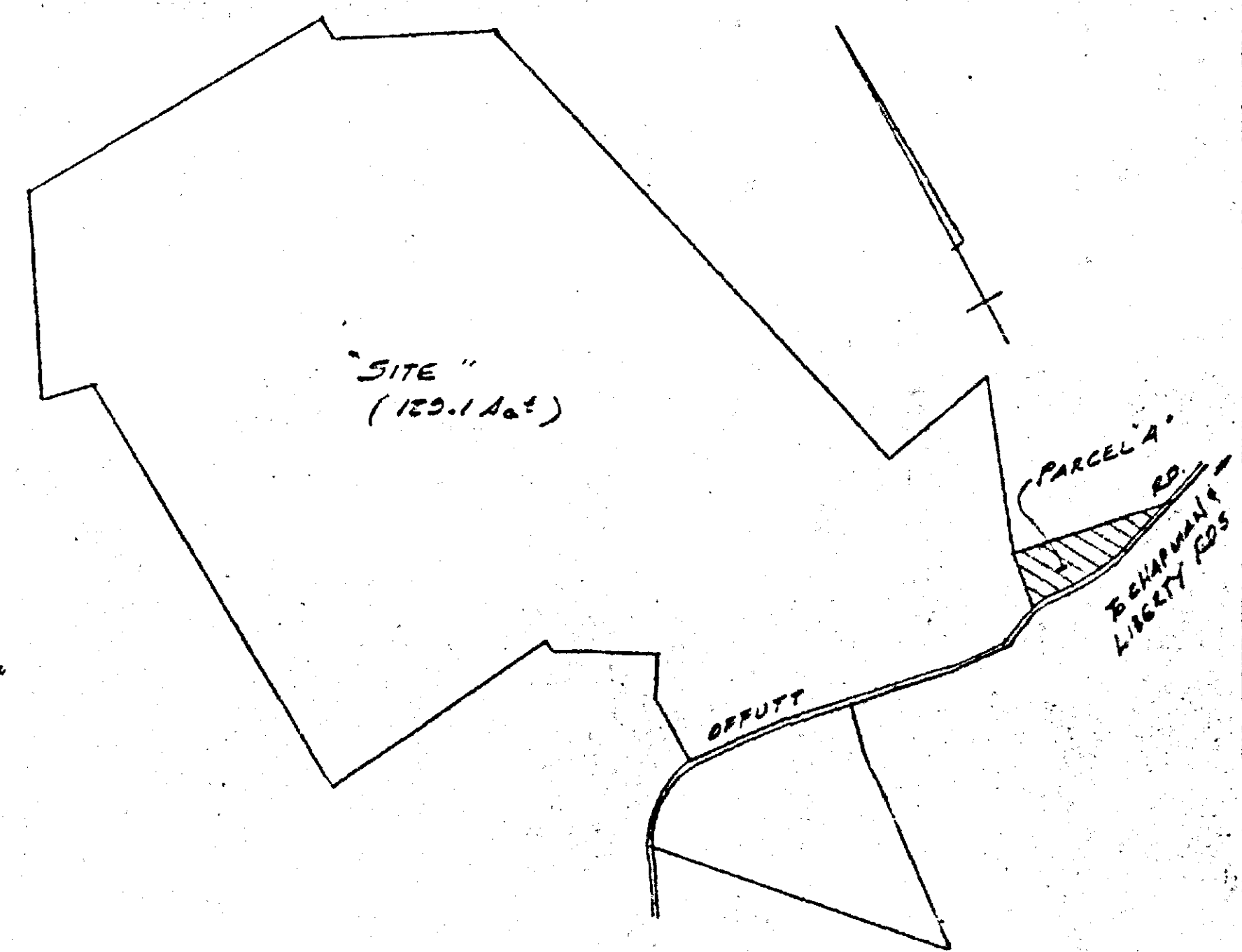
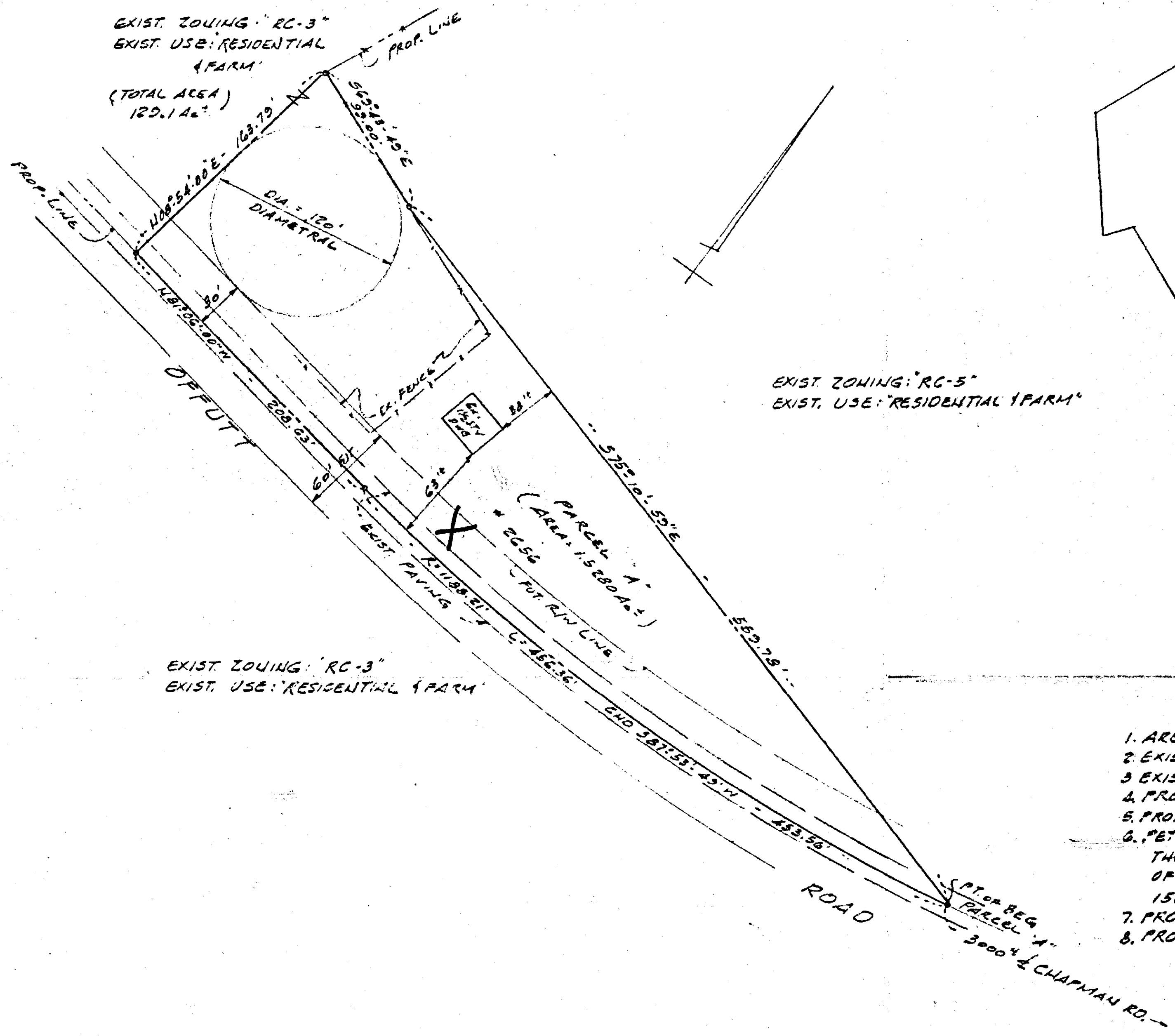
Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items numbered 141, 142, 143, 144, 145, 146, 149, and 150.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/btd

12/23
86-259



VICINITY MAP
SCALE: 1" = 600'

EXIST. ZONING: "RC-5"
EXIST. USE: "RESIDENTIAL FARM"

EXIST. ZONING: "RC-3"
EXIST. USE: "RESIDENTIAL FARM"

GENERAL NOTES

1. AREA OF PROPERTY = 129.1Ac, AREA OF PARCEL A = 1.5280 Ac.
2. EXISTING ZONING OF PROPERTY = "RC-3"
3. EXISTING USE OF PROPERTY = "RESIDENTIAL FARM"
4. PROPOSED ZONING OF PROPERTY = "RC-3"
5. PROPOSED USE OF PROPERTY = RESIDENTIAL FARM
6. PETITIONER REQUESTING VARIANCE TO SECTION 102.3-B-3 OF THE ZONING REGULATION TO PERMIT A DIAMETRAL DIMENSION OF 120' INSTEAD OF REQ'D. MINIMUM DIAMETRAL DIMENSION OF 150' (A VARIANCE OF 30'). PARCEL "A"
7. PROPERTY HAS PRIVATE WATER & SEWER
8. PROPERTY DRAINS TO "GRAVITE BRANCH"

PLAT TO ACCOMPANY PETITION
FOR VARIANCE - PARCEL "A"

* 2656 OFFUTT ROAD

2ND ELECT. DIST. BALTIMORE COUNTY, MD.
SCALE: 1" = 50' APRIL 30, 1985

1B
NW6J



PAUL LEE ENGINEERING INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21284



X