

466 87-64-A **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 409.2.b. To permit 37 parking spaces in lieu of the required 44 parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.) 1. The existing size of the off-street parking area has room for 37 parking spaces instead of the 44 spaces as required by Baltimore County Zoning code. The Petitioner requests a variance to permit use of 37 spaces including 2 for the handicapped, in lieu of 44 spaces, so that he can provide a sit-down restaurant as well as a carry-out shop. 2. Carry-out customers of House of Phong have expressed a strong desire to have a sit-down restaurant in addition to carry-out; a lot of business is therefore lost as result of not having such facility for lunch and dinner service.

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:	Legal Owner(s):
Song Phong	ROBERT C. WALDHAUSER
(Type or Print Name)	(Type or Print Name)
Signature	Signature
7721 Westfield Road	12th Election District
Address	87-64-A
Baltimore, Maryland 21222	DATE: 8-16-86
City and State	200
	1000
	DP
Attorney for Petitioner:	
S. Sheldon Diggins	40 HENRY ME
(Type or Print Name)	Address
Signature	BALTO MD 21231
6903 Dunmanway	City and State
Address	
Baltimore, Maryland 21222	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	S. Sheldon Diggins
	Name
Attorney's Telephone No.: 285-0802	6903 Dunmanway 285-0802
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1986, 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 August, 1986, at 11:30 o'clock A.M.

Call for
Zoning Commissioner of Baltimore County.
(over)

DESCRIPTION - MERRITT PLAZA

BEGINNING at a point on the east side of Weldon Road, as laid out 60 feet wide at the intersection of the fillet connecting the east side of Weldon Road with the south side of Westfield Road and running thence and bounding on the east side of Weldon Road the two following courses and distances: South 00° 26' 30" East 55.07'; thence by a curve to the left having a radius of 260 feet and a distance of 72.61 feet; thence leaving the east side of Weldon Road and running North 73° 33' 10" East, 224.93 feet, thence North 14° 53' 38" West, 107.77 feet to the south side of Westfield Road, as laid out 60 feet wide, and running along said south side by a curve to the right with a radius of 880.0 feet and a distance of 180.81 feet to the fillet connecting the south side of Westfield Road to the east side of Weldon Road and running thence south 44° 22' 40" West, 28.19 feet to the point of beginning.

(Containing 26,397 square feet or 0.606 acres of land, more or less.)

Robyn,
Please make 2 stickers
with time change for this
case: 2:30 p.m.

12th Election District 87-64-A
Location: SE/cor. of Weldon Rd. and Westfield Rd. (7721 Westfield Rd.)
Hearing: Monday, August 25, 1986, at 2:30 p.m.
Petition for Zoning Variance to permit 37 parking spaces in lieu of the required 44 spaces
Petitioner: Robert C. Waldhauser
No. of Signs: 2

IN RE: PETITION ZONING VARIANCE	BEFORE THE
SE/cor. of Weldon and Westfield Roads (7721 Westfield Roads) - 12th Election District	ZONING COMMISSIONER
Robert C. Waldhauser,	OF BALTIMORE COUNTY
Petitioner	Case No. 87-64-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit 37 parking spaces instead of the required 44 spaces, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified and was represented by Counsel. Testifying on his behalf was Song Phong, a tenant in the Petitioner's retail shopping center and owner of the existing carry-out and proposed restaurant. There were no Protestants.

Testimony indicated that the subject property, located on Weldon and Westfield Roads and zoned B.M., is improved with a small retail shopping center. Mr. Phong would like to add a small restaurant within his existing space, which would require a total of 44 parking spaces for the center. Only 34 spaces are presently provided. The Petitioner proposed to add 3 more spaces, for a total of 37 spaces, but the Department of Traffic Engineering noted in its comments dated July 2, 1986 that they do not satisfy County standards.

Testimony was clear that the 34 spaces have never been filled and that there is no expectation that the restaurant will create a problem. In addition Westfield Road dead-ends at the shopping center and on-street parking is permitted. At any rate, no evidence exists that the proposed restaurant would create a parking problem.

PETITION FOR ZONING VARIANCE

12th Election District
Case No. 87-64-A

LOCATION: Southeast Corner of Weldon Road and Westfield Road (7721 Westfield Road)
DATE AND TIME: Monday, August 25, 1986, at 2:30 p.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 Zoning Variance to permit 37 parking spaces in lieu of the required 44 spaces

Being the property of Robert C. Waldhauser, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

The Petitioner seeks relief from Section 409.2.b, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of August, 1986, that the Petition for Zoning Variance to permit 34 parking spaces instead of the required 44 spaces be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Arnold Jablon
Zoning Commissioner of Baltimore County

AJ/srl
cc: S. Sheldon Diggins, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE August 28, 1986
BY *John P. Langrock*

ORDER RECEIVED FOR FILING
DATE August 23, 1986
BY *John P. Langrock*

June 24, 1987

RE: PETITION FOR VARIANCE
SE Corner of Weldon Rd.
and Westfield Rd.
(7721 Westfield Rd.)
12th District
ROBERT C. WALDHAUSER,
Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 87-64-A
: : : : :
ENTRY OF APPEARANCE

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

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to S. Sheldon Diggins, Esquire, 6903 Dumanway, Baltimore, MD 21222, Attorney for Petitioner; and Song Phong, 7721 Westfield Rd., Baltimore, MD 21222, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 7/29/86
Posted for: Variance
Petitioner: Robert C. Waldhauser
Location of property: SE Corner Weldon Rd. & Westfield Rd.
7721 Westfield Rd.
Location of Signs: Facing Westfield Rd., Approx. 2 ft. from driveway, ex-
posed to Petitioner 2nd sign placed facing Weldon Rd. opposite to meeting
Remarks: At 11:30 a.m. 8/25/86
Posted by: [Signature] Date of return: 8/1/86
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 7, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 7, 1986.

THE JEFFERSONIAN,
Susan Shuster Obrecht

Publisher
Cost of Advertising
24.75

PETITION FOR ZONING VARIANCE
12th Election District
Case No. 87-64-A
LOCATION: Southeast Corner of Weldon Road and Westfield Road (7721 Westfield Road)
DATE AND TIME: Monday, August 25, 1986, at 11:30 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 on the Petition for Zoning Variance to permit 37 parking spaces in lieu of the required 44 spaces.
Being the property of Robert C. Waldhauser, as shown on plat filed with the Zoning Office.
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
2014, Aug. 7.

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave. August 8, 1986
Dundalk, Md. 21222

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Petition for Zoning Variance - P.O. #78990 - REQ. #L92739 - 73 lines & 629.30 was inserted in *The Dundalk Eagle* a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive~~ week before the 8th day of August 1986; that is to say, the same was inserted in the issues of Aug. 7, 1986

Kimbel Publication, Inc.
per Publisher.
By K.C. Oble

PETITION FOR ZONING VARIANCE
12th Election District
Case No. 87-64-A
LOCATION: Southeast Corner of Weldon Road and Westfield Road (7721 Westfield Road)
DATE AND TIME: Monday, August 25, 1986, at 11:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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Being the property of Robert C. Waldhauser, as shown on plat filed with the Zoning Office.
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

S. Sheldon Diggins, Esquire
6903 Dumanway
Baltimore, Maryland 21222
July 18, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/cor. of Weldon Rd. and Westfield Rd.
(7721 Westfield Rd.)
12th Election District
Robert C. Waldhauser - Petitioner
Case No. 87-64-A

TIME: 11:30 a.m. to 2:30 p.m.
DATE: Monday, August 25, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

Al:med
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 020051
DATE: 8/13/86 ACCOUNT: 01-615
AMOUNT: \$ 100.00
RECEIVED FROM: S. Sheldon Diggins
FOR: Public Hearing Variance - Item No. 466
Waldhauser - Petitioner
87-64-A *****198608 8166F
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

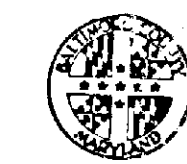
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 23, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-64-A

The CRG plan (XII-84) was approved on April 11, 1985.

NEG:JGH:slm

Norman E. Gerber, AICP
Norman E. Gerber, AICP
Director



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 13, 1986

S. Sheldon Diggins, Esquire
6903 Dumanway
Baltimore, Maryland 21222

Mr. and Mrs. Robert C. Waldhauser
40 Henry Avenue
Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCE
SE/cor. of Weldon Rd. and Westfield Rd.
(7721 Westfield Rd.)
12th Election District
Robert C. Waldhauser - Petitioner
Case No. 87-64-A

Dear Mr. Diggins and Mr. and Mrs. Waldhauser:

Pursuant to my telephone conversations with you on August 8th and August 11th, this letter is to confirm the fact that the hearing time on Monday, August 25, 1986, has been changed from 11:30 a.m. to 2:30 p.m. Thank you.

Very truly yours,

Margaret E. du Bois
Margaret E. du Bois
Hearings Clerk
Zoning Office

cc: Mr. Song Phong
7721 Westfield Road
Baltimore, Maryland 21222

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 29, 1986

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

Chairman

S. Sheldon Diggins, Esquire
6903 Dumanway
Baltimore, Maryland 21222

RE: Item No. 466 - Case No. 87-64-A
Petitioner: Robert C. Waldhauser
Petition for Zoning Variance

Dear Mr. Diggins:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. 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,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Robert J. Bauer & Associates
P.O. Box 83
Phoenix, Maryland 21131



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 20, 1986

S. Sheldon Diggins, Esquire
6903 Dumanway
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE
SE/cor. of Weldon Rd. and Westfield Rd.
(7721 Westfield Rd.)
12th Election District
Robert C. Waldhauser - Petitioner
Case No. 87-64-A

Dear Mr. Diggins:

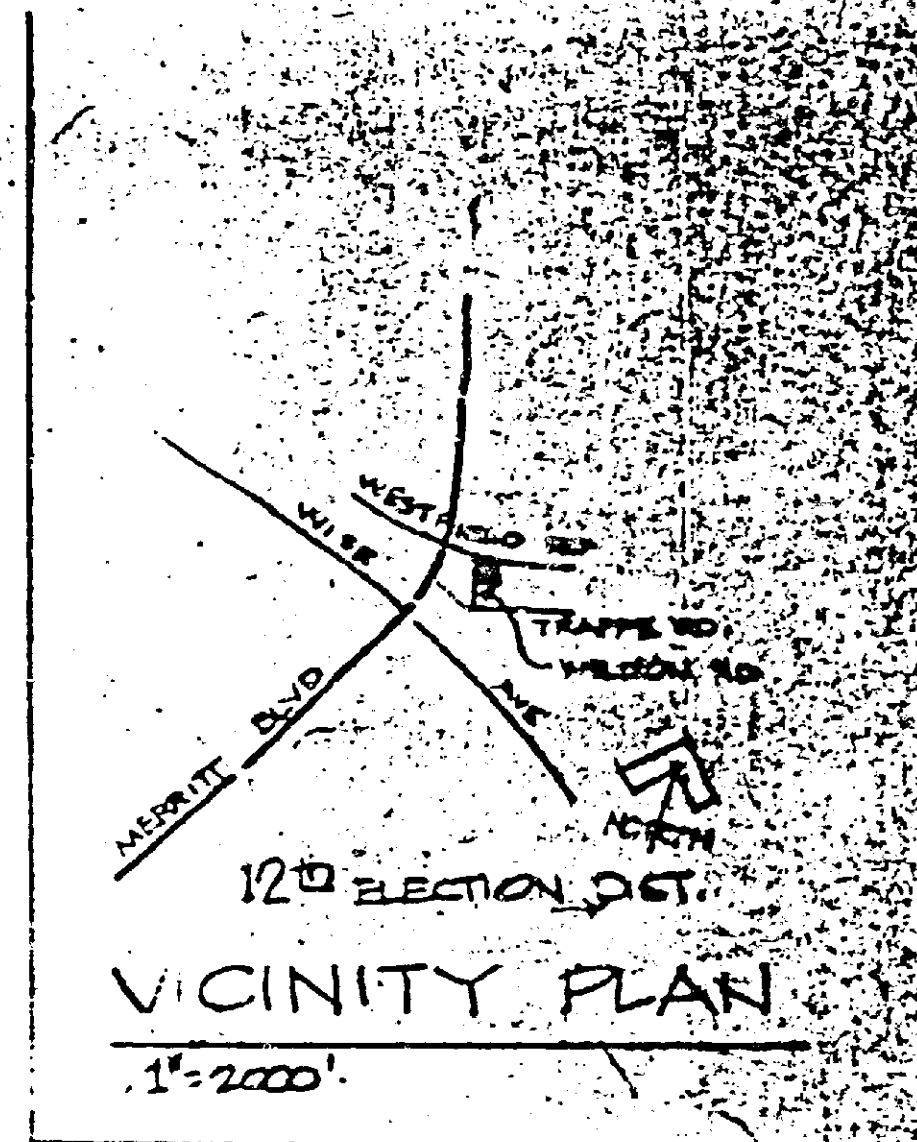
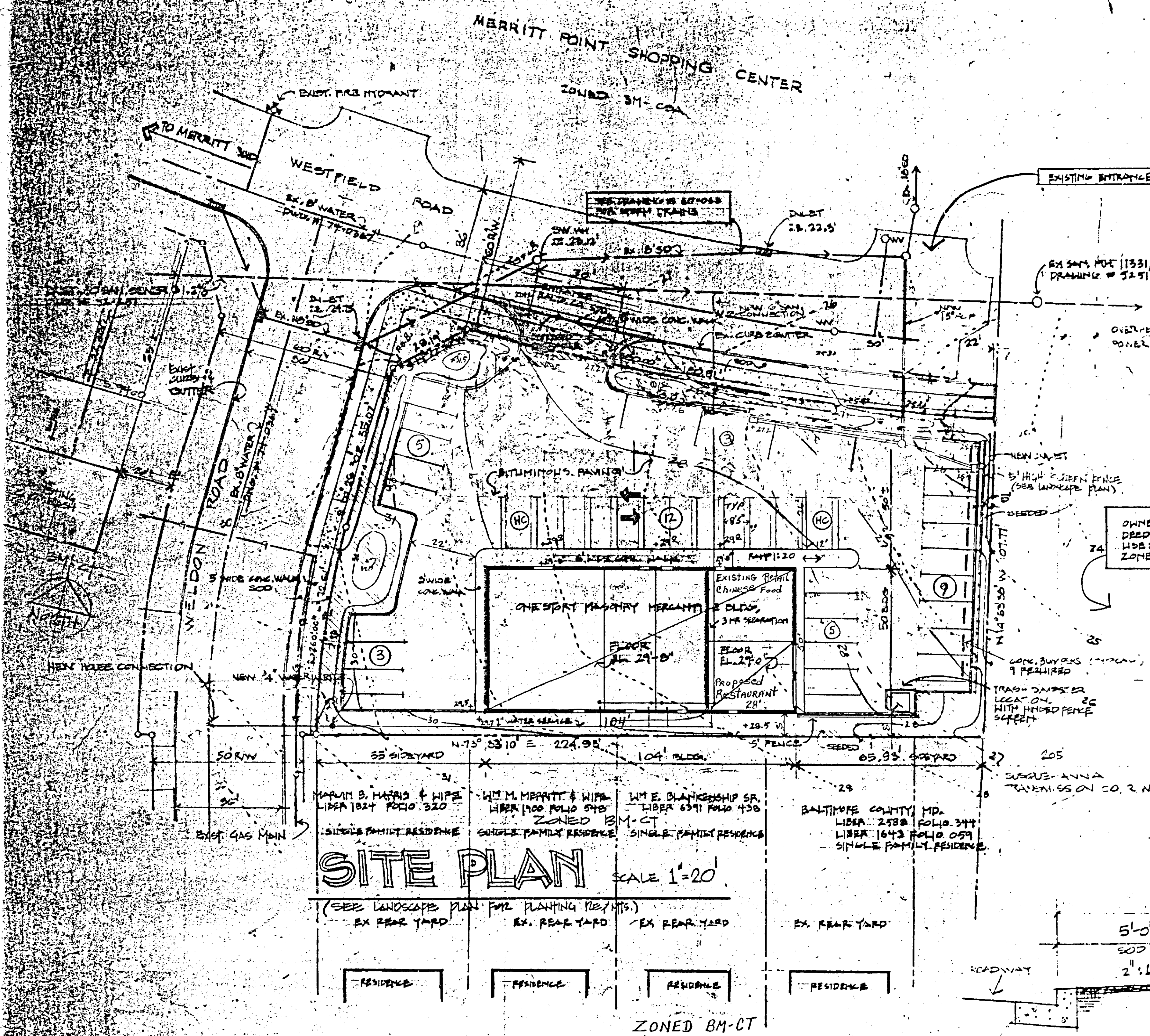
This is to advise you that \$89.95 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

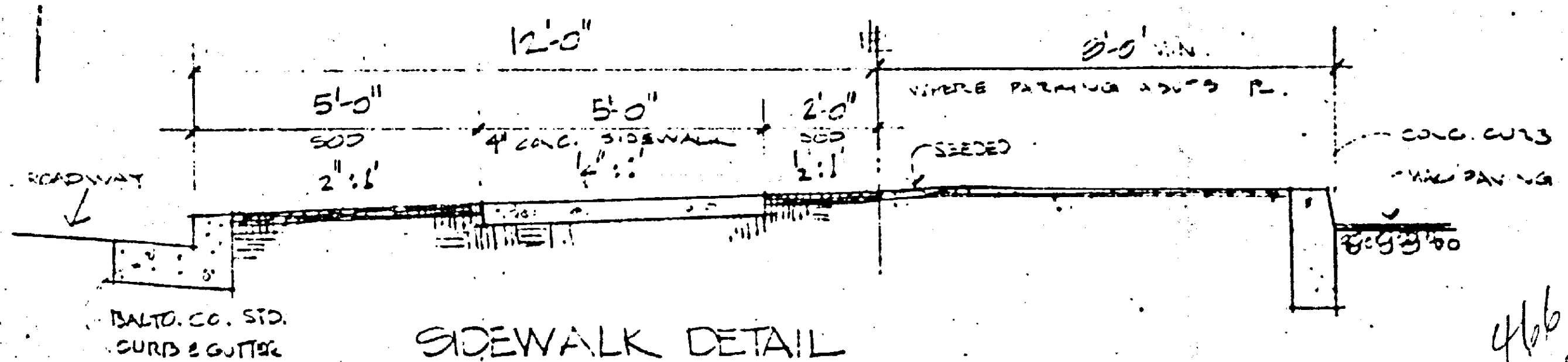
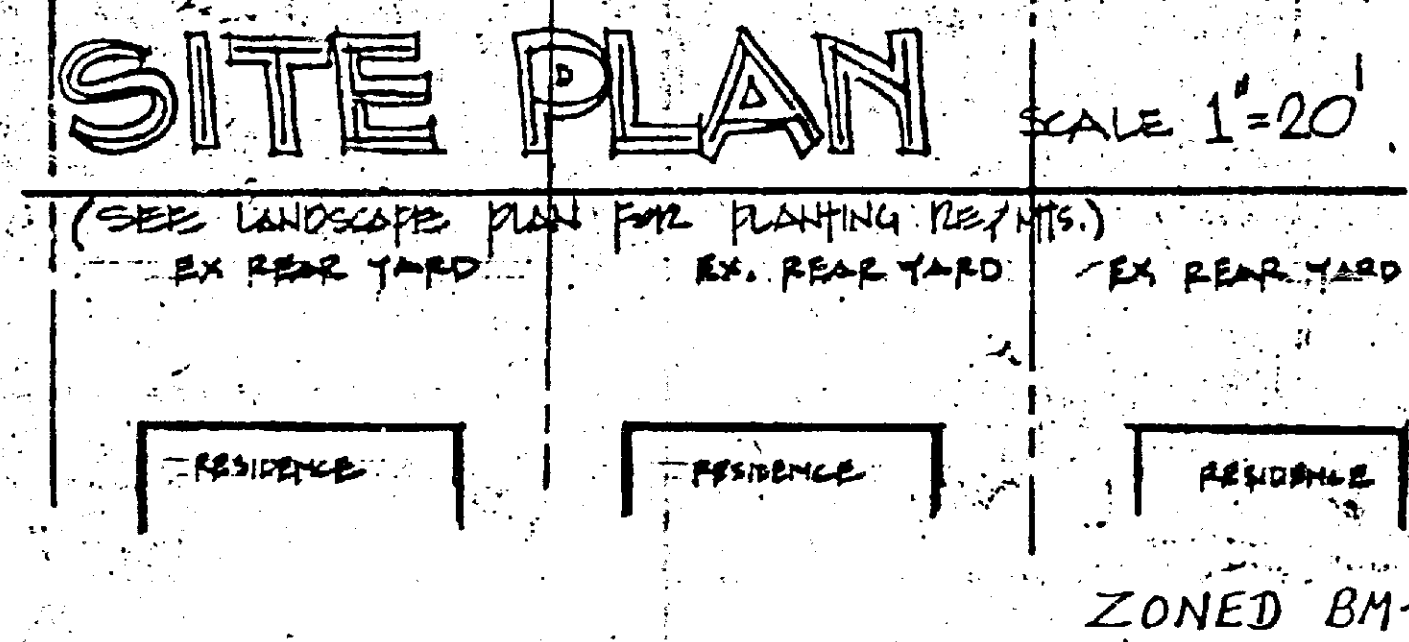
Please make the check payable to Baltimore County, Maryland, and remit to the County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 021842
DATE: 8/25/86 ACCOUNT: R-01-615-000
SIGN & POST RETURNED: \$ 83.95
AMOUNT: Chinese Restaurant & Carry-Out
House of Phong
2771 Westfield Rd., Balto., Md. 21222
RECEIVED: 2771 Westfield Rd., Balto., Md. 21222
FOR: ADVERTISING & POSTING COSTS RE CASE #87-64-A
B 0114*****030510 8258F
VALIDATION OR SIGNATURE OF CASHIER



PARKING	USE
1400 sf @ 50 sf = 28	Proposed Restaurant
1800 sf @ 300 sf = 6	Video rental + Hair Cutter
2000 sf @ 200 sf = 10	Retail
Total Required = 44 spaces	
Total Provided = 39 spaces including 2 handicapped spaces	

Existing lights attached to building. Lights are arranged to reflect away from adjoining residential lots.



CALCULATIONS

AREA:

TOTAL AREA OF SITE = 26,397 S.F. OR 0.606 AC.

LESS 17% GREEN SPACE = 4,577 S.F.

83% IMPERVIOUS AREA = 21,826 S.F. OR 0.50 AC.

FLOOR TO AREA RATIO = ALLOWED - .55, PROPOSED - .15

AMENITY OPEN SPACE RATIO = ALLOWED - .1 (MINIMUM), PROPOSED - .88

(A/R CALCULATION = 4,577 of GREEN SPACE ÷ 5,200 SF FLOOR AREA)

SITE DATA & NOTES

ELECTION DISTRICT = 12

COUNCILMANIC DISTRICT = T

CENSUS TRACT = 4206

DEED REFERENCE = LIBER E.H.K. JR. N° 5712-536

PROPERTY TAX NUMBER = 12-19-072559

PROPERTY ZONED = RM-CT

SUBDIVISION = 42

INTERSECTED = 35

EXISTING VEGETATION = GRASSY MEADOW

EXISTING USE = VACANT

PROPOSED USE = ONE STORY MASONRY MERCANTILE BLDG.

NOTE:

1. OWNER HAS BEEN GRANTED EXEMPTION TO STORM WATER MANAGEMENT FOR THIS SITE.

• SOIL TYPES DATA •

SUB - SASSAPRAS - URBAN LAND COMPLEX, 0-5% SLOPES

AREA	TYPE	BLDG. - 3 STORES OR LESS (NO BMT.)	STREETS & PARKING AREAS	CLASS
0.75 AC	SNB	SLIGHT	MODERATE SLOPE	B

2. OWNER SHALL OBTAIN A PERMIT FOR ANY PROPOSED SIGNAGE. SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS AS SET FORTH IN THE BALTIMORE COUNTY ZONING REGULATIONS AND ALL OTHER BALTIMORE COUNTY AGENCIES.

PETITIONER'S EXHIBIT 1

• RETAIL CENTER •

WESTFIELD & WELDON ROADS
BALTO. CO. MD.

ROBERT C. & CAROL L. WADSWORTH
OWNERS/APPLICANT
40 HENRY AVENUE
BALTO. MD. 21206 / PHONE 666-9450

PERMIT NO. 12-19-072559

ROBERT J. BAYER & ASSOC.
ARCHITECT
P.O. BOX 83, PHOENIX, AZ 85001
PHONE 666-9450

SHEET NO. 1

DATE: 1-15-85

7-12-85

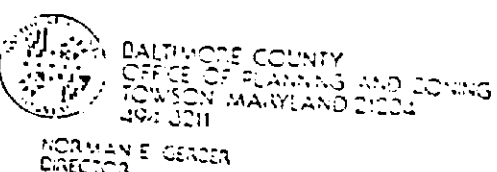
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chassepeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
day of July, 1986.

Arnold Jablon
Zoning Commissioner

Petitioner: Robert C. Waldhauser Received by: James E. Byer
Petitioner's Attorney: Sheldon Diering, Esquire Chairman, Zoning Plans
Advisory Committee



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

JULY 22, 1986

Re: Zoning Advisory Meeting of JUNE 24, 1986
Item # 466
Property Owner: ROBERT C. WALDHAUSER
Location: SE/Corner Weldon Rd. & Westfield Rd.

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forward by the Bureau of Public Services and the minutes will be
- ☒ 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 22-58 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 .
- ☒ The property is located in a deficient service area as defined by
- ☒ Bill 173-79. 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 top level
- ☒ intersection as defined by Bill 173-79, and as conditions change
- ☒ traffic capacity may become more limited. The Basic Services Areas
- ☒ are re-evaluated annually by the County Council.
- ☒ Additional comments: THE SEG XII-84 (KIA RETAIL CENTER)
- ☒ WAS APPROVED 4/1/85

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

July 2, 1986

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

Item No. 466 -ZAC- Meeting of June 24, 1986
Property Owner: Robert C. Waldhauser
Location: SE/Corner Weldon Road and Westfield Rd.
B.W. - CP
Existing Zoning: Variance to permit 37 parking spaces in
Proposed Zoning: lieu of the required 44 parking spaces
0.606 acres
Acres: 12th Election District
District:

Dear Mr. Jablon:

The 3 parallel parking north side of the site do not meet County standards
because they are obstructing the driveway.

The requested parking variance can be expected to cause parking problems
in the area.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

6/24/86
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 466, Zoning Advisory Committee Meeting of 6/24/86Property Owner: Robert C. WaldhauserLocation: SE/Corner Weldon Rd. & Westfield Rd. District 12thWater Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- ☒ Prior to approval of a Building Permit for construction, renovation and/or
installation of equipment for any existing or proposed food service facility,
complete plans and specifications must be submitted to the Plans Review
Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should
contact the Division of Air Pollution Control, 494-3775, to obtain require-
ments for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required
for such items as spray paint processes, underground gasoline storage tank/s
(5,000 gallons or more) and any other equipment or process which exhausts
into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required
for any charbroiler operation which has a total cooking surface area of five
(5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to exist-
ing or construction of new health care facilities, complete plans and
specifications of the building, food service area and type of equipment to
be used for the food service operation must be submitted to the Plans Review
and Approval Section, Division of Engineering and Maintenance, State Department
of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming
pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage
facilities or other appurtenances pertaining to health and safety; two (2)
copies of plans and specifications must be submitted to the Baltimore County
Department of Health for review and approval. For more complete information,
contact the Recreational Hygiene Section, Division of Environmental Support
Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with
all Baltimore County regulations. For more complete information, contact
the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the
method providing for the elimination of waste oil must be in accordance
with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 466 Zoning Advisory Committee Meeting of 6/24/86

Page 2

- ☐ Prior to raising of existing structure/s, petitioner must contact the Division
of Water Quality and Waste Management at 494-3768, regarding removal and/or
disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned underground storage tanks containing gasoline, waste oil, sol-
vents, etc., must have the contents removed by a licensed hauler and either
be removed from the property or properly backfilled. Prior to removal or
abandonment, owner must contact the Division of Water Quality and Waste
Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.
☐ The results are valid until .
Soil percolation test results have expired. Petitioner should contact
the Division of Environmental Support Services to determine whether
additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting
the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water
well yield test ☐ shall be valid until .
☐ is not acceptable and must be retested. This must be accomplished
prior to conveyance of property and approval of Building Permit
Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be
verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydro-
geological Study and an Environmental Effects Report must be submitted.
- ☐ Others

WWQ 2 4/86



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

PAUL H. RENCKE
CHIEF

June 25, 1986

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

Re: Property Owner: Robert C. Waldhauser

Location: SE/Corner Weldon Rd., and Westfield Rd.

Item No.: 466

Zoning Agenda: Meeting of 6/24/86

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 or feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.
- ☐ 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.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Paul H. Rencke Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-4610

July 24, 1986

TED ZALISKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 466 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert C. Waldhauser
Location: SE/Corner Weldon Road and Westfield Road
District: 12th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Handicapped and Aged (A.D.A. 1990) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ 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. Approved seals are not acceptable.
- ☒ All Use Groups except Sub Single Family Detached dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. A-4 Use Groups require a one hour wall 12' closer
wall. See Table 401, Section 1107, Section 1104.3 and Table 1107. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Apply to the required
variance by the Office cannot be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) of the Baltimore
County Building Code.
- ☒ 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 Groups are from Use to Use , or
to Mixed Use & . See Section 317 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard, Floodway. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct
elevation above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Two handicapped spaces shall be retained as required by the State Code.

K. 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 122 of the County Office Building at 111
W. Chassepeake Avenue, Towson, Maryland 21204.

Mark E. Blum
C. E. Blum, Chief
Building Plans Review

L/27/86

COUNTY REVIEW GROUP MEETING NOTES

Thursday, January 3, 1985

RETAIL CENTER
District 12 C1

COUNTY REVIEW GROUP - THOSE PRESENT*

Catherine Warfield, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Planning

Agency Representatives

Robert Covahey - Developers Engineering Division
Grey Jones - Traffic Engineering

Developer and/or Representatives

Robert Waldhauser - Owner
Robert Bayer - Architect
Bart Matthews

*Interested Citizens - Edna Harris, 7716 Trappe Rd., Balto., Md., 21222
William Blankenship, 7721 Trappe Rd., 21222
Norma Blankenship, 7720 Trappe Rd., 21222

Mrs. Warfield opened the meeting at 10:05 a.m., introduced the staff and explained
the purpose of the meeting.

Mr. Matthews presented the plan.

Mr. Bober summarized the staff comments submitted from Fire Prevention, Storm Water
Management Section, Traffic Engineering, Health Dept., Planning, Developers Engineering
Division and Bureau of Sanitation. These comments have been made a part of these minutes, and
a copy of the comments was also given to the developer and developer's engineer.

Mr. Blankenship protested the project on the basis that additional retail is not
warranted in the area in his opinion. He objects to the intrusion of the buildings and
creation of additional traffic as well as the introduction of more people in the area.

As noted in the comments, the Storm Water Management waiver was denied; therefore,
a proposal for providing Storm Water Management is required. The developer's engineer is
working on a solution presently.

The developer suggested closing the entrance on Weldon Ave. to avoid heavier traffic
use on that road and encourage the use of Westfield Road. He proposed shifting the building
toward the rear property line and removing the loading lane in the rear of the building as
a solution to the neighbor's concerns.

Mr. Bober explained to the citizens that the existing zoning on the property
decides the eligible use of the property and that the committee is charged with the
responsibility of reviewing the plan for compliance with the County regulations and insurance
of compatibility with surrounding properties.

June 24, 1987

RETAIL CENTER

-2-

January 2, 1985

A Continued Meeting will be scheduled when a revised plan is presented addressing the following: 1) the Storm Water Management method including soil borings; 2) revised layout including the closing of the entrance on Weldon Ave., relocating the building and parking, and providing landscaping in an 8' wide strip adjacent to the residential properties.

The meeting was adjourned at 10:45 a.m.

Project #84280
Retail Center (R. Waldhauser)
Page 2
January 2, 1985

HIGHWAY COMMENTS: (Cont'd)

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

The Developer shall be fully responsible for the installation of the proposed entrances and sidewalks, along with any repairs to the existing curb and gutter and/or paving resulting from the development of this site.

If street lights do not exist at this location, the Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

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.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

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.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility.

The Developer is cautioned not to block the natural flow of runoff onto this property from the rear of the homes along Trappe Road.

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

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

DATE: January 3, 1985

PROJECT NAME: Retail Center PLAN XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT XII-84 PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated March 15, 1984, and has the following comments.

The request for a waiver of the landscape requirements on the south property line to permit a 5' wide planted buffer area in lieu of an 8' wide buffer has been denied on the basis that it is not within the spirit and intent of the Landscape Manual. Therefore, the plan must be revised. The rear of the building and the one-way driveway which will also be used for loading abuts the rear yards of existing residence. The plan must be designed with consideration to compatibility of the two uses. In addition, the entrance relocation on Weldon Road as recommended by the Department of Traffic Engineering may cause an increase in use of the one-way driveway by vehicles entering and exiting the site. The recommended location will encourage two way traffic here, which will be a problem.

The plan should be restudied and redesigned.

S. Carrell (R.H.)
S. Carrell

BALTIMORE COUNTY, MARYLAND

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

DATE: April 8, 1985

CONTINUED CRG
PROJECT NAME: RETAIL CENTER PLAN XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT XII-84 PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated March 7, 1985 and has the following comments:

The parking calculations should agree with the number of parking spaces shown on the plan. The plan shows a total of 31 parking spaces while the calculations show a total of 28 spaces provided. The parking calculations must be revised accordingly.

The landscape calculations are incorrect and must be revised as follows: $337 \div 40 = 8.4$ or 9 trees required. Therefore, a total of 12 trees are required. The calculation for the substitution of minor deciduous for major deciduous should be corrected $6 \times 2 = 12$ minor deciduous, required. The parking must be screened in accordance with the requirements of Section IX. B.2 of the Landscape Manual. Screen plantings must be provided in association with the proposed berm along Westfield Road and Weldon Road. This must be detailed on the Final Landscape Plan. The Final Landscape Plan must be approved by this office prior to issuance of any grading or building permits.

Eugene A. Bober

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: January 2, 1985
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Retail Center (R. Waldhauser)
PROJECT NUMBER: #84280
LOCATION: 7715 Westfield Rd. at Weldon Rd.
DISTRICT: 12C7

The Plan for the subject site, dated March 15, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

Westfield Road and Weldon Road are existing County roads.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

Ramps shall be provided for physically handicapped persons at all street intersections.

Project #84280
Retail Center (R. Waldhauser)
Page 3
January 2, 1985

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

A grading permit and sediment control plan may be required in accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77).

A waiver from storm water management requirements for this site has been denied.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year and 10-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984.

Infiltration of the first inch of rainfall must also be investigated for this site.

WATER AND SANITARY SEWER COMMENTS:

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

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

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges.

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

EAM:REC:ss

cc: File

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: 4/11/85

FROM: ZONING OFFICE

PROJECT NAME: Retail Center PLAN: (cont'd meeting)
LOCATION: 7715 Westfield Rd. at Weldon Rd. DEVELOPMENT PLAN:
DISTRICT: 12th Election District PLAT:

These comments were written on the CRG plan dated revised 3/7/85.

1) The plan does not address one of the comments made at the original CRG meeting, Jan. 3, 1985. It was as follows:
a. Amenity open space calculations must be on the plan and all locations must be clearly shown. In order to be included as amenity open space, suitably planted areas which are adjacent to a parking lot must be a minimum of 7 feet in width.
The amenity open space ratio is the total amenity open space (which meets the definition of such in the BCZR Section 101) divided by the adjusted gross floor area of the buildings on the lot. If all of the 4757 sq. ft. "green space" meets the definition of a. o. s., the ratio is 4757 sq. ft. divided by the adjusted gross floor area (which if it is assumed to be the same as building area) is 5200 sq. ft. equals .91
Locations of all a. o. s. must be shaded or colored in order to identify them on the plan.

2) If a free-standing sign is proposed it should be shown on the plan. The maximum permitted signage is 100 sq. ft. for a retail building if it contains only one or two tenants. Both sides of a multi-faced other business sign must be included in determining the allowable sq. ft. If it contains 3 separate and distinct stores with separate outside access to the building, it would be considered a shopping center and a free-standing shopping center i. d. sign of 150 sq. ft. would be permitted in addition to 100 sq. ft. of other business signs.

Diana Miller
DEBRA ITTER
Zoning Associate III

DL/sz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

EUGENE A. BOBER, Chief
Current Planning and Development Div.
TO: Office of Planning and Zoning

Date: 4/11/85

FROM: Comprehensive Planning Division
Office of Planning and Zoning

SUBJECT: CRG Comments on RETAIL CENTER - 7715 WESTFIELD RD.

GENERAL COMMENTS:

HISTORICAL COMMENTS:

No historical or archaeological sites. --J. McGrain

ENVIRONMENTAL COMMENTS:

LOS COMMENTS:

TRANSPORTATION COMMENTS:

No conflict w/ transportation element of Master Plan

COASTAL CRITICAL AREA COMMENTS:

June 04, 1987
DATE

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

DATE: January 2, 1985

TO: Mr. Robert A. Morton

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Retail Center

PROJECT NUMBER & DISTRICT: 1201

LOCATION: Westfield Road at Weldon Road

C.R.G. PLAN: X

DEVELOPMENT PLAN:

RECORD PLAT:

The proposed landscaping and berm on Weldon Road needs to be eliminated to improve sight distance on the inside of the curve.

The access on Weldon needs to be relocated as far away from Westfield Road as possible.

C. Richard Moore
Assistant Traffic Engineer

CRG/GM/can

Mr. Brooks Stafford
Environmental Effects Report

Retail Center
(Name)

Page Two

1. The developer must follow the Health Department Wetland Guidelines.
2. (Other)

C. BEST MANAGEMENT PRACTICES

1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
2. 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.
3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
5. Filling will not occur in grassed or lined drainage ditches or swales.
- 6.

spms

CRG Meeting of Jan. 2, 1985
Retail Center - Westfield & Weldon Roads

1. S.W.M. minor comments forwarded to Public Services 12/1/85.

2. If S.W.M. is required, infiltration of this first inch of rainfall must be investigated as well.
2-4 year peak management provided.

J. L. Johnson
12/8/84

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services

Date: January 3, 1984

FROM: Stephanie A. Taylor
Waste and Water Quality Management

SUBJECT: ENVIRONMENTAL EFFECTS REPORT Retail Center

CRG MEETING January 3, 1984 10:00 AM

PLAN REVIEW NOTES

1. Commercial development on 0.606 acres.
(Describe Site)
2. Public water and Public sewer is proposed.
3. No streams.
(Describe streams on-site)
4. No wetlands.
(Describe wetland soils on-site)
5. Storm Water Management is required.
0.49 acres proposed impervious area.

RESPONSES

- The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.
- The Environmental Effects report is approved, subject to the following checked items/conditions.
- A. No development is allowed in (soil/name & symbol)
 - B. A revised site plan indicating no development in must be submitted.

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

RETAIL CENTER

Subdivision Name, Section and/or Plat

Robert & Carol Waldhauser

Developer and/or Engineer

Watershed No. of Lots Total Acreage

1 0.77

Public Water Public Sewer

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, 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: as per attached memo dated 1-2-85
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

BALTIMORE COUNTY, MARYLAND

DATE: December 20, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

PROJECT NAME: Retail Center

PROJECT NUMBER: CRG Agenda 1/3/84, 10:00 am

LOCATION: 7715 Westfield Road

DISTRICT: Westfield Rd. & Weldon Road.

PRELIMINARY PLAN

TENTATIVE PLAN

DEVELOPMENT PLAN

FINAL PLAT

Comments

1. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.
2. Fire flow test is required to be conducted by the Baltimore City Water Dept. on Westfield Road as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.

S. SHELDON DIGGINS
ATTORNEY AT LAW
PROFESSIONAL BUILDING
9000 DUNWADY
BALTIMORE, MARYLAND 21206
JUNE 19, 1986

Zoning Commissioner
Baltimore County Zoning Board
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Variance from 409.2b.
Merritt Plaza Shopping Center
Robert C. Waldhauser
Item No. 466

Dear Commissioner:

A Petition for Variance for off street parking was filed on June 13, 1986 with your offices.

Since the request is basically to improve the business climate of the four stores involved, an early hearing date is hereby requested.

If the Variance is granted, the House of Phong; presently a Chinese carry-out, will add a sit down restaurant to the existing premises to further enhance the businesses. In order to convert the carry-out, interior decorating, furniture, etc. will be required which will take some time, so anything that can be done for an early hearing will be appreciated.

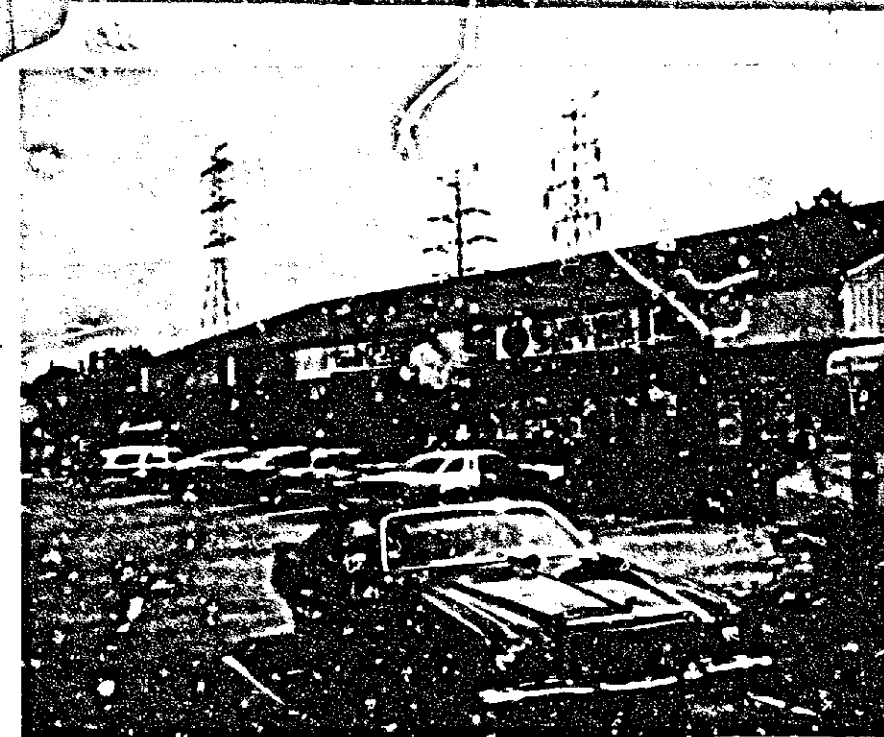
Thank you for your cooperation in advance.

Very truly yours,
S. Sheldon Diggins
S. Sheldon Diggins
Attorney for Petitioner

SSD/tlc

cc: R. Waldhauser
S. Phong

June 24, 1987

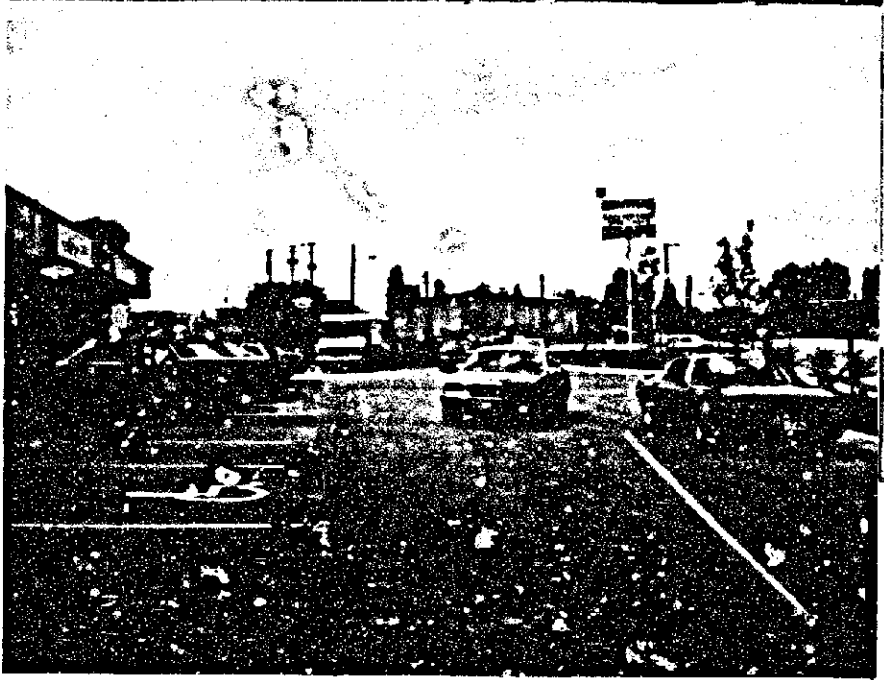


Merritt Plaza - Overview



Looking south from entrance

ESSELTE
NO. 753



South to north - backing cars



Entrance to Merritt Plaza
North Parking Lot



South parking lot



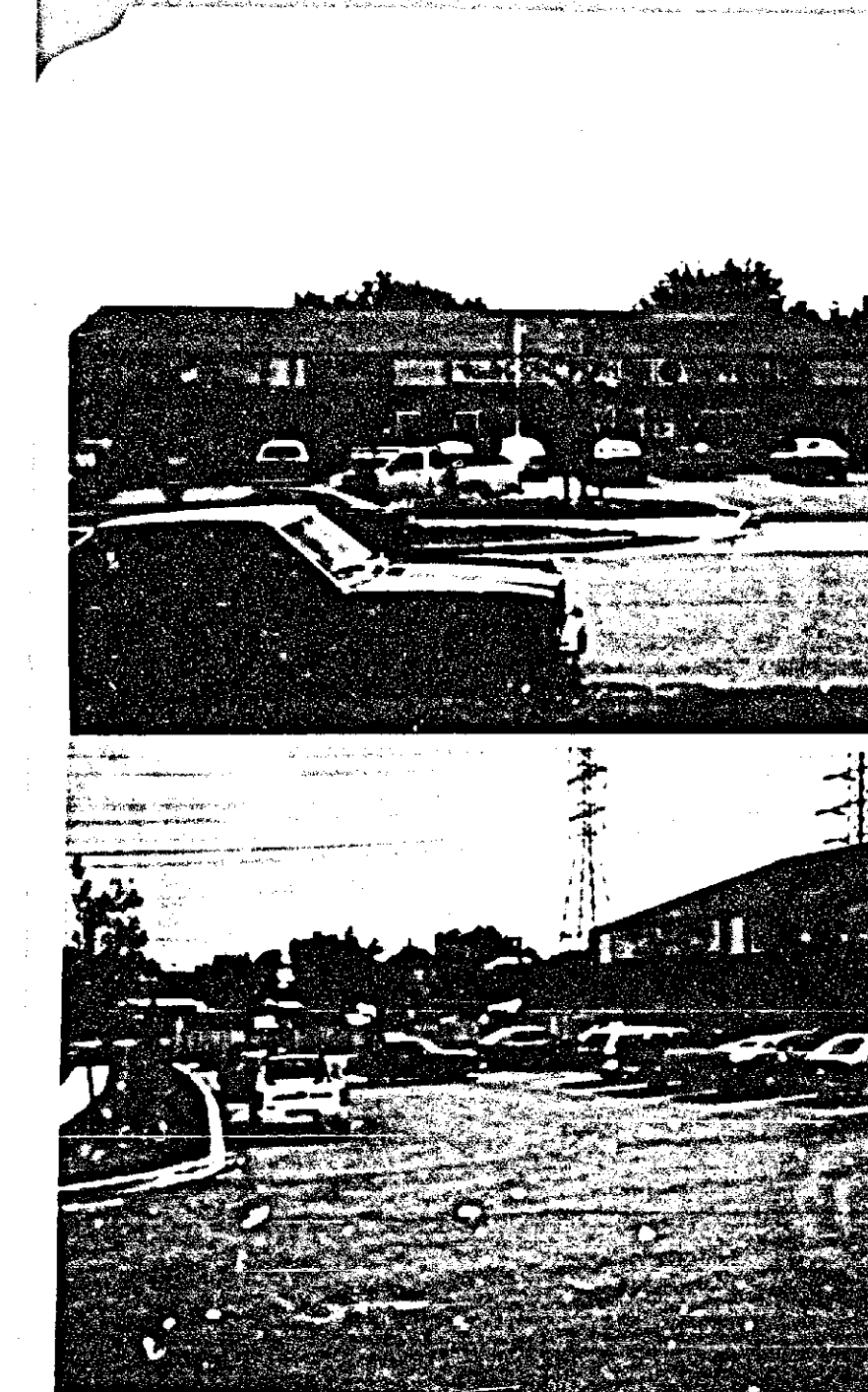
South to North - Curb Line
Parked cars



Merritt Point Shopping Entrance
to Centra Bank



Dead end of Westview Road



Merritt Plaza - Overview

Looking south-Parking Lot Nto S

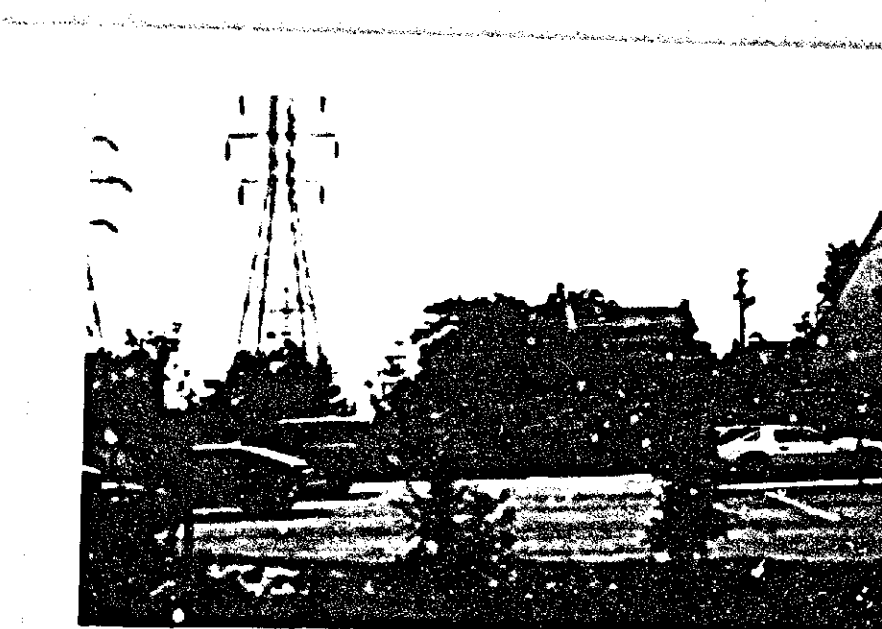
ESSELTE
NO. 753



South to North showing parked cars



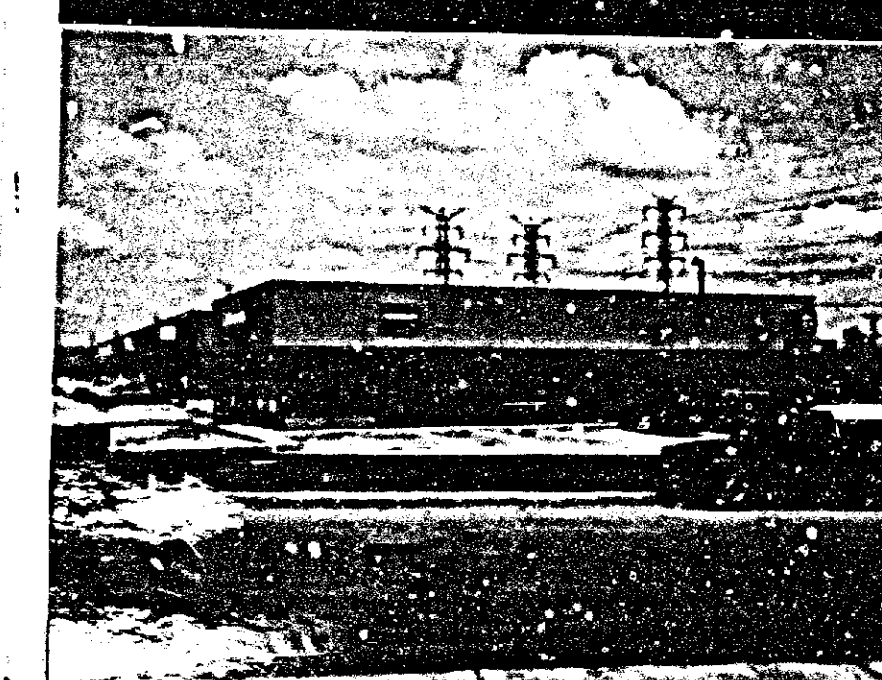
Entrance to Merritt Plaza
North Parking Lot



South Parking Lot



South to North - Curb Line
Parked cars



Centra Bank entrance - Mer. Park
South to north - cars on Westview Rd



Dead end of Westview Road
Parked cars

466 87-64-A **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 409.2.b. To permit 37 parking spaces in lieu of the required 44 parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.) 1. The existing size of the off-street parking area has room for 37 parking spaces instead of the 44 spaces as required by Baltimore County Zoning code. The Petitioner requests a variance to permit use of 37 spaces including 2 for the handicapped, in lieu of 44 spaces, so that he can provide a sit-down restaurant as well as a carry-out shop. 2. Carry-out customers of House of Phong have expressed a strong desire to have a sit-down restaurant in addition to carry-out; a lot of business is therefore lost as result of not having such facility for lunch and dinner service.

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:	Legal Owner(s):
Song Phong	ROBERT C. WALDHAUSER
(Type or Print Name)	(Type or Print Name)
Signature	Signature
7721 Westfield Road	12th Election District
Address	87-64-A
Baltimore, Maryland 21222	DATE: 8-27-86
City and State	200
	1000
	DP
Attorney for Petitioner:	
S. Sheldon Diggins	40 HENRY ME
(Type or Print Name)	Address
Signature	BALTO MD 21231
6903 Dunmanway	City and State
Address	
Baltimore, Maryland 21222	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	S. Sheldon Diggins
	Name
Attorney's Telephone No.: 285-0802	6903 Dunmanway 285-0802
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1986, 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 August, 1986, at 11:30 o'clock A.M.

Call for
Zoning Commissioner of Baltimore County.
(over)

DESCRIPTION - MERRITT PLAZA

BEGINNING at a point on the east side of Weldon Road, as laid out 60 feet wide at the intersection of the fillet connecting the east side of Weldon Road with the south side of Westfield Road and running thence and bounding on the east side of Weldon Road the two following courses and distances: South 00° 26' 30" East 55.07'; thence by a curve to the left having a radius of 260 feet and a distance of 72.61 feet; thence leaving the east side of Weldon Road and running North 73° 33' 10" East, 224.93 feet, thence North 14° 53' 38" West, 107.77 feet to the south side of Westfield Road, as laid out 60 feet wide, and running along said south side by a curve to the right with a radius of 880.0 feet and a distance of 180.81 feet to the fillet connecting the south side of Westfield Road to the east side of Weldon Road and running thence south 44° 22' 40" West, 28.19 feet to the point of beginning.

(Containing 26,397 square feet or 0.606 acres of land, more or less.)

Robyn,
Please make 2 stickers
with time change for this
case: 2:30 p.m.

12th Election District 87-64-A
Location: SE/cor. of Weldon Rd. and Westfield Rd. (7721 Westfield Rd.)
Hearing: Monday, August 25, 1986, at 2:30 p.m.
Petition for Zoning Variance to permit 37 parking spaces in lieu of the required 44 spaces
Petitioner: Robert C. Waldhauser
No. of Signs: 2

IN RE: PETITION ZONING VARIANCE	BEFORE THE
SE/cor. of Weldon and Westfield Roads (7721 Westfield Roads) - 12th Election District	ZONING COMMISSIONER
Robert C. Waldhauser,	OF BALTIMORE COUNTY
Petitioner	Case No. 87-64-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit 37 parking spaces instead of the required 44 spaces, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified and was represented by Counsel. Testifying on his behalf was Song Phong, a tenant in the Petitioner's retail shopping center and owner of the existing carry-out and proposed restaurant. There were no Protestants.

Testimony indicated that the subject property, located on Weldon and Westfield Roads and zoned B.M., is improved with a small retail shopping center. Mr. Phong would like to add a small restaurant within his existing space, which would require a total of 44 parking spaces for the center. Only 34 spaces are presently provided. The Petitioner proposed to add 3 more spaces, for a total of 37 spaces, but the Department of Traffic Engineering noted in its comments dated July 2, 1986 that they do not satisfy County standards.

Testimony was clear that the 34 spaces have never been filled and that there is no expectation that the restaurant will create a problem. In addition Westfield Road dead-ends at the shopping center and on-street parking is permitted. At any rate, no evidence exists that the proposed restaurant would create a parking problem.

PETITION FOR ZONING VARIANCE

12th Election District
Case No. 87-64-A

LOCATION: Southeast Corner of Weldon Road and Westfield Road (7721 Westfield Road)

DATE AND TIME: Monday, August 25, 1986, at 11:30 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 Zoning Variance to permit 37 parking spaces in lieu of the required 44 spaces

Being the property of Robert C. Waldhauser, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

The Petitioner seeks relief from Section 409.2.b, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of August, 1986, that the Petition for Zoning Variance to permit 34 parking spaces instead of the required 44 spaces be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: S. Sheldon Diggins, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE August 28, 1986
BY *John P. Langrock*

June 24, 1987

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE Corner of Weldon Rd. and Westfield Rd. : OF BALTIMORE COUNTY
(7721 Westfield Rd.) :
12th District :
ROBERT C. WALDHAUSER, : Case No. 87-64-A
Petitioner :
: : : : :
ENTRY OF APPEARANCE

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

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to S. Sheldon Diggins, Esquire, 6903 Dumanway, Baltimore, MD 21222, Attorney for Petitioner; and Song Phong, 7721 Westfield Rd., Baltimore, MD 21222, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 7/29/86
Posted for: Variance
Petitioner: Robert C. Waldhauser
Location of property: SE Corner Weldon Rd. & Westfield Rd.
7721 Westfield Rd.
Location of Signs: Facing Westfield Rd., Approx. 2 ft. from driveway, ex-
posed to Petitioner 2nd sign placed facing Weldon Rd. opposite to meeting
Remarks: At 11:30 a.m. 8/25/86
Posted by: [Signature] Date of return: 8/1/86
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 7, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 7, 1986.

THE JEFFERSONIAN,
Susan Shuster Obrecht

Publisher
Cost of Advertising
24.75

PETITION FOR ZONING VARIANCE
12th Election District
Case No. 87-64-A
LOCATION: Southeast Corner of Weldon Road and Westfield Road (7721 Westfield Road)
DATE AND TIME: Monday, August 25, 1986, at 11:30 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 on the Petition for Zoning Variance to permit 37 parking spaces in lieu of the required 44 spaces.
Being the property of Robert C. Waldhauser, as shown on plat filed with the Zoning Office.
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
2014, Aug. 7.

S. Sheldon Diggins, Esquire
6903 Dumanway
Baltimore, Maryland 21222

July 18, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/cor. of Weldon Rd. and Westfield Rd.
(7721 Westfield Rd.)
12th Election District
Robert C. Waldhauser - Petitioner
Case No. 87-64-A

TIME: 11:30 a.m. to 2:30 p.m.
DATE: Monday, August 25, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

Al:med
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 020051
DATE: 8/13/86 ACCOUNT: 01-615
AMOUNT: \$ 100.00
RECEIVED FROM: S. Sheldon Diggins
FOR: Public Hearing Variance - Item No. 466
Waldhauser - Petitioner
87-64-A *****19860818 ELEC
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

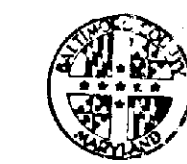
Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-64-A

Date: July 23, 1986

The CRG plan (XII-84) was approved on April 11, 1985.

NEG:JGH:sim

Norman E. Gerber, AICP
Norman E. Gerber, AICP
Director



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 13, 1986

S. Sheldon Diggins, Esquire
6903 Dumanway
Baltimore, Maryland 21222

Mr. and Mrs. Robert C. Waldhauser
40 Henry Avenue
Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCE
SE/cor. of Weldon Rd. and Westfield Rd.
(7721 Westfield Rd.)
12th Election District
Robert C. Waldhauser - Petitioner
Case No. 87-64-A

Dear Mr. Diggins and Mr. and Mrs. Waldhauser:

Pursuant to my telephone conversations with you on August 8th and August 11th, this letter is to confirm the fact that the hearing time on Monday, August 25, 1986, has been changed from 11:30 a.m. to 2:30 p.m. Thank you.

Very truly yours,

Margaret E. du Bois
Margaret E. du Bois
Hearings Clerk
Zoning Office

cc: Mr. Song Phong
7721 Westfield Road
Baltimore, Maryland 21222



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 20, 1986

S. Sheldon Diggins, Esquire
6903 Dumanway
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE
SE/cor. of Weldon Rd. and Westfield Rd.
(7721 Westfield Rd.)
12th Election District
Robert C. Waldhauser - Petitioner
Case No. 87-64-A

Dear Mr. Diggins:

This is to advise you that \$83.95 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Zoning Department, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 021842
DATE: 8/25/86 ACCOUNT: R-01-615-000
SIGN & POST RETURNED: \$ 83.95
AMOUNT: \$ 83.95
RECEIVED FROM: Chinese Restaurant & Carry-Out
House of Phung
2771 Westfield Rd., Balto., Md. 21222
FOR: ADVERTISING & POSTING COSTS RE CASE #87-64-A
B 0114*****030510 82587
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE
12th Election District
Case No. 87-64-A
LOCATION: Southeast Corner of Weldon Road and Westfield Road (7721 Westfield Road)
DATE AND TIME: Monday, August 25, 1986, at 11:30 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 on the Petition for Zoning Variance to permit 37 parking spaces in lieu of the required 44 spaces.
Being the property of Robert C. Waldhauser, as shown on plat filed with the Zoning Office.
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

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave. August 8, 1986
Dundalk, Md. 21222

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Petition for Zoning Variance - P.O. #78990 - REQ. #L92739 - 73 lines & 629.30 was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 8th day of August 1986; that is to say, the same was inserted in the issues of Aug. 7, 1986

Kimbel Publication, Inc.
per Publisher.

K.C. O'Neil

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 29, 1986

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

Chairman

S. Sheldon Diggins, Esquire
6903 Dumanway
Baltimore, Maryland 21222

RE: Item No. 466 - Case No. 87-64-A
Petitioner: Robert C. Waldhauser
Petition for Zoning Variance

Dear Mr. Diggins:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. 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,

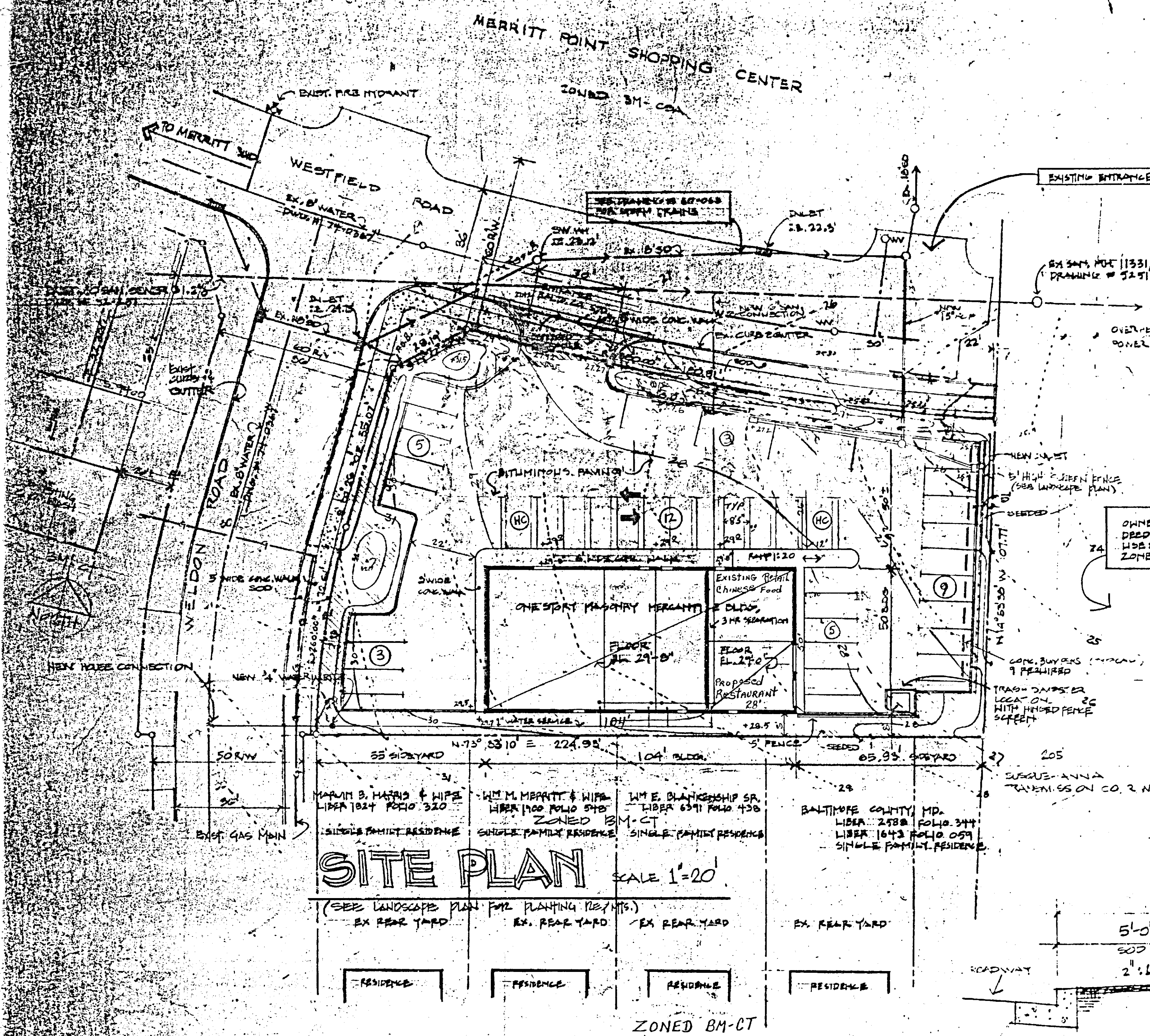
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

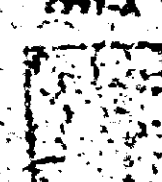
JED:kbb

Enclosures

cc: Robert J. Bauer & Associates
P.O. Box 83
Phoenix, Maryland 21131

June 30, 1987



RETAIL CENTER	
WESTFIELD & WELDON ROADS BALTO. CO. MD.	
ROBERT C. & CAROL L. WADSWORTH OWNERS/APPLICANT 40 HENRY AVENUE BALTO MD. 21206 Phone 8 666-6530	
PROPERTY NO. 12-17-072457	
ROBERT J. BAYER & ASSOC. ARCHITECT P.O. BOX 83 PHOENIX AZ 85011 PHON 3 628-5000	
SEAL OF THE DISTRICT OF COLUMBIA 2001-A 	SHEET NO. 1 SCALE 1/8" = 1'-0" DATE 12-17-07

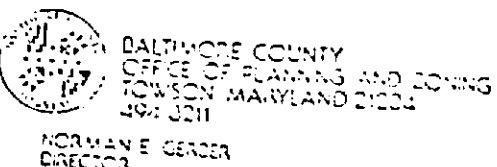
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chassepeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
day of July, 1986.

Arnold Jablon
Zoning Commissioner

Petitioner: Robert C. Waldhauser Received by: James E. Byer
Petitioner's Attorney: Sheldon Diering, Esquire Chairman, Zoning Plans
Advisory Committee



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

JULY 22, 1986

Re: Zoning Advisory Meeting of JUNE 24, 1986
Item # 466
Property Owner: ROBERT C. WALDHAUSER
Location: SE/Corner Weldon Rd. & Westfield Rd.

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forward by the Bureau of Public Services and the minutes will be
- ☒ 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 22-58 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 .
- ☒ The property is located in a deficient service area as defined by
- ☒ Bill 173-79. 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 top level
- ☒ intersection as defined by Bill 173-79, and as conditions change
- ☒ traffic capacity may become more limited. The Basic Services Areas
- ☒ are re-evaluated annually by the County Council.
- ☒ Additional comments: THE SEG XII-84 (KIA RETAIL CENTER)
- ☒ WAS APPROVED 4/1/85

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

July 2, 1986

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

Item No. 466 -ZAC- Meeting of June 24, 1986
Property Owner: Robert C. Waldhauser
Location: SE/Corner Weldon Road and Westfield Rd.
B.W. - CP
Existing Zoning: Variance to permit 37 parking spaces in
Proposed Zoning: lieu of the required 44 parking spaces
0.606 acres
Acres: 12th Election District
District:

Dear Mr. Jablon:

The 3 parallel parking north side of the site do not meet County standards
because they are obstructing the driveway.

The requested parking variance can be expected to cause parking problems
in the area.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

6/24/86
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 466, Zoning Advisory Committee Meeting of 6/24/86

Property Owner: Robert C. Waldhauser

Location: SE/Corner Weldon Rd. & Westfield Rd. District 12th

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- ☒ Prior to approval of a Building Permit for construction, renovation and/or
installation of equipment for any existing or proposed food service facility,
complete plans and specifications must be submitted to the Plans Review
Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should
contact the Division of Air Pollution Control, 494-3775, to obtain require-
ments for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required
for such items as spray paint processes, underground gasoline storage tank/s
(5,000 gallons or more) and any other equipment or process which exhausts
into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required
for any charbroiler operation which has a total cooking surface area of five
(5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to exist-
ing or construction of new health care facilities, complete plans and
specifications of the building, food service area and type of equipment to
be used for the food service operation must be submitted to the Plans Review
and Approval Section, Division of Engineering and Maintenance, State Department
of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming
pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage
facilities or other appurtenances pertaining to health and safety; two (2)
copies of plans and specifications must be submitted to the Baltimore County
Department of Health for review and approval. For more complete information,
contact the Recreational Hygiene Section, Division of Environmental Support
Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with
all Baltimore County regulations. For more complete information, contact
the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the
method providing for the elimination of waste oil must be in accordance
with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 466 Zoning Advisory Committee Meeting of 6/24/86
Page 2

- ☐ Prior to raising of existing structure/s, petitioner must contact the Division
of Water Quality and Waste Management at 494-3768, regarding removal and/or
disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned underground storage tanks containing gasoline, waste oil, sol-
vents, etc., must have the contents removed by a licensed hauler and either
be removed from the property or properly backfilled. Prior to removal or
abandonment, owner must contact the Division of Water Quality and Waste
Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.
☐ The results are valid until .
Soil percolation test results have expired. Petitioner should contact
the Division of Environmental Support Services to determine whether
additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting
the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water
well yield test ☐ shall be valid until .
☐ is not acceptable and must be retested. This must be accomplished
prior to conveyance of property and approval of Building Permit
Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be
verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydro-
geological Study and an Environmental Effects Report must be submitted.
- ☐ Others

WWQ 2 4/86



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

PAUL H. RENCKE
CHIEF

June 25, 1986

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

Re: Property Owner: Robert C. Waldhauser

Location: SE/Corner Weldon Rd., and Westfield Rd.

Item No.: 466

Zoning Agenda: Meeting of 6/24/86

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 or feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at
 EXCEEDS the maximum allowed by the Fire Department.
- ☐ 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.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Paul H. Rencke Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-4610

July 24, 1986

TED ZALISKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 466 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert C. Waldhauser
Location: SE/Corner Weldon Road and Westfield Road
District: 12th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Handicapped and Aged (A.D.A. 1990) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ 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. Approved seals are not acceptable.
- ☒ All Use Groups except Sub Single Family Detached dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. A-4 Use Groups require a one hour wall 12' closer
wall. See Table 401, Section 1107, Section 1104.3 and Table 1107. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Apply to the requested
variance by the office cannot be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) of the Baltimore
County Building Code.
- ☒ 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 Groups are from Use to Use , or
to Mixed Use & . See Section 317 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard, Floodway. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct
elevation above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Two handicapped spaces shall be retained as required by the State Code.

K. 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 122 of the County Office Building at 111
W. Chassepeake Avenue, Towson, Maryland 21204.

Mark E. Blum
C. E. Blum, Chief
Building Plans Review

L/27/86

COUNTY REVIEW GROUP MEETING NOTES

Thursday, January 3, 1985

RETAIL CENTER
District 12 C1

COUNTY REVIEW GROUP - THOSE PRESENT*

Catherine Warfield, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Planning

Agency Representatives

Robert Covahey - Developers Engineering Division
Grey Jones - Traffic Engineering

Developer and/or Representatives

Robert Waldhauser - Owner
Robert Bayer - Architect
Bart Matthews

*Interested Citizens - Edna Harris, 7716 Trappe Rd., Balto., Md., 21222
William Blankenship, 7721 Trappe Rd., 21222
Norma Blankenship, 7720 Trappe Rd., 21222

Mrs. Warfield opened the meeting at 10:05 a.m., introduced the staff and explained
the purpose of the meeting.

Mr. Matthews presented the plan.

Mr. Bober summarized the staff comments submitted from Fire Prevention, Storm Water
Management Section, Traffic Engineering, Health Dept., Planning, Developers Engineering
Division and Bureau of Sanitation. These comments have been made a part of these minutes, and
a copy of the comments was also given to the developer and developer's engineer.

Mr. Blankenship protested the project on the basis that additional retail is not
warranted in the area in his opinion. He objects to the intrusion of the buildings and
creation of additional traffic as well as the introduction of more people in the area.

As noted in the comments, the Storm Water Management waiver was denied; therefore,
a proposal for providing Storm Water Management is required. The developer's engineer is
working on a solution presently.

The developer suggested closing the entrance on Weldon Ave. to avoid heavier traffic
use on that road and encourage the use of Westfield Road. He proposed shifting the building
toward the rear property line and removing the loading lane in the rear of the building as
a solution to the neighbor's concerns.

Mr. Bober explained to the citizens that the existing zoning on the property
decides the eligible use of the property and that the committee is charged with the
responsibility of reviewing the plan for compliance with the County regulations and insurance
of compatibility with surrounding properties.

June 24, 1987

RETAIL CENTER

-2-

January 2, 1985

A Continued Meeting will be scheduled when a revised plan is presented addressing the following: 1) the Storm Water Management method including soil borings; 2) revised layout including the closing of the entrance on Weldon Ave., relocating the building and parking, and providing landscaping in an 8' wide strip adjacent to the residential properties.

The meeting was adjourned at 10:45 a.m.

Project #84280
Retail Center (R. Waldhauser)
Page 2
January 2, 1985

HIGHWAY COMMENTS: (Cont'd)

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

The Developer shall be fully responsible for the installation of the proposed entrances and sidewalks, along with any repairs to the existing curb and gutter and/or paving resulting from the development of this site.

If street lights do not exist at this location, the Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

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.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

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.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility.

The Developer is cautioned not to block the natural flow of runoff onto this property from the rear of the homes along Trappe Road.

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

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

DATE: January 3, 1985

PROJECT NAME: Retail Center PLAN XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT XII-84 PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated March 15, 1984, and has the following comments.

The request for a waiver of the landscape requirements on the south property line to permit a 5' wide planted buffer area in lieu of an 8' wide buffer has been denied on the basis that it is not within the spirit and intent of the Landscape Manual. Therefore, the plan must be revised. The rear of the building and the one-way driveway which will also be used for loading abuts the rear yards of existing residence. The plan must be designed with consideration to compatibility of the two uses. In addition, the entrance relocation on Weldon Road as recommended by the Department of Traffic Engineering may cause an increase in use of the one-way driveway by vehicles entering and exiting the site. The recommended location will encourage two way traffic here, which will be a problem.

The plan should be restudied and redesigned.

S. Carrell (R.H.)
S. Carrell

BALTIMORE COUNTY, MARYLAND

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

DATE: April 8, 1985

CONTINUED CRG
PROJECT NAME: RETAIL CENTER PLAN XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT XII-84 PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated March 7, 1985 and has the following comments:

The parking calculations should agree with the number of parking spaces shown on the plan. The plan shows a total of 31 parking spaces while the calculations show a total of 28 spaces provided. The parking calculations must be revised accordingly.

The landscape calculations are incorrect and must be revised as follows: 337 ÷ 40 = 8.4 or 9 trees required. Therefore, a total of 12 trees are required. The calculation for the substitution of minor deciduous for major deciduous should be corrected 6 X 2 = 12 minor deciduous, required. The parking must be screened in accordance with the requirements of Section IX. B.2 of the Landscape Manual. Screen plantings must be provided in association with the proposed berm along Westfield Road and Weldon Road. This must be detailed on the Final Landscape Plan. The Final Landscape Plan must be approved by this office prior to issuance of any grading or building permits.

Eugene A. Bober

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: January 2, 1985
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Retail Center (R. Waldhauser)
PROJECT NUMBER: #84280
LOCATION: 7715 Westfield Rd. at Weldon Rd.
DISTRICT: 12C7

The Plan for the subject site, dated March 15, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

Westfield Road and Weldon Road are existing County roads.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

Ramps shall be provided for physically handicapped persons at all street intersections.

Project #84280
Retail Center (R. Waldhauser)
Page 3
January 2, 1985

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

A grading permit and sediment control plan may be required in accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77).

A waiver from storm water management requirements for this site has been denied.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year and 10-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984.

Infiltration of the first inch of rainfall must also be investigated for this site.

WATER AND SANITARY SEWER COMMENTS:

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

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

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges.

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

EAM:REC:ss

cc: File

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: 4/11/85

FROM: ZONING OFFICE

PROJECT NAME: Retail Center PLAN: (cont'd meeting)
LOCATION: 7715 Westfield Rd. at Weldon Rd. DEVELOPMENT PLAN:
DISTRICT: 12th Election District PLAT:

These comments were written on the CRG plan dated revised 3/7/85.

1) The plan does not address one of the comments made at the original CRG meeting, Jan. 3, 1985. It was as follows:
a. Amenity open space calculations must be on the plan and all locations must be clearly shown. In order to be included as amenity open space, suitably planted areas which are adjacent to a parking lot must be a minimum of 7 feet in width.
The amenity open space ratio is the total amenity open space (which meets the definition of such in the BCZR Section 101) divided by the adjusted gross floor area of the buildings on the lot. If all of the 4757 sq. ft. "green space" meets the definition of a. o. s., the ratio is 4757 sq. ft. divided by the adjusted gross floor area (which if it is assumed to be the same as building area) is 5200 sq. ft. equals .91
Locations of all a. o. s. must be shaded or colored in order to identify them on the plan.

2) If a free-standing sign is proposed it should be shown on the plan. The maximum permitted signage is 100 sq. ft. for a retail building if it contains only one or two tenants. Both sides of a multi-faced other business sign must be included in determining the allowable sq. ft. If it contains 3 separate and distinct stores with separate outside access to the building, it would be considered a shopping center and a free-standing shopping center i. d. sign of 150 sq. ft. would be permitted in addition to 100 sq. ft. of other business signs.

Diana Miller
DEBRA ITTER
Zoning Associate III

DL/sz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

EUGENE A. BOBER, Chief
Current Planning and Development Div.
TO: Office of Planning and Zoning

Date: 4/11/85

FROM: Comprehensive Planning Division
Office of Planning and Zoning

SUBJECT: CRG Comments on RETAIL CENTER - 7715 WESTFIELD RD.

GENERAL COMMENTS:

HISTORICAL COMMENTS:

No historical or archaeological sites. --J. McGrain

ENVIRONMENTAL COMMENTS:

LOS COMMENTS:

TRANSPORTATION COMMENTS:

No conflict w/ transportation element of Master Plan

COASTAL CRITICAL AREA COMMENTS:

June 04, 1987
DATE

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

DATE: January 2, 1985

TO: Mr. Robert A. Morton

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Retail Center

PROJECT NUMBER & DISTRICT: 1201

LOCATION: Westfield Road at Weldon Road

C.R.G. PLAN: X

DEVELOPMENT PLAN:

RECORD PLAT:

The proposed landscaping and berm on Weldon Road needs to be eliminated to improve sight distance on the inside of the curve.

The access on Weldon needs to be relocated as far away from Westfield Road as possible.

C. Richard Moore
Assistant Traffic Engineer

CRG/GM/can

Mr. Brooks Stafford
Environmental Effects Report

Retail Center
(Name)

Page Two

1. The developer must follow the Health Department Wetland Guidelines.

2. (Other)

C. BEST MANAGEMENT PRACTICES

1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

2. 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.

3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.

5. Filling will not occur in grassed or lined drainage ditches or swales.

6.

spms

CRG Meeting of Jan. 2, 1985
Retail Center - Westfield & Weldon Roads

1. S.W.M. minor comments forwarded to Public Services 12/1/85.

2. If S.W.M. is required, infiltration of this first inch of rainfall must be investigated as well.
2-4 year peak management provided.

J. L. Johnson
12/8/84

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services

Date: January 3, 1984

FROM: Stephanie A. Taylor
Waste and Water Quality Management

SUBJECT: ENVIRONMENTAL EFFECTS REPORT

CRG MEETING January 3, 1984 10:00 AM

PLAN REVIEW NOTES

1. Commercial development on 0.606 acres.
(Describe Site)

2. Public water and Public sewer is proposed.

3. No streams (Describe streams on-site)

4. No wetlands (Describe wetland soils on-site)

5. Storm Water Management is required.

6. 0.49 acres proposed impervious area.

7. Responses

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

A. No development is allowed in (soil/name & symbol)

B. A revised site plan indicating no development in must be submitted.

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Retail Center
Subdivision Name, Section and/or Plat

Robert & Carol Waldhauser
Developer and/or Engineer

Westfield Rd. at Weldon Rd. 0.77
Watershed No. of Lots Total Acreage Water Sewer

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, 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: as per attached memo dated 1-2-85

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

BALTIMORE COUNTY, MARYLAND

DATE: December 20, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

PROJECT NAME: Retail Center

PROJECT NUMBER: CRG Agenda 1/3/84, 10:00 am

LOCATION: 7715 Westfield Road

DISTRICT: Westfield Rd. & Weldon Road

PRELIMINARY PLAN

TENTATIVE PLAN

DEVELOPMENT PLAN

FINAL PLAT

Comments

1. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.

2. Fire flow test is required to be conducted by the Baltimore City Water Dept. on Westfield Road as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.

86-7132
BL- Case file

S. SHELDON DIGGINS
ATTORNEY AT LAW
PROFESSIONAL BUILDING
9000 DUNWADY
BALTIMORE, MARYLAND 21204

June 19, 1986

Zoning Commissioner
Baltimore County Zoning Board
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Variance from 409.2b.
Merritt Plaza Shopping Center
Robert C. Waldhauser
Item No. 466

Dear Commissioner:

A Petition for Variance for off street parking was filed on June 13, 1986 with your offices.

Since the request is basically to improve the business climate of the four stores involved, an early hearing date is hereby requested.

If the Variance is granted, the House of Phong; presently a Chinese carry-out, will add a sit down restaurant to the existing premises to further enhance the businesses. In order to convert the carry-out, interior decorating, furniture, etc. will be required which will take some time, so anything that can be done for an early hearing will be appreciated.

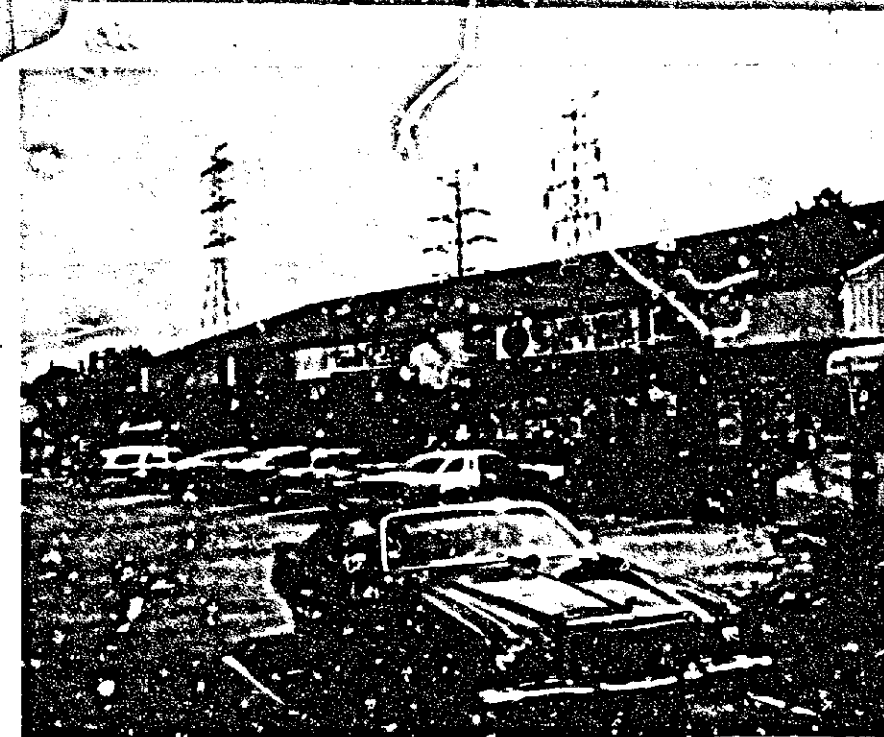
Thank you for your cooperation in advance.

Very truly yours,
S. Sheldon Diggins
S. Sheldon Diggins
Attorney for Petitioner

SSD/tlc

cc: R. Waldhauser
S. Phong

June 24, 1987

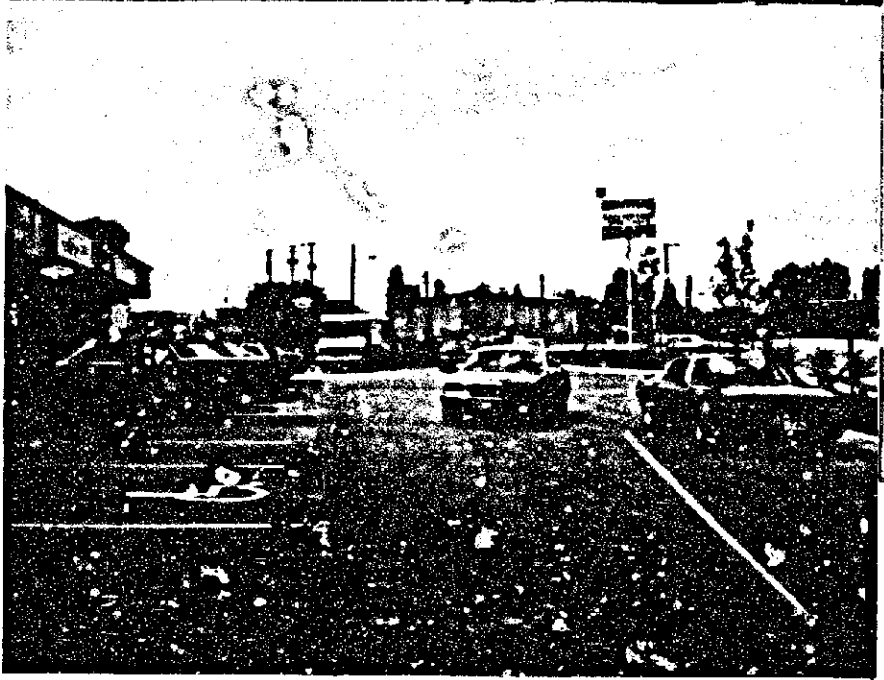


Merritt Plaza - Overview



Looking south from entrance

ESSELTE
NO. 753



South to north - backing cars



Entrance to Merritt Plaza
North Parking Lot



South parking lot



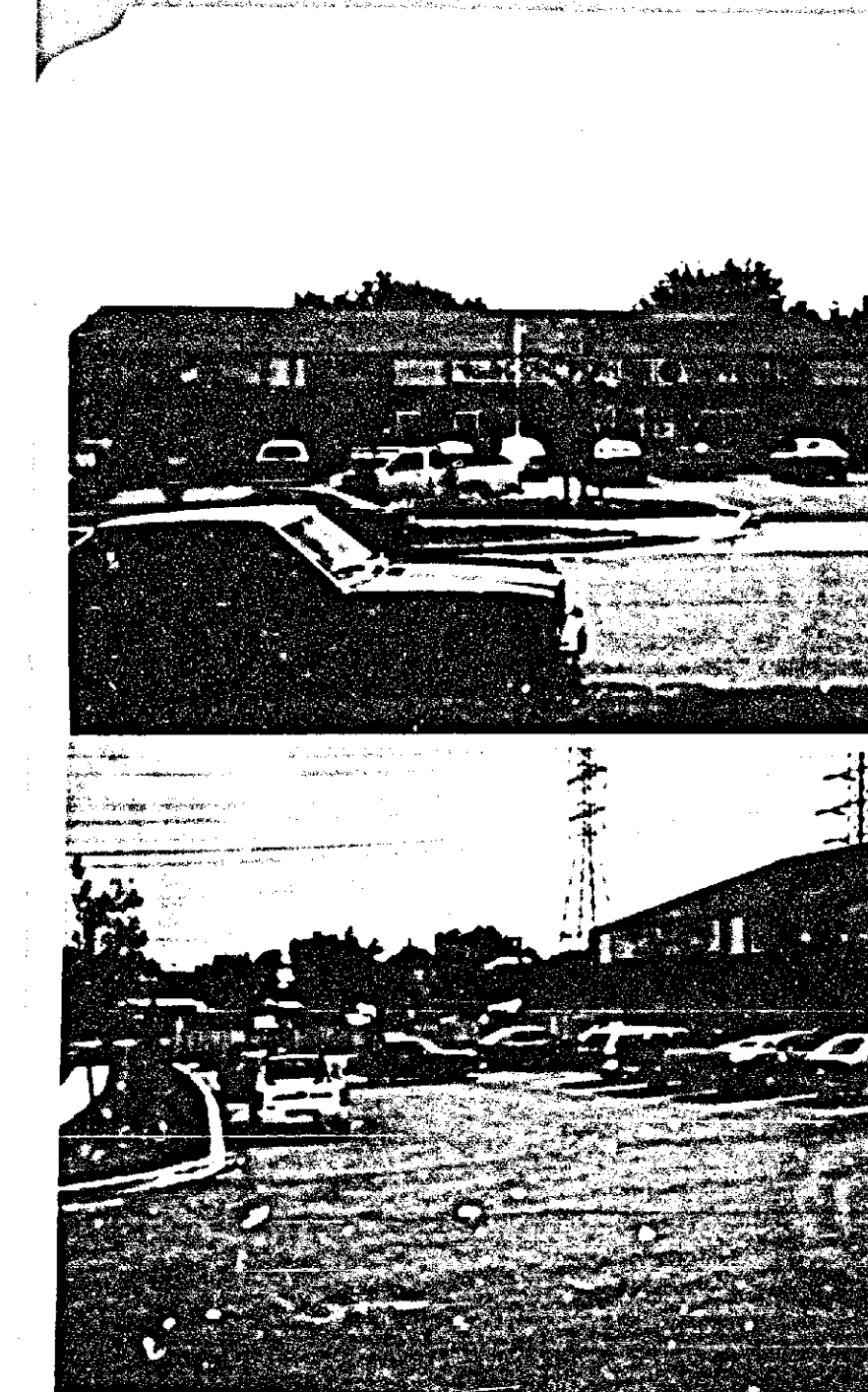
South to North - Curb Line
Parked cars



Merritt Point Shopping Entrance
to Centra Bank



Dead end of Westview Road



Merritt Plaza - Overview

Looking south-Parking Lot Nto S

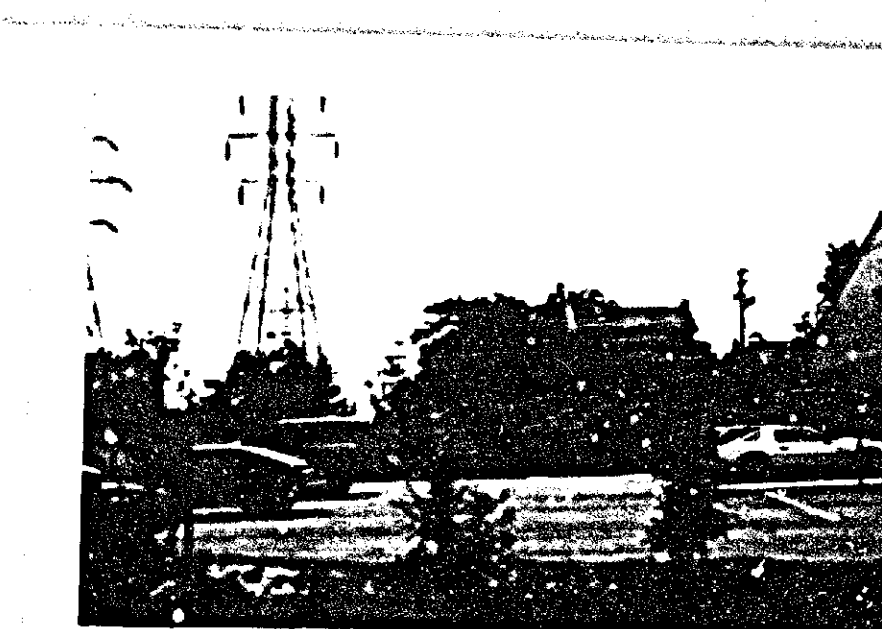
ESSELTE
NO. 753



South to North showing parked cars



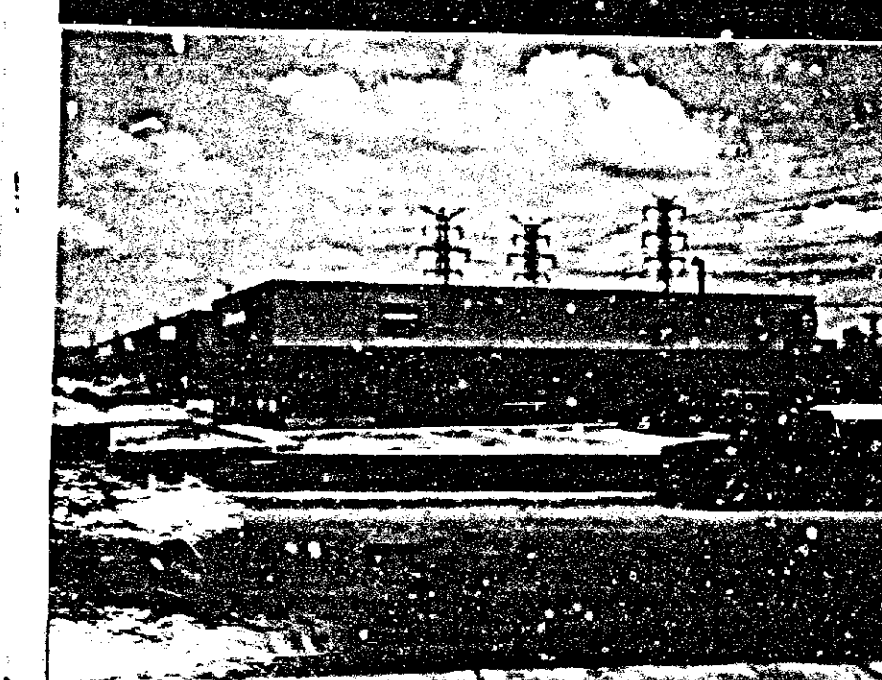
Entrance to Merritt Plaza
North Parking Lot



South Parking Lot



South to North - Curb Line
Parked cars



Centra Bank entrance - Mer. Park
South to north - cars on Westview Rd



Dead end of Westview Road
Parked cars