

162 87-248-XA **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 502.1 of the Zoning Regulations of Baltimore County, to permit trailers to be located on a driveway of 25 feet in lieu of the required 30 feet from the property line at Blitzer Road in lieu of the required 100 feet and 25 feet from the southern property line in lieu of the required 75 feet and 50 feet from the northern property line in lieu of the required 75 feet. Section 414.5 to permit a minimum distance of 15 feet between trailers in lieu of the required 25 feet and of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See Attached Statement

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: **Forward Development Corporation**
(Type or Print Name)
BY: *Jean A. Gunzelman*
Signature **Jean A. Gunzelman, Partner**
310 Jeanwood Court
Address
Baltimore, Maryland 21222
City and State

Legal Owner(s): **Louis J. Grasmick**
(Type or Print Name)
BY: *Louis J. Grasmick*
Signature **Louis J. Grasmick**
(Type or Print Name)
Lumber Company, Inc.
6715 Quad Avenue
Address
Baltimore, Maryland 21237
City and State

Attorney for Petitioner:
John B. Gontrum
(Type or Print Name)
Signature *John B. Gontrum*
809 Eastern Boulevard
Address
Baltimore, Maryland 21221
City and State

Attorney's Telephone No.: 686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of November, 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 22nd day of December, 1986, at 1:30 o'clock P.M.

Charles J. Johnson
Zoning Commissioner of Baltimore County.

(over)

162 87-248-XA **PETITION FOR SPECIAL EXCEPTION** 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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a trailer park.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception 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: **Forward Development Corporation**
(Type or Print Name)
BY: *Jean A. Gunzelman*
Signature **Jean A. Gunzelman, Partner**
310 Jeanwood Court
Address
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City and State

Legal Owner(s): **Louis J. Grasmick**
(Type or Print Name)
BY: *Louis J. Grasmick*
Signature **Louis J. Grasmick**
(Type or Print Name)
Lumber Company, Inc.
6715 Quad Avenue
Address
Baltimore, Maryland 21237
City and State

Attorney for Petitioner:
John B. Gontrum
(Type or Print Name)
Signature *John B. Gontrum*
809 Eastern Boulevard
Address
Baltimore, Maryland 21221
City and State

Attorney's Telephone No.: 686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of November, 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 22nd day of December, 1986, at 1:30 o'clock P.M.

Charles J. Johnson
Zoning Commissioner of Baltimore County.

(over)

Forward Development Corp.
Page Two

By having driveway 25 feet in lieu of 30 feet this allows for a larger lot which will be developed to allow 2 parking spaces on each lot. Present Zoning Regulations do not require any parking requirements on said lots. Baltimore County standards for a residential street is only 24 feet width.

Variance for smaller front and side yard variances will allow petitioner to develop larger lots than presently required by the Zoning Regulations. The larger lots will allow tenants to locate a larger mobile home on their lot and not be required to purchase a small mobile home, that will create a cramped conditions. The larger lot will also avoid crowded living conditions, would have more outdoor space and recreational use on lots and also locate a small shed for storage of outdoor equipment and accessories.

A variance for a room addition [tip out] of 15 feet would only be used when a tenant may need such additional room. Otherwise, all mobile homes will be located 25 feet distance between homes.

IN RE: PETITION SPECIAL EXCEPTION AND VARIANCES
SE/S of Blitzer Road, 1,110' SW of the centerline of Glenhurst Road - 15th Election District
Louis Grasmick, Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-248-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a trailer park and, additionally, variances to (1) locate trailers on driveways of 25 feet in width in lieu of the required 30 feet; (2) locate trailers within 25 feet of the west property line, Blitzer Road, in lieu of the required 100 feet; (3) locate trailers within 25 feet of the south property line in lieu of the required 75 feet; (4) locate trailers within 50 feet of the north property line in lieu of the required 75 feet; and (5) permit a minimum distance between trailers of 15 feet in lieu of the required 25 feet where individual trailer owners elect to have an expanded room addition, i.e., a "tip out", as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Forward Development Corporation, the Contract Purchaser, appeared and was represented by Counsel. Mary Ginn, appearing on behalf of herself, opposed the requested variances. There were no other Protestants.

Testimony indicated that the subject property is located off Beechwood and Blitzer Roads and contains 7.7 acres. It is zoned M.H.-I.M. and is presently unimproved. The Petitioner proposes a 33-lot mobile home park for double-wide trailers. Each lot will exceed the minimum 3,000 square foot requirement and some will contain approximately 5,000 square feet. The larger lots will permit larger units, and the requested variances will enable the

ORDER RECEIVED FOR FILING
Date December 30, 1986
By *John B. Gontrum*

ORDER RECEIVED FOR FILING

Date December 30, 1986
By *John B. Gontrum*

Petitioner to provide two on-site parking spaces while maintaining the integrity of the larger lots. The lots will be owned by the Petitioner, who will rent to the trailer owner. The properties to the north and northwest of the site are presently improved with trailer parks, and the former has obtained variances identical to those requested here. In Re: The Penn Central Corporation, 84-247-XA.

The County Review Group approved the plan on December 4, 1986, at which time it was determined that the Petitioner had satisfied the criteria established by the Chesapeake Bay Critical Area legislation.

Mrs. Ginn objects to the variance because she believes sufficient space will not be provided between trailers. Although not a resident of the area in which the trailer park is proposed, she is personally familiar with trailers park tenants, who do not have much choice in a limited housing market. Trailer parks are few and demand is increasing.

The Petitioner seeks relief from Section 256.4, pursuant to Section 502.1, and from Sections 414.3, 414.4, and 414.5, pursuant to Section 301, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permits the use requested by the Petitioner in a M.H.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

- 2 -

ORDER RECEIVED FOR FILING

Date December 30, 1986
By *John B. Gontrum*

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pitts*, 432 A.2d 1119 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the 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. Soler*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a purpose permitted by the zoning ordinance or render conformances unreasonably burdensome;
2. 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
3. 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).

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ORDER RECEIVED FOR FILING
Date December 30, 1986
By *John B. Gontrum*

It is clear from the testimony that if the variances 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 variances 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 variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of December, 1986, that the Petition for Special Exception for a trailer park and, additionally, the Petition for Zoning Variances to (1) locate trailers on driveways of 25 feet in width in lieu of the required 30 feet; (2) locate trailers within 25 feet of the west property line, Blitzer Road, in lieu of the required 100 feet; (3) locate trailers within 25 feet of the south property line in lieu of the required 75 feet; (4) locate trailers within 50 feet of the north property line in lieu of the required 75 feet; and (5) permit a minimum distance between trailers of 15 feet in lieu of the required 25 feet where individual trailer owners elect to have an expanded room addition be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 4 -

1. 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.
2. Approval by the Baltimore County Department of Health.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: John B. Gontrum, Esquire

Mrs. Mary Ginn

People's Counsel

Description of property owned by Louis J. Grasmick Lumber Company, Inc.

Beginning at a point on the centerline of Bletzer Road, said point being 1110 feet, more or less, in a southwesterly direction from the center of the intersection of Glenhurst Road and Bletzer Road; thence running with the centerline of said Bletzer Road the following courses:

1. South 28°-16'-30" West 283.08 feet, to a point; thence
2. South 60°-02'-20" East 1124.00 feet, to a point; thence
3. North 45°-28'-30" East 296.22 feet, to a point; thence
4. Northwesterly by a line curving toward the left having a radius of 2819.93 feet for a distance of 209.10 feet, the chord of said arc bearing North 58°-24'-00" West 209.05 feet, to a point; thence
5. North 60°-31'-30" West 1002.62 feet, to the point of beginning.

Containing 335,499 square feet or 7.702 acres of land, more or less.



WILLIAM N. BAFITIS, P.E.
Md. Reg. No. 11641

OFFICE COPY

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES

15th Election District

Case No. 87-248-XA

LOCATION: Southeast Side of Bletzer Road, 1110 feet Southwest of the Centerline of Glenhurst Road

DATE AND TIME: Monday, December 22, 1986, at 1:30 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 Special Exception for a trailer park

Petition for Zoning Variances to permit trailers on a driveway of 25 feet in width in lieu of the required 30 feet; to permit trailers to be located 25 feet from the property line at Bletzer Road in lieu of the required 100 feet and 25 feet from the southern property line in lieu of the required 75 feet and 50 feet from the northern property line in lieu of the required 75 feet; to permit a minimum distance of 15 feet between trailers in lieu of the required 25 feet and allowance of an expanded room addition [tip out]

Being the property of Louis J. Grasmick, 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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
SE/S of Bletzer Rd., 1110' SW : OF BALTIMORE COUNTY
of C/L of Glenhurst Rd.,
15th District

LOUIS J. GRASMICK LUMBER CO., : Case No. 87-248-XA
INC., 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.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner; and Jean A. Gunzelman, Partner, Forward Development Corp., 310 Jeanwood Ct., Baltimore, MD 21222, Contract Purchaser.

[Signature]
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. LING
DEPUTY ZONING COMMISSIONER

December 17, 1986

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
SE/S of Bletzer Rd., 1110' SW of the c/l of Glenhurst Rd.
15th Election District
Louis J. Grasmick - Petitioner
Case No. 87-248-XA

Dear Mr. Gontrum:

This is to advise you that \$119.60 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 payment to Baltimore County, Maryland, and remit to Baltimore County, Maryland, and remit to Baltimore County, Maryland.

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

DATE 12-22-86 ACCOUNT 01-615-100
AMOUNT \$ 119.60

RECEIVED FROM [Signature]
FOR [Signature]

FOR [Signature]
B C 78 *****119600 0224F

VALIDATION OR SIGNATURE OF CASHIER

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

November 14, 1986

NOTICE OF HEARING
PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
RE: SE/S of Bletzer Rd., 1110' SW of the c/l of Glenhurst Rd.
15th Election District
Louis J. Grasmick - Petitioner
Case No. 87-248-XA

TIME: 1:30 p.m.

DATE: Monday, December 22, 1986

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

Avenue, Towson, Maryland

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

No. 026080

DATE 12/24/86 ACCOUNT 01-615-000

AMOUNT \$ 200.00

RECEIVED FROM [Signature]

FOR [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th
Posted for Special Exception
Petitioner: Louis J. Grasmick
Location of property: SE/S of Bletzer Rd., 1110' SW of Glenhurst Rd.
Location of Sign: Louis J. Grasmick, 809 Eastern Blvd., Baltimore, MD 21221
Remarks: Special Exception for a trailer park
Posted by [Signature]
Number of Signs: 1

100' and 25' from the southern property line
SEE CARD #2

15th Election District 87-248-XA
CARD #2

lieu of the required 75' and 50' from the northern property line in lieu of the required 75'; to permit a minimum distance of 15' between trailers in lieu of the required 25' and allowance of an expanded room addition [tip out]

Petitioner: Louis J. Grasmick

No. of Signs: 3

CERTIFICATE OF PUBLICATION

TOWSON, MD, December 19, 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 December 19, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

COST OF ADVERTISING
33.00

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
Case No. 87-248-XA
LOCATION: Southeast Side of Bletzer Road, 1110 feet Southwest of the Centerline of Glenhurst Road
DATE AND TIME: Monday, December 22, 1986, at 1:30 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 Special Exception for a trailer park.
Petition for Zoning Variances to permit trailers on a driveway of 25 feet in width in lieu of the required 30 feet; to permit trailers to be located 25 feet from the property line at Bletzer Road in lieu of the required 100 feet and 25 feet from the southern property line in lieu of the required 75 feet and 50 feet from the northern property line in lieu of the required 75 feet; to permit a minimum distance of 15 feet between trailers in lieu of the required 25 feet and allowance of an expanded room addition [tip out].
Being the property of Louis J. Grasmick, 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
12004 The

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: December 17, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 87-246-SPhA, 87-248-XA, 87-266-A,
87-267-A, 87-277-A and 87-283-A

Please consider the Chesapeake Bay Critical Area findings
(see memoranda dated 12/16/86 from Norman E. Gerber to Arnold Jablon)
to be the comments of this office.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slb

RECEIVED
DEC 18 1986

ZONING OFFICE

C-3-008



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-0211

NORMAN E. GERBER
DIRECTOR

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

NOVEMBER 19, 1986

(CRITICAL AREA)

Re: Zoning Advisory Meeting of NOVEMBER 4, 1986
Item # 162
Property Owner: LOUIS J. GRASMICK
Location: SE/S BLETZER RD. 1110'
SW OF E OF GLENHURST RD.

Dear Mr. Jablon:

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

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be
forward by the Bureau of Public Services.
- (X) This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior
to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-98 of the Development
Regulations.
- (X) Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board
on
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- (X) The property is located in a deficient service area as defined by
B111 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is
- (X) The property is located in a traffic area controlled by a "D" level
intersection as defined by B111 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.

Additional comments:
① A CRG MEETING HAS BEEN SCHEDULED FOR
DEC. 4, 1986. PROTEST FILE # XV-356
PART OF K/A BRIARWOOD MOBILE HOME ESTATES SEC. III
② THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL
AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE
COMPREHENSIVE PLANNING DIV.

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 8, 1986

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

000

Chairman

MEMBERS

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

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 162 - Case No. 87-248-XA
Petitioner: Louis J. Grasmick
Petitions for Special Exception and
Variance

Dear Mr. Gontrum:

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: Bafitis & Associates
1249 Engleberth Road
Baltimore, Maryland 21221

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon Date: December 16, 1986
Zoning Commissioner

FROM: Mr. Norman E. Gerber, AICP, Director
Office of Planning and Zoning

SUBJECT: Chesapeake Bay Critical Area Finding
Louis J. Grasmick (87-248-XA, Item 162)

In accordance with the Opinion from the County
Attorney of July 8, 1985, the "Findings" required by Section
8-1813 of the Chesapeake Bay Critical Area Law are to be made
for this development by the County Review Group, and it will not
be necessary for "Findings" also to be made in the variance
process.

For your information, the proposed "Findings" are that
the undisturbed portion of the property, which is within this
critical area is not expected to have any adverse impact on water
quality or on habitats provided that it remains permanently
maintained and protected as a wooded area.

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

NEG/PJS/jat

cc: Uri Avin
Tim Dugan
Jim Hoswell
Tom Vidmar
Phyllis Cole Friedman, Esq.

RECEIVED
DEC 19 1986

ZONING OFFICE

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave. December 5, 1986
Dundalk, Md. 21222

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of Zoning Hrgs. - P.O. #
83461 - Req. #L98134 - Case #87-248-XA, 104 INVS @ 4140
was inserted in *The Dundalk Eagle* a weekly news-
paper published in Baltimore County, Maryland, once a week
for one successive weeks before the
5th day of December 19 86; that is to say,
the same was inserted in the issues of Dec. 4, 1986

Kimbel Publication, Inc.
per Publisher.

By *K.C. Oller*PETITIONS FOR SPECIAL EXCEPTION
AND VARIANCES

15th Election District

Case No. 87-248-XA

LOCATION: Southeast Side of

Bletzer Road, 1110 feet Southwest

of the Corner of Glenhurst Road

DATE AND TIME: Monday, Decem-

ber 22, 1986, at 1:30 p.m.

PUBLIC HEARING: Room 106,

County Office Building, 111 W.

Chesapeake Avenue, Towson, Mary-

land

The Zoning Commissioner of Balti-

more County, by authority of the

Zoning Act and Regulations of Balti-

more County, will hold a public

hearing.

Petition for Special Exception for

a traffic park.

Petition for Zoning Variance to

permit trailers to be placed on 25

feet in width in lieu of the requi-

red 30 feet to permit trailers to be

placed 25 feet from the property

line at Bletzer Road in lieu of the

required 100 feet and 25 feet from

the property line.

By *Kimbel Publication, Inc.*

Kimbel Publication, Inc.

800-2-2222

87-241-XA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
12th day of November, 19 86

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Louis J. Grasmick
Petitioner's Attorney John B. Gontrum, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 12/5/86

Posted for: Special Exception & Variance

Petitioner: Louis J. Grasmick

Location of property: SE/S Bletzer Rd., 1110' SW of Glenhurst Rd.

Location of Signs: Along Bletzer Rd., across H. Ex. rd. 474, at 200' S. of H. Ex. rd.

Remarks: _____

Posted by: [Signature] Date of return: 12/5/86

Number of Signs: 2



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

STEPHEN E. COLLINS
DIRECTOR

December 3, 1986

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

Item No. 162 -ZAC-
Property Owner
Location:

Existing Zoning:
Proposed Zoning:

Area:
District:

Dear Mr. Jablon:

Please see the C.R.G. comments for item #162.

Very truly yours,

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

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 162, Zoning Advisory Committee Meeting of 11-4-86

Property Owner: Louis J. Grasmick

Location: SE/S Bletzer Rd. District 15

Water Supply: meter (proposed) Sewage Disposal: meter (proposed)

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as 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 existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, 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.

12/22
87-24-468

Zoning Item # 162 Zoning Advisory Committee Meeting of 11-4-86
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, solvents, 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

Q project may require issuance of a Corps of Engineers wetlands permit
Q Developer must contact Water Quality Section (494-3768) for consultation regarding site area:
a) Shovel non-federal wetlands for site
b) There are existing drainage problems on adjoining properties (Vick and Rosenbaum)

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

Project #86285
page 2
Briarwood Mobile Home Estates Sect. III
December 3, 1986

GENERAL COMMENTS: (cont'd)

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

- Bletzer Road is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.
- b. The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way, at the Developer's cost.
- e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- f. The relocation of any utilities or poles as required by the road improvements.
- g. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

November 18, 1986

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

RE: Property Owner: Louis J. Grasmick *SEE BELOW

Location: SE/S Bletzer Rd., 1110 ft. SW of the centerline

Item No.: 162 Zoning Agenda: Meeting of Nov. 4, 1986

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. Bureau and the comments below marked with an "X" are applicable and required. Bureau and the comments below marked with an "X" are applicable and required.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site. Plan as shown is unacceptable. Primary access is delayed by fire apparatus.
- () 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: *John F. O'Neill*
Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division
*POSSIBLE CRITICAL AREA
/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

November 10, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 162 Zoning Advisory Committee Meeting are as follows:

Property Owner: Louis J. Grasmick
Location: SE/S Bletzer Road, 1110 ft. SW of c/l of Glenhurst Road
District: 15th.

APPLICABLE RULES ARE CITED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85. Use Maryland Code for the Handicapped and Aged (A.M.S.I. #111-7-1 - 1980) 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. Reproduced seals are not acceptable.
- () All use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 0'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1007, Section 1008.2 and Table 1008. 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. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 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 alternative 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.
- () The proposed project appears to be located in a Flood Plain, Flood Hazard. 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 elevations above sea level for the lot and the finished floor levels including basement.
- () Comments: Each mobile unit shall comply to Section 613.0. Accessory structures requiring permits may be required to comply with Item "E" above for fire separations not only from lot lines but between structures on the same lot.
- () 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 112 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

LJZ/2/86

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: Edward A. McDonough, P.E., Chief

DATE: December 3, 1986

PROJECT NAME: Briarwood Mobile Home Estates Section III
PROJECT NUMBER: 86285
LOCATION: Bletzer Rd.
DISTRICT: 1507

The site plan entitled "Briarwood Mobile Home Estates Section III" dated November 26, 1986 has been reviewed by the Developer's Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer."

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

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Project 86285
page 3
Briarwood Mobile Home Estates Sect. III
December 3, 1986

HIGHWAY COMMENTS: (cont'd)

- 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, shall be 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards, as the Developer's total responsibility.

- The improvements to Bletzer Road will not be required at this time. Deferred construction money shall be posted before occupancy permits are granted.

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.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. 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.

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

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 4 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 responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on out of utilities.

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 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.

8-25-87

Project #86285
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Briarwood Mobile Home Estates Sect. III
December 3, 1986

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

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.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-85) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. (The number of square feet of land disturbed shall be indicated on the sediment control drawing.)

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:

- A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.
- Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- A profile of the stream.
- A plan with the location of the field run cross-sections indicated.

Project #86285
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Briarwood Mobile Home Estates Sect. III
December 3, 1986

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

- Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section, based on "The Standard Step Method" of "The U.S. Corps of Engineers Computer Program HEC-2".
 - Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.
 - The stream is to be cleared of all fallen trees, stumps and debris.
- In accordance with Bill No. 56-82, filling within a flood plain is prohibited.
- A sediment control plan is required.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1-foot freeboard. See Plate 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1-foot over the flood plain elevation in all construction.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

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

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

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

Project #86285
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Briarwood Mobile Home Estates Sect. III
December 3, 1986

WATER AND SANITARY SEWER COMMENTS: (cont'd)

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.

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.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

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

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

From calculations done by the Sanitary Design group, the sewer in Bletzer Road is at or over capacity at the present time. Prior to acceptance of this plan an actual study of the present sanitary flow must be done, by the Developer, to prove to Baltimore County that enough reserved capacity is actually there to handle these additional lots.

— provide written approval.

EDWARD A. MCDONOUGH, P.E., CHIEF
Developers Engineering Division

EM:RWB:dtr

cc: File

BALTIMORE COUNTY PUBLIC SCHOOLS
DEPARTMENT OF PLANNING
COUNTY REVIEW GROUP MEETING

of 12/4/86

Development Briarwood Mobile Home Estates
Location Bletzer Road
District 15th C7

Comments

School	Enrollment	Capacity	Over/Under
Charlesmont Elem.	358	616	-258
Sparrows Point Mid/Gr.	972	1745	-773

School	Status	Capacity	Estimated To Open

School	Capacity	Year Programmed	Estimated To Open

Estimated Pupil Yield

Elementary	7
Middle	3
High	4

*Subject to availability of funds

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
TO: Environmental Support Services Date: Nov. 29, 1986

FROM: Edna M. Rose
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT Briarwood Mobile Home Estates

CRG MEETING Dec 4, 1986 10:00 am
(Date) (Time)

PLAN REVIEW NOTES

- 35 Mobile Home lots on 7.702 acres
(Describe Site)
- Public water and Public sewer is proposed.
- No streams
(Describe streams on-site)
- Existing Backwash Alluvial and Wetland soils
(Describe wetland soils on-site)
Over the site - approx. 2.56 acres (33.8%) of the site has field verified wetlands
- Storm Water Management is required.
- 1.90 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 see note must be submitted.

DEVELOPMENT PLAN REVIEW
Water Quality Section
Baltimore County Health Department

Review and Comment (continued)

3. Wetlands Section Plan
A plan must be submitted outlining the steps in the wetland creation project including - contours, buffer zoning, & necessary vegetation to be planted, maintenance, outfall type and location, etc. The plan should include detailed drawings and schedule of completion dates for major steps.
This plan must be approved prior to Record Plat.

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

BRIARWOOD MOBILE HOME ESTATES
Subdivision Name, Section and/or Plat

Developer and/or Engineer	Public Water	Public Sewer
<u>Louis J. Grasmick</u>	<u>35</u>	<u>220</u>
<u>Back River</u>	<u>75</u>	<u>220</u>
Watershed	No. of Lots or Units	Total Acreage

- 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 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: see note

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

REVISIONS AND/OR COMMENTS:

SS 783R

SWTH

CRG Meeting of December 4, 1986

Edna M. Rose

BRIARWOOD MOBILE HOME ESTATES SECTION III

1. This office recommended minor if peak storm for this site as 1/14/86 provided the engineer demonstrates that the culverts under the RR & Bletzer Rd are adequate & no drainage problems exist downstream from the site.

2. Water quality management of the six wetland storm is required.

3. Only construction which minimizes impact to existing wetlands will be permitted for water quality management. i.e., only construction of an embankment will be allowed; natural staging must be utilized.

4. All site runoff must be conveyed to a suitable outfall.

5. An Army Corps of Engineers permit may be required for this site.

6. An watercourse into drainage way greater than 30 acres will require a flood plain study & work within this flood plain will be restricted.

Thomas L. Wilson
11-7-86

HEATH

8-25-87

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: December 3, 1986
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: Briarwood Mobile Home Est. C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:
LOCATION: Bletzer Road RECORD PLAT:

The proposed bypass lane on Bletzer Road needs to be constructed prior to opening the proposed access to traffic.

for *C. Richard Moore*
Deputy Director
Department of Traffic Engineering

CRM:RF:lt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James A. Markle Date: November 17, 1986
FROM: Charles K. Weiss
SUBJECT: Briarwood Mobile Home Est.
Bletzer Rd.
DIST: 15C7
CRG 12/4/86

Baltimore County does not provide commercial refuse collection. However, it should be noted that in order for any vendor to provide collection no pkg. should be posted on Marberth Drive in order to facilitate curbside pickup.

NOTE: Mobile home parks are considered as commercial.

CKW/KRA/rc

CPS-008

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

DATE: December 3, 1987

PROJECT NAME: Briarwood Mobile Home Section III PLAN: XXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT XV-356 PLAN EXTENSION:
REVISED PLAN:
PLAT:

The Office of Planning and Zoning has reviewed the plan for Briarwood Section III and has the following comments:

A Special Exception for the construction of a mobile home park in a MH-IM zone must be approved by the Zoning Commissioner. CRG approval will be conditional on the granting of the Special Exception and the associated variances.

The proposed "reconstruction" of the wetland at the eastern boundary of the site must meet the requirements of both the Health Department, and the Baltimore County Landscape Manual.

Although not part of the current CRG submission, the reconstruction of the wetland in Section II of Briarwood has not yet been completed. This issue will be closely monitored in the Spring when landscape work is to be done.

The proposed second access must be carefully located and constructed, so as not to adversely impact the proposed reconstructed wetland area.

A final landscape plan is required prior to issuance of building permits.

Although a small corner of this site is in the Chesapeake Bay "Critical Area" no development is proposed for this area and Critical Area requirements and review is not considered necessary.

Approved - subject
3) Council Order
1) Zoning Hearing
2) assurance in writing from owner
for the wetland area

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments Date: November 26, 1986
From: Dept. of Recreation and Parks

Project Name: Briarwood Mobile Home Est. Preliminary Plan
Project Number: 86285 Development Plan
Location: Bletzer Road Final Plat
Districts: 15, C-7 CRG Plan X

COMMENTS:

L.O.S. is not required. Private Open Space is provided, therefore, covenants guaranteeing it's existence and maintenance are required.

FRN:sm

Francis R. Niner
Facilities Coordinator



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

PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: NOVEMBER 19, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: CAPTAIN JOSEPH KELLY
PLANS REVIEW DIVISION, FIRE PREVENTION BUREAU
BALTIMORE COUNTY FIRE DEPARTMENT

PROJECT NAME: BRIARWOOD MOBILE HOME ESTATES

PROJECT NUMBER: CRG AGENDA 12/4/86, 10:00 AM

LOCATION: BLETZER ROAD

DISTRICT # 15

COMMENTS:

CRG 01
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, 1985 EDITION.

CRG 02
FIRE FLOW TEST IS REQUIRED TO BE CONDUCTED BY THE BALTIMORE CITY WATER DEPARTMENT AS CLOSE TO THE SITE AS POSSIBLE, SPECIFICALLY: BLETZER ROAD
TEST RESULTS ARE TO BE FORWARDED TO THE OFFICE OF THE FIRE PROTECTION ENGINEER.

CRG 04
ACCESS ROADS SHALL BE POSTED WITH FIRE LANE SIGNS ALONG ITS ENTIRE LENGTH. BALTIMORE COUNTY COUNCIL BILL 102-74. CUL-DE-SAC NEAR LOT 35 AND PRIVATE ACCESS ROAD THROUGH HURBY, INC. - 8200 FISCHER ROAD. ASSURANCE IS SOUGHT THAT, 16 FEET SECOND MEANS OF ACCESS SHALL BE AVAILABLE FOR FIRE APPARATUS ON A 24-HOUR DAILY BASIS.

FIRE

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: December 4, 1986
FROM: ZONING OFFICE

PROJECT NAME: BRIARWOOD MOBILE HOME ESTATES - SECTION III PLAN: 11/10/86
LOCATION: SE/S Bletzer Road Corner SW/S Conrail R/R REV: 11/25/86 REV:
DISTRICT: 15th Election District REVISED PLAN KEY:
COMPLIANCE WITH COMMENT CHECKED
NON-COMPLIANCE IS CIRCLED
ADDITIONAL COMMENTS ADDED LAST

- 1) On 10/24/86 zoning hearings were filed for under Item #162 for: (87-248)
A Special Exception for a Trailer Park, and Variances to Sections:
(a) 414.3 to permit trailers to be located on a driveway of 25 ft. in lieu of the required 30 ft.
(b) 414.4 to permit trailers 25 ft. from Bletzer Road in lieu of the required 100 ft. and 25 ft. from the southern property line and 50 ft. from the northern property line in lieu of the required 75 ft.
(c) 414.5 to permit 15 ft. between trailers in lieu of the required 25 ft.
- 2) A hearing date has been set for 12/22/86 at 1:30 P.M.

W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

8-25-87

3" BIT IN SURFACE
COURSE (2-1/2" LAYERS)
6" CR-6
COMPACTED
SUBGRADE

TYPICAL PAVING SECTION

NO SCALE

ROBERT J. RYAN, JR. & ASSOCIATES
10504 VINCENT RD.
WHITE MARSH, MD. 21162
6284/128

TYPICAL "DOUBLE WIDE" LOT LAYOUT

SCALE: 1" = 30'

MH-IM

SALVATORE MARZIO
8142 BLITZER RD.
BALTO. MD. 21222
1142/097

VINCENT F. CARLIN
II & M. COLLEEN
CARLIN, WIFE
1104 METFIELD RD.
BALTO. MD. 21204
5657/579

RONALD PATRICK THOMAS
8136 BLITZER RD.
BALTO. MD. 21222
6307/773

NEW NORTH POINT CO.
2145/680

WILLIAM JAY LURCH JR.
8128 BLITZER RD.
BALTO. MD. 21222
3345/406

ALLEN V. ROSENBAUM
8128 BLITZER RD.
BALTO. MD. 21222
5513/503

PATAPSCO FREEWAY

ZONING NOTE:

DEVELOPMENT PLAN WILL BE FILED
AFTER ZONING HAS BEEN APPROVED
SHOWING TRAILER LOCATIONS & LAYOUTS
FOR EACH LOT.

SOIL TYPES DATA				
AREA (AC.)	TYPE	BUILDING SPACES OR LOTS (TO BE)	STREET & PARKING AREAS	SOIL GROUP
0.12	AV	* SEVERE: HIGH WATER TABLE; FLOODING HAZARD	* SEVERE: HIGH WATER TABLE FLOODING HAZARD	D
4.33 & 1.23	Bg & En	* SEVERE: HIGH WATER TABLE; SUBSTANTIAL FLOOD THREAT; POOR DRAINAGE	* SEVERE: HIGH WATER TABLE; SUBSTANTIAL FLOOD THREAT; POOR DRAINAGE	C & D
1.39	MIA	SLIGHT	MODERATE: MODERATELY HIGH WATER TABLE	C
0.73	MIB	SLIGHT	MODERATE: MODERATELY HIGH WATER TABLE; SLOPES	C
AV = ALLUVIAL SAND		MIB = MEDIUM SILT LOAM, 5-15% SILT		
Bg = BAY CLAY SILT LOAM		En = ELUVIUM SILT LOAM		
MIA = MEDIUM SILT LOAM, 0-2% SILT				
* USE UNDERPAVING TO LESSEN EFFECT OF HIGH WATER TABLE.				

ZONING CASE NO. 64-247A

JEAN A. GUNZELMAN, et al
110 JEANWOOD COURT
BALTO. MD. 21222

6847/539

BEACHWOOD ROAD (2A PAVING)

DR-3.5
MH-IM

PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD CO.

1ST PARCEL, TBS 1730-175

AREA TO BE LEASED BY
FORWARD DEVELOPMENT CO.

EX. TRUCK 2

SITE PLAN

SCALE: 1" = 50'

DENSITY CALCULATIONS:

- GROSS AREA = 7.702 Acres
NET AREA = 7.702 ACRES
NET AREA = 7.702 ACRES
- Density required:
Lot size = 3000 Sq. Ft.
- Density proposed:
Double wide lot size: 35 lots @ 2,669 sq. ft. (min. area)
- Open Space:
Required: 0
Proposed: 1.8 Ac.
- Parking:
Required: 0
Proposed: 2 spaces/lot x 35 lots = 70 spaces

ENVIRONMENTAL NOTES:

- There will be no construction within the wetlands area on this site.
- There are no historic sites, archeological sites, endangered species habitat, or hazardous materials on this site.
- The existing land use is wooded.
- The proposed land use is residential.
- All wooded areas located within proposed grading limits are to be cleared and grubbed.
- No existing buildings on this site.
- Landscape type screening along Blitzer Road. Landscaping plan shall be submitted to planning office for approval.
- A portion of this site is within the critical areas boundary. This area shall not be disturbed.
- Total impervious surface: 1.98 Ac. or 21.7%

GENERAL NOTES:

- Each mobile home will be connected with sanitary and water. Mobile homes will be sold and lots rented.
- All roads shall be 25' wide and be bituminous paved. Estimated PDI = 3.58 x 55 = 199.
- All roads shall be adequately lighted.
- General office for trailer park located in Briarwood Mobile Home Estates Section II.
- Ketes and Bounce data as per Deed 4400/289
- Owner: Louis J. Grassick
Lumber Company Inc.
6715 Gude Avenue
Baltimore, Maryland 21237
TAX ACCOUNT NO. 1507582890
- Total Area = 335,499 sq. ft. or 7.702 Acres.
- Purchaser will maintain all open space.
- There are no historic buildings at this site.
- Existing wooded lot. Proposed Mobile Home Park.

WETLAND MANAGEMENT PRACTICES:

- The developer shall comply with the following best management practices:
 - All areas except that used for buildings, sidewalks and paved parking will be planted with vegetative cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - Soil 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.
 - Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - Felling will not occur in grassed or lined drainage ditches or swales.

- LEWIS TRACT #4524
- WINTERWOOD - 21
- SILVERHED - 42

VARIANCES:

- Stormwater Management discharging into Tidal Waters by overland flow only.
- Curb and Gutter along Blitzer Road.
- Sidewalk along Blitzer Road.
- STANDARD TRAILER PARKING

VARIANCES AND SPECIAL EXCEPTIONS:

- Trailers to be located on driveways 25 feet wide in lieu of the required 30 feet.
- Trailer to be setback 25 feet from the property line at Blitzer Road in lieu of the required 100 feet, 25 feet from the southern property line in lieu of the required 75 feet, and 50 feet from the northern property line in lieu of the required 75 feet.
- A minimum distance of 15 feet between trailers in lieu of the required 25 feet for allowance of an expanded room addition (tip-out). Any expanded room addition for any trailer may not exceed 30 feet wide, nor be placed 25 feet from the property line.

PURCHASER/APPLICANT:

FORWARD DEVELOPMENT COMPANY
311 JEANWOOD COURT
BALTIMORE, MD. 21222
301.477.5410

NO.	REVISIONS	DATE
1	ADDITIONAL INFORMATION, TRAILER LAYOUTS, AND 2 STD TRAILER PARKING LAYOUTS	11-10-86
2		
3		
4		
5		
6		
7		
8		
9		
10		

LOCATION MAP - SCALE: 1" = 500'

17-44-962

WENDELL N. REED
3233 E. JOPPA RD
BALTO. MD. 21234
6663/458

OFFICE COPY

REVISED PLANS
#162
87-248

PUBLIC SERVICES CRG No. 86285
PLANNING No.



William N. Bafitis, P.E.
301-391-2336

Civil Engineers / Land Planners / Surveyors
1249 Engleberth Rd. Baltimore, Md. 21221

CRG AND ZONING PLAN FOR BRIARWOOD MOBILE HOME ESTATES SECTION III

ELECTION DISTRICT 14.15 COUNCILMAN'S DISTRICT



SCALE: AS SHOWN
JOB ORDER NO.
DATE: 10/13/86