

IN RE: PETITION FOR SPECIAL HEARING
NW/4 Chapman Road, 761' SW
of Liberty Road
(3426 Chapman Road)
2nd Election District
2nd Councilmanic District
Michael L. Greenwalt, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-378-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the previously approved site plan in Case No. 89-386-SPH to reduce the area of the nonconforming use of the subject property for a contractors equipment storage yard and business operation, in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 3426 Chapman Road, consists of a double lot containing approximately 1.042 acres zoned D.R. 3.5. Said property was the subject matter of previous Case No. 89-386-SPH in which Petitioners were granted approval of a nonconforming use of all of Lot 1 and the rear portion of Lot 2 as a contractors equipment storage yard, subject to restrictions. Petitioners are desirous of reducing the size of the nonconforming use previously granted to limit such use to Lot 1, and developing Lot 2 with a single family dwelling and using same for residential purposes only. Testimony indicated Petitioners have removed the buildings which previously existed to the rear of Lot 2, including the storage and office buildings associated with the paving contractors business and the dog pen area. Petitioners testified they intend to plant grass in the rear portion of Lot 2 where the buildings and dog pen area once stood. Testimony indicated the relief requested will

not result in any detriment to the health, safety or general welfare of the surrounding community.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. In addition, the relief 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 special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of April, 1990 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 89-386-SPH to reduce the area of the nonconforming use of the subject property for a contractors equipment storage yard and business operation, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The special hearing granted herein is limited to the nonconforming use of Lot 1 only. Further the restrictions and conditions of the nonconforming use granted in Case No. 89-386-SPH shall remain in full force and effect.

3) Lot 2 is permitted to be developed with a single family dwelling as proposed for residential use only and shall be developed in compliance with all County building code requirements.

- 2 -

4) Petitioners shall comply with the requirements of the Zoning Plans Advisory Committee as set forth in the comments submitted hereto and adopted in their entirety.

5) Petitioners shall submit a landscaping plan for approval by the Deputy Director of Planning and the Baltimore County Landscape Planner. Said plan shall provide for adequate screening between Lots 1 and 2.

6) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order. Further, both plans shall set forth and address the restrictions and conditions contained in the Order issued in Case No. 89-386-SPH.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING
Date 4/18/90
By [Signature]

- 3 -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Michael L. Greenwalt, Item 236

DATE: March 1, 1990

The Petitioner requests a Special Hearing to amend the site plan submitted in Case No. 89-386.

In reference to the Petitioner's request, staff offers the following comments:

- Previously, the Petitioner filed a petition for Special Hearing to establish a nonconforming use of a contractors equipment storage yard and the operation of a business use in a residential zone. The Petitioner's request was granted on March 31, 1989, with restrictions. (Case No. 89-386-SPH)
- Planning staff provided comments regarding the previous case on March 20, 1989. (See attached)

Should the Petitioner's current request be granted, staff offers the following conditions:

- The rear portion of Lot 2 should be cleared of all macadam paving prior to the issuance of any building permits.
- A screening buffer between Lots 1 and 2 should be reviewed and approved by the County landscape planner.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MAR 2 5 1990

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Michael Greenwalt
Zoning Petition No. 89-386-SPH

Date: March 20, 1989

The petitioner is requesting the establishment of a non-conforming use of a contractors' equipment storage use in a residential zone. In reference to this request, staff provides the following information:

- * Staff was unable to complete an on-site visit to the petitioner's property due to restricted access. Planning issues regarding these types of non-conforming uses include the following:
 - destabilization of residential community - It appears as if the applicant's turn around extends onto Carriage Hill Village (Liberty Road Associates property).
 - buffer problems - adequate landscaping and buffering should be provided between adjoining properties.
 - noise, visual obstruction, interior maintenance, odors, etc. - The proposed use should be carefully regulated.

If this petitioner's request is granted, staff recommends the following conditions be applied:

- * The petitioner shall restrict all use to the confines of the property.
- * A screening buffer consisting of fencing and landscaping shall be reviewed and approved by the County Landscape Planner.
- * The special exception shall only apply to the petitioner and this particular use shall not be transferable to any other owners.
- * The hours of operation shall be limited to 7:00 a.m. and 10:00 p.m. which are compatible with residential uses.
- * The petitioner shall be limited to uses and areas as shown on the site plan. Any substantial deviation from the plan shall necessitate in the need for an additional hearing.
- * Any lighting provided on site for the non-conforming use shall not exceed .2 candles at the property line and be directed away from adjoining properties.

PK/sf

Baltimore County
Department of Permits & Licenses
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 887-3610

Ted Zelenki, Jr.
Director

FEBRUARY 7, 1990

Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MICHAEL L. GREENWALT, ET UX
Location: NW/4 OF CHAPMAN ROAD
Item No.: 236 Zoning Agenda: FEBRUARY 13, 1990

Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: Carl J. Kelly 2-10-90 Noted and Approved Captain W.D. Bradley
Planning Group Special Inspection Division Fire Prevention Bureau

JP/REK

FEB 12 1990

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

April 18, 1990

Mr. & Mrs. Michael L. Greenwalt
3426 Chapman Road
Randallstown, Maryland 21133

RE: PETITION FOR SPECIAL HEARING
NW/4 of Chapman Road, 761' SW of Liberty Road
(3426 Chapman Road)
2nd Election District - 2nd Councilmanic District
Michael L. Greenwalt, et ux - Petitioners
Case No. 90-378-SPH

Dear Mr. & Mrs. Greenwalt:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

Dennis F. Rasmussen
County Executive

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-378-SPH

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

APPROVED: 3/26/90 BY: [Signature] # 89-386-SPH

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

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and regulations of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/We are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: 3426 Chapman Rd. 822-4775
(Type or Print Name) Address Phone No.
Signature: Dennis F. Rasmussen City and State: MD 21133
Name, address and phone number of legal owner, contractor purchaser or representative to be contacted: Michael L. Greenwalt
City and State: _____
Attorney's Telephone No.: 7426 Chapman Rd. Randallstown, MD 21133
Address Phone No. 922-4775

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of April, 1990, 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 30th day of March, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

S.C.O.-M-1

(over)

7/24/90 11/17/90
col. 4mm - 45 mm
avail anytime

236
90-378-SPH

William E. Doyle
Professional Land Surveyor B440
5712 Emerald Drive
Sykesville, Md. 21154
(301) 795-2210

December 26, 1989

Description of Michael L. Greenwalt and Nancy J. Greenwalt his wife,
property for special exception for parking vehicles on property known as
"426 Chapman Road," in the 2nd Election District of Baltimore County, Maryland.

Beginning for the same at a point on the northwest side of Chapman
Road, 741 ft. southwest of Liberty Road (Route 26), (1) S 34°30'00"W 165.00 ft.,
(2) N 55°10'00"W 300.00 ft., (3) N 34°30'00"E 165.00 ft., (4) S 53°30'00"E
300.00 ft. to the place of beginning, containing 49,500 SQ. FT. or 1.137 acres of
land more or less.



Description By:
William E. Doyle
William E. Doyle
Professional Land Surveyor B440

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME: MICHAEL L. GREENWALT
Nancy J. Greenwalt
ADDRESS: 3426 CHAPMAN RD
RANDALLTOWN, MD. 21133

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
SIGNATURE AND CERTIFICATION BLOCK

1. I certify that this Final Landscape Plan meets all requirements (check
where appropriate):

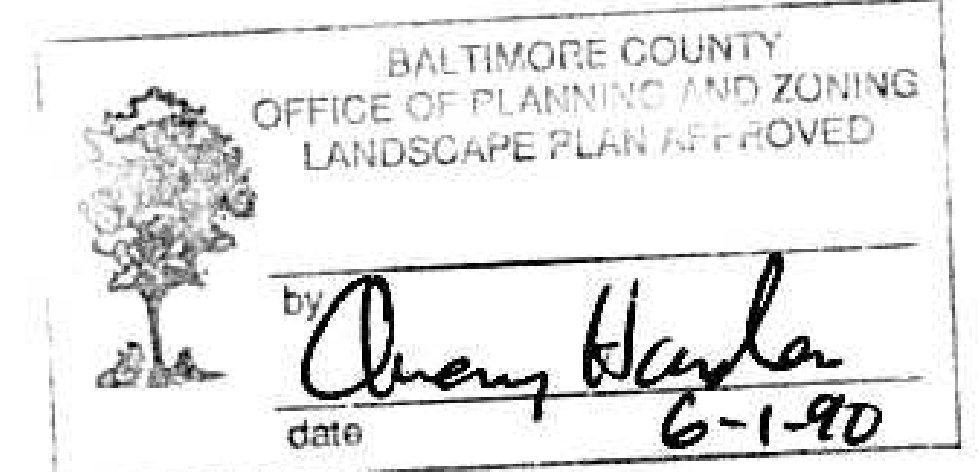
- ☐ Baltimore County Landscape Manual
- ☐ Office of Planning Zoning CRC or Waiver No.
- ☐ Special Exception/Hearing/Variance No. 90-378-SPH
- ☐ Rezoning, Documented Site Plan No.

Landscape Architect's Signature: NA L.A.'s Name (please print):
Address City State Zip Phone

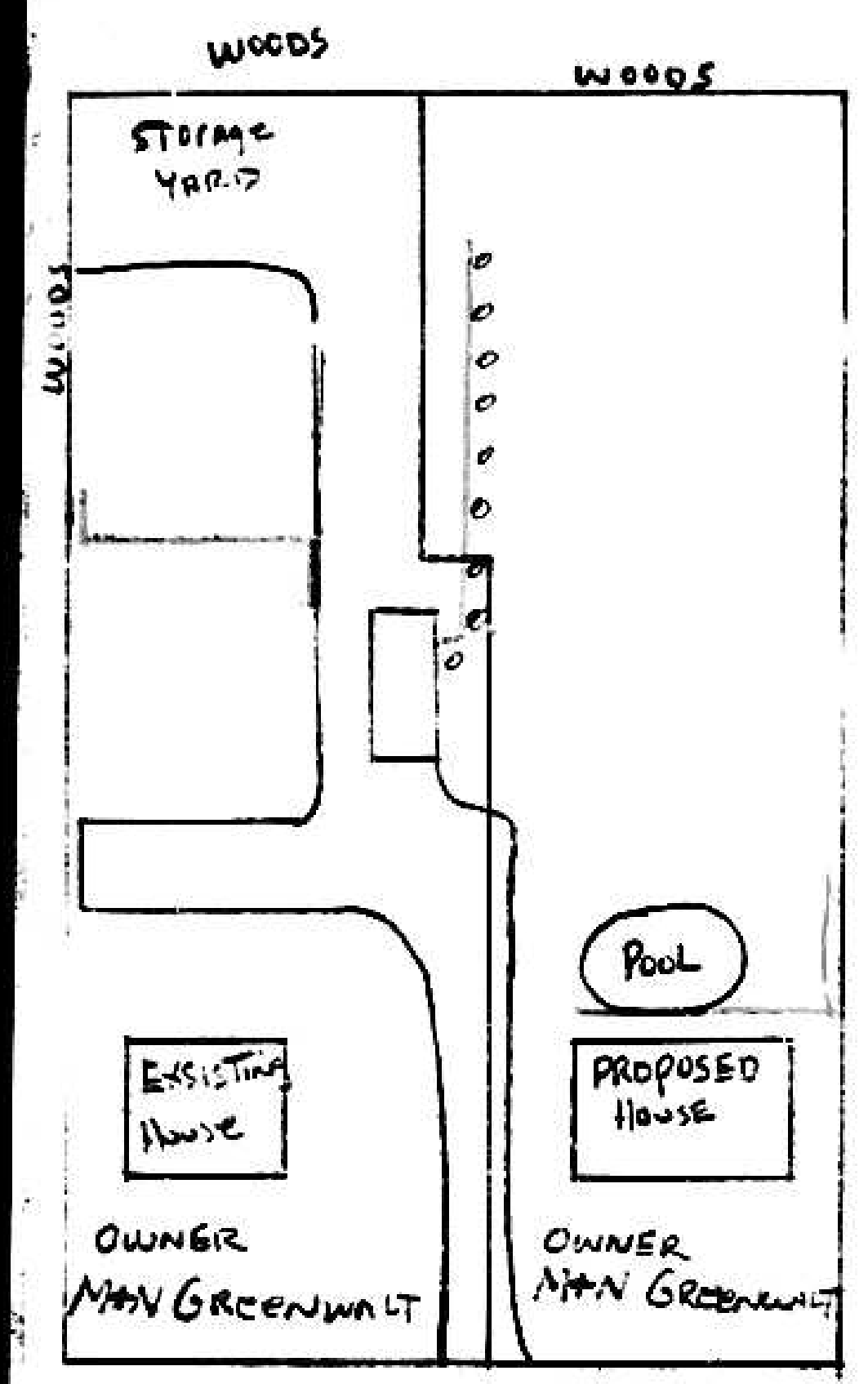
2. "I certify that I have reviewed this Final Landscape Plan, that I am
aware of the regulations presented in the Baltimore County Landscape
Manual, and I agree to comply with these regulations and all
applicable policy, guidelines and ordinances. I agree to implement
this plan and certify to Baltimore County its implementation within
one year of approval."

Owner's Signature: Michael L. Greenwalt Date: 5-29-90 Owner's Name (please print): MICHAEL L. GREENWALT
3426 CHAPMAN RD RANDALLTOWN MD 21133
Address City State Zip

3. REVIEWED BY: JP



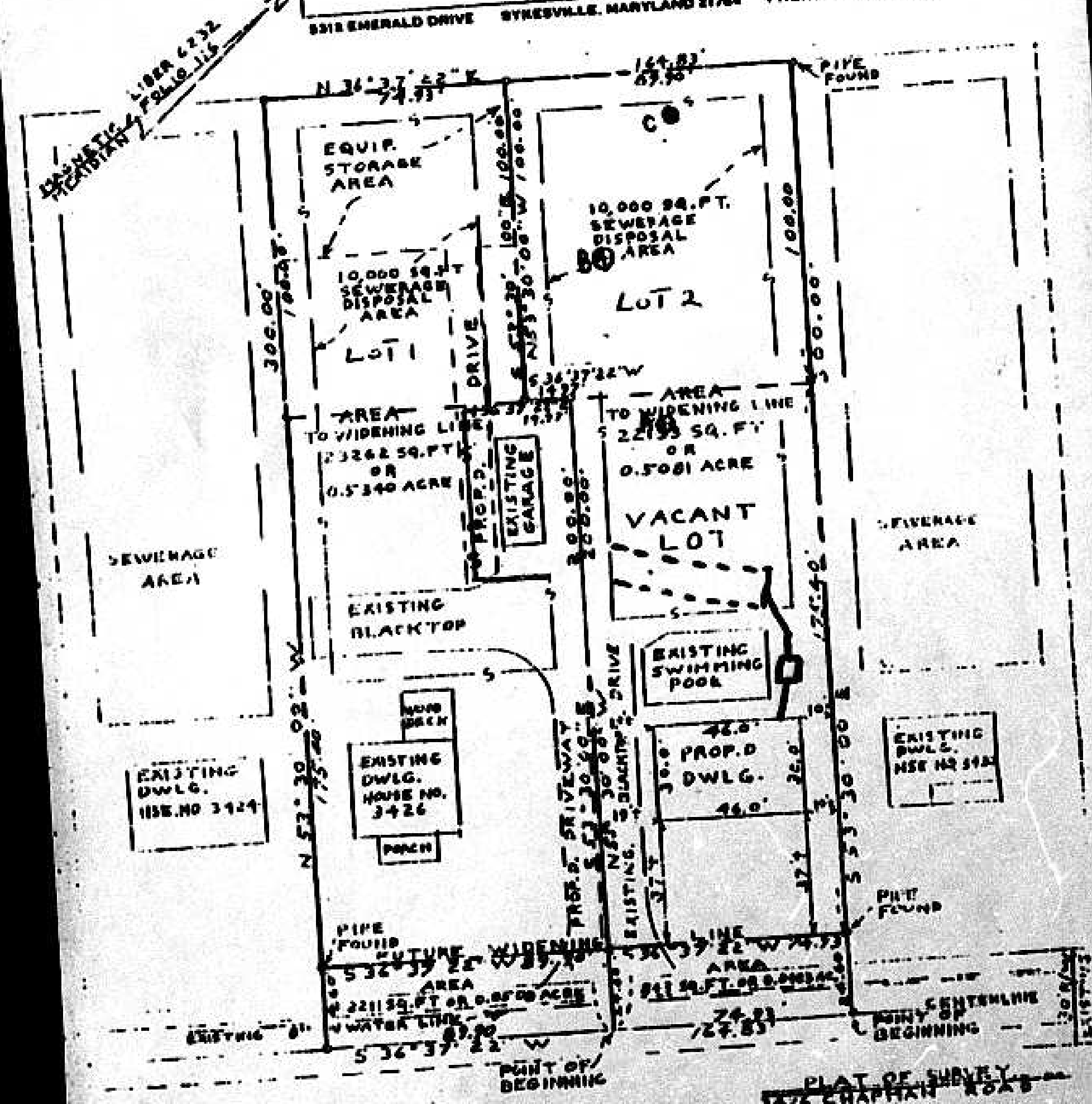
MICHAEL & NANCY GREENWALT
3426 + 3428 CHAPMAN RD
RANDALLTOWN, MD 21133
922-4795



YELLOW IS
BLOCKADE
Sence.
Blue is
proposed
WHITE PINES
TO BE PLANT
8' APART.
4' High

William E. Doyle

LAND SURVEYOR B440
5712 EMERALD DRIVE SYKESVILLE, MARYLAND 21154 PHONE (301) 795-2210



TITLE REFERENCE
DATE: NOVEMBER 13, 1989
LISE 232, F&M 116
LIN-900 H. GREENWALT et al
TO
MICHAEL L. GREENWALT
AND
NANCY J. GREENWALT his wife
TAX PROPERTY NOS.
02-07-590-190
02-07-590-191
02-07-590-192

PLAT OF SURVEY
1326 CHAPMAN ROAD
PROPERTY OF:
MICHAEL L. GREENWALT
OWNER
AND
NANCY J. GREENWALT his wife
OWNER
ELECTION DISTRICT 2
BALTIMORE COUNTY MARYLAND
SCALE: 1" = 40'
DRAWN: DECEMBER 4, 1989



William E. Doyle
FILE NO. 75

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 5, 1990

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on March 1, 1990.

THE JEFFERSONIAN

S. Zebe Olson
Publisher

CERTIFICATE OF POSTING
SECOND DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-378-SPH

District: 2nd Date of Posting: 3-7-90

Posted for: Special Hearing

Petitioner: Michael L. Greenwalt et al

Location of property: NW/4 of Chapman Road, 741' SW of
Liberty Road (3426 Chapman Road)

Location of signs: NW/4 of Chapman Road, in front
of subject property - Lots 1 & 2

Number of signs: 2 Date of return: 3-8-90

Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

February 14, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations
of Baltimore County will hold a public hearing on the property identified herein in Room 108
of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as
follows:

Petition for Special Hearing
CASE NUMBER: 90-378-SPH
NW/4 of Chapman Road, 741' SW of Liberty Road
3426 Chapman Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Michael L. Greenwalt, et al
HEARING: FRIDAY, MARCH 30, 1990 at 2:00 p.m.

Special Hearing to amend site plan in Case 90-378-SPH.

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 in writing and received in this office by the date of the hearing set above or pre-
sented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Greenwalt

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 3/13/90

Mr. & Mrs. Michael L. Greenwalt
3426 Chapman Road
Randalltown, Maryland 21133

Re: Petition for Special Hearing
CASE NUMBER: 90-378-SPH
NW/4 of Chapman Road, 741' SW of Liberty Road
3426 Chapman Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Michael L. Greenwalt, et al
HEARING: FRIDAY, MARCH 30, 1990 at 2:00 p.m.

Dear Mr. & Mrs. Greenwalt:

Please be advised that \$87.17 is due for advertising and posting of
the above captioned property.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
No 1935

90-378
PUBLIC HEARING FEES
080-POSTING SIGNS ADVERTISING 1 X \$87.17
LAST NAME OF OWNER: GREENWALT
TOTAL: \$87.17

Cashier Validation: Please make checks payable to: Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Michael L. Greenwalt, Item 236

DATE: March 1, 1990

The Petitioner requests a Special Hearing to amend the site plan submitted in Case No. 89-386.

In reference to the Petitioner's request, staff offers the following comments:

- Previously, the Petitioner filed a petition for Special Hearing to establish a nonconforming use of a contractors equipment storage yard and the operation of a business use in a residential zone. The Petitioner's request was granted on March 31, 1989, with restrictions. (Case No. 89-386-SPH)
- Planning staff provided comments regarding the previous case on March 20, 1989. (See attached)

Should the Petitioner's current request be granted, staff offers the following conditions:

- The rear portion of Lot 2 should be cleared of all macadam paving prior to the issuance of any building permits.
- A screening buffer between Lots 1 and 2 should be reviewed and approved by the County landscape planner.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MAR 6 1990

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner

Pat Keller, Deputy Director
FROM: Office of Planning and Zoning

Michael Greenwalt
SUBJECT: Zoning Petition No. 89-386-SPH

Date: March 20, 1989

The petitioner is requesting the establishment of a non-conforming use of a contractors' equipment storage use in a residential zone. In reference to this request, staff provides the following information:

- Staff was unable to complete an on-site visit to the petitioner's property due to restricted access. Planning issues regarding these types of non-conforming uses include the following:
 - destabilization of residential community - It appears as if the applicant's turn around extends onto Carriage Hill Village (Liberty Road Associates property).
 - buffer problems - adequate landscaping and buffering should be provided between adjoining properties.
 - noise, visual obstruction, interior maintenance, odors, etc. - The proposed use should be carefully regulated.

If this petitioner's request is granted, staff recommends the following conditions be applied:

- The petitioner shall restrict all use to the confines of the property.
- A screening buffer consisting of fencing and landscaping shall be reviewed and approved by the County Landscape Planner.
- The special exception shall only apply to the petitioner and this particular use shall not be transferrable to any other owners.
- The hours of operation shall be limited to 7:00 a.m. and 10:00 p.m. which are compatible with residential uses.
- The petitioner shall be limited to uses and areas as shown on the site plan. Any substantial deviation from the plan shall necessitate in the need for an additional hearing.
- Any lighting provided on site for the non-conforming use shall not exceed .2 candles at the property line and be directed away from adjoining properties.

PK/af

Baltimore County
Department of Permits & Licenses
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 887-3610

Ted Zelenki, Jr.
Director

FEBRUARY 7, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

RE: Property Owner: MICHAEL L. GREENWALT, ET UX

Location: NW/4 OF CHAPMAN ROAD

Item No.: 236 Zoning Agenda: FEBRUARY 13, 1990

Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: *[Signature]* Noted and Approved *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

FEB 12 1990

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3363

J. Robert Haines
Zoning Commissioner

March 15, 1990

Mr. & Mrs. Michael L. Greenwalt
3426 Chapman Road
Randallstown, MD 21133

RE: Item No. 236, Case No. 90-378-SPH
Petitioner: Michael Greenwalt, et ux
Petition for Special Hearing

Dear Mr. & Mrs. Greenwalt:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plan, that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3363

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
14th day of February, 1990.

[Signature]
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

[Signature]
Chairman,
Zoning Plans Advisory Committee

Petitioner: Michael L. Greenwalt, et ux
Petitioner's Attorney:

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

2/21/90
Date

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

Zoning Item # 236 Zoning Advisory Committee Meeting of February 13, 1990

Property Owner: Michael L. Greenwalt et ux District: 2

Location: NW/4 of Chapman Rd, 741' SW of Liberty Rd Sewage Disposal: private

Water Supply: metro

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for use existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

() Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.

() A permit to construct from the Bureau of Quality Management 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 Bureau of Air Quality Management is required for any chiller boiler generation 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 must be submitted to the Plans Review and Approval 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, bathroom, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.

() 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 the State Department of the Environment.

() Prior to raising of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

() Soil percolation tests, have been ☒ must be ☐ conducted.

() The results are valid until February 15, 1992. Petitioner should contact the Division of Water and Sewer 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 Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.

() In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

() Others _____

MAR 6 1990

[Signature]
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

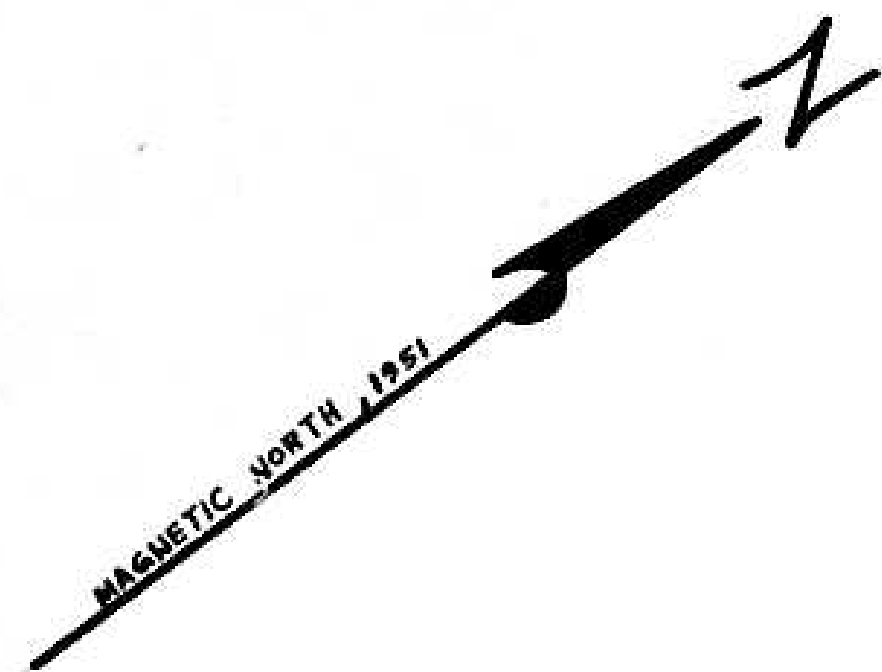
RE: Zoning Advisory Committee Meeting
for February 13, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 229, 235, 238, and 239.

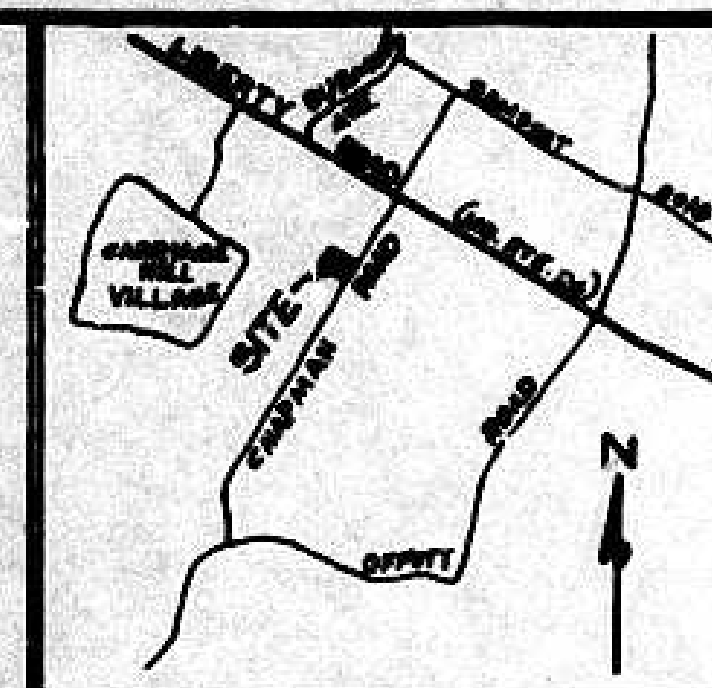
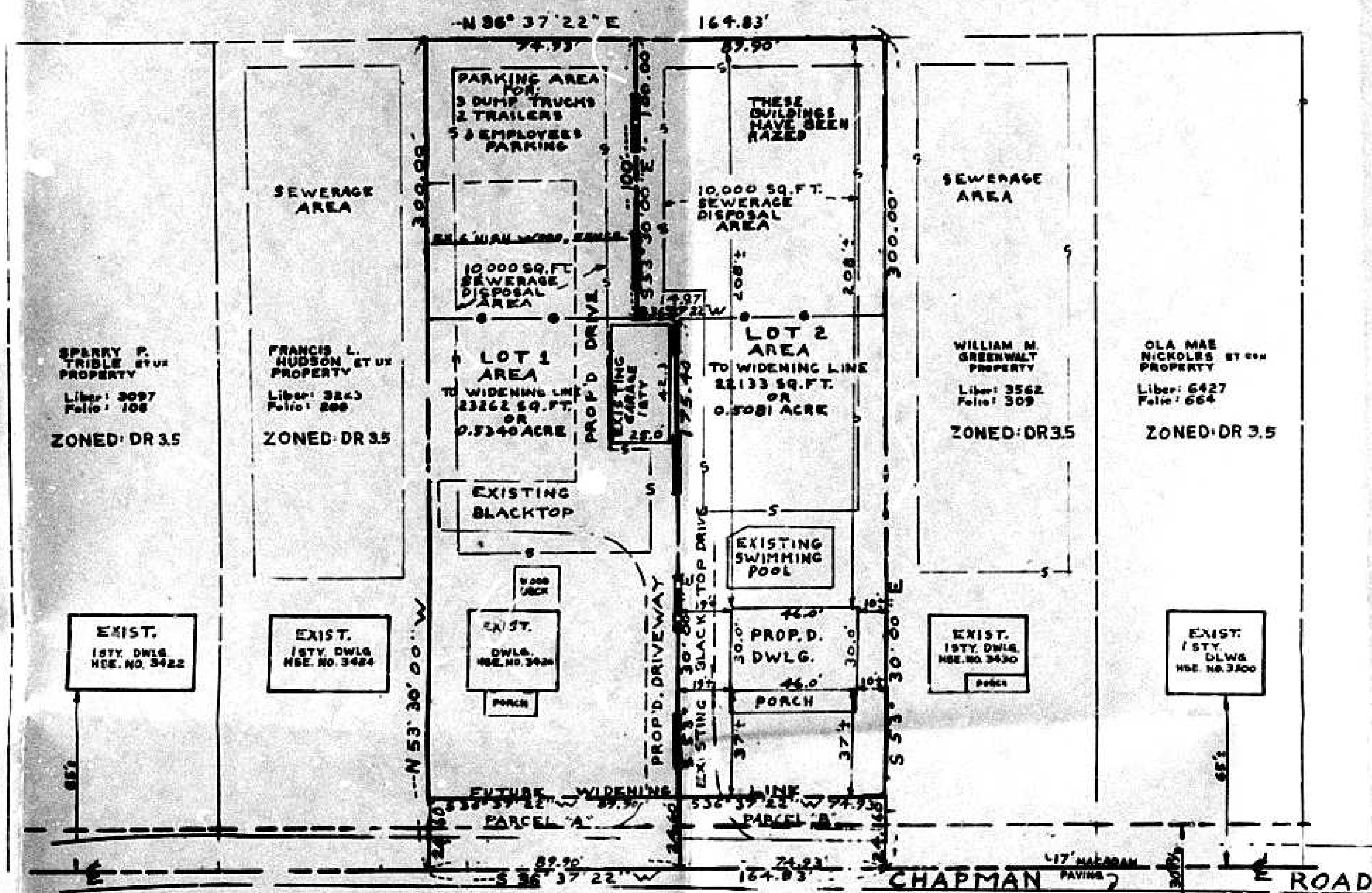
[Signature]
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 6 1990



LIBERTY ROAD ASSOCIATES
PROPERTY
LIB: 1417 FOLIO: 100
ZONED: DR 3.5



VICINITY MAP
SCALE: 1"=2000'

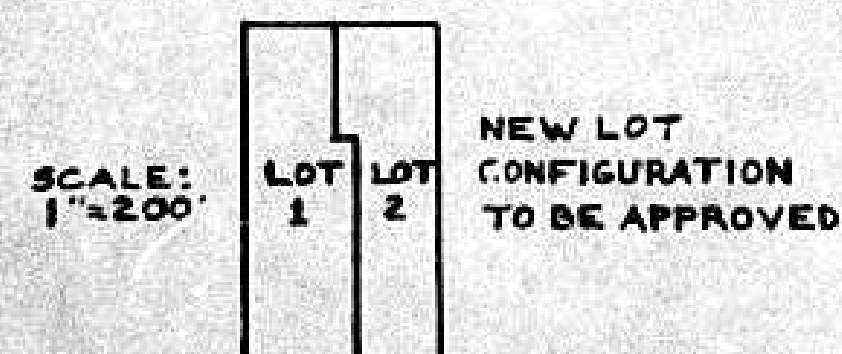
1 STORY GARAGE
FLOOR AREA RATIO CALCULATIONS
AREA: 49,500 SQ. FT.
FLOOR AREA (BUILDING): 1057 SQ. FT.
RATIO: 0.0214

PARKING FOR 3 EMPLOYEES 8'X18' EACH
NUMBER OF DUMPTRUCKS - 3
3 SPACES 22'X40' PROVIDED
DWELLING 2 SPACES PROVIDED

NOTES:
TAX MAP 77, BLOCK 7, PARCELS 118, 119 & 120

--- DENOTES PROPOSED NEW LOT LINES

--- DENOTES LOT LINES TO BE REMOVED



NEW LOT SIZES
LOT 1 LOT 2
23262 SQ. FT. 22133 SQ. FT.
OR
0.5340 ACRE 0.5081 ACRE
PARCEL "A" PARCEL "B"
22113 SQ. FT. 1843 SQ. FT.
OR
0.0508 ACRE 0.0423 ACRE

TITLE REFERENCE

GRANTOR: LINWOOD H. GREENWALT
AND BLANCH A. GREENWALT, HIS WIFE
GRANTEE: MICHAEL L. GREENWALT
AND NANCY J. GREENWALT, HIS WIFE
DEED DATED: NOVEMBER 13, 1980
Lib: 6832 Folio: 118

OWNER/DEVELOPER

MICHAEL L. GREENWALT
AND
NANCY J. GREENWALT, HIS WIFE
3426 CHAPMAN ROAD
RANDALLSTOWN, MARYLAND
21133
PHONE: 922-4795



William E. Doyle
Registered Land Surveyor B440
5312 Emerald Dr. Ph. 795-2210
SYKESVILLE, MD 21784

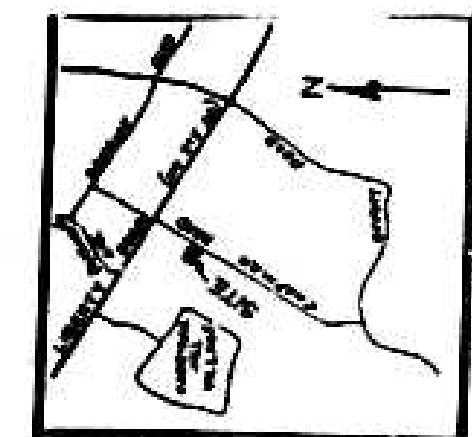
PLAT TO AMEND SITE PLAN IN CASE #89-386
MICHAEL L. GREENWALT ET UX
PROPERTY

3426 CHAPMAN ROAD
APPROXIMATELY 611 FEET SOUTHWESTERLY
FROM THE INTERSECTION OF LIBERTY ROAD
(MD. RTE. 26) AND CHAPMAN ROAD.

COUNCILMANIC DISTRICT 2
ELECTION DISTRICT 2
BALTIMORE COUNTY, MARYLAND

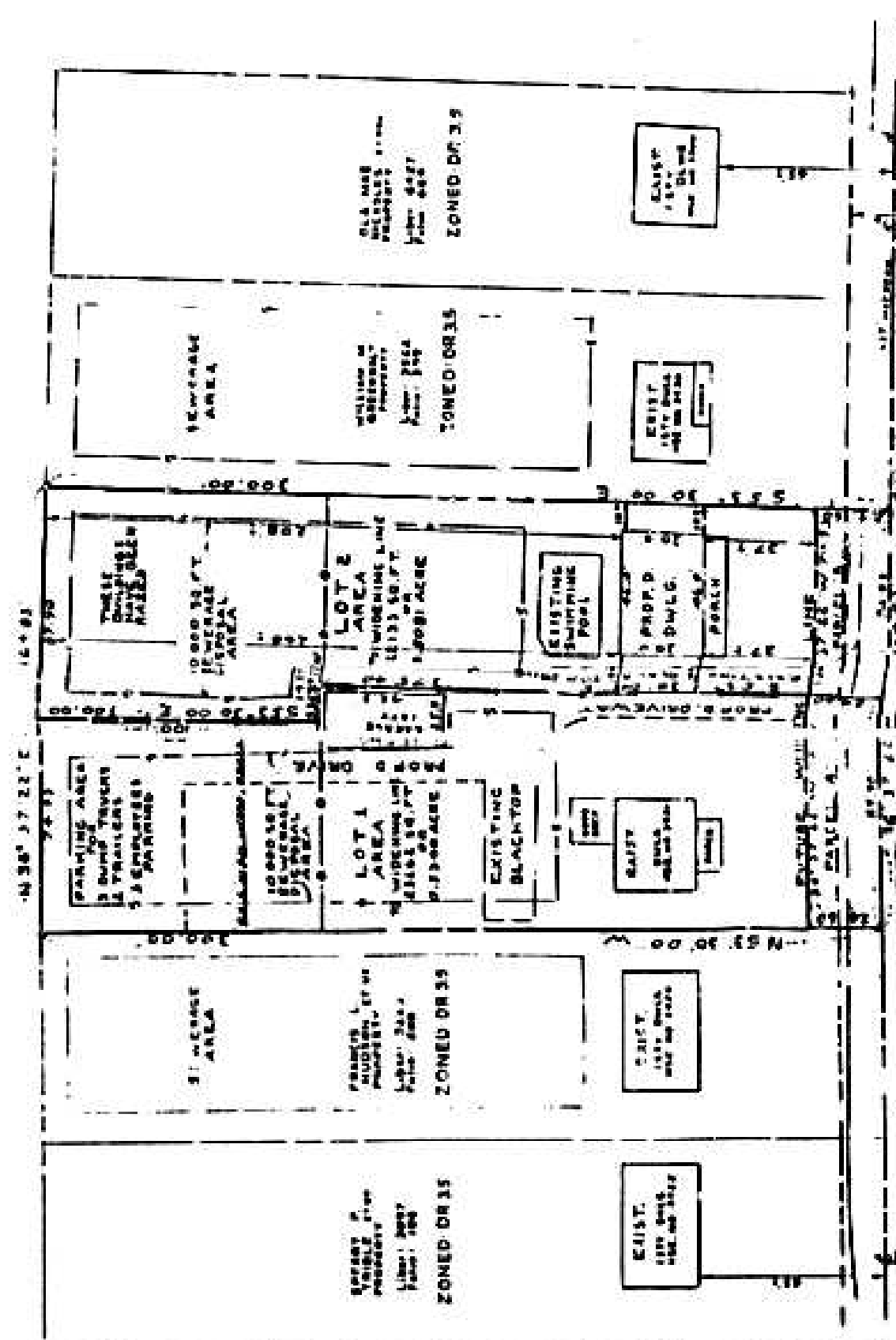
SCALE: 1"=40' DRAWN: JANUARY 12, 1990

FILE NO. 753

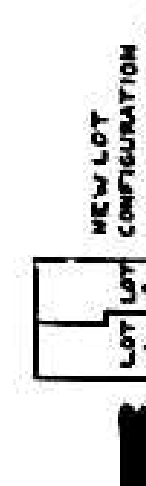


VICINITY MAP
SCALE: 1"=2000'

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90-378-SPH 236

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