

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, Concetta Farone, legal owner, 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 (1) that the zoning status of the herein described property be re-classified pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-1 zone for the following reasons:

To use the property for any proper use within a B-R Zoning; to make it possible to plan an integrated commercial use of the land as part of contiguous B-R land owned by the applicant lying between Powers Lane and Baltimore National Pike;

See attached description.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we agree to pay expenses of above reclassification and/or 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.

Contract purchaser
Address: Concetta Farone
Petitioner's Attorney
Address: John G. Hunsicker
Protestant's Attorney
Address: John G. Hunsicker

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of October, 1964, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County. In two newspapers of general circulation through 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 13th day of November, 1964, at 11:00 o'clock.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. October 10, 1964
THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once a week of 10 successive weeks before the 10th day of October, 1964, the last publication appearing on the 10th day of October, 1964.

THE TIMES

Cost of Advertisement \$ 10.00

Manager
Cost of Advertisement \$ 10.00

Hearing Date: Wednesday, November 11, 1964 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 Chesapeake Avenue, Towson, Maryland.
John G. Hunsicker
Zoning Commissioner of Baltimore County

PETITION FOR RECLASSIFICATION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

LOCATION: From R-10 to R-1. Zone LOCATION: South side of Powers Lane, 1155 feet west of Rolling Road.

DATE & TIME: Wednesday, November 11, 1964 at 1:00 P.M. PUBLIC HEARING: Room 106, County Office Building, 111 Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County by authority of the Zoning Law and Regulations of Baltimore County, do hereby certify that the following petition was filed with the Zoning Commissioner of Baltimore County on the 10th day of October, 1964, at 11:00 o'clock.

Concetta Farone, legal owner, 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 (1) that the zoning status of the herein described property be re-classified pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-1 zone for the following reasons:

To use the property for any proper use within a B-R Zoning; to make it possible to plan an integrated commercial use of the land as part of contiguous B-R land owned by the applicant lying between Powers Lane and Baltimore National Pike;

See attached description.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we agree to pay expenses of above reclassification and/or 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.

Concetta Farone, legal owner, 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 (1) that the zoning status of the herein described property be re-classified pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-1 zone for the following reasons:

To use the property for any proper use within a B-R Zoning; to make it possible to plan an integrated commercial use of the land as part of contiguous B-R land owned by the applicant lying between Powers Lane and Baltimore National Pike;

See attached description.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 10, 1964
THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week of 10 successive weeks before the 10th day of October, 1964, the last publication appearing on the 10th day of October, 1964.

THE JEFFERSONIAN

Cost of Advertisement \$ 10.00

Manager
Cost of Advertisement \$ 10.00

Hearing Date: Wednesday, November 11, 1964 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 Chesapeake Avenue, Towson, Maryland.
John G. Hunsicker
Zoning Commissioner of Baltimore County

October 7, 1964
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND
J. Elmer Weisheit, Jr., Esq.
101 Jefferson Building
Towson, Md. 21204
Petition for Reclassification from R-10 to R-1 for Concetta Farone, located on the S/S of Rolling Road

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OPINION OF PLANNING & ZONING: The method of providing utilities to the property should be treated as a special exception. If the R-10 property is to be used for parking as indicated on the plan it is recommended that the zoning classification not be changed as requested. It is suggested that the petitioner apply for a Use Permit for Off-Street Parking in a residential zone.

If the existing restaurant is to be razed, it should be labeled as such on the plans.

STATE BOARD COMMISSIONS: The petitioner's representative should contact the State Board Commission's representative (Mr. John L. Durr) relative to approval of the entrances.

BUREAU OF ENGINEERING: Will review and comment at a later date.

No comments from the following Departments:

Health Department
Board of Education
R & S Commission
Buildings Department
Industrial Commission
Fire Bureau
Traffic Engineering

If you have any questions, regarding the above matters, please contact the writer.

Yours very truly,

cc: Albert Quinby-Office of Planning & Zoning
John L. Durr-State Board Commission
Richard Berry-Bureau of Engineering

David E. Byer
Chief of Permit and
Petition Processing

October 23, 1964
J. Elmer Weisheit, Jr., Esq.
101 Jefferson Building
Towson, Md. 21204
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
13th day of October, 1964.

Concetta Farone

Reviewed by: David E. Byer

David E. Byer
Zoning Commissioner

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1 Date of Posting: 10/23/64

Posted for: Concetta Farone

Petitioner: Concetta Farone

Location of property: 1155 Powers Lane, Towson, Md.

Location of Signs: At the intersection of Powers Lane and Rolling Road

Remarks: None

Posted by: David E. Byer Signature

Date of return: 11/11/64

David W. Dallas, Jr.
Civil Engineer

REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR

8711 OLD HATFIELD ROAD
BALTIMORE, MD. 21244
AREA CODE 301-667-1111

ZONING DESCRIPTION

BEING: for the same on the southeast side of Powers Lane at a point distant 3,150 feet from the intersection of Powers Lane with the center of Rolling Road, said point of beginning being also at the point formed by the intersection of the southeast side of said Powers Lane with the southeast side of an assumed 20-foot line and the beginning of the first line of the first parcel of that tract of land with by deed dated January 28, 1924 and recorded among the Land Records of Baltimore County in Liber WPC No. 586 Folio 379-40, was conveyed by William H. Urban to Nicola and Concetta Farone, thence running with and binding on said first line and the southeast side of said Powers Lane south 70 degrees 30 minutes east 990 feet to the end of said line, thence running with and binding on a part of the second line of said deed south 19 degrees 30 minutes east 150 feet to intersect the last line of said deed, thence running with and binding on a part of said line north 19 degrees 30 minutes east 150 feet to the place of beginning. CONTAINING 3.41 acres of land more or less.

NOTED: part of that tract of land which by deed dated January 28, 1924 and recorded among the Land Records of Baltimore County in Liber WPC No. 586 Folio 379-40, was conveyed by William H. Urban to Nicola and Concetta Farone. The said Nicola Farone having departed this life prior hereto.

September 25, 1964

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 27589
DATE 11/11/64
To: Messrs. Barton, Viner, Struble
806 Mercantile Trust Building
Baltimore, Md. 21202
Billed Zoning Department of Balto. Co.
PROPERTY TAX
Advertising and posting of property for Concetta Farone
#65-152-R
11 1894 x 0.03 = 27589 TIP = \$500
11 1894 x 0.03 = 27589 TIP = \$500
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 27524
DATE 10/22/64
To: Gabriel H. Farone
6445 Baltimore National Pike
Baltimore 28, Md.
Billed Zoning Department of Balto. Co.
PROPERTY TAX
Advertising and posting of property for your property
#65-152-R
11 1894 x 0.03 = 27524 TIP = \$500
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO John G. Rose, Zoning Commissioner

Date November 6, 1964

FROM George E. Gavrelis, Director

SUBJECT #65-152-R. R-10 to B-R. Southside of Powers Lane, 3150 feet West of Rolling Road.
Being property of Concetta Farone.

1st District

HEARING: Wednesday, November 18, 1964 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B-R zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The Western Planning Area Zoning Map very carefully delineated the extent of commercial zoning along Baltimore National Pike (Route 40). It created or affirmed commercial zoning along Route 40 but retained a band of single family residential zoning along the south side of Powers Lane. This band was created so as to assure an orderly transition between commercial uses fronting and dependent upon Route 40 and the residential area along and to the north of Powers Lane. It was contemplated that this area could be used as part of commercial properties but that its use should be limited to parking which is possible with a use permit.
2. A use permit would assure responsible development within the band of residential zoning by the Special Exception qualities inherent in that permit. Extra special screening, lighting and other amenity measures could be established with such a device.
3. Extension of commercial zoning northerly to Powers Lane would constitute an expansion of commercial zoning which grossly is not in accord with the comprehensive plan for this area. It would remove the buffering and protection provided by the comprehensive plan and would serve as yet another entering wedge for consequential zoning changes. The planning staff objects most rigorously to the prayer of the subject petition.

GEG:bms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. James A. Dyer, Chairman
Zoning Advisory Committee

Date October 6, 1964

FROM Capt. Paul H. Reincke
Fire Bureau

SUBJECT Concetta Farone
S/S Powers Lane to Baltimore National Pike
Proposed Shopping Mall
District 1 - 9/29/64

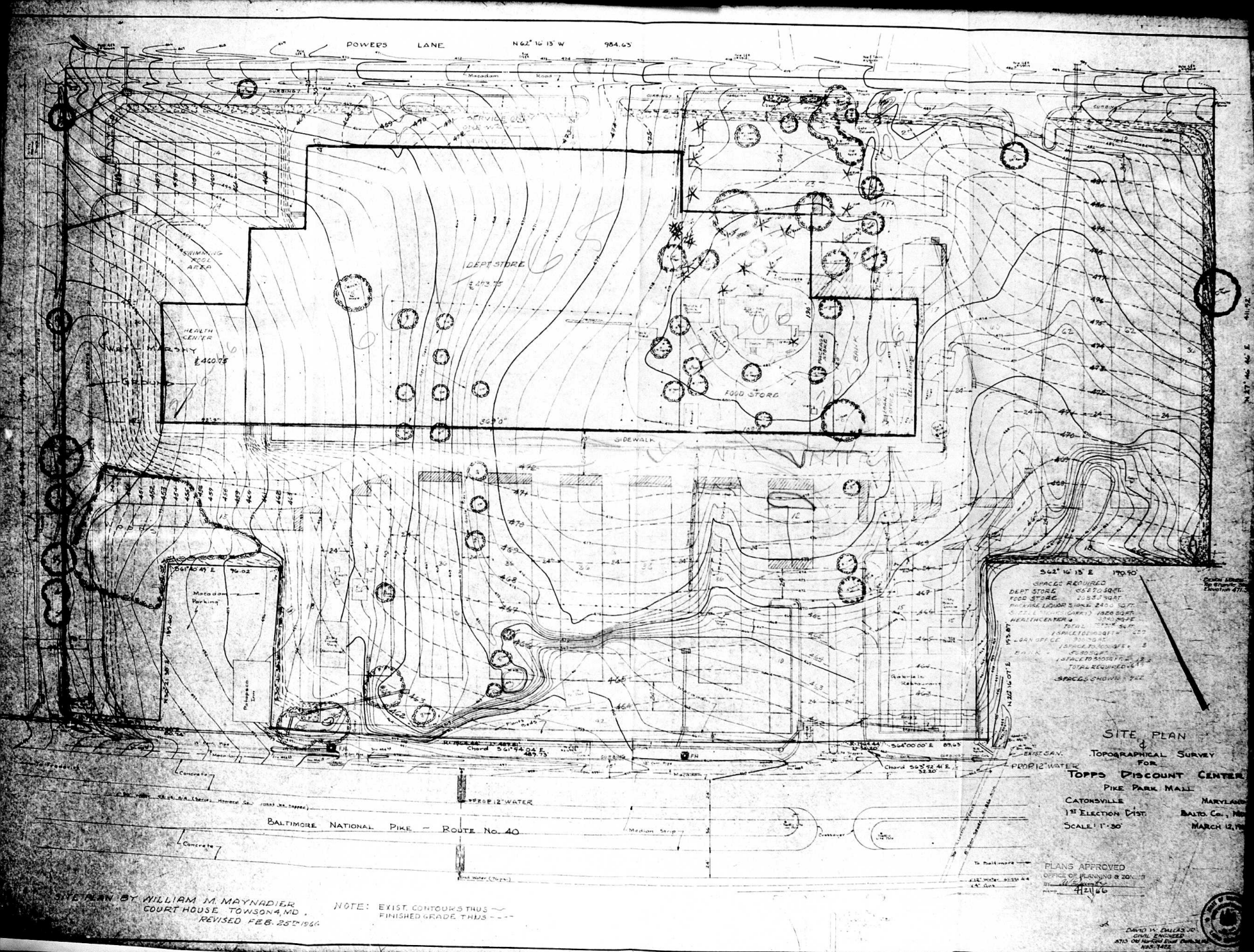
Indicate size of proposed water mains and how water will be supplied from the public utility. The shopping mall will require an automatic sprinkler system to provide fire protection for all the buildings.

Contact Capt. Paul H. Reincke at Valley 5-7310 plans examiner, for additional information.

PHR/ebf

#65-152R

MAP
2-B
WESTERN
AREA
BR
11/5/64



NUNWOOD ROAD
S 42° 45' 55" W
150.99'

POWERS LANE

N 62° 16' 15" W

784.65'

FUT. R/W LINE
FUTURE C&G

S 62° 16' 15" E 170.90'

SPACES REQUIRED:
STORE 11000 SQ FT 10000 SQ FT
BARBER SHOP 1500 SQ FT 10000 SQ FT
HEALTH CENTER 1500 SQ FT 10000 SQ FT
RESTAURANT 1500 SQ FT 10000 SQ FT
TOTAL 687
SPACES SHOWN
MAIN LOT 1500
HEALTH CENTER 33
TOTAL 1533

SITE PLAN

TOPOGRAPHICAL SURVEY
FOR

TOPPS DISCOUNT CENTER

PIKE PARK MALL

CATONSVILLE MARYLAND

1ST ELECTION DIST. BALTO. CO., MD.

SCALE: 1" = 30'

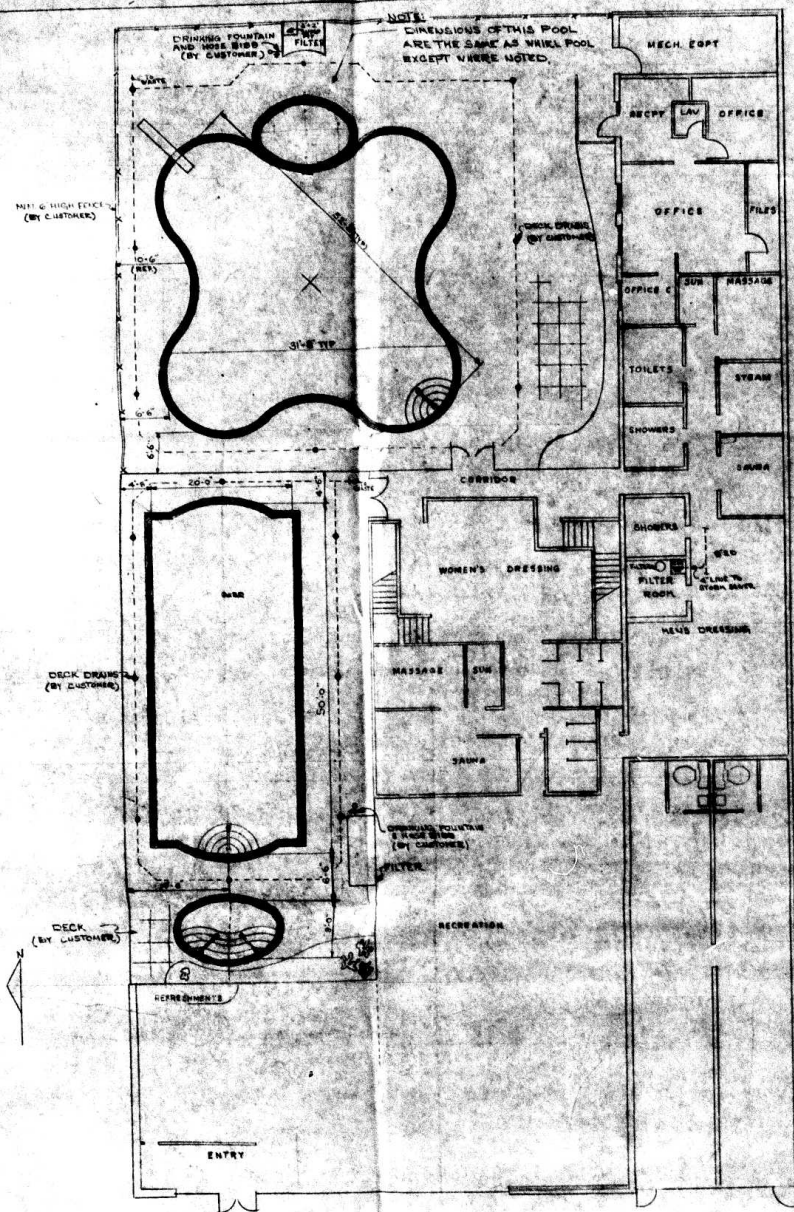
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 1/10/66

DAVID W. CALLEAS, JR.
CIVIL ENGINEER
8710 Old Harbor Road, Catonsville, MD 21042

SITE PLAN BY WILLIAM M. MANNING
COURT HOUSE TOWNSHIP

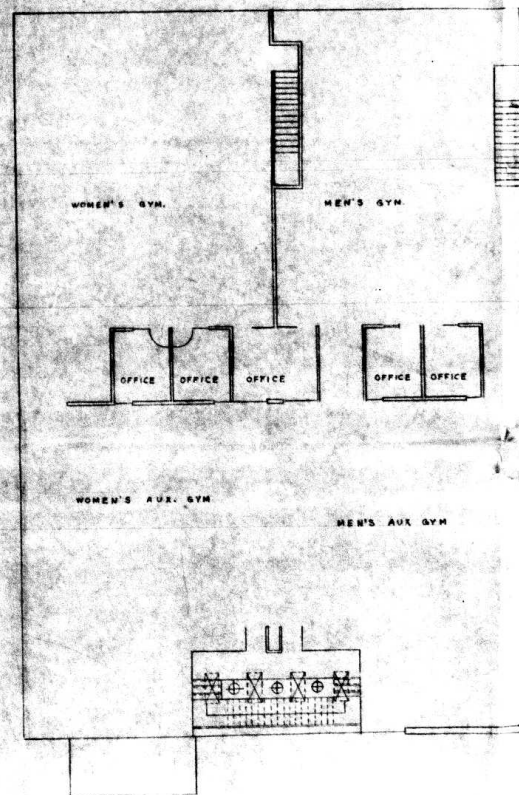
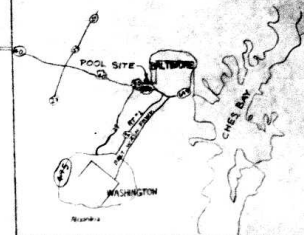
NOTE: EAST CONTOUR LINES
SHOWN FOR REFERENCE ONLY





NOTES:

- READ ALL NOTES BEFORE STARTING WORK
- DO NOT SCALE DRAWING
- WORK TO FIGURES AND REPORT ALL DISCREPANCIES



11/19/67

NOTES:

- 1 BY CUSTOMER.
- A. ELECTRIC
- 2 RUN ALL NECESSARY WIRE FROM SOURCE TO EQUIPMENT AND FIXTURES.
- 3 MAKE ALL NECESSARY CONNECTIONS TO EQUIPMENT AND FIXTURES.
- C. INSTALL ALL NECESSARY STARTERS AND SWITCHES AS NEEDED.
- 3 DO ALL GROUNDING OF DECK EQUIPMENT, POOL ACCESSORIES AND OTHER EQUIPMENT - REFER TO SECTION 600 FOR RELEVANT CODE.
- B. FRESH WATER LINE, VALVES & DOWNCOMER FROM SOURCE TO FILLPOINT.
- C. FILTER ROOM WITH SUMP PIT.
- C. DECKING.
- E. FENCES & GATES.
- F. COMPLETE BACKWASH SYSTEM IF REQ'D, EQUIPMENT AND CONNECTIONS.
- G. WASTE TERMINATION.
4. WATER AUTHORITY - BALTIMORE CO.
4. SEWER AUTHORITY - BALTIMORE CO.

PLANS APPROVED

J. H. Howell
 1/9/67
 for John Z. Wambs
 1/9/67

	No. DATE E.G.O. 	REVISIONS SYLVAN POOLS INC 810 NORTH PARKWAY ST. ALEXANDRIA VA
	DATE 1-1-61 DGB BY 1-30-61	PROPERTY FOR HOLIDAY HEALTH CLUB PIKE PLAZA, ROUTE #3 WEST BALTIMORE CO. MD.
APPROPRIATE BY	PLOT PLAN	DATE 2-11-61
		SHEET NO. 1