:F1 4A

PL

BEFORE THE DEPUTY ZONING COMMISSIONER

> OF BALTIMORE COUNTY NO. 66-91-R

.

This is a Patition to re-some two purceis of land from the preview fed coning to Ark and N.L. respectively. For the purpose of the construction of the particle of the construction of the

Purcel A is part of an over-all tract consisting of couldly 91 acres, which is located between Graceland Avenue can 410 foot. Part of the tract was organizably somed 5.1. and German Hill Hoad. I be the County Gouncia.

The property, which is bisected by a stream, was described at being bounded on the " by homes and Discolari Avenue. Just to the S is "i," erred moreority, proviously referred to, comed by the pattitioner) and Derman Hill Road. Just across Jorgan Hill Road are more bowns and a computer, To the Wis another tract consisting of 2 large, who maked by the Publishmen. To the W

Plans call for the construction of a relebborhood shoughte center with off-street teacher facilities for 35 vehicles. Jower and water are available and assemble. To accomposate inti-cipated traffic, Delvie Amone will be constructed through the pattioner's supporty from expens hill Admin to Parcelland Amone.

A real estate expert testified that development costs A half site after contine that merchanics of a form half property only in crohilated if not confiscatory because of the aforementioned stream. By was of the online that the confine man is in error with respect to fared 2. Be forther stated that due to the constity of the some coult from to the 5 tast the cost below and surpospirate content of carect 2 to the 5 tast the cost behalf and surpospirate content of carect 2.

Comments from the Office of clanning point out a need for a morphing center in this area, and the over-all plans as submitted with the polition meet with the apprecyl of the film



HERMAN Bos tor

DESCRIPTION OF A PARCEL OF LAND TO BE REZONED FROM RG TO RA, BOSTON AVENUE AND PELVALE AVENUE, 12TH DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at the corner formed by the intersection of the Northeast alde of Delbert Avenue 60 feet wide and the Southeast side of the 16 foot alley Northwest of Bost w Avenue and running thence and binding on the Southeast and Northeast side of said alley North 47 Degrees 02 Minutes 50 Seconds East 116 feet and North 36 Degrees 04 Minutes 50 Seconds West 400 feet to the dividing line between Baltimore County and Baltimore City and running thence and binding on said line due North 270 feet to the centerline of proposed Delvale Avenue 70 feet wide and running thence and binding or said centerline by a curve to the right with a radius of 1000 feet more or less the distance of 243 feet and by a curve to the left with a radius of 1000 feet more or less the distance of 150 feet to intersect the dividing line between the existing RG zone and the existing BL zone and running thence and binding on said line South 49 Degrees 11 Minutes 40 Seconds West 35 feet and South 40 Degrees 48 Minutes 20 Seconds East 300 feet and running thence South 27 Degraes +0 Minutes 00 Seconds West 45 feet to the Northwest side of Moston Avenue 60 feet wide and running thence and binding on the Northwest side of Boston Avenue South 47 Degrees 02 Minutes 50 Seconds West 180 feet Westerly by a curve to the right with a radius of 15 feet a distance of 24 feet to the Northeast wide of Delbert Avenue herein referred to and running thence and binding on the Northeast side of Delbert Avenue North 42 Degrees 57 Minutes 10 Seconds East

Possty Zening Commissioner or Saltimore County this day of December, 1965, that the herein described Farcel A be and the same is hereby Reclassified from an 8-d zone to a 8-d. zone, subject to arrown of the site plan by the County Co

August 13, 1965

SCRIPTING OF A PACKEL OF LAND TO BE REZOUGH PROFERING BA. JE

16 feet and dorthwesterly by a cu we to the right with a radius

of 370 feet the distance of 74 feet to the place of beginning.

Containing a gross area of 2.4 acres and a net area of

YLAND. (Continued)

PETITICA FOR ZONING RE-CLASSIFICATION 166-91R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I www. Herbert J. herman legal owner .. of the property situate in Baltimore niA P County and whi a is described in the description and platiattached hereto and made a part hereof, #12 hereby pet ion (1) that the zoning reatus of the herein described property be re-classified, pursuan zone to ME SE- 2-E R A and B L zones for the following reasons:

- 1. Error in original zoning.
- 2. That there has been a sufficient change in the imediate area to justify the requested reclassifications.

See attached description

AMENIX 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 re-classification and or Special Exception advertising

posting, etc., upon ming of this polition, 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 Baltimor County Herbert J. Herman

Herbert J. Herman Legal Owner Address 1226 St. Paul Street Address

Maful Mo Quant Milified T. McQuald.

Address 1007 Fidelity Suilding Saltimore, Maryland 21201

303 & Layeric St.

of September a 196. 5 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 out 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 . . 1th day of October 196 5 at 11:00 o'clock

...A.M.

Zoning Commissioner of Baltimore County.

Baltiupre. Maryland 21203

VINCEAL A CLORIAS

Monday ASCE

DAVID W. POHMER Consulting Engineering
Land Surveying - Site Planning 111 W 25th Storet Baltimore, Md. 21218

66-91-R Herbert J. Herman

October 7, 1965.

Office 1889.3122

PROPRIETION OF PARCEL OF LAND TO BE DELETED FROM THE APPLICATION FOR RE-ZORING AT BOSTOR AVENUE ALD DELYALE AVENUE, 12TH DISTRICT, PALTIMORIE COUNTY, MARYLAND.

Beginning for the same at the corner formed by the intersection of the Northeast side of Delbert Avenue 60 feet wide and the Southeast side of the 16-foot alley Northwest of Boston Avenue and running thence and binding on the Southeast and Northeast side of said alley Nor.h 47 Degrees 02 Minutes 50 Seconds East 116 feet and North 36 Degrees 04 Minutes 50 Seconds West 400 feet to the dividing line between Baltimore County and Baltimore City and running thence and bunding on said line Due North 270 feet to the centerline of proposed Delvale Avenue 70 feet wide and running thence and binding on said centerline by a curve to the right with a radius of 1000 feet more or less the cistance of 245 feet and by a carve to the left with a redius of 1000 feet more or less the distance of 150 feet to intersect the dividing line between the existing RG Zone and the existing BL Zone and running thence and binding on said line South 49 Degrees 11 Minutes 40 Seconds West 35 feet and South 40 Degrees 48 Minutes 20 Seconds East 300 feet and running thence South 27 Degrees 40



State Registered Member: A.S.C.E. NSPE. MSS

D. VID W. POHMER manking Engineering Land Surveying - Site Plan 111 W. 25th Street



DESCRIPTION OF A PARCEL OF LAND TO BE REZONED FROM RG TO BL, BOSTON AVENUE AND DELVALE AVENUE, 12TH DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at the Northernmost corner of the land presently zoned BL North of Foston Avenue-German Hill Road and minning thence and binding on the dividing line between the existing SL zone and the existing RG zone South 49 Degrees 11 Minutes 40 Seconds West 465 feet to the centerline of proposed Delvale Avenue 70 feet wide and running thence and binding on said centerline Northwesterly by a curve to the right with a radius of 1000 feet more or less the distance of 150 feet and Northwesterly by a curve to the left with ϵ radius of 1000 feet the distance of 243 feet to the dividing line between Baltimore County and Baltimore City and running thence and binding on said line due North 135 feet to the rear lot lines of the lots fronting on Graceland Avenue and running thence and tinding on the rear lines of said lots North 52 Degrees 49 Minutes 10 Seconds East 239 feet to the rear lines of the lots fronting on milson Avenue and running thence and binding on the rear lines of said lots South 40 Degrees 48 Minutes 2G Seconds East 459 feet to the place of beginning. Containing a gross area of 4.5 acres and a net area of 4.4 Acres.

Page 2.

October 7, 1#65.

DESCRIPTION OF PARCHE OF LAND TO BE ENLY. EL PROX THE APPLICATION FOR RE-ZORING AT BOSTON AVENUE AND DELVALS AVENUE, 12TH DISTRICT, BALTIMONE COURTY, MARYLAND.

(Continued)

Minutes CC Seconds West 45 feet to the Northwest side of Roston Avenue 60 feet wide and running thence and binding on the Northwest side of Boston Avenue South 47 Degrees 32 Minutes 50 Seconds West 180 feet Westerly by a curve to the right with a radius of 15 feet a distance of 24 feet to the Northeast side of Delbert Avenue herein referred to and running thence and binding on the Northeast side of Delbert Avenue North 42 Degrees 57 Minutes 10 Seconds East 16 feet and Northwesterly by a curve to the right with a radius of 970 feet the distance of 74 feet to the place of

Containing a gross area of 2.4 acres and a net area of 1.7 acres.

RS:LEM.



INTER-OFFICE CORRESP BUREAU OF TRAFFIC ENGINEERS Baltimore County, Margland

Date October 4, 1965

Mr. James R. Dvor

Eugene J. Clifford

Zoning Petition 66-91-R - Reclassification from R-G to R.A. and B.L. - Boston and Delvale Avenues District 12

Review of the subject plat dated July 27, 1965 results in the rollowing comments:

German Hill Road can not be abandoned and will remain as a one-way street with anultimate 30' roadway on a 50' right of way, therefore, German Hill Road should be

Due to the size of the ultimate commercial site and the expected 8,000 trips/day, the entrances should be of the R-33 type [1944 standard details, Saltimore County, Marylana) with one centrally located on Delvale Avenue, and one on Girana Hill Road.

There should be controlled access between the service s ation and the shopping center.

aJC:CRM:nr



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To James A. Dyer, Chairman Zoning Advisory Committee FROM. Faul H. Reincke, Captain SUBJECT Berbert J. Herman

page to

MAPL #12 SEL 4A SE - 2-E BL

#66-91P

111 W. Chesa-

Spacing of fire lycrants shall conform to the light shall be sufficient bondy Design shall light shall be accordance with the LSLY, water supply requirements. Additional information say he received by contacting this office by phoning Waltey 5-710.

0 CERTIFICATE OF POSTING O DEPARYMENT OF BALTIMORE COUNT

Towen, Maryland District 15 th Date of Posting 9-23-65 Posted for Hearing Mon Oct 11-65 AT 11:00 A. M. Petitioner Herbert J. Herman Location of property: NE/Cox. of Boston and Schoole ave. Location of Signate on Boston are appeared 35 from Delbert free " in Tenan Holy del gyras 25 for Delhablare. Branks on Fernan Holy del gyras 80 for the Act. With

Posted by Polarit Line Brother Date of return 9 30-50" Sign a has a food note on it,

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD.,

September 22,

THIS IS TO CERTIFY, that the annexed advertisement of

rt J. Merman" was inserted in THE COMMUNITY PRESS, a weekly news-

paper published in Baltimore County, Maryland, once a week for successive weeks before the

ElsWay of September the same was inserted in the issues of 9-22-65

19 65 ; that is to say

SUBJECT: Reclassification From Ro Zone
To an RA and RL Zone for
Herbert J. Herman, located on the
REJ/Cor of Roston and Delvole Aven
12th Estrict
(item 3, Esystember 8, 1965)

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

HERAL OF TRAFFIC NOTHING TO and SCHING ADMINISTRATION DYNASION. Since the petitioner over the adding all property located at the northermiost corner of Norton and Dalvade avenues and adjacent to the property which is presently being respected for consparial soning, it is requested that this property be shown in its entirety together with the proposed future entrances.

This should be accomplished prior to a hearing date being assigned.

MULTIAL OF PARTICULARY

Units' - Existing 15" unter at the intersection of Boston and Belbert Avenues,

"ever - Senitary sever lines exist as shown on the substitud plats.

Adequacy of existing utilities to be detarmined by the developer or his engineer.

Road - Existing Geron HULL Bood passes through the contheast coverse of this site and
is not shown on the substitud plats. German Hill Bood is to be "sproved with a 30"

curb and guitar cross-section on a 50" right of way. Midths any alignments of other

reads are indicated correctly.

Storm Frein - It appears that a closed storm drain system is required to accommodate
the stream which traverses the property.

FIRE BURRAU-PLANS REVIEW: Will review the plan and submit any necessary comments at a

The above consents are not intended to indicate the appropriateness of the boning action requested, but to assure that all parties are made searce of plans or problems that may have a bearing on this case. The Liverton small or inquity Director of the Office of Planting and Soning will substit recommendations on the appropriateness of the requested soning 10 days before the Soning Constitutions's bearing.

Very truly yours,

Hr. C. Bichard Moore-Burseu of Traffic Engineer Hr. Jares B. Dyer-Joning Administration Divinier Hr. Corlyle Brown-Darseu of Engineering

CERTIFICATE OF PUBLICATION

TOWSON MD September 23, 1965 published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., successioners: or 1 time successive weeks before the 11th

appearing on the 23rd day of September

D. Frank Striction

BAL MORE COUNTY, MATYLAND OFFICE OF FINANCE

BALTIMORE COUNTY, MARYEND

INTER-OFFICE CORRESPONDENCE

SUBJECT 466-91-R. B-G to R.A. and B.L. zoning. Northeast corner of Boston and Delvale Avenues. Being the property of Herbert J. Herran.

HEARING: Monday, October 11, 1965 (11:00 A.M.)

The Planning Staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments: We are in basic accord with the purpose of this petition, which is to provide
a shorping center in the area, with appropriate spartment development serving
as a transition to nearby group housing. The area is generally one of fairly
high residential densities, with a lack of adequate organized neighborhood
shopping facilities.

The plan as submitted is not satisfactory. This, however, is a matter that can be worked out at the building permit stage.

We understand that a petition requesting a special exception for the filling station has been smballed. We support that the plan submitted with that the shopping context of the property of the property of the property of the center plan be taken into account deep deciding the filling state of the Purther consents may be necessary with regard to the details of the overall plan when the filling station petition comes before us.

TO Mr. John G. Rose, Zoning Commissionen, October 1, 1965

FROM George E. Gavrelis

12th District

DATE 9/16/65

No.33455

DATE 10/11/65

No.33415

Division of Collection and Receipt COURT HOUSE TOWSON MA'(VI AND 21204

GEO:DJ/vh

BILLEY Zoning Dept. of Boito. Co.

50.00 9-1765 1 e a 7 . 33 k15 TEP-Sono

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 OFFICE OF FINANCE

Division of Collection and Revelpts COURT HOUSE TOWNON, MARYLAND 21204

BILLEY Jonine Boot, of Balto, Ca

PIST - District Cont 304 -- Dist 101360 3 0 10 * 33455 NP-

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON &, MARPLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR KEMITTANCE.

THE JEFFERSONIAN.

THIS IS TO CERTIFY, that the annexed advertisement was

day of October 19.65, the Mark publication

R.G. TO R.A.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regula-tions of Baltimore County, will

PETITION FOR RECLASSIFICATION 12th DISTRIC** NING: From R-G to R.A.

ZONIAU: From a de BL. Zone.

d BL. Zone.

LOCATION: Northeast corner

Boston and Delvale Avenues.

DATE & TIME: MONDAY,

CTOBER 11, 1985 AT 11:90

CM.
PUBLIC PKARING: Room
108, County Office Building,
111 W. Chesapeake Avenue,
Townon, Maryland

R-G TO B-L

THE COMMUNITY PRESS, Dundalk, Md., Wed., Sept. 22, 1965 11

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County Office Building

1965

etitioner's AttorneyWilfred T. McQuaid

BALTIMORE COUNTY OFFICE OF PLANNING AND SONTING

Wilfred T. McQuaid, Esquire 1007 Fidelity Building Beltimore, Maryland 21201

Stromberg Publications, Inc. By Mrs. Palmer Price

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. Chesapeake Aven

