

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SEVERN RIVER CONSTRUCTION COMPANY, legal owner, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-4 zone to an BM zone, for the following reasons:

To conform with the present zoning that exists along Perring Parkway and to fulfill a dire need for commercial in zoning.

See attached description

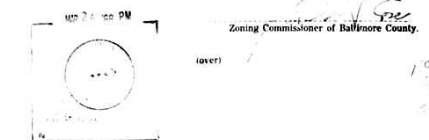
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

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: Severn River Construction Company
Address: 111 Hillway Avenue, Towson, Maryland 21204
Petitioner's Attorney: Edward J. Dyer
Address: 111 Hillway Avenue, Towson, Maryland 21204
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of March, 1968, 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 3rd day of May, 1968, at 1:00 o'clock P.M.



Mr. John G. Rose, Zoning Commissioner March 27, 1968 Page 2

or depends upon the passing motorists, but rather the patrons of such establishments are cognizant of their destinations in advance. Therefore, access oriented to Hillway Avenue via internal street pattern would not be detrimental to the business establishment.

It is our recommendation that if the new zoning classification is granted the applicant be made aware of our traffic problems and needs and they develop a new traffic plan with their prime access onto Hillway Avenue.

Your cooperation in this matter is appreciated.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

By: J. E. Meyers
Asst. Development Engineer

CLJ:ENB
C. A. Goldstein
Mr. Eugene Miller
Bureau of Highway
Baltimore City
Municipal Building
Mr. J. Bruck

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of:

the above Reclassification should be had; and it further appearing that by reason of:

a Special Exception for a _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1968, that the herein described property or area should be and the same is hereby reclassified, from a _____ zone to a _____ zone, and/or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the subject property being located on the NW/8 of Perring Parkway and Hillen Road is an area of residential zoning; the property on the opposite side of Perring Parkway is zoned BM. Perring Parkway forms a sufficient barrier between the two zones so that there is no error in the map as adopted by the Baltimore County Council.

the above reclassification should NOT BE HAD, and no Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1968, that the above reclassification be and the same is hereby DENIED, and that the above described property or area be and the same is hereby continued as and to remain a RA zone, and no Special Exception does.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE April 15
BY J. E. Meyers

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James A. Dyer, Chairman March 27, 1968
TO: Zoning Advisory Committee
FROM: Fire Bureau
SUBJECT: Property Owner: Severn River Construction Company
Location: Perring Parkway at City Line
250' W. of Hillway Avenue
Dist. 9th
Present Zoning: RA
Proposed Zoning: BM

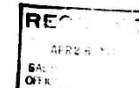
#1. Recommend fire hydrant and water main be installed in accordance with the Baltimore County Standard Design Manual, 1964, near entrance to site.



BALTIMORE
PLANNING
COMMISSION

Mr. George E. Gavrellis, Director
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

April 24, 1968



Mr. George E. Gavrellis, Director
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Subject: Zoning Petition #68-251-R,
Northeast side of Perring Parkway,
South of Hillway Avenue

We are in receipt of your memo dated April 22, 1968, with enclosures indicating a proposed rezoning in the vicinity of Perring Parkway and Hillway Avenue, and located on the Baltimore City-Baltimore County boundary line. Please be advised that this department can only consider a rezoning of a property within the City of Baltimore. The Baltimore City Department of Planning and Traffic advises us that it has been their policy to oppose rezoning of a property within the City of Baltimore. Further, individuals in the Baltimore City Bureau of Highways have informally stated that they would also oppose a rezoning of a property within the City of Baltimore. At the same time, they note that a more effective control could be that of limiting the number and location of curb cuts along Perring Parkway, and have suggested the possibility of seeking an acquisition of Perring Parkway as a "limited-access highway", with appropriate access acquisition for the same.

In answer to a question raised during our telephone conversation of April 19, 1968, it is our understanding that Federal funds were involved in the construction of Perring Parkway.

Sincerely yours,

Alan Deanehan
Chief of Current Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

C. Edward Jones, Esq.,
Mayor Building
Baltimore, Maryland 21202
SUBJECT: Reclassification from R-A to B-M,
for the Severn River Construction Company,
located N/S Perring Parkway at City Line
9th District
(Item 128, March 26, 1968)

Gentle Sirs:

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

BUREAU OF ENGINEERING:

Water - Existing 12" water in Hillway Avenue
Sewer - Existing 21" sanitary sewer adjacent to the site as shown on the submitted plan.

Advisory of existing utilities to be determined by developer or his engineer.
Road - All roads exist as shown on the submitted plan.

HEALTH DEPARTMENT:

Prior to approval of the building application, complete plans and specifications must be submitted to the Baltimore County Division of Food Control for review and approval.

FIRE BUREAU: This office will review and make any necessary comments at a later date.

STATE ROADS COMMISSION: This office will review and make any necessary comments at a later date.

ZONING ADMINISTRATION DIVISION:

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above 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 that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Traffic Engineering
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Rose
Zoning Supervisor

JED:jd

cc: Carlisle Brown-Bar, of Eng., William Greenblatt-Health Dept., Thomas Hall
Bureau: John Meyers-State Roads Commission



STATE OF MARYLAND
STATE PLANNING COMMISSION

300 West Patterson Street
BALTIMORE, MD. 21201
March 27, 1968

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Committee
Meeting - March 26, 1968
Item No. 128
Prop. Owner: Severn River Construction Co.
Location: N/S Perring Parkway at City Line
District: 9th
Present Zoning: RA
Proposed Zoning: BM

Dear Mr. Rose:

This office has reviewed the subject petition which proposes to change the zoning classification of a 2.92 acre parcel from Apartments to Commercial. The plat submitted with the petition indicates 262 parking spaces. The site is located entirely within the County, while the entrances to feed the 262 parking spaces are within the City.

Perring Parkway from the City Line northward to the Beltway is a Controlled Access Highway; aside from the established existing access no future commercial access is contemplated.

In checking with the Baltimore City Bureau of Highways it is our understanding that the section of Perring Parkway within the City is not a Controlled Access Highway or Expressway.

Perring Parkway at the City Line now carries an ADT of 16,500. When Perring Parkway is extended into Harford County, the traffic within this corridor will, in most likelihood, increase.

With the anticipated development increase in this corridor in mind, the Commission's Planning Bureau has been considering plans for upgrading subject the Bureau of Planning. In reviewing the Baltimore Regional General Development Plan, raised a question concerning the termination of the Perring Parkway at the City Line, and the impact this volume will have on the urban streets within the City.

If our Bureau of Planning projections for this area are correct, from a traffic engineering viewpoint it would be wise to deny access points on Perring Parkway even though we may not have the legal right.

It appears to us that a Catering Hall is not a facility that attracts

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 19, 1968

FROM: George E. Gavrellis

SUBJECT: Petition #68-251-R, Northeast side of Perring Parkway 250.29 feet South of Hillway Avenue. Petition for Reclassification from R.A. to B.M., Severn River Construction Company-Petitioners.

9th District

HEARING: Friday, May 3, 1968 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R.A. to B.M. zoning and has the following advisory comment to make:

1. Adjacent private land use in the County is either for apartment or commercial purposes. Other physical barriers - specifically a stream - separate this tract from adjoining residences. Access to the site is proposed from a point within the City where control apparently does not exist.

As does the State Roads Commission, the planning staff feels that the subject property could be a formidable traffic problem. The only planned ingress or egress would be in a southbound direction on Perring Parkway. Existing traffic would be captured by that road with no clearly discernible way to get back easily to County destinations. Similarly, traffic coming northbound on Perring Parkway would have to make a U-turn at the intersection of Hillway Avenue in order to get to the subject property. We are aware of no planned breaks in the median strip for Perring Parkway.

GEG:bm

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

C. Edward Jones, Esq.,
Mayor Baltimore
Baltimore, Maryland 21202

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

Your Petition has been received and accepted for filing this
11th day of March, 1968.

JOHN G. ROSE
Zoning Commissioner

Petitioner: Severn River Construction Company

Petitioner's Attorney: C. Edward Jones, Esq.

Reviewed by: James E. Hays
Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#68-251R

District: 7th
Date of Posting: April 12-68
Poster for: Severn River Construction Co.
Petitioner: Severn River Construction Co.
Location of property: NW 1/4 of Section 29, S. of Hillway Ave.
Location of Sign: NW 1/4 of Section 29, S. of Hillway Ave.
Remarks:
Posted by: [Signature]
Date of return: 4/12/68

March 5, 1968

Description of Existing A-A Zoned Parcel Proposed to be
Zoned B-M on the North Side of Perring Parkway at the City
Line, Ninth Election District, Baltimore County, Maryland

Beginning for the same at a point on the northwest right-of-way line of Perring Parkway, said point of beginning being south 37°-40'-26" West 250.00 feet from the point of intersection of the said right-of-way line and the west side of Hillway Avenue, and running thence along lines of division now established the following (6) courses and distances, viz.: (1) North 42°-12'-07" West 110.00 feet, (2) South 00°-18'-00" West 66.15 feet, and (3) South 16°-27'-07" West 177.60 feet to a point on the corner northern boundary of Baltimore City; thence binding on said boundary line due East 260.00 feet to a point on the aforesaid northwest right-of-way line of Perring Parkway; thence binding on said right-of-way line the following six (6) courses and distances, viz.: (1) North 40°-24'-31" East 52.10 feet, (2) North 41°-24'-43" East 100.00 feet, (3) North 44°-01'-56" East 100.00 feet, (4) North 45°-07'-40" East 100.00 feet, (5) North 45°-30'-74" East 66.00 feet, and (6) North 45°-44'-01" East 120.10 feet to the point of beginning;

Containing 2.50 acres of land, more or less, being a portion of the land known as "Northbrook Apartments" as recorded among the Plat Book Records of Baltimore County in Liber R.R.B. 20, folio 16.

Prepared in the office of:

ANDRETT AND HIGAN
Engineers Architects & Engineers
16 Old Patuxent Road
Cockeysville, Maryland 21020

CERTIFICATE OF PUBLICATION

TOWSON, MD. APR 11, 1968

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 in each one (1) week before the 11th day of April, 1968, the first publication appearing on the 11th day of April, 1968.

THE JEFFERSONIAN

Manager.

Cost of Advertisement, \$...

TELEPHONE
843-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 54349

DATE: May 2, 1968

The Severn River Construction Co.
2 W. University Parkway
Baltimore, Md. 21208

Zoning Dept. of Balto. Co.

QUANTITY	DEBT TO ACCOUNT NO. 00-422	REVENUE THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for Severn River Constr. Co. #68-251-R	\$2.10	\$2.10

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
843-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 53091

DATE: April 2, 1968

The Severn River Construction Co.
2 W. University Parkway
Baltimore, Md. 21208

Zoning Dept. of Balto. Co.

QUANTITY	DEBT TO ACCOUNT NO. 00-422	REVENUE THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Reclassification #68-251-R	\$0.00	\$0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

OFFICE OF
THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

April 17, 1968

THIS IS TO CERTIFY, that the annexed advertisement of
John W. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTMAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one (1) week before the 17th day of April, 1968, that is to say the same was inserted in the issues of
April 11, 1968.

THE BALTIMORE COUNTMAN

By: Fred J. Morgan

Editorial Manager
R. H.

PETITION FOR RECLASSIFICATION
7TH DISTRICT

ZONING: From R.A. to B.M.
LOCATION: Northeast side of Perring Parkway 250.00 feet South of Hillway Avenue.
DATE: 2:00 P.M. Friday, May 2, 1968 at 1:00 P.M.

PUBLIC HEARING: Room 104, Court Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following (6) courses and distances, viz.: (1) North 42°-12'-07" West 110.00 feet, (2) South 00°-18'-00" West 66.15 feet, and (3) South 16°-27'-07" West 177.60 feet to a point on the corner northern boundary of Baltimore City; thence binding on said boundary line due East 260.00 feet to a point on the aforesaid northwest right-of-way line of Perring Parkway; thence binding on said right-of-way line the following six (6) courses and distances, viz.: (1) North 40°-24'-31" East 52.10 feet, (2) North 41°-24'-43" East 100.00 feet, (3) North 44°-01'-56" East 100.00 feet, (4) North 45°-07'-40" East 100.00 feet, (5) North 45°-30'-74" East 66.00 feet, and (6) North 45°-44'-01" East 120.10 feet to the point of beginning;

Containing 2.50 acres of land, more or less, being a portion of the land known as "Northbrook Apartments" as recorded among the Plat Book Records of Baltimore County in Liber R.R.B. 20, folio 16.
Being the property of Severn River Construction Company, as shown on plat plan filed with the Zoning Department.
Held on Friday, May 2, 1968 at 1:00 P.M.
Public Hearing Room 104, Court Office Building, 111 W. Chesapeake Avenue, Towson, Md.
JOHN G. ROSE
Zoning Commissioner of Baltimore County

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Being the property of Severn River Construction Company, as shown on plat plan filed with the Zoning Department.
Held on Friday, May 2, 1968 at 1:00 P.M.
Public Hearing Room 104, Court Office Building, 111 W. Chesapeake Avenue, Towson, Md.
JOHN G. ROSE
Zoning Commissioner of Baltimore County

Beginning for the same at a point on the northwest right-of-way line of Perring Parkway, said point of beginning being south 37°-40'-26" West 250.00 feet from the point of intersection of the said right-of-way line and the west side of Hillway Avenue, and running thence along lines of division now established the following (6) courses and distances, viz.: (1) North 42°-12'-07" West 110.00 feet, (2) South 00°-18'-00" West 66.15 feet, and (3) South 16°-27'-07" West 177.60 feet to a point on the corner northern boundary of Baltimore City; thence binding on said boundary line due East 260.00 feet to a point on the aforesaid northwest right-of-way line of Perring Parkway; thence binding on said right-of-way line the following six (6) courses and distances, viz.: (1) North 40°-24'-31" East 52.10 feet, (2) North 41°-24'-43" East 100.00 feet, (3) North 44°-01'-56" East 100.00 feet, (4) North 45°-07'-40" East 100.00 feet, (5) North 45°-30'-74" East 66.00 feet, and (6) North 45°-44'-01" East 120.10 feet to the point of beginning;

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