

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Frederick B. Lewis, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an PRINT _____ zone; for the following reasons:

This property is mainly in a farm area, and the trailer is to be used only by one of the owners.

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, a Trailer.

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 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.

BY Frederick B. Lewis Contract purchaser
Address 3308 Hayward Ave., 21215
Legal Owner

BY Frank G. Rose Petitioner's Attorney
Address 10 South Street - 21202
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of April, 1969, 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 9th day of June, 1969, at 1:00 o'clock

John G. Rose
Zoning Commissioner of Baltimore County

DATE: 4/23/69



69-269-X-268X

FREDERICK B. LEWIS
Bond No. of York Road 21215 of 7th

69-269-X-268X



William G. Ulrich, Jr.

BALTIMORE COUNTY BOARD OF EDUCATION
ZONING ADVISORY COMMITTEE MEETING
OF April 29, 1969

Petitioner: FRED B. LEWIS
Location: SW/4 Old York Rd, 21215 of E Bond Rd
District: 7
Present Zoning: R-6
Proposed Zoning: S.E. For TRAILER
No. of Acres: 1.0

Comments: NO HEARING ON STUDENT POPULATION

305/cg

William G. Ulrich, Jr.
Registered Land Surveyor

18 FULLERTON HEIGHTS AVE BALTIMORE, MD 21236

FOR THE PURPOSE OF ZONING ONLY

Beginning for the same at the end of the fourth or north 22 degrees 30 minutes east 778.71 feet line of the parcel of land which by a deed dated July 26, 1968 and recorded among the land records of Baltimore County in liber O.T.G. No. 4903 folio 482 etc. was granted and conveyed by Russel H. Bosier and wife to Cecil R. Hartle and Phyllis Hartle his wife said point of beginning also being south 41 degrees 00 minutes east 212.00 feet along the center of Old York Road and south 37 degrees 11 minutes 30 seconds west 303.03 feet along the land conveyed to Cecil R. Hartle, from the intersection of the centerlines of Old York Road and Bond Road running thence and binding reversely on the said fourth line of the first herein mentioned deed south 22 degrees 30 minutes west 300.00 feet thence running south 67 degrees 30 minutes east 146.00 feet, thence north 22 degrees 30 minutes east 300.00 feet, thence north 67 degrees 30 minutes west 146.00 feet to the place of beginning.

Containing ONE acre of land more or less.

OFFICE PHONE: 443-2011
RESIDENCE PHONE: 463-2011

#69-269X

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1969

Ellsworth H. Steinberg, Esq.,
10 South Street
Baltimore, Maryland 21202

Oliver L. Myers
Chairman

- MEMBERS:
- FOR OFFICE ENGINEERING
- FOR OFFICE ENGINEERING
- BUREAU OF TRAFFIC ENGINEERING
- STATE BOARD COMMISSIONER
- PLANNING DIVISION
- HEALTH DEPARTMENT
- PROJECT PLANNING
- BUILDING DEPARTMENT
- BOARD OF EDUCATION
- ZONING ADMINISTRATION
- INDUSTRIAL DEVELOPMENT

RE: Type of Hearing: Special Exception for Trailer
Location: SW/4 Old York Rd., 21215 So. of center line Bond Road
7th District
Petitioner: Frederick B. Lewis
Committee Meeting of April 29th, 1969
Item 253

Dear Sir:

The Zoning Advisory Committee has received the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a one and a half story frame dwelling with three out buildings to the rear. The properties surrounding the subject site are improved with agricultural uses and dwellings. Old York Road in this location is not improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:
Old York Road is an existing County road which shall ultimately be improved as a thoroughfare type highway on a 70 ft. right-of-way.

Storm Drain:

The Applicant must provide necessary drainage facilities (temporary or otherwise) 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 other drainage facilities, would be the full responsibility of the Applicant.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property; therefore, a private sewage disposal system must be provided in accordance with Department of Health regulations and requirements.

Ellsworth H. Steinberg, Esq.,
10 South Street
Baltimore, Md. 21202
Item 253

May 8, 1969

Water:

Public water supply is not available to serve this property; therefore, a private well system must be provided in accordance with Department of Health regulations and requirements.

PROJECT PLANNING DIVISION:

If any subdivision of this five acres is contemplated, they must apply and receive approval via Record Plat. If this property is to remain in one ownership, there is no site planning factor requiring comment.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

FIRE DEPARTMENT:

This office has no comment.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Prior to approval of a trailer on this site, soil tests must be conducted to determine the suitability of the soil for underground sewage disposal. A plot plan must be submitted with the soil test application showing location of trailer, water well and sewerage system.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers, Chairman

(LHM:JD)
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: April 30, 1969
FROM: William M. Greensalt
SUBJECT: Item 253 - Zoning Advisory Committee Meeting, April 29, 1969

Health Department Comments:

253. Property Owner: Frederick B. Lewis
Location: SW/4 Old York Rd., 21215 So. of center line Bond Road
District: 7th
Present Zoning: R-6
Proposed Zoning: S.E. for a trailer
No. Acres: 1.0

Prior to approval of a trailer on this site, soil tests must be conducted to determine the suitability of the soil for underground sewage disposal. A plot plan must be submitted with the soil test application showing location of trailer, water well and sewerage system.

William M. Greensalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

305/cg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose Date: April 29, 1969
FROM: Ellsworth H. Steinberg, P.E.
SUBJECT: Zoning Advisory Committee Meeting May 2, 1969

Attached are the zoning comments for the zoning petitions for the Zoning Advisory Committee Meeting to be held on Friday, May 2, 1969.

Ellsworth H. Steinberg
Ellsworth H. Steinberg, P.E.
Chief, Bureau of Engineering

END:RANew
Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 22, 1969
FROM: Mr. George E. Gavelis, Director of Planning
SUBJECT: Petition #69-269-X, Special Exception for a Trailer, West side of Old York Road 22 South of Bond Road. Frederick B. Lewis, Petitioner.

7th District

HEARING: Monday, June 9, 1969 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for a trailer. It is our understanding that the trailer is envisioned for use by the owners and that transfer of title to the land is not at issue. If granted, the Special Exception should be conditioned upon compliance with an approved site plan and with health department requirements.

GEG:jms

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 May 26, 19 69

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

STROMBERG PUBLICATIONS, INC.

By Ruth Morgan

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner TO: Mr. Francis... Date: 5/1/69... SUBJECT: Item 253 Zoning Agenda...

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE TO: Zoning Commissioner Date: May 5, 1969... FROM PROJECT PLANNING DIVISION... SUBJECT: Zoning Advisory Agenda Item #253...

If any subdivision of this five acres is contemplated, they must apply and receive approval via Record Plat. If this property is to remain in one ownership, there is no site-planning factor requiring comment.

RBW:vh

RICHARD B. WILLIAMS Planner

BUREAU OF ENGINEERING Zoning Plat - Comment

253. Property Owner: Frederick B. Lewis Location: S/W Old York Road, 212' S. of center line Bond Road

District: 7th Present Zoning: R-6 Proposed Zoning: S.E. for a Trailer No. Acres: 1.05

Highways:

Old York Road is an existing County road which shall ultimately be improved as a thoroughfare type highway on a 70-foot right-of-way.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties...

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property; therefore, a private sewage disposal system must be provided in accordance with Department of Health regulations and requirements.

Water:

Public water supply is not available to serve this property; therefore, a private well system must be provided in accordance with Department of Health regulations and requirements.

Remarks:

RR# S.E. Key Sheet 146 N.W. 2 Position Sheet N.W. 37A 200' Scale Topo

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 20 1969

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 of one (1) consecutive week before the 21st day of June, 1969, the last publication appearing on the 22nd day of May, 1969.

THE JEFFERSONIAN

L. Susan Struthers Manager

Cost of Advertisement, \$.....

INTER-OFFICE CORRESPONDENCE

BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland, 21204

Mr. John G. Rose Attn: Oliver L. Myers TO: C. Richard Moore FROM: Item 253 - ZAC - April 29, 1969...

Review of the subject petition indicates no major traffic problems are involved.

CRH:nr

C. Richard Moore Engineer II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John Rose TO: Date: April 29, 1969... FROM: John France... SUBJECT: Frederick B. Lewis S/W Old York Rd, 212' S. of Center Line Bond Road 7th District

Must meet all requirements of Baltimore County Building Code.

John France

JF:ps

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received and accepted for filing this 8th day of April, 1969.

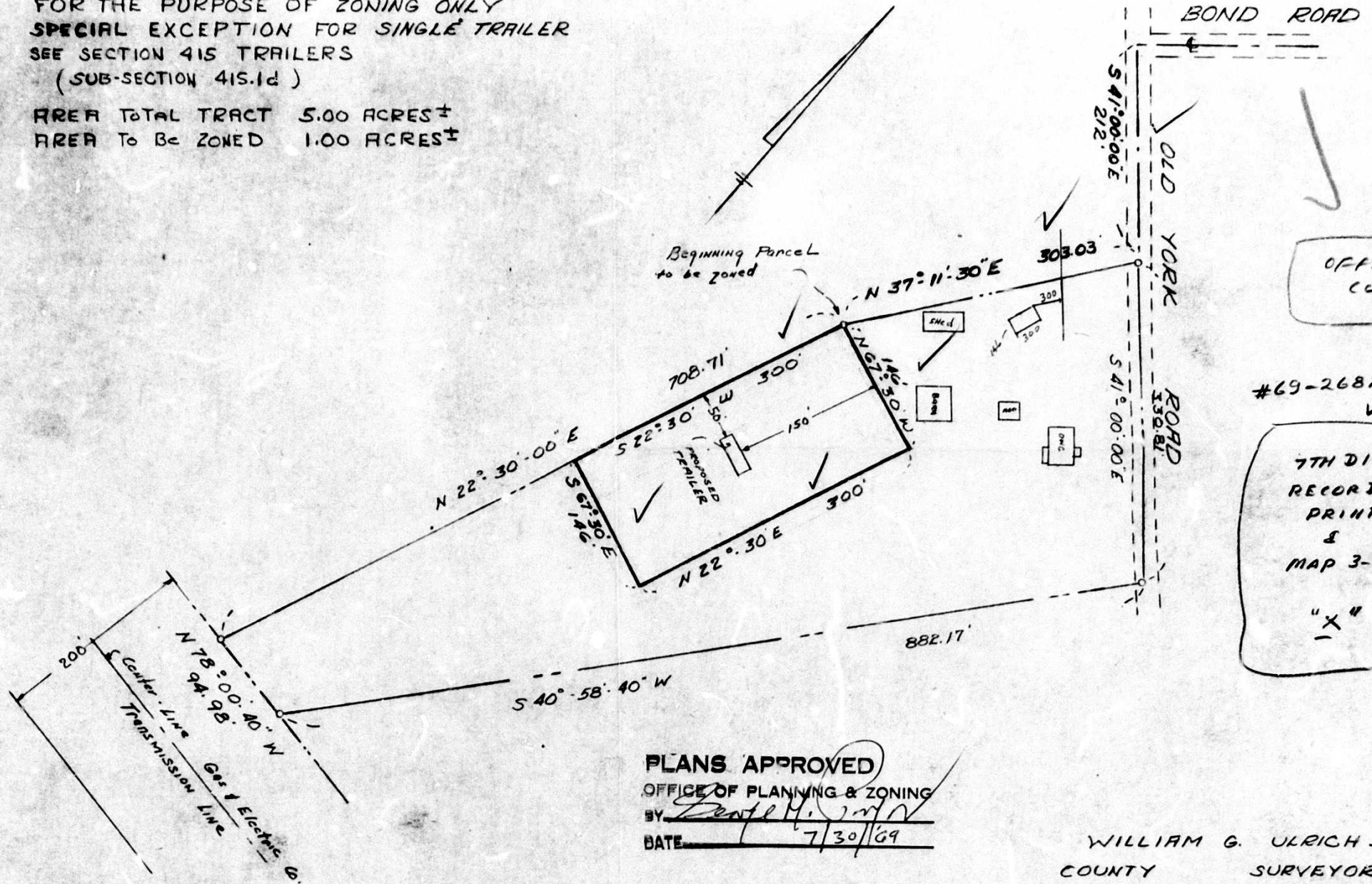
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland District: 7th Date of Post: May 22, 1969

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 62257 DATE: June 9, 1969 Advertising and posting of property for Frederick B. Lewis \$47.00

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 62233 DATE: May 21, 1969 Petition for Special Exception for Frederick B. Lewis \$50.00

7TH ELECTION DISTRICT OF BALTIMORE COUNTY, MD.
 FOR THE PURPOSE OF ZONING ONLY
SPECIAL EXCEPTION FOR SINGLE TRAILER
 SEE SECTION 415 TRAILERS
 (SUB-SECTION 415.1d)

AREA TOTAL TRACT 5.00 ACRES ±
 AREA To Be ZONED 1.00 ACRES ±



OFFICE COPY

#69-268X

7TH DIST.
 RECORD
 PRINT
 &
 MAP 3-G
 "X"



William D. Ulrich Jr

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY Deane H. [Signature]
 DATE 7/30/69

WILLIAM G. ULRICH JR.
 COUNTY SURVEYOR
 COURT HOUSE TOWSON - MD.
 SCALE 1" = 100' APRIL 10, 1969

