

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, CONDUIT, INC., 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 R-6 zone to BL zone, and (2) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to BL zone, for the following reasons:

Because of error in the original zoning classification assigned to this property and because of changes in the character of the neighborhood which require a re-classification as requested.

See attached description

Hearing for parking in an R-6 zone, and (2) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, parking.

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.

Contract purchaser
Address: Richard C. White - Legal Owner
Address: Sun Life Building
Baltimore, Maryland 21201

Ernest C. Trimble, Esq.,
Address: 404 Jefferson Building
Towson, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 10th day

of June, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of July, 1969, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
Special Hearing for Parking in R-6 Zone
Northwest side Old Harford Road
292' feet Southwest of Joppa Road

May 13, 1969

Beginning for the same on the northwest side of Old Harford Road, 40 feet wide, at a point distant 292 feet more or less measured southwesterly from the south side of Joppa Road as proposed to be widened, said point of beginning being also on the easternmost line of the property of Conduit Inc., and running thence binding on the northwest side of said Old Harford Road (1) S 49° 43' 49" W 60.00 feet, thence binding on part of the south-west line of the property of said Conduit Inc. (2) N 62° 40' 11" W 126.49 feet, thence for a new line of division (3) N 75° 30' 00" E 138.75 feet to intersect the above mentioned easternmost line of the property of said Conduit Inc., thence binding on part of said easternmost line S 23° 47' 10" E 50.06 feet to the place of beginning.

Containing 0.174 acres of land more or less.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
Reclassification from R-6 to B.L.

May 13, 1969

Beginning for the same on the south side of Joppa Road at a point distant 295 feet more or less measured westerly from the northwest side of Old Harford Road, said point of beginning being also on the easternmost line of the property of Conduit Inc., and running thence binding on the south side of Joppa Road as proposed to be widened (1) S 84° 00' 04" W 161.51 feet, thence binding on the outlines of the property of said Conduit Inc. the two following courses, viz: (2) S 18° 03' 19" W 76.35 feet, and (3) S 62° 40' 11" E 108.00 feet, thence for a new line of division, (4) N 75° 30' 00" E 138.75 feet to intersect the easternmost side of the property of said Conduit Inc., thence binding on part of said easternmost side, (5) N 23° 47' 10" W 114.00 feet to the place of beginning.

Containing 0.511 acres of land more or less.

Saving and excepting from the above described parcel of land all that portion thereof that is presently zoned B.L.

RE: PETITION FOR RECLASSIFICATION AND SPECIAL HEARING
S/S of Joppa Road, 295' SW of Old Harford Road - 7th District
Conduit, Incorporated - Petitioners
NO. 70-19-RSPH (Item No. 292)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners seek a Reclassification of their property from a R-6 zone to a BL zone and permission to use a residential tract for parking. Substantial changes in the character of the neighborhood having been shown, the Reclassification should be granted. The public health, safety and general welfare of the locality involved not being adversely affected, a use permit for parking in a residential zone should also be granted.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 22 day of September, 1969, that the herein described property or area should be and the same is hereby reclassified; from a R-6 zone to a BL zone, from and after the date of this Order, subject to approval of the Bureau of Public Services and the Office of Planning and Zoning.

It is further ORDERED that permission to use the residential tract for parking in accordance with the plat dated May 12, 1969 and approved July 30, 1969, by George E. Gavreus, Director of the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding, and which is incorporated by reference hereto as a part of this Order, is GRANTED.

Edward O. Hildy
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED

DATE: 9/22/69

BY: J. C. HARRIS, JR.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 18, 1969

COUNTY OFFICE BUILDING
110 W. Calverton Ave.
Towson, Maryland 21204

Oliver L. Myers
CHAIRMAN

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

PLANNING

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING COMMISSIONER

INDUSTRIAL DEVELOPMENT

Ernest C. Trimble, Esq.,
404 Jefferson Building
Towson, Maryland 21204

RE: Reclassification from an R-6 zone to a BL zone, and for Special Hearing for parking in an R-6 zone. Location: NW/4 Old Harford Rd., 292' SW of Joppa Rd., 9th District. Petitioners: Conduit, Inc. Commission Meeting of June 10th, 1969 Item 292

Dear Sirs:

The Zoning Advisory Committee has reviewed 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 unimproved and has frontage on Old Harford Road and on Joppa Road. The properties to the north are improved with several commercial businesses; to the south with dwellings, 10 to 15 years of age, in excellent repair, stone and brick. The property to the east is improved with a tourist home, and to the west with a commercial structure. The houses are in the 10 to 15 year bracket, in good repair. Old Harford Road along the entire frontage of the property is presently improved with concrete curb and gutter; however, Joppa Road is not.

BUREAU OF ENGINEERING:

Highways:

Joppa Road is an existing County road which is currently being advertised for construction as a 40-foot closed section with flexible pavement on a 70-foot right-of-way (see Baltimore County Bureau of Engineering drawing 66-1005-5). The current project will temporarily terminate along the frontage of the subject site and no other highway improvements will be required at this time.

Ernest C. Trimble, Esq.,
404 Jefferson Building
Towson, Maryland 21204
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June 18, 1969

Highways: (Continued)

Old Harford Road is an existing County road which will be improved in the future as a 40-foot closed section with flexible pavement on a 60-foot right-of-way. No highway improvements are required at this time; however, a 10-foot highway widening will be required along the frontage of the subject property.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains:

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.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, menacing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

We would prefer no entrance onto Old Harford Road as it is a residential street and would encourage through traffic to Joppa Road.

BUREAU OF TRAFFIC ENGINEERING:

The proposed zoning change could be expected to increase trip density about 400 trips a day.

BUILDING ENGINEER'S OFFICE:

Must meet all Baltimore County Building Code Requirements.

Ernest C. Trimble, Esq.,
404 Jefferson Building
Towson, Maryland 21204
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June 18, 1969

FIRE DEPARTMENT:

Petitioner shall be required to meet Fire Department regulations pertaining to office buildings, when construction plans are submitted for approval.

BOARD OF EDUCATION:

Acresage too small to affect student population.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

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

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 11, 1969

FROM: Mr. George E. Gavreus, Director of Planning

SUBJECT: Petition #70-19-RSPH, Reclassification from R-6 to B.L. Special Hearing for off-street parking in a residential area. South side of Joppa Road 295 feet northwest of Old Harford Road. Conduit, Inc., Petitioners

9th District

HEARING: Monday, July 21, 1969 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B.L. zoning. It has the following advisory comment to make with respect to pertinent planning factors:

1. From a Planning viewpoint, the boundaries of commercial zoning appear to require some adjustment. However, the use permit for parking should not allow uses to the site from Old Harford Road.

GEG:bms

PARKING BREAKDOWN
 (Based on Proposed Two Story Store & Office Bldg.)
 First Floor - Stores, Second Floor - Offices
 Parking Requirements Based on Section 409.2
 Items 5 f of the Baltimore County Zoning Regulations

Area Proposed Building:
 First Floor - 4800 Sq. ft.
 Second Floor - 4800 Sq. ft.
 Parking Required First Floor @ 1 Space Per 200 Sq. ft. - 24 Spaces
 Parking Required Second Floor @ 1 Space Per 300 Sq. ft. - 16 Spaces
 Total Parking Required - 40 Spaces
 Total Parking Provided - 42 Spaces

Lighting for parking area to be directed away from residential properties
 Parking area to be graded and paved to assure proper drainage.

Hours of Operation - 8:00 am - 11:00 pm

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALBANY STREET
 BALTIMORE 4, MARYLAND

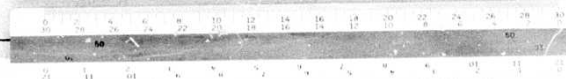


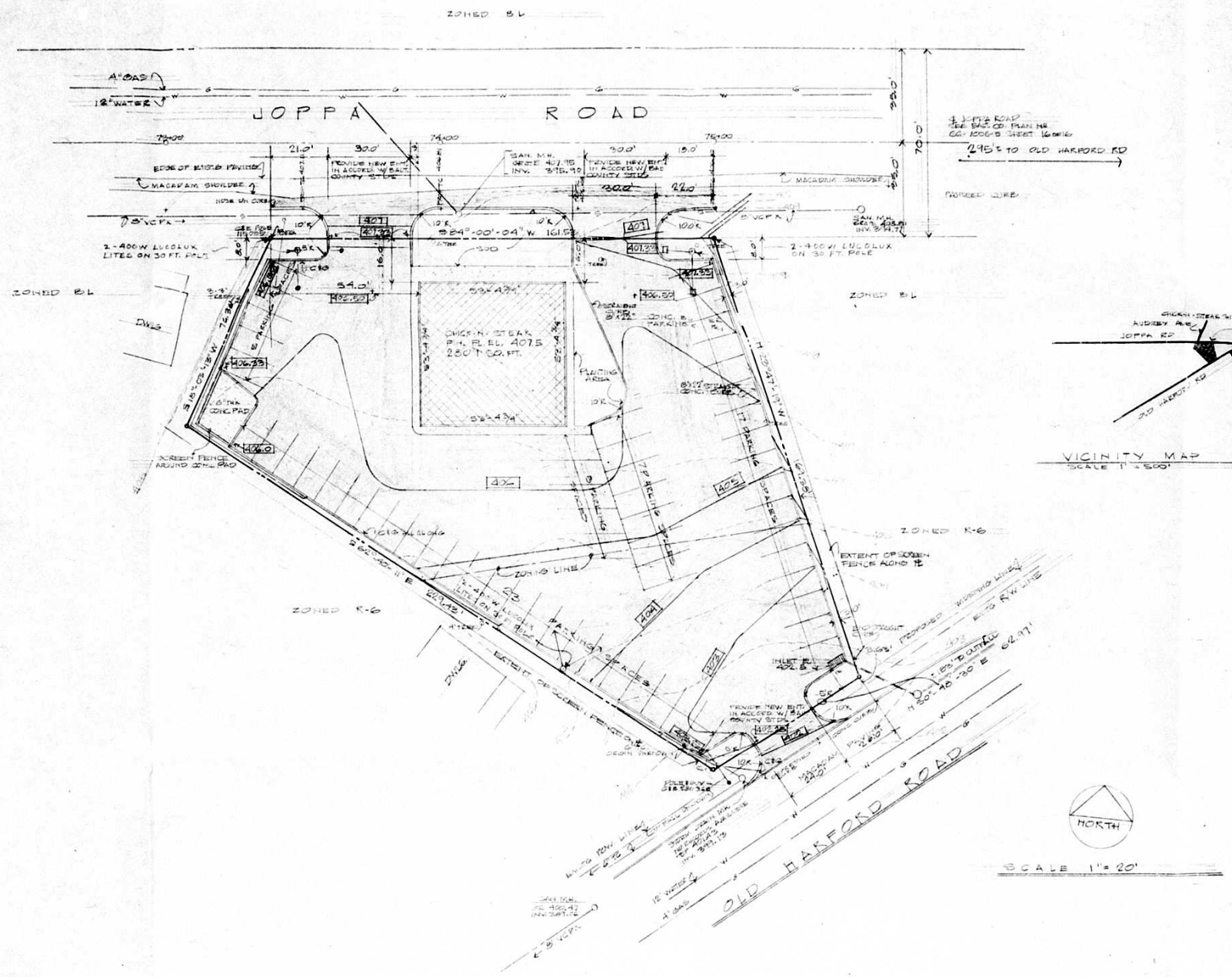
PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 7/30/80

PLAT TO ACCOMPANY ZONING PETITION
 RECLASSIFICATION FROM R-G TO BL AND
 SPECIAL HEARING FOR PARKING IN R-G ZONE
 SOUTH SIDE JOPPA ROAD 295 FT WEST OF OLD HARFORD ROAD
 Baltimore County, Maryland Election District No. 9
 Scale: 1"=50' May 12, 1949.

#70-19 R SPH
 MAP
 3-C
 NORTH-EASTERN
 AREA
 NE-10-D
 BL-X

2-19 R SPH





- ### GENERAL NOTES
1. BENCH MARK: TOP OF STORM DRAIN MANHOLE IN OLD HARFORD ROAD, ELEV. 40.42.
 2. ALL CLEARING AND GRADING REQUIRED FOR THE WORK IS THE RESPONSIBILITY OF THE OWNER. ALL EXISTING UTILITIES MUST BE REMOVED FROM THE SITE BY THE OWNER.
 3. SEE DWG. E-1 FOR PARKING LOT LIGHTING FEATURE TYPE.
 4. THIS DRIVE PREPARED FROM A SURVEY BY GEO. W. STEPHENS & ASSOCIATES, INC. DTD 2-2-70.
 5. THIS BUILDING IS TO COMPLY WITH THE BALT. CO. BLDG CODE.

- ### PLANNING and ZONING
1. ELECTION DISTRICT NO. 9.
 2. AREA OF PROP. 1.67 AC.
 3. PARKING REQUIREMENTS: 2000 + 450 = 2450 SPACES. TOTAL PARKING PROVIDED: 27 SPACES. TYPICAL PARKING SPACE: 9' x 10'.
 4. PROPOSED USE: REST. FOOD SERVICE.
 5. HOURS OF OPERATION: 11 AM TO 11 PM.
 6. PARKING IN ZONING EXCEPTION AREA: 22 CARS - PARKING DURING HOURS OF OPERATION ONLY.

- ### PAVING and CURBING
1. ALL PAVING AND CURBING IS TO BE BUILT TO BALT. CO. SPECIFICATIONS.
 2. THE OWNER SHALL OBTAIN THE PERMIT FOR THE INTERSECTIONS SHOWN AND CONSIDER THE SAME TO BALT. CO. FOR APPROVAL.
 3. CURBING SHALL BE 6" BALT. CO. TYPE. SEWER & WATER AS INDICATED ON DWGS.
 4. PAV. & AREA PAVING SHALL CONSIST OF 6" SUBST. MATERIAL SURFACE, COMPACT TO 95% MOD. AASHTO MAY BE 1/2" FLAK. BASE COURSE OF CRUSHED STONE, 1/2" OR GRAVEL AND 2" BITUM. SURFACE COURSE. MIN. 1" THICK.
 5. ALL OTHER AREAS NOT COVERED BY PAVING OR OTHERWISE NOTED.
 6. OWNER SHALL PAINT PARKING SPACES AS SHOWN USING 1" COAT OF RUBBER BASE TRAFFIC PAINT. YELLOW MARKING ALL LINES. BOWTIE CONNECTION OF JOPPA RD & OLD HARFORD RD IN ACCORD W/ BALT. CO. PLAN NO. 60-100-05 OR ANY OTHER PERMITTED BALT. CO. PLANS.

- ### UTILITIES NOTES
1. OWNER SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD.
 2. SAN. & WATER CONNECTIONS ARE TO BE BUILT BY A QUAL. REPUT. UTILITY CONTRACTOR APPROVED BY BALT. CO. DEPT. OF PUBLIC WORKS. THE WORK SHALL BE DONE IN ACCORD W/ BALT. CO. SPEC. & SUBJECT TO THEIR INSPECTION & APPROVAL. CONTRACTOR TO PAY ALL NON-RECOVERED CONNECTION CHARGES.
 3. OWNER SHALL OBTAIN & COMPLY WITH ALL DEPT. SERVICE FEES & ALL CHARGES.

- ### LEGEND
- | | | |
|---------------------|--------|------|
| 1. EXIST. CONTOUR | 100 | 1000 |
| 2. PROPOSED CONTOUR | 1000 | 1000 |
| 3. WATER LINE | 12" W. | W. |
| 4. GAS LINE | 4" G. | G. |
| 5. SAN. LINE | 8" S. | S. |
| 6. STORM DR. | 12" SD | SD |

- ### EXISTING UTILITIES
1. 4" GAS IN REAR OF JOPPA RD.
 2. 12" WATER IN REAR OF JOPPA RD.
 3. 8" SAN. IN REAR OF JOPPA RD.
 4. 4" GAS IN REAR OF OLD HARFORD RD.
 5. 6" SD. AT SW. COR. ONE NOT TO BE USED.
 6. STORM DRAIN OUT FALL 1' 400' WEST ON OLD HARFORD RD.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *J. J. Jones*
DATE: 4/13/70

ENGLISH CHICK 'N' STEAK HOUSE
THE ENGLISH CO.
610 N. HOWARD STREET
BALTIMORE, MARYLAND

JOPPA ROAD SITE



THE ENGLISH COMPANY
610 NORTH HOWARD ST.
BALTIMORE, MARYLAND

DATE: 2-12-70
SCALE: 1" = 20' 0"

A-100

