

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, FRANK C. CASLIN & WIFE, legal owners, 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-10 zone to an SE-C-3-D zone, for the following reasons:

1. Change in condition in area since adoption of the zoning map.
2. Error in classification of subject property.

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 Living Quarters in a Commercial Building.

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.

James K. L. Long, Mayor
Frank C. Caslin
Harriet Caslin
Contract purchaser:
L. K. L. his wife
Address: 612 Keyser Building, 21022
Petitioner's Attorney
Address: 612 Keyser Building, 21022
Protestant's Attorney
Address: 612 Keyser Building, 21022

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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore, on Monday the 21st day of July, 1969, at 1:00 o'clock.

Frank C. Caslin
Zoning Commissioner of Baltimore County.
(over)

DATE 7/21/69 FILED 7/21/69
JUL 21 1969
BALTIMORE COUNTY

ORDER REFILED FOR FILING
JUL 21 1969
BALTIMORE COUNTY

7/21/69
612 Keyser Building

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX # 6228, TOWSON, MD. 21204

April 22, 1969

Description to Accompany Zoning Petition
R-10 to S.L. with Special Exception for
Living Quarters in a Commercial Building
West Side York Rd. 1/4 Acre
North of Padonia Road

Beginning for the same on the west side of York Road, 66 feet wide, at a point distant 404.58 feet northerly from the north side of Padonia Park Road, 30 feet wide, said point of beginning being the southeast corner of Lot 99 as shown on a plat entitled: "Plat of Land Belonging to Robert H. Massey" and recorded among the Land Records of Baltimore County in Liber M.P.C. 4 folio 155 and running thence binding on the outlines of said Lot 99 and also on the outlines of the land described in a deed dated June 21, 1928 from Edward H. Hoppenger, et al, to Francis C. Caslin, et al, and recorded among the Land Records of Baltimore County in Liber M.H.M. 659 folio 411 the three following courses, viz: (1) S 71° 46' 07" W 211.83 feet, (2) N 18° 14' 53" E 75.17 feet, and (3) N 71° 46' 07" E 211.83 feet to the west side of said York Road, thence binding on the west side of said York Road S 18° 13' 53" E 75.17 feet to the place of beginning.

Containing 15,922 square feet or 0.363 acres of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Goveille, Director of Planning

SUBJECT: Petition #70-20-RX. Reclassification from R-10 to S.L. Special Exception for Living Quarters in a commercial building. West side of York Road 404.58 feet north of Padonia Park Road. Frank C. Caslin, Petitioner.

8th District

HEARING: Monday, July 21, 1969 (1:00 P.M.)

In light of the change to commercial zoning which occurred to the north, the Planning staff recognizes that the subject property should not retain its present residential zoning. If granted, the Special Exception should be conditioned on no more than 1 living unit.

BUREAU OF ENGINEERING

Zoning Plan - Zoning

291. Property Owner: Frank Caslin
Location: W/S York Rd., 404.58' N. of Padonia Park Road
District: 8th
Proposed Zoning: S.L. Living Quarters
Present Zoning: R-10
No. Acres: 0.365 ±

Highways:

York Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

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, damaging 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 Sewers:

Public sanitary sewerage is not presently available to serve this property. However, public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 800 feet, from the existing 8-inch sewer in York Road near Galloway Avenue, shown on Baltimore County Bureau of Engineering drawing 65-592, A-10. An existing 8-inch sanitary sewer also exists at York Road and Fares Avenue (see Baltimore County Bureau of Engineering drawing 67-552, A-7-e); however, the invert elevation is high in relation to the ground elevations existing at the subject site. Use of the latter location will require a sewer extension approximately 500 feet in length.

The previously proposed 8-inch sanitary sewer in Padonia Park Road has been deferred indefinitely for construction due to the reluctance of the adjacent property owner to participate in sharing the cost of construction, based on bid prices received. The petitioner's engineer should further explore the possibility of extending this sanitary sewer to serve the subject property.

Andrew J. Burns, Jr., Esq.,
612 Keyser Building
Baltimore, Maryland 21202
Item 291 Page 2

June 18, 1969

BUREAU OF TRAFFIC ENGINEERING

The subject zoning should have no major effect on traffic.

FIRE PREVENTION

Petitioner shall be subject to comply with Fire Department requirements upon inspection of building by a member of the Baltimore County Fire Prevention Department.

WORK OF EDUCATION

No effect on student population.

BUILDING ENGINEERING OFFICE

Must meet all requirements of Baltimore County Building Code.

HEALTH DEPARTMENT

Public water is available and sewer is proposed.

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

STATE ROADS COMMISSION

There is an 80' right of way proposed for York Road (based on the existing center line) that must be indicated on the plan.

The roadside face of curb of the entire frontage is to be 24' from and parallel to the center line of York Road. The transition from the proposed 62' road section to the existing 40' section shall be made within the frontage of the adjacent property to the north.

The plan must be revised prior to the hearing.

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,

GEORGE E. GOVEILLE

DIRECTOR OF PLANNING

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 18, 1969

COUNCIL OF THE CITY OF BALTIMORE

Oliver L. Myers

MEMBERS

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MEMBERS

Andrew J. Burns, Jr., Esq.,
612 Keyser Building
Baltimore, Maryland 21202

RE: Type of Hearing: Reclassification from an R-10 zone to an S.L. zone, and Special Exception for living quarters in a commercial building. Location: W/S York Rd., 404.58' N. of Padonia Park Road. 8th District. Petitioner: Frank Caslin. Committee Meeting of June 10th, 1969. Item 291.

Dear Sir:

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 improved with a two story frame dwelling. The property to the south is improved with the C&P Telephone District Center. The property to the north is improved with a sanitary 1 1/2 story dwelling. The property to the east is improved with a service station and a carry out shop combination. The property to the west is improved with dwellings. York Road in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

Highways:

York Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Andrew J. Burns, Jr., Esq.,
612 Keyser Building
Baltimore, Maryland 21202
Item 291 Page 2

June 18, 1969

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, damaging 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 Sewers:

Public sanitary sewerage is not presently available to serve this property. However, public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extension, approximately 800 feet, from the existing 8-inch sewer in York Road near Galloway Avenue, shown on Baltimore County Bureau of Engineering drawing 65-592, A-10. An existing 8-inch sanitary sewer also exists at York Road and Fares Avenue (see Baltimore County Bureau of Engineering drawing 67-552, A-7-e); however, the invert elevation is high in relation to the ground elevations existing at the subject site. Use of the latter location will require a sewer extension approximately 500 feet in length.

The previously proposed 8-inch sanitary sewer in Padonia Park Road has been deferred indefinitely for construction due to the reluctance of the adjacent property owner to participate in sharing the cost of construction, based on bid prices received. The petitioner's engineer should further explore the possibility of extending this sanitary sewer to serve the subject property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION

This plan has been reviewed and there are no site planning factors requiring comment.



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PATENT STREET
BALTIMORE, MD. 21201

June 11, 1969

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

Attn: Mr. C. L. Myers

Dear Mr. Rose:

There is an 80' right of way proposed for York Road (based on the existing centerline) that must be indicated on the plan.

The roadside face of curb of the entire frontage is to be 24' from and parallel to the centerline of York Road. The transition from the proposed 62' road section to the existing 40' section shall be made within the frontage of the adjacent property to the north.

The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section

by John E. Myers
Asst. Development Engineer

CLJ:ENB

7-9-70

291. Property Owner: Frank Caslin
Page 2

Water:

Public water supply is available to serve this property.

Remarks:

43" N.W. Key Sheet
59 N.W. 1 Position Sheet
N.W. 15 1 200' Scale Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: John G. Rose, Zoning Commissioner
Office of Planning & Zoning
Date: June 16, 1969
From: Richard B. Williams, Planner
Project Planning Division

SUBJECT: Zoning Advisory Agenda Item #291

June 10, 1969
Frank Caslin
404.58' No. of
Padonia Park Road

This plan has been reviewed and there are no site-planning factors requiring comment.

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

To: Mr. John G. Rose
Attn: Oliver L. Myers
Date: June 16, 1969
From: C. Richard Moore
Subject: Item 291 - ZAC - June 10, 1969
Property Owner: Frank Caslin
Yor: Road N. of Padonia Park Road
S. F., living quarters

The subject zoning should have no major effect on traffic.

C. Richard Moore
C. Richard Moore
Engineer II

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. John G. Rose, Zoning Commissioner
Attn: Mr. Myers
Date: 6/16/69
From: Inspector John Lilley
Fire Prevention
Subject: Property Owner: Frank Caslin

Item #291 Zoning Agenda Tuesday June 10, 1969

Location: W/S York Road 404.58' North of Padonia Park Road

Partitioner shall be subject to comply with Fire Department requirements upon inspection of building by a member of the Baltimore County Fire Prevention Department.

Water: 100'

John Lilley
Inspector John Lilley

cc: Mr. Jay Hanes

BALTIMORE COUNTY DEPT. OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF June 10, 1969

Petitioner: FRANK CASLIN
Location: W/S York Rd., 404.58' N of Padonia Park Rd.
District: 8
Present Zoning: BL
Proposed Zoning: S.E., LIVING QUARTERS
No. of Acres: 0.365 ±

Comments: NO EFFECT ON STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: John Rose
Date: June 12, 1969
From: John Franco
Subject: W/S York Rd., 404.58' N. of Padonia Park Rd.
Frank Caslin

Must meet all requirements of Baltimore County Building Code.

JF:os

John Franco
John Franco

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. Oliver L. Myers
Date: June 10, 1969
From: William M. Greenwalt
Subject: Item 291 - Zoning Advisory Committee Meeting, June 10, 1969

291. Property Owner: Frank Caslin
Location: W/S York Rd., 404.58' No. of
Padonia Park Road
District: 8th
Proposed Zoning: S.E., living quarters
Present Zoning: BL
No. Acres: 0.365 ±

Public water is available and sewer is proposed.

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

William M. Greenwalt
William M. Greenwalt
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WME/ca

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

No. 64624

DATE: July 22, 1969

To: James A. Caslin, Jr., Esq.
605 Bayview Building
Baltimore, Md. 21205
Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO.	64-622	TOTAL AMOUNT
QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	COST
22 77-4	Advertising and posting of property for Frank C. Caslin #10-29-69	\$5.00

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

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

No. 62298

DATE: April 24, 1969

REPORT TO ACCOUNT NO.	64-622	TOTAL AMOUNT
QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	COST
22 77-4	Position for Notice/Affidavit and Special Exemption for Frank C. Caslin #10-29-69	\$5.00

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

