TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

are legal owner of the property situate in Baltimore County: d which is described in the description and plot attached hereto and made a part bereof. hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant zone to an B-L zone; for he following reasons: SE-6-I

a. Error in original zoning map

b. Changes in character of neighborhood

See attached description

- 1			cribed property.				
Pro	perty is to	be posted	and advertised	as prescri	bed by Zonir	g Regulations.	
			enses of above				
			us petition, and				
	ons and res	trictions of	Baltimore Coun	ty adopte	a pursuant t	to the Zoning L	Aw for Baltum
County	Del	2	Luda	· .	Herway	e h. 4	Outa
1	<i></i>		act purchaser		Wachil	w. F. Ca	Legal Ow 17
Address	.7923.X	ise Aver			ddress	300 N	
ΒY	Dundal	k. Mary	land 21222		B	after his	1 1-121
	tharlt	on T. He Petiti	oner's Attorney			Protes	stant's Attorne
Address	6905 D Teleph	unmanway one: 21	121222 84-2860				
	DEBEN P.	The Zonin	g Commissioner	of Baltin	nore County	v this 7th	

Commissioner of Baltimore County in Room 106 County Office Building in Yowson, Baltimore

ounty, on the

COUNTY OFFICE BLDG

OLIVER L WYEN

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOADS CONVIN

BUREAU OF HEALTH DEPARTMENT

BROISET SLAFFOR

BUILDING DEPARTMENT

ZONING ADMINISTRATI

INDUSTRIAL LEVELOPMENT

Charlton T. Howard, Esq., 6905 Dunmanway Baltimore, Maryland 2:222

Highways:

10th day of November 196.9 at 1:00 o'clock

DEPUTY Zoning Commissioner of Baltimore County.

August 27, 1969

RE: Type of Hearing: Reclassification from an R-6 zone to an 3-1 zone Location: NE/Tor. DId North Pt. Rd. 6 Adin Ave. Patitioner: Noward N. Carter, et ux Committee Meeting of August 19, 1969 15th District Item 32

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

The subject property is presently a wooded, unimproved lot, - with the property to the northwest improved with a Moose lodge and several stores; with deallings to the rear, which wast are improved with Boars of Coucation schools; the Searness Foint High School and Sparrows Point Liencettery School. The property to the northwest is improved with deellings. These deallings are waterfront properties. Old Worth Point If Soul and Main Avenue are not improved as far as curb and gutter are concerned but are meacefully as

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

Main Avenue is an existing macooin road which will be fuproved in the future as a 36-foot closed section with flexible type pavement on a 50-foot right-of-way. Highway widening and feprovements will be required along the frontage of the subject proposity. The horizental and vertical alignment of Main Avenue and Old North Point Road is shown on Baltimore County Survau of Engineering of Maintage, file after 1926.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that any same of he petitioner proved error in zoning, the subject property R-A on the Land Use Map the above Reclassification should be had; and induction appearing that observation after a contract of the con Withough the Constant IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3.1 day of ... December 196.9., that the herein described property or area should be and the same is hereby reclassified; from an R-6. zone to an B-L rone, autoria: Special-threspring for annexicens, explicate and experience and experience as from and after the date of this order, subject to approval of the site plan by from and after the date of this office of Plateging and Zoning.

DeputyZoning Commissioner of Baltimore County

DeputyZoning Commissioner of Baltimore County 69/18/61 aant to the advertisement, posting of property and public hearing on the above petition OROFR appearing that by reason of ... the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED DENIED and that the above described property or area be and the same is hereby continued as and zore; and/or the Special Exception for...be and the same is hereby DENIED.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE Charlton T. Howard, Esq., 6905 Dunmenway Baltimore, Haryland 21222 Item 32 Page 2

P1

Zoning Commissioner of Baltimore County

· MICROFILMED

Highways: (Continued)

Storm Drains:

Old North Point Road is a State road. Therefore, drainage require-sents as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Development of this property through stripping, grading and stabili-zation could result in a sediment pollution problem, damaging private and public holdings domentrank 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.

Problem 1 Tables

Chariton T. Howard, Esq., 6905 Dunmanway Baltimore, Maryland 21222 Item 32 Page 3

BUILDING ENGINEER'S OFFICE:

BUREAU OF TRAFFIC ENGINEERING:

HEALTH DEPARTMENT:

STATE ROADS COMMISSION:

ZONING ADMINISTRATION DIVISION:

Would mean a loss of approximately 4 students.

Petitioner must conform to Baltimore County Building Code.

Owner will be required to comply with all Fire Department regulations when plans are submitted for construction approval.

The subject site as DL will generate approximately 1200 trips per day. Nowever, as R-5, it will generate 120 trips per day. It should be pointed out that with the development of the assirement site, northwest of this site, some capacity problems may be created for DId North Point Road.

Public water is available to the site. However, it does not appear that sewer is available, therefore, the method of providing sewer to the property should be indicated on a revised plan.

This office has reviewed the subject plot plan and finds that no direct eccess is proposed to the State Highway; therefore, there will be no requirement from the State Roads Commission.

There appears by the comments from the foregoing agencies that there could be a problem as to sowige disposal. This sewage disposal must be indicated on revised plans prior to a hearing date being assigned.

Hydrant and water located at corner of Old North Point Road and Main Ave.

BOARD OF EDUCATION:

NOTE:

August 27, 1369

The entrance locations on Main Avenue are subject to approval of the Department of Twiffic Engineering.

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, a storm drainage study and improvements would be required in connection with any subsequent. grading or building permits.

The Applicant must provide necessary draining facilities (temporary or otherwise) to prevent creating any nuisance; or drauges to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other draining facilities, would be the full responsibility of the Applicant.

Wa cor:

Public water supply is available to serve this property.

Public sanitary sewerage is not available to surve this property at this time. It may be possible to sever the proposed building on the subject site when the proposed sanitary sewer is constructed in the easyment to the rear of the properties fronting on the northeast side of Old Morth Fold Road and southeasterly of Rogers Avenue. The proposed sewer is currently planned to terminate on the property immediately execute to the proposed building at maintal a 1915's with a linest execute to the proposed building at maintal a 1915's with a linest great of the proposed building at maintal a 1915's with a linest great execute the proposed building at maintain a 1915's with a linest great proposed building at maintain and the supposed building at maintain and the second proposed building at the possibility for them by contacting the Chief of the Sewer Design Group in the Bureau of Engineering.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Deputy Zoning Date October 31, 1969. FROM Mr., George E., Gayrelis, Director of Planning

SURJECT Petition 770-95-R. Reclassification from R-6 to B.L. Zone. Northeast corner of Old North Point Road and Main Avenue. Howard N. Carter, Petitioner.

15th District

HEARING: Monday, November 10, 1969 (1:00 P.M.)

The stoff of the Office of Florning and Zoning has reviewed the subject patition for relassification from 8.6 to 8.1. zoning. It notes that extension of commercial zoning "or not being indicated on our proposals for compensatively rezoning the "orange "or the subject of the zoning states here should be accomplished throw, the major process. The planning staff supposes has otherwised to packed Exception for a funeral home within the cuntext of the present residential zoning.

GEG:bms

August 28, 1969

10-955

June 18, 1969

FRANK S. LEE

1277 NEIGHBORS AVENUE BALTIMORE MARYLAND 21237

Northeast corner of Old North Point Road and Main Avenue 15th District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the northeast side of Old North Foint hoad with the northeast side of Old North Foint hoad with the northeast side of Rain Avenue and thence running and binding on the processes the side of North Foint Scale Speed Scale S

Containing 2.50 acres of land more or less.

Save and except that front portion of land already zoned B-L as recorded in zoning book 15 - B-L - 26.

Charlton T. Howard, Esq., 6905 Dunman ay Baltimore, Maryland 21222 Item 32 Page 4

August 29, 1969

Very truly yours,

1 OLIVER L. MYERS, Chairman

BALTIMORE COUNTY, MARYLAND

NTER-OFFICE CORRESPONDENCE

JOHN G. ROSE TO Zoning Commissioner

Date September 3, 1969

FROM PROJECT PLANNING DIVISION

SURJECT Zoning Advisory Agenda Item #32

August 19, 1969 Howard N. Carter, et ux H/E cor. Old North Pt. Rd. & Main Ave.

As this property is for the most part below 10' elevation, a grading plan should be submitted and approved by Baltimore County prior to any building permits being obtained.

The zoning plat should show 4' high compact screen planting between all parking and the property lines.

District. 15 N

#70-95-R CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

Townen, Maryland Date of Posting Ont 23 14 1969

Date of Puning Cost, as D. 100 of Puning Cost, as D. 100
Posted for Heldward Monday And 100 1849 9. 100 f.M.
Petitioner Sound of Market Location of property NE flace of old Moth Print Rand & Main ale

water is some I say . Dock I on man old frage defent lations. Onthe Wage forg in a dehal drish Ways going in to school

Posted by Mark H. Her Date of :eturn: Oct -31- 1969

BALTIM COUNTY OFFICE OF PLANNING AND TONING , No. 21222

County Office Building 111 W. Chesapeake Avenu Towson, Haryland 21204

r Petition has been received and accepted for filing this

tioner's Attorney Charles To H

BALTINORE COUNTY, MARYIND OFFICE OF FINANCE

DATE BEL. 21, 1969

No. 67021

COURT HOUSE TOWSON, MARYLAND 21204 BULLED

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

ZONING: From R-4 to B.L. Zone LOCATION: Northeast corner of Oil North Paint Royd and Main Ave

CERTIFICATE OF PUBLICATION

TOWSON, ME ... DCT 2 4 1959....... 19.... THIS IS TO CERTIFY, that the annexed severtisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towgon, maltimore County, Md., once in each of one time xurrentine works before the 10th day of ______Sovember ______, 19.69_, the first publication appearing on the 23rd day of October THE JEFFERSONIAN. L. Leach Streets

ORIGINAL

BESSEXTIMES ESSEX. MD. 21221

THIS IS TO CERTIFY, that the annexed advertisement of

Edward D. Hardesty Deputy Zoning Commissioner of Baltimore County

inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for

week before the 27th day of Oct. 1969 that is to say, the same was inserted in the issue of October 23, 1969.

STROMBERG PUBLICATIONS, Inc.

No. 67058

By Ruth Morgan

BALTIMORE CUUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

