PETITION FOR SPECIAL HEARING

T

10-104.5PH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, GENERAL L. Brookslegal 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 for a Special Nearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the use of land in residential zone (R6) for offstreet parking area, pursuant to Section 409.4 of the Baltimore County

Zoning Regulations.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations of the Company of the Property is to be pay expenses of above Special Bearing advertising, posting sto, 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

David L. Brooks Legal Owner Address 700 York Road Towson, Maryland 21204

James H. Coo etteioner's Attorney

Address 22 W. Pennsylvania Avenue Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this_21st___

at_Loo_o'clock____N.

W51 89 M ~

Edward D. Hardesty Zoning Commissioner of Baltimore County

(over)

1,001 (ough

Protestant's Attorney

RE: PETITION FOR SPECIAL HEARING : NE/S of Ware Avenue, 125' NW of Washington Avenue - 9th District NO. 70-104-SPH (Item No. 75)

BEFORE THE DEPUTY ZONING

COMMISSIONER

OF BALTIMORE COUNTY

...

The Petitioner seeks permission to use a residential tract for off-street parking. The public health, safety and general welfare of the local-

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this day of December, 1969, that permission to use the residential tract for parking in accordance with the plat dated October 8. 1969, revised November 10, 1969, and approved December 1, 1969, by George H. Pryor, Planner III, 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

DOLLENBERG BROTHERS Registered Professional Engineers & Land Surveyors 700 WASHINGTON AVENUE AT YOUR BOA TOWSON, MD, 21204

October 8, 1969

Zoning Description

All that piece or parcel of land situate, lying and being in the Winth Plection District of Baltimore County, State of Maryland and describ-ed as follows to wit:

See Sollows to the Segments of 125 feet northwesterly measure along the northwest side of Ware Avenue at the distance of 125 feet northwesterly measures along the northwest side of Washington tweene and running theme and leaving ware Avenue the six following courses and sistematic size of six following six follows and the six following courses are six followed by the six following courses as the six follows are six followed by the six following courses as the six follows are six followed by the six following courses as the six follows six follows are six followed by the six follows six follo

Containing 0.68 of an acre of land more or less.

Saving and excepting therefrom that area which has been here-tofore zoned Rusiness Roadside.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCY

70. Mr. Edward D. Hardesty, Deputy Zoning Conmissioner December 1, 1969

Zoning Vo.N. Issioner
Zoning Vo.N. Issioner
Zonick, G. Sportelly, Director of
Hanning
SUBJECT. Pullian No., 79-104-SPH...Clf-pheet parking—Wore Avenue near Washington Avenue
(Win District)—David L. Books, Petitioner

SUPPLEMENTARY COMMENTS

In response to our comments of November 21, 1969, the petitioner submitted a revised plat, which we have stamped with today's date. We now offer the following comments:

The new plat is now in a form acceptable for approval. The 8-foot setback restriction is shown; the screening meets the zoning requirements; the surfacing material is indicatedly, and the access and circulation partern one satisfactory. Although the size of parking spaces and width of circums are not shown on the plat, the measurements as scaled are satisfactory.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date November 21, 1969

TO Mr. Edward D. Hardesty, Deputy Date November 21, 1
Zoning Cemeistrians
FROM Mr. Geograp E. Gewells, Director of
Moning
FROM Hose Recognition From the State of Hoseing
SURJECT-Battless 70-104-SPH. Special Hearing for off-street Parking in a
maid-dential zonia. North-bast idea of Ware Avenue 125 feet north-west of
Washington Avenue. David L. brooks, Patillizons

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

The planning staff of the Office of Planning and Zoning has reviewed the subject partition and offers the following comments:

The plan ferwarded to this office does not show a porking autorepement as required under Prangraph g of Subsection 460°,4 of the Zoning Regulations (although certain resea are designated "PARING"), not is there a certificative infection (perfectly) in Illustration) of the proposed paramiles, as required under Prangraph o of the assess subsection, While we have no objection to an eventual cultivariation to use the subject property as a parking area, it will be necessary for the patitionar to substant delification information as that we can determine whether the specific plan of the patients of the second of the

BALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Deputy. Date. November 21, 1969
Zoning Commissioner
FROM. Mr., Gearge E., Gayrellis, Director of

Planning
SUBJECT. Petition *70-104-5PH. Special Hearing for off-street Parking in a
residential zone. Northeast side of Ware Avenue 125 feet northwest
Washington Avenue. David L. Brooks, Petitioner

9th District

ORDER RECTIVED FOR FILING

170

20406

DATE 13/16/19

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

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

The plan forwarded to this office does not show a parking arrangement as required under Paragraph g of Subsection 40% of the Zoning Regulations (although certain reces are designated *PARKING*), not is there a satisfactory indication (greferably in illustration) of the proposed screening, as required under Paragraph e of the same subsection. While we have no objection to an eventual outhorization to use the subject property as a parking area, it will be necessary for the patitioner of subsection definition information in that we can determine whether the specific plan states of the subsection definition of the subsection definition of the subsection definition of the subsection of the su is appr able.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

OLIVER L. MYERS

MEMBERS PUREAU OF

DEPARTMENT OF TRAFFIC ENGINEERING STATE KOADS COMMISS SUREAU OF

MEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION POST STREET

October 30, 1969

At: Type of Hearing: Special Mearing for the use of land in residential some (No) for off-street parking 'castlent E/S Ware Avea, 125' No, of Mahington Avenue Partitioner: David tl, Brooks Committee Heating of October 21, 1969 5th District lier 75

Dear Sirs

3

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

The subject properly is presently the proved with an existing dealing; with the property to the northeast inpresent with a dealing, under for classrooms for the Immuculate Conception Ecosol. The property to the southeast is a dealing infor residentful use; to the east with the Brooks butch automobile dealership and existing stop; to the southeast ultim residential dealings. Nore Aware in this location is improved as far as contract cuch and guitar are concerned.

BUREAU OF ENGINEERING:

Highways:

Ware Avenue is an existing street which will be improved When Annua is an existing street which will be improved in the future as a before interest retrieved into a superior on a 90-feet inform right-of-may. These the existing 20-feet informal region is no notation here condition, and a 90-feet right-of-may realist, and or first the beginning the following the superior respective this time. It should be noted that when however, when beginning the recommends are constructed in the father, where however was be operated as a one way.

SETUTICATE OF POSTING District. 9 74 Date of Posting NOV. 15, 1969 Posted for SPACIAL HEARING PROPERTY DAVID A BROOKS Location of property NESS OF WALE ALE 125 FT OF WASHIGHTON AVE. Lecotion of Signs A. R. / S. R. F. WARE AUR 190 FT +- 1 F. WASHINGTON AUG

13160

Posted by Colombia M. Mark Date of return. N.Co. 78, 1269.

at he	
	BALTIMONE COUNTY OFFICE OF PLANNING AND ZOWING
	County Office Building 111 W. Chesaperke Avenue Toman, Maryland 21204
	Your Petition has been received and accepted for fil
	1969 day of

James H. Cook, Esq., 22 W. Pennsylvania Avenue Towson, Maryland 21204

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary The Applicant must provide necessary drainage facilities (temporary or otherwise): a prevent receiving mustances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which pay result, due to improper practing or other drainage facilities, would be the full responsibility of the Applicant.

Sediment Control:

Revelopment of this property through stripping, grading, and stabili-zation could result in a sediment pollution problem, damaging private and public haldings 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

Sanita.y Sewers

Public sanitary sewerage is available to serve this property.

Public water supply is available to serve this property.

BUILDING ENGINEERS' OFFICE:

This office has no comments at this time.

FIRE DEPARTMENT:

This office has no comment at this time.

HEALTH DEPARTMENT:

Since the proposed zoning is for parking only, no health problems are

BUREAU OF TRAFFIC ENGINEERING:

The provision of additional parking requested in this area should assist the parking.

BOARD OF EDUCATION:

No affect on student population.

James H. Cook, Esq., 22 W. Pennsylvania Avenue Towson, Haryland 21204 Item 75 Page 3

October 30, 1969

PROJECT PLANNING DIVISION:

The plat as submitted does not make a very efficient use of the available land. Prior to the learing a new and more detailed plat should be submitted, showing circulation, number of spaces proposed, and criteria used to establishing the need for the additional spaces.

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to indicate on his site plan the requirements as set forth in Sec. 409.4 of the Zoning Regulations. This must be dong on revised plans prior to the hearing.

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.

OLM: JD

Very truly yours, OLIVER L. MYERS, Chairman

CERTIFICATE OF PUBLICATION

TOWSON, MD. 10V 1 3 1969 19

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 December 19.69 .. the first publication appearing on the 13th day of November 19. 69.

THE JEFFERSONIAN.

Cost of Advertisement \$

ORIGI NAL

TOWSON

TOWSON, MD. 21204 November 17, 19 69

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Deputy Zoning Commissioner of Baltimpe County

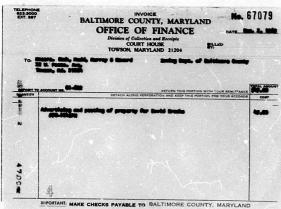
was inserted in THE TOWSON TIMES, a weekly newspaper published in

Baltimore County, Maryland, once a week for Crp xxxxxxxx week/ before the 17th fax of Nov., 19 69 that is to say, the same

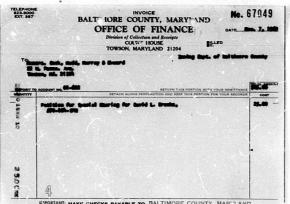
was inserted in the issue of November 13, 1969.

STROMBERG PUBLICATIONS, Inc.

By Luch morgan



MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWISON, MARYLAND 21204



EMORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MAR' LAND MAIL TO DIVISION OF COLLECTION & RECEIPT : COURT HOUSE, TOWSON, MARYLAND 21204

