

70-116 X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Nicholas L. Ballich, 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 AN-12-E zone to an "X" zone; for the following reasons:

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 BOARDING HOUSES FOR 25 GUESTS.

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.

Nicholas L. Ballich
Contract purchaser
Address: 1181 St. Paul St.
BALTIMORE, MD.
21202
Petitioner's Attorney
Address: S.W. LIFE BUILDING
BALTIMORE, MD.

ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day of November, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 109, County Office Building in Towson, Baltimore County, on the 18th day of December, 1969, at 11:00 o'clock.

Edward D. Hardesty
DEPUTY Zoning Commissioner of Baltimore County
(10427)

MCA
BATE, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 371-823-0800

DESCRIPTION

28.44 ACRE PARCEL, MORE OR LESS, NORTH SIDE OF GREEN SPRING VALLEY ROAD, WEST OF GREENSPRING AVENUE, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "SPECIAL EXCEPTION"

Beginning for the same as a point in the center line of Green Spring Valley Road, at the distance of 4930 feet, more or less, as measured westerly along said center line of Green Spring Valley Road from its intersection with the center line of Green Spring Avenue, running thence, binding on said center line of Green Spring Valley Road, (1) S 80° 45' W 672.5 feet, thence along the outlines of the land conveyed by Mercantile-Safe Deposit and Trust Company and others, Trustees, to Nicholas L. Ballich by deed dated October 11, 1968 and recorded among the Land Records of Baltimore County in Liber O. T. C. 4930, page 131 five courses: (2) N 24° 00' W 366.5 feet, (3) N 26° 30' W 77.7 feet, (4) N 35° 30' W 122 feet, (5) N 56° 00' W 208 feet, (6) N 41° 45' W 500', thence leaving said outline at a right angle thereto, northeasterly 395 feet to a point, thence southeasterly 1205 feet, more or less, on a line at right angles from the last line of the aforementioned deed at a point 1025 feet, more or less, northeast from the end of said last line, thence binding on said last line of said deed S 05° 00' W 1025 feet, more or less, to the place of beginning.

Containing 28.44 acres of land, more or less.

HGW:impl J.O. #49113 October 6, 1969

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Land Use ■ Planning ■ Reports

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Deputy Zoning Commissioner
FROM: George E. Gavrilis, Director of Planning
SUBJECT: Petition 70-116-X, North side of Green Spring Valley Road 4930 feet West of Greenspring Avenue. Petition for Special Exception for Boarding Houses for 25 guests.

3rd District

HEARING: Thursday, December 18, 1969 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition. We note that the use proposed by the petitioner would be limited to a site of 28.44 acres and that, further, the buildings would be concentrated within a still smaller area, with further concentration of septic-system facilities. Although, as indicated by the comments of the Department of Health, this arrangement may well be satisfactory for the time being, we suggest that consideration be given to conditioning the special exception, if granted, so that any failure of the sanitary disposal system will give the County authority to rescind the grant after a specified grace period. Past and present experience with septic systems indicates that such a proviso may well be in the public interest.

In any event, should it be decided to grant the petition, we request that the grant be conditioned upon our approval of the site plan.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item #88

Parking must be provided as per Section 409 of the Baltimore County Zoning Regulations.

November 4, 1969
Nicholas L. Ballich
N/S of Green Spring Valley Rd.,
4930' W. of Greenspring Ave.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner
FROM: Mr. Ted Stumman, Planning Division
SUBJECT: #88 Nicholas L. Ballich, 2/5 of Green Spring Valley Road, 4930' W. of Green Spring Avenue, District 3

PETITIONER SHALL COMPLY WITH ALL BALTIMORE COUNTY BUILDING CODES, RULES AND REGULATIONS, ESPECIALLY PART 4 WHICH INCLUDES RESTRICTIONS REGARDING BOARDING HOUSES (B-1) FOR OVER 20 GUESTS.

Edward D. Hardesty
Deputy Zoning Commissioner

John D. Wright, Esq.
Sun Life Building
Baltimore, Maryland 21201
Item 88 Page 2

November 14, 1969

Storm Drains: (Continued)

Green Spring Valley Road is a State Road. Therefore, drainage requirements as they affect this road come under the jurisdiction of the Maryland State Roads Commission.

Sanitary Sewer:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

A special exception for a boarding house for 25 guests should not increase the trip density of the subject property.

BUILDING ENGINEERS' OFFICE:

Petitioner shall comply with all Baltimore County Building Code Rules and Regulations, especially Part 4 which includes residence boarding houses (B-3) for over 20 guests.

BOARD OF EDUCATION:

Would indicate an approximate ultimate loss of 11 students.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1957 edition, Chapter 10, "Institutional Occupancies" when construction plans are submitted for approval.

HEALTH DEPARTMENT:

See supplemental comments dated October 15, 1969 as follows:

"Information has been obtained as requested by the Department of Health for the above mentioned property. The Department of Health now has adequate knowledge concerning this operation, and, therefore, has no objections to the assignment of a hearing date. For your information, answers

John D. Wright, Esq.
Sun Life Building
Baltimore, Maryland 21201
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November 14, 1969

HEALTH DEPARTMENT: (Continued)

to the questions in the original comments are as follows:

1. All food service will be catered.
2. No medical service will be provided.
3. All guests will be ambulatory.
4. We understand that all guests will live in proposed new building and employees will live in cottages.
5. A central water system is proposed. A complete inspection will be made of this system after zoning hearing.
6. Individual sewage disposal systems will be required for each building. Based on previous soil tests the soil conditions are suitable for underground disposal systems. Recommendations for the design of these units will be made at the time of application for a building permit.

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to submit revised plans to this office in accordance with the comments by the State Roads Commission 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.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PEXTON STREET
BALTIMORE, MD. 21201
November 5, 1969

Mr. John A. Rose
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attention: Mr. O. L. Myers

Dear Mr. Rose:

The improvements to the entrance to the subject site as indicated on the plan are acceptable to the State Roads Commission, however concrete curb must be used instead of the macadam berm indicated on the plan. If the petitioned zoning is granted, the plan would have to be revised prior to the issuance of any permits.

The improvements to the entrance are subject to State Roads Commission permits.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Meyers
John E. Meyers, Asst.
Development Engineer

CLJ:JW

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.....

the above Reclassification should be had, and it is further appearing that the same is.....

Special Exception for a Boarding House for twenty-five guests..... should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this..... day of.....

December, 1969, that the above described property be and the same is hereby.....

Special Exception for a Boarding House for twenty-five guests..... should be and the same is hereby.....

from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... day of.....

1969, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a..... zone; and/or the Special Exception for.....

be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 14, 1969

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BUREAU OF EDUCATION

ZONING ADMINISTRATION

John D. Wright, Esq.
Sun Life Building
Baltimore, Maryland 21201

RE: Type of Hearing: Special Exception
for boarding houses for 25 guests
Location: N/S of Green Spring Valley Rd.,
4,930' W. of Green Spring Ave.
Petitioner: Nicholas L. Balllich
Committee Meeting of November 4th, 1969
3rd District
Item 88

Dear Sirs:

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.

The subject property is presently improved with a large dwelling and several out buildings. It is surrounded by large estates improved with dwellings on all sides. Green Spring Valley Road in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Green Spring Valley 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 Drainage:

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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 67099
DATE Nov. 14, 1969
To: John D. Wright, Esq.
Sun Life Building
Baltimore, Md. 21201
Being Rep. of Baltimore County
RETURN TO: ACCOUNT NO. 67-099
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT \$0.00
COPIES 4

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 67070
DATE Nov. 14, 1969
To: Nicholas L. Balllich
111 W. Chesapeake Avenue
Towson, Md. 21204
Being Rep. of Baltimore County
RETURN TO: ACCOUNT NO. 67-070
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT \$0.00
COPIES 4

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. Nov. 27 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 time, before the 1st day of December, 1969, the first publication appearing on the 27th day of November, 1969.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$.....

OFFICE OF THE JEFFERSONIAN

RANDALLSTOWN, MD. 21133 Dec. 4, 1969

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

was inserted in THE COMMUNITY TIME, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 4th day of Dec., 1969, that is to say, the same was inserted in the issue of November 27, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: Nov. 29-1969
Posted for: SPECIAL EXCEPTION FOR BOARDING HOUSE FOR 25 GUESTS
Petitioner: NICHOLAS L. BALLICH
Location of property: N/S of Green Spring Valley Road 4,930' W. of Green Spring Ave.
Location of Sign: N/S of Green Spring Valley Road 4,930' W. of Green Spring Ave.
Remarks:
Posted by: Charles M. Mink Date of return: Dec. 19-1969
Signature

70-116-X

John D. Wright, Esq.
Sun Life Building
Baltimore, Md. 21201

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

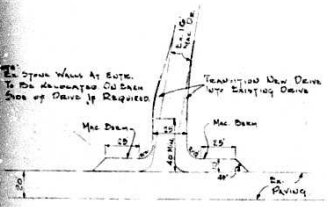
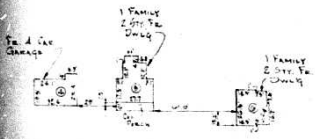
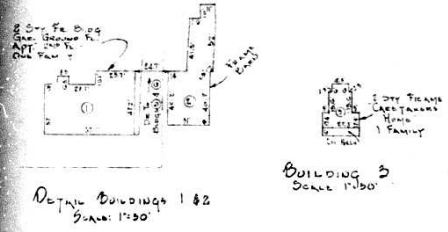
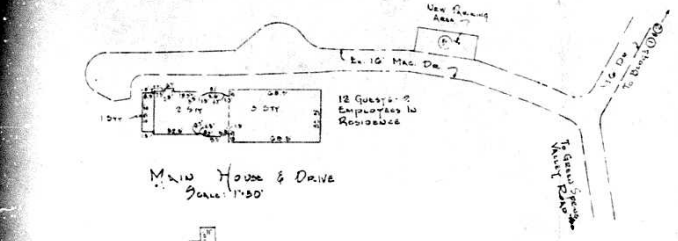
Your Petition has been received and accepted for filing this
day of November, 1969.

John C. Stremberg
Zoning Commissioner

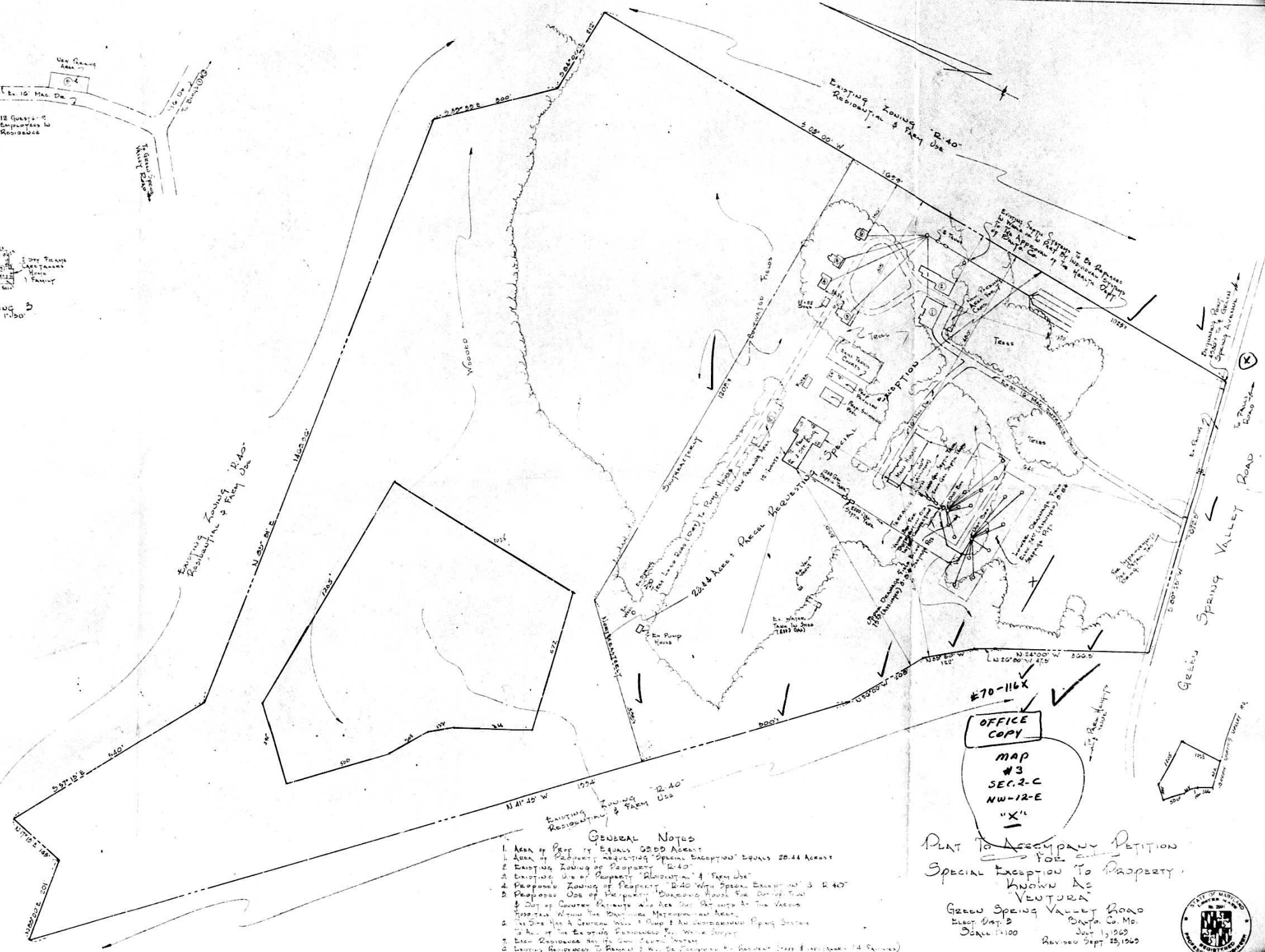
Petitioner: Nicholas L. Balllich

Petitioner's Attorney: John D. Wright

Reviewed by: Charles M. Mink
Chairman of Advisory Committee



MATZ, CHILDS & ASSOCIATES
1000 CROSSLAND BRIDGE ROAD
BALTIMORE, MARYLAND 21204
PL

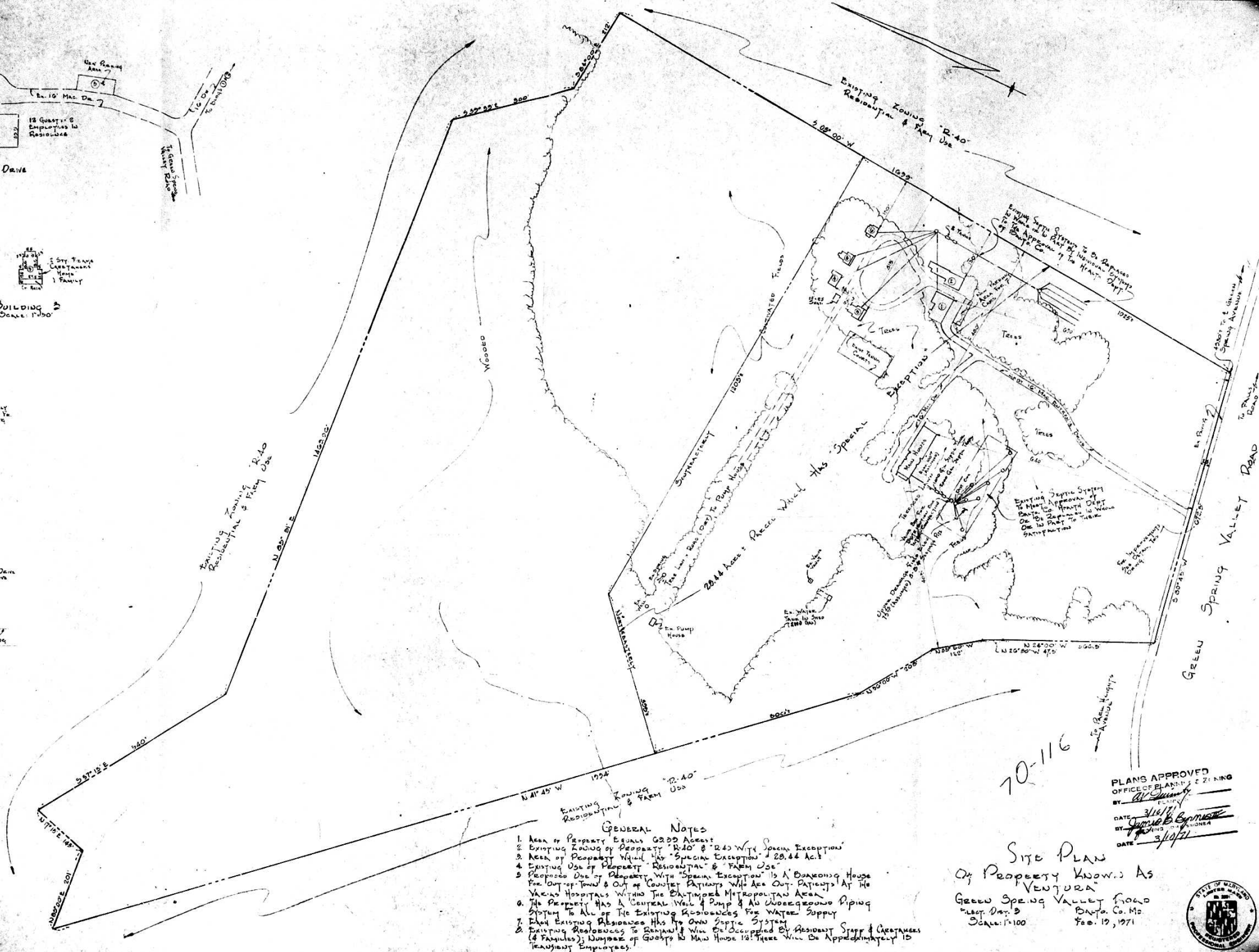
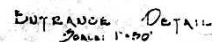


- GENERAL NOTES**
1. Area of Property Equals 20.44 Acres
 2. Area of Property Requesting "Special Exception" Equals 20.44 Acres
 3. Existing Zoning of Property "R-40"
 4. Existing Use of Property "Residential & Farm Use"
 5. Proposed Zoning of Property "R-40 With Special Exception" & "R-40"
 6. Proposed Use of Property "Dwelling House For Out-of-Town & Out of Country Persons Who Are Not Attached to The Various Hospitals Within The Baltimore Metropolitan Area."
 7. The Site Has A Complete Sewer & An Underground Ripe System
 8. 20 Acres of The Existing Surrounding R-40 Zone Surround
 9. Each Residence Has Its Own Sewer System
 10. Existing Residence To Remain & Will Be Occupied By Resident (One & Two Family)
 11. Number of Guests In Main House Is 12 In Proposed 2 DTY Bldg Is There Will Be Approximately 50 Transient Employees Maximum People In Site Approximately 60

OFFICE COPY
MAP #3
SEC. 2-C
NW-12-E
"X"

PLAT TO ACCOMPANY PETITION
FOR A
SPECIAL EXCEPTION TO PROPERTY
KNOWN AS
VENTURA
GREEN SPRING VALLEY ROAD
BARTO, CO. MD.
JULY 13, 1963
REVISOR DEPT 25, 1963





MATZ, CHILES & ASSOCIATES
1000 GREENWELL DRIVE ROAD
BALTIMORE, MARYLAND 21204

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *AT Quinlan*
DATE *3/16/71*
BY *James B. Symons*
DATE *3/10/71*

DATE _____
 SITE PLAN
 OF PROPERTY KNOWN AS
 VENTURA
 GREEN SPRING VALLEY FLOOD
 CONTROL DIST. 2
 SCALE: 1"=100' DATE: Co. Mo.
 Feb. 19, 1971

