

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Francis J. Smith and Margaret A. Smith, his wife, and Builders and
Developers, Inc., owners and contract purchasers
I, or we, _____ 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 _____ zone to an _____
zone, for the following reasons:

Error in original zoning and/or the character of the neighborhood has changed to
warrant reclassification.

See attached

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property for _____ offices (extension of U. S. Post
Office parking facilities)

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.

By _____ Pres.
Builders and Developers, Inc.
Nickson W. Oyer Contract purchaser
Address: P.O. Box 216
Waynesboro, Pennsylvania
17288
James D. Nolan
Petitioner's Attorney
204 West Pennsylvania Ave.
Towson, Maryland 21204
Address: _____
Margaret A. Smith Legal Owner
Address: Box 216
Waynesboro, Pennsylvania
17288
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____, 1970, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the _____ day of _____, 1970, at 1:00 o'clock
P.M.

Edward D. Handley
DEPUTY Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Handley, Deputy Zoning
Commissioner Date: January 23, 1970

FROM: Mr. George F. Gavett, Director of
Planning

SUBJECT: Petition #70-142-RX, Reclassification from R-6 to R.A. Special Exception
for offices (extension of U.S. Post Office parking facilities). West side of
Tulsa Road 213 feet south of Liberty Road and the South side of Liberty Road
60 feet east of Kelso Road. Francis J. Smith, et al, Petitioners.

2nd District

HEARING: Monday, February 2, 1970 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition
for reclassification from R-6 to R.A. zoning and has the following comment to
make relative to pertinent planning factors:

1. The Planning Board has not considered, nor has it recommended, any
extension of apartment zoning which would embrace the subject tract.
We oppose, therefore, any extension of R.A. zoning here. We do
agree that additional parking is absolutely essential for the Post Office
facility. We prefer the use permit for parking device.
2. We are not satisfied with the details of the parking arrangement or with its
provisions for screening. The chain link fence would appear to have an
adverse effect on adjoining residences. Landscaping would be better.
Circulation is abominable. All access to the parking complex is by means
of Tulsa Road with its attendant intersectional and site distance problems
at Liberty Road. Can not an entrance be provided via Liberty Road which
might modify other access points and circulation for the present post office
facility?

GEG:bms



RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
W/S of Tulsa Road, 213' S of Liberty
Road, S/S of Liberty Road, 60' E of
Kelso Road - 2nd District
Francis J. Smith, et al - Petitioners
NO. 70-142-RX (Item No. 118)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
NW-4E
RA

The Petitioners seek a Reclassification of their property from
an R-6 zone to an RA zone and a Special Exception to use the property for
offices. The subject site is presently improved with a United States Post Of-
fice. These zoning requests are made in furtherance of plans to enlarge
the existing postal facilities. Specifically, additional parking and loading
space is needed.

Without reviewing the evidence in detail, the Zoning Commis-
sioner feels that the Petitioners have shown error and have met the burden of
complying with Section 502.1 of the Baltimore County Zoning Regulations.

For the foregoing reasons, IT IS ORDERED by the Zoning
Commissioner of Baltimore County this _____ day of August, 1970, that
the herein described property or area should be and the same is hereby re-
classified from an R-6 zone to an RA zone, and a Special Exception for of-
fices should be and the same is GRANTED, from and after the date of this
Order, subject to the approval of the site plan by the State Roads Commis-
sion, the Bureau of Public Services and the Office of Planning and Zoning.

It is further ORDERED that no building or buildings shall be
constructed on that lot of ground binding one hundred (100) feet on Kelso Road
one hundred and fifty (150) feet deep, which lot is connected with Tulsa Road
by a lot twenty-one (21) feet wide binding on Tulsa Road and one hundred and
fifty (150) feet deep.

Edward D. Handley
Zoning Commissioner of
Baltimore County

Description of those two parcels
of land located on the southerly side of Liberty Road,
lying between Tulsa Road and Kelso Road, District 2,
Baltimore County, Maryland.

Beginning for the first thereof at a point on the
westerly side of Tulsa Road, said beginning being south 25°11'30" west
213 feet from the corner formed by the southerly line of Liberty Road
(30 feet wide) and the westerly line of Tulsa Road, thence binding on
the division line between lots number 9 and 10 as shown on the Amended
Plat of Haywood Heights, recorded in Flat Book 7 folio 149, north
24°19'30" west 150 feet, thence north 25°11'30" east 50 feet to the
easterly line of lot number 6 of the aforesaid Plat, thence binding on
same north 64°13'30" west 150 feet to the easterly line of Kelso Road,
thence binding on said road south 25°11'30" west 100 feet, thence bind-
ing on the division line between lot number 7 and 8 of said flat south
64°13'30" east 150 feet, thence north 25°11'30" east 25 feet, thence
crossing through lot number 10 of said flat south 64°13'30" east 150
feet to the westerly side of Tulsa Road, thence on same north 25°11'30"
east 21 feet to the place of beginning.

Being 21 feet of the northeasternmost part of lot
number 10 Section M of the Amended Plat of Haywood Heights, Flat Book 7
folio 149, in a deed from William T. Pfeiffer and Margaret A. Pfeiffer,
his wife to Francis J. Smith and Margaret A. Smith, his wife recorded
among the Land Records of Baltimore County in Liber 1093 folio 327.

Being also all of lots number 6 and 7 as shown
on the Amended Plat Section M of Haywood Heights, Flat Book 7 folio 149,
in a deed from William T. Pfeiffer and wife to Francis J. Smith and
wife, recorded among the Land Records of Baltimore County in Liber 1093
folio 327.

Beginning for the second thereof at a point on the
southerly side of Liberty Road, being south 64°13'30" east 50 feet from
the corner formed by the easterly side of Kelso Road and the southerly side
of Liberty Road, thence binding on the southerly side of Liberty Road
south 64°13'30" east 50 feet, thence binding on the easterly line of
lot number 2 Section M on the Amended Plat of Haywood Heights, Flat
Book 7 folio 149, north 25°11'30" west 150 feet to the northerly line
of lot number 6 of said flat, thence binding on part of said lot 6

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 15, 1970.

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
week, on _____, 1970, the first publication
appearing on the _____ day of _____,
1970.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF PUBLICATION

Pikesville, Md. Jan. 15, 1970

THIS IS TO CERTIFY, that the annexed advertise-
ment was published in THE NORTHWEST STAR, a
weekly newspaper printed and published in Pikes-
ville, Baltimore County, Maryland, once in each
of _____ one time before the _____
day of _____, 1970,
the first publication appearing on the _____
day of _____, 1970.

THE NORTHWEST STAR

Manager Arnold Landau

Cost of Advertisement, \$ 19.74

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
W/S of Tulsa Road, 213' S of Liberty
Road, S/S of Liberty Road, 60' E of
Kelso Road - 2nd District
Francis J. Smith, et al - Petitioners
NO. 70-142-RX (Item No. 118)

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NW-4E
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Edward D. Handley
Zoning Commissioner of
Baltimore County

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of lot number 6 of said flat, thence binding on part of said lot 6

10-28-70

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

No. 67129

DATE Jan. 13, 1970

TO: Messrs. Nolan, Plunkoff and Williams
204 West Pennsylvania Avenue
Towson, Md. 21204

BILLED BY:

DATE:

AMOUNT:

COST:

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 29, 1969

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

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

OLIVER L. MYERS
Chairman

MEMBERS:

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

RE: Type of Hearing: Reclassification
from an R6 zone to an R8 zone
Location: W/S of Tulsa Rd., 213' So.
of Liberty Rd.
Petitioner: Francis J. Smith, et al
Committee Meeting of December 16, 1969
2nd District
Item 118

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted within 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 vacant. The properties to the west, south, and north are improved with dwellings. The property to the east is improved with the United States Post Office building. Kelso Road and Tulsa Road are improved with curb and gutter, as well as Liberty Road along the frontage of the property.

BUREAU OF ENGINEERING:

Highways:

Liberty 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.

Kelso Road is an existing road which is proposed to be improved as a 36-foot closed roadway section with flexible type pavement on a 50-foot right-of-way. Highway right-of-way widening and reversible slant easement will be required along the frontage of this property in connection with any subsequent grading or building permit applications.

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204
Item 118 Page 2

December 29, 1969

Highways: (Continued)

The subject plan should be revised to indicate the above requirements. The proposed highway improvements are shown on Baltimore County Bureau of Engineering drawing #C-1624 and the proposed highway right-of-way and slope easement are shown on Bureau of Land Acquisition plat #BWA 55-017, Job Order 5-1-377.

Tulsa Road is an existing road which is proposed to be improved as a 30-foot closed roadway section with flexible type pavement on a 50-foot right-of-way. Highway right-of-way widening and improvements will be required in connection with any subsequent grading or building permit applications. Baltimore County Bureau of Engineering drawing #C-1127-5 is currently being prepared for contract by this office and is available for additional information and details.

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

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot minimum radius curb returns, shall be located a minimum of 7 1/2 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrance.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the submitted plan; however, storm drainage facilities will be required in connection with any subsequent grading or building permit application.

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 stripping, 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.

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

No. 69267

DATE Feb. 2, 1970

TO: Messrs. Nolan, Plunkoff and Williams
204 West Pennsylvania Avenue
Towson, Md. 21204

BILLED BY:

DATE:

AMOUNT:

COST:

REMARKS:

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James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204
Item 118 Page 3

December 29, 1969

Sediment Control: (Continued)

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

Waters:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting RA, with Special Exception for offices.

If the intent is to use this property, for office use, then the plan should be revised showing how the property will be used as offices. If as shown on the plan, however, the petitioners are attempting to alleviate an existing parking problem for the post office, then it would seem reasonable that they request a permit for parking in a residential zone.

PROJECT PLANNING DIVISION:

The plan must also be revised to conform to State Roads Commission comments.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1967 edition, Chapter 13, "Office Occupancies" when construction plans are submitted for approval.

BUILDING ENGINEERS' OFFICE:

No comment from this office at this time.

STATE ROADS COMMISSION:

The subject plan indicates no direct access to Liberty Road; however, there exists a residential type entrance to the site which would be inadequate for the facility proposed. The plan must be revised to indicate the entrance as being closed with standard curb and sidewalk sections.

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204
Item 118 Page 4

December 29, 1969

STATE ROADS COMMISSION: (Continued)

A concrete curb must be constructed along the Right of Way line of Liberty Road. The closing of the entrance and the construction of the curb shall be done under permit from the State Roads Commission.

The plan must be revised prior to the hearing.

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 Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date on the subject petition until such time as revised plans are received showing the overall development of this site and an integrated plan showing the way the proposed property will be developed in conjunction with the existing post office building.

Any changes in zoning or reclassification of property must be accompanied by an explanation as to the error or alleged change in the neighborhood. This explanation must be filed prior to a hearing date being assigned.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD

Enc.

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

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

th day of January, 1970

John G. Rose,
Zoning Commissioner

Petitioner: Francis J. Smith, et al

Petitioner's Attorney: James D. Nolan, Esq.

Reviewed by:

Chairman of

Advisory Committee

MICROFILMED

