

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LORELAINE T. REDEL, 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 RA zone to an BL zone for the following reasons:

1. Because of error in the original zoning classification assigned to this property; and
2. Because of change in the character of the neighborhood since the original zoning classification, which requires re-classification as requested.

Special Hearings: To permit additional parking in residential zone to rear of 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 parking for a new 600 sq. ft. garage

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.

Contract purchaser: Lorraine T. Redel Legal Owner
Address: 9000 Harford Road 21234
Protestant's Attorney: Louis E. Petrick
Address: 11 E. Lexington St. Balto. Md. 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 24th 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 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 2nd day of February, 1970, at 1:30 o'clock P.M.

Charles D. Hardisty
DEPUTY Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
215 S. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

CHIEF CLERK
CRANFORD

MEMBERS

BUREAU OF PLANNING

DEPARTMENT OF PUBLIC UTILITIES

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROPERTY RECORDS

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

September 9, 1969

Louis E. Petrick, Esq.,
11 E. Lexington Street
Baltimore, Maryland 21202

RE: Type of Hearings: Reclassification from an RA zone to an BL zone and for a Special Exception. Locations: 10/5 of Harford Rd. & Edgewood Ave. Petitioner: Lorelaine T. Redel. Committee Meeting of Sept. 2nd, 1969. 9th District. Item 43.

Dear Sir:

The Zoning Advisory Committee has reviewed the plan, 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 single dwelling, with the properties to the northeast improved with dwellings from 10 to 30 years of age, in good repair. The property to the northeast and east are improved with stores. The property to the southeast with a doctor's office, insurance offices, and to the southwest with another residential property. Grendon Lane and Edgewood Avenue are not improved as far as concrete curb and gutter are concerned; however, Harford Road is in this location.

BUREAU OF ENGINEERING:

Highways:

Harford 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.

Edgewood Avenue and Grendon Lane are existing County roads which will be improved in the future as 30 foot class sections with flexible pavement on 40-foot right-of-way. Highway widening shall be 24-foot wide along Edgewood Road and 24-foot wide along Grendon Lane and shall include the necessary fill at the intersections with Harford Road to permit construction of a 30-foot radius curb and sidewalk area.

Louis E. Petrick, Esq.,
11 E. Lexington Street
Baltimore, Maryland 21202
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September 9, 1969

Highways: (Continued)

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 75 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrance.

Storm Drains:

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

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisance 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, 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 available to serve this property.

Water:

Public water supply is available to serve this property.

BUILDING ENGINEER'S OFFICE:

Petitioner shall conform to Baltimore County Building Code Rules and Regulations.

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner request a Reclassification of his property, consisting of .382 of an acre from an RA zone to a BL zone and also seeks a special use permit to use an adjacent tract, consisting of .107 of an acre for parking in a residential zone.

Substantial changes in the character of the neighborhood having been shown, the Reclassification should be granted. The public health, safety and general welfare of the community not being adversely affected, the use permit for parking in a residential zone should also be granted.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17 day of April, 1970, that the herein described property or area should be and the same is hereby reclassified; from an RA zone to a BL zone.

It is further ORDERED that permission to use the residential tract for parking in accordance with the plat dated June 18, 1969, revised November 14, 1969, and March 24, 1970, and approved March 26, 1970, by George E. Gavrelis, Director of the 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 GRANTED.

The foregoing are subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Charles D. Hardisty
Zoning Commissioner of Baltimore County

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P. O. BOX # 6828, TOWSON, MD. 21204

Description to Accompany
Zoning Petition
Special Hearing for Parking in R-6 Zone
0.107 Acres more or less.

June 17, 1969

Beginning for the same at a point which is North 47° 14' 15" West 150.00 feet from the intersection formed by the northwest side of Harford Road, 60 feet wide, and the southwest side of Grendon Lane, 38 feet wide, running thence (1) North 47° 14' 15" West binding on the southwest side of said Grendon Lane 33.50 feet, running thence (2) South 42° 41' 46" West 110.93 feet to the northeast side of Edgewood Avenue, 30 feet wide, running thence (3) South 47° 14' 15" East binding on the northeast side of said Edgewood Avenue 150.00 feet to the northwest side of said Harford Road, running thence (4) North 34° 02' 45" East 112.23 feet to the place of beginning.

Containing 0.107 Acres of land more or less.



MICROFILMED

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P. O. BOX # 6828, TOWSON, MD. 21204

Description to Accompany
Zoning Petition
Reclassification from R-6 to B-L
0.382 Acres more or less.

June 17, 1969

Beginning for the same at the intersection formed by the northwest side of Harford Road, 60 feet wide, and the southwest side of Grendon Lane, 38 feet wide, running thence (1) North 47° 14' 15" West binding on the southwest side of said Grendon Lane 150.00 feet, running thence (2) South 34° 02' 45" West 112.23 feet to the northeast side of Edgewood Avenue, 30 feet wide, running thence (3) South 47° 14' 15" East binding on the northeast side of said Edgewood Avenue 150.00 feet to the northwest side of said Harford Road, running thence (4) North 34° 02' 45" East binding on the northwest side of Harford Road 112.23 feet to the place of beginning.

Containing 0.382 Acres of land more or less.



MICROFILMED

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11 E. Lexington Street
Baltimore, Maryland 21202
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September 9, 1969

ZONING ADMINISTRATION DIVISION:

In view of the comments by the State Roads Commission and the Bureau of Engineering regarding access and widening, this office is withholding a hearing date until such time as revised plans are received in compliance with the above comments.

Very truly yours,

OLIVER L. TIERS, Chairman

OLM:JD
Enc.

Louis E. Petrick, Esq.,
11 E. Lexington Street
Baltimore, Maryland 21202
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September 9, 1969

PROJECT PLANNING DIVISION:

This plan should be revised to remove the entrance from Harford Road.

BOARD OF EDUCATION:

Acreage too small to affect student population.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1967 edition, Chapter 12 & 13, when construction plans are submitted for approval.

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.

STATE ROADS COMMISSION:

The plan indicates a 35 foot entrance proposed from Harford Road. A 30 foot wide entrance would be sufficient to serve the type of facility proposed. The entrance must be of a depressed curb type.

The corners at Edgewood Avenue and Grendon Lane must be reconstructed on a 30 foot radii. There must be a minimum of 10 feet tangent from the P.T. of the radius returns to the beginning of any proposed entrances from the side streets. The plan must be revised prior to a hearing date being assigned.

The entrance on Harford Road will be subject to State Roads Commission approval and permit.

BUREAU OF TRAFFIC ENGINEERING:

The plan does not show any proposed curb on Edgewood Avenue or Grendon Lane. To assure proper circulation, curbs must be provided.

There is no on site circulation.

Reviewed by Oliver L. Myers
Chairman of
Advisory Committee

BASED ON PROPOSED ONE STORY DEAR STORE AND OFFICE BUILDING
PARKING REQUIREMENTS BASED ON SECTION 1032, ITEMS 514 OF THE
MADISON COUNTY ZONING REGULATIONS
AREA PROPOSED BUILDING: ONE STORY - 10,000 SQUARE FEET

AREA PROPOSED: **PAVING**

DRUG STORE - 1500 SQUARE FEET	
OFFICES - 2310 SQUARE FEET	
PARKING REQUIRED FOR DRUG STORE - 1100 SQ. FT. - 8 Spaces	
PARKING REQUIRED FOR OFFICES - 1100 SQ. FT. - 10 Spaces	
TOTAL PARKING REQUIRED - 2200 SQ. FT. - 18 Spaces	
TOTAL PARKING PROVIDED - 2200 SQ. FT. - 22 Spaces	

2. TOTAL PAVING REQUIRED: _____ sq. yds. @ \$22.00 per sq. yd.
LIGHTING FOR PAVING TO BE: _____ SELECTED MAY FROM 100% CEMENTAL
PAVING MIXTURES SHALL NOT BE LESS THAN 10% CEMENT WITH 10% REEFER LONG
PAVING MIXTURES SHALL BE SUBMITTED FOR 10% CEMENTAL PROPERTIES
PAVING SURFACE SHALL BE OF 4" COMPACTED AND CEMENTED MATERIAL
ONLY DISPOSED VEHICLES (AUTOMOBILES) MUST USE THE PAVING AREA
AND LEAVING SURFACE OF PAVEMENT ONLY THAT PAVING SHALL BE EXEMPTED IN
APPROPRIATE CASES OF PAVING
3. CONSTRUCTION PROGRAM FOR THE ROADWAY

PAVING TIES SHOWN ON SIDE STREETS CONFORM WITH EXISTING CONDITIONS. IF AT A FUTURE DATE, THE PROPOSED WIDENING IS EXECUTED, PAVING TIES CAN BE MADE WITHIN THE REQUIRED ZONING REGULATIONS.



EXISTING
PRESIDENTIAL

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: J. S. Jurek
DATE: 3/16/78

**PLAT TO ACCOMPANY ZONING PETITION
RECLASSIFICATION FROM R-4 TO B-1 AND
SPECIAL HEARING FOR PARKING IN R-2 ZONE
9000-9002 GARFORD ROAD**

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 9
SCALE 1"=20' DATE JUNE 18, 1969

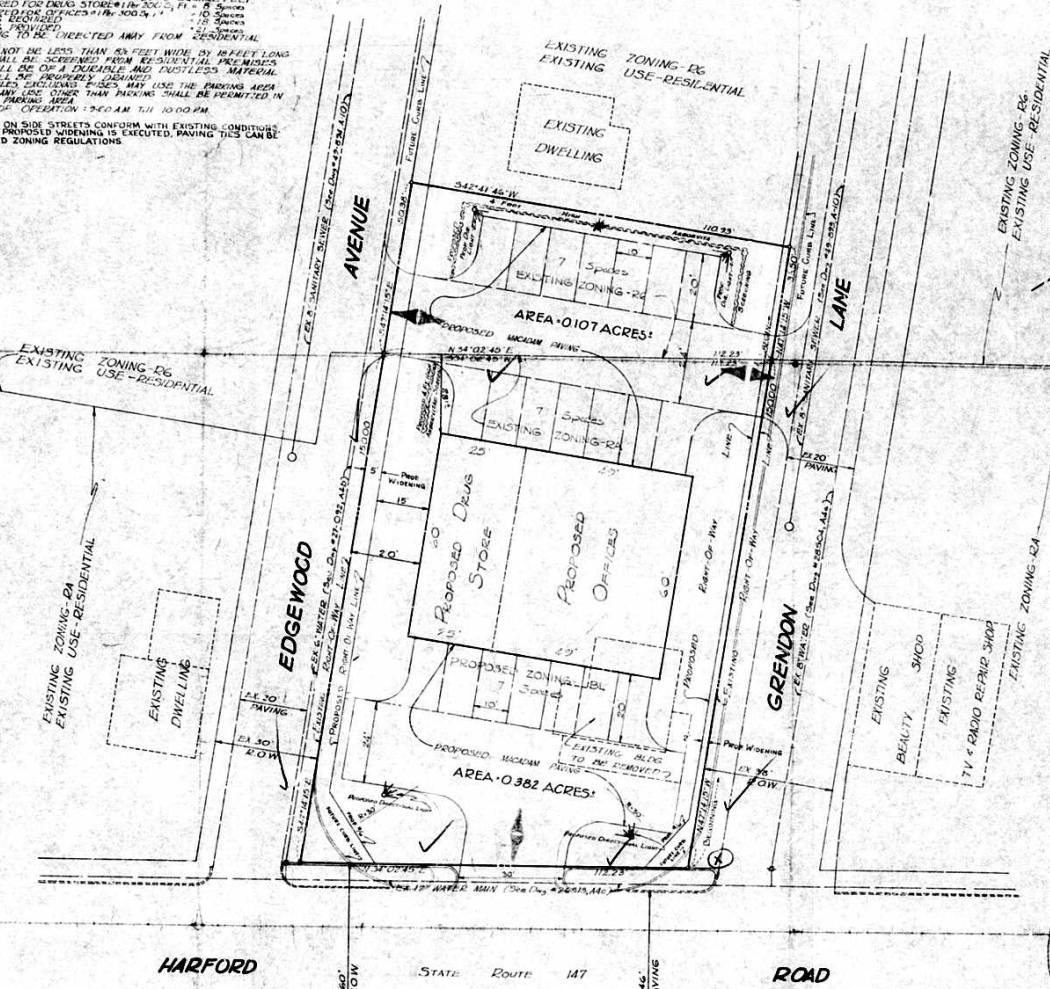
REVISION PROP. RIGHT-OF-WAYS CHANGED, FUTURE CURB LINES ADDED
FRONT APPROACH CHANGED - NOVEMBER 14, 1969
PARKING ON SOUTHEASTERLY SIDE OF BUILDING CHANGED AND WITH
ENTRANCES ON EDGEWOOD AVENUE & GRENDALE LANE ADDED
ENTRANCE ON HARFORD ROAD DELETED MARCH 24, 1970

TABULATION & NOTES

BASED ON PROPOSED ONE STORY OVER STORE AND OFFICE BUILDING
PARKING REQUIREMENTS BASED ON SECTION 4012, ITEMS 516 OF THE
BALTIMORE COUNTY ZONING REGULATIONS

EXISTING STORE = 1500 SQUARE FEET
OFFICES = 2200 SQUARE FEET
PARKING REQUIRED FOR OVER STORES IN 3000 S.F. = 10 SPACES
TOTAL PARKING PROVIDED = 10 SPACES
TOTAL PARKING PROVIDED = 10 SPACES
LIGHTING FOR PARKING TO BE CHECKED AWAY FROM RESIDENTIAL
ZONING SPACES SHALL NOT BE LESS THAN 35 FEET WIDE BY EFFECT LONG
PARKING FACILITIES SHALL BE SCREENED FROM RESIDENTIAL PREMISES
PAVING SURFACE SHALL BE OF A DURABLE AND PORTLESS MATERIAL
AND SURFACE SHALL BE PROPERLY DRAINAGE
ONLY PERMITS VEHICLES TO USE THE PARKING AREA
NO LOADING SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED IN
RESIDENTIAL ZONE PARKING AREA
APPROPRIATE HOURS OF OPERATION: 5:00 AM TO 10:00 PM

PARKING TIES SHOWN ON SIDE STREETS CONFORM WITH EXISTING CONDITIONS
IF AT A FUTURE DATE THE PROPOSED WIDENING IS EXECUTED, PARKING TIES CAN BE
MADE WITHIN THE REQUIRED ZONING REGULATIONS



#70-143 R-5H

OFFICE COPY

MAP 3-C
NORTH
EASTON
AREA
WE-B-D
BL-K

EXISTING INSURANCE CO.

EXISTING INSURANCE CO.

EXISTING DOCTORS OFFICE

EXISTING RESIDENTIAL

EXISTING ZONING - R-4

PREPARED BY
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4 MARYLAND

PLAT TO ACCOMPANY ZONING PETITION
RECLASSIFICATION FROM R-4 TO B-1 AND
SPECIAL HEARING FOR PARKING IN R-6 ZONE
9000-9002 HARFORD ROAD

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 9
DATE JUNE 18, 1967

REVISION: PROP. RIGHT OF WAY CHANGED FUTURE CURB LINES ADDED
FRONT APPROACH CHANGED - NOVEMBER 14, 1969

