## PETITION DR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF EALTIMORE COUNTY:

L or we. Elmer Billneyer legal owner of the property situate in Baltimore b County and which is described in the description and plat attached hereto and made a part hereof. 4-8 hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant NORTHzone to an E A STERH to the Zoning Law of Baltimore County, from an..... AREA ....zone; for the following reasons:

For truck terminal and storage of inflammable lie id and gas NE-5-9, above ground. Said owner further petitions for a variance from section 238.2 for a rear yard set back of 10 feet instead of 30 feet, and a side yard set back for a dwelling of 4 feet instead of 30 feet.

See attached dascription

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltime

County, to use the herein described property, for ... truck terminal and storage of ... Itving quarters in a connercial inflammable liquid and gas above ground. building.

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 ad ertising posting etc., upon filing of this petition, and further agree to and are to be bound by the zoning tions of Baltimore County adopted pursuant to the Zoning Law for Baltimor

3 DA Robert J. Romadka Address 809 Eastern Blvd. 21221 Mer Billmeyer Legal Owner Address 281-B. Ridg - Road.

Baltimore, Maryland 21206 Hyper & Attorney

70-152-EYA

COUNTY OFFICE BLDG. 111 T. Chesapeake Ave. Towner, Maryland 21204

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OLIVER L. MYERS Chairman

UEWLERS.

BUREAU OF

DEPARTMENT OF TRAFFIC ENGINEERIN

FIRE PREVENTION

HEALTH DEPARTMEN PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATIO

PROUSTRIAL DEVELOPMENT

STATE ROADS CO

ORDERED By The Zon'ng Commis

., 196770, that the subject matter of this petition be advertised, as cf. January required by the Zoning Law of Baltimore County, in two ne aspapers of general circulation throughout Baltimore County, that property be prick, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore , 196 70, at 10: 30 o'clock County, on the \_\_\_\_\_16th

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty, Zouing Commissioner Dr.se February 6, 1970

FROM Mr. George E. Gavrelis, Director of Planning

SUBJECT Patition #70-152-BXA. West side of Ridge Road 1052 feet North Philadeiphia Rd.
Patition for Reclassification from R.A. to 3.R. Patition for Special Exceptions for
a Truck Terminal and Sturage of inflammable liquid and gas above ground and living
quarters in a commercial building. Patition for Variance to purill or serv yard of
10 feet instead of the required 30 feet; and to permit a side yard of a feet instead
of the required 30 feet; and to permit a side yard of a feet instead

14th District

HEARING: Monday, February 16, 1970 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject perition for reclassification from R.A. to B.R. zoning together with a Special Exception for

It voices its objection to this petition noting that the creation of B.R. zoning here would constitute spot zoning and creats land use potentials which would be grossly out of character with those of adjoining or nearby properties. The Hanning Board is not recommending any change in zoning here as part of its tentative proposals for comprehensive rezoning.

GEG:br



inal Bajam & Laut Sunger

#70-152EXA

TON AVENUE AT YORK ROAD ON, MD. 21204 December 8, 1969

Zoning Description Whole Track

All that place or parcel of land situate, lying and being in the Fourteenth Election District of Beltimore County, State of Maryland and described as follows to wit:

Road at the distance of 1052 feet northerly measured along the west side of Ridge Road at the distance of 1052 feet northerly measured along the west side of Ridge Road Road and rouning there and binding on the west side of Ridge Road Roith 10 segrees 15 sinutes wist 72.65 feet, thence leaving said road and dinds on the outlines of the property of the seitinger herein the side of the second of the second round of the second round roun

Containing 0.50 of an Acre of land more or lass.

Being the property of Elmer Billmeyer as shown on a plat filed with the soning department of Baltirore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

bert J. Ronadka, Esquire

809 Eastern Blvd. Ealtimore, Maryland 21221

PUREAU OF ENGINEERING:

PROJECT PLANNING DIVISION:

nite plane



January 28, 1970.

RE: Type of 'learing: Reclassification and Variance Leasting M/S Ridge Road, 1052' N of Partitioner: Jamer Billseyer Committee Keeting: January 13, 1970 Iten 135

Item 135

The Zoning Advisory Cosmittee has revisued the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are sail to fits review and inspection.

The subject property is present; improved with a new duelling. The area to the rear is presently being used as furl of the ling. The area to the rear is presently being used as furl of the several jurked gas pumps and in littered with debris and junk. The property to the north is presently improved with a dealing. The property to the sext is a wooded area. The vita dealing, the property to the west is a wooded area. The property to the sext is a wooded area as well as property to the east. Ridge Sond at this location is not improved as far as concrete curb and gutter are concerned.

Since the subject plan is essentially the same as the plan reviewed in connection with soming item #H5 (1966-1970), the comments furnished your office in regard to that item remain valid and in effect.

This proposal does not comply with the Planning Boards posed comprehensive zoning map for this area.

2. The h' compact screening must be clearly indicated on the

3. All Existing structures must be shown on the site plan.  $h_{\rm e}$  . If the property is to be divided into two (2) lots, a subdivision plan must be approved by this office.

and Perfectional Production At Land Section STOR AVENUE AT YORK GOAD

0

470-15 CXA

December 8, 1969

Zoning Description Parcel 1

All that piece or parcel of land situate, lying and being in the Pourteenth Blootion Matrict of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the west side of Ridge Road at the distance of 1052 feet northerly measured along the west side of Ridge Road from the center of Philadelphia Road and running themes and binding on the west side of Ridge Road North 10 degrees 15 minutes West 52.55 feet, thence leaving gaid road and running the four following courses and distances viz. South 89 degrees 22 minutes west 96 feet, South 89 degrees 22 minutes west 96 feet, South 89 degrees 28 minutes Saxt 82 feet and North 65 degrees 16 minutes Rast 112.06 feet to the place of beginning.

Containing 0.20 of an Acre of land more or less.

Being a part of the property of Elmer Fillmeyer as shown on a plat filed with the zoning department.

---OM AVENUE AT YORK MOAD

#70-152 EXA

December 8, 1969

Zoning Description

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All that piece or parcel of land situate, lying and being in the Election District of Baltimore County, State of Maryland and Pourteenth Election District of described as follows to wit:

Beginning for the same at a point on the west side of Ridge Soad at the distance of 100,55 feet mortherly measured vion; the west side of Ridge Soad from the center of Philadelphia Road and running thence and the center of the Ridge Soad North 10 degrees 15 minutes West 100,3 feet, thence leaving said road and binding on the outlines of the property of the Petitioners herein the three following courses and distances viz. South 89 degrees 22 minutes with 157,62 feet, South 10 degrees 15 minutes East 152 feet and Horst 65 degrees 16 minutes East 75 feet and thence leaving side outlines and running the three following courses and distances viz. North 10 degrees 15 minutes East 25 feet and West 157,62 feet, South 158 degrees 15 minutes East 20 feet and West 150 feet 150

Containing 0.30 of an Acre of land more or less.

Boing a part of the property of Elmer Billmeyer as shown on a plat filed with the zoning department.



Robert J. Romadka, Erquire 809 Eastern Plvd. Boltinore, Maryland 21221 Item 135 Page 2

January 28, 1970

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DEFT. OF TRAFFIC ENGINEERING:

The subject site appears to be too small to provide proper circulation for trucks on site. The entrance as shown does not conform to County Stands

BOARD OF EDUCATION:

No effect on student population

0

Owner shall be required to comply with all Fire Department requirements construction plans are submitted for approval. (Truck terminal and living quarters)

BUILDING ENGINEERS! OFFICE

No comment from this office at this time.

HEALTH DEPARTMENT:

Public water is available to the site.

A satisfactory percolation tests must be conducted prior to approval of a building application.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Salthnore County Department of Health.

ZONING AUFINISTRATION DIVISION:

The petitioner will be required to sutmit revised plans to this office showing the means of disposing of sewage for refuse and also the number of employees to be working at the proposed garage truck terminal area. The revised plan must be submited to this office 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 zore than 90 days after the date on the filing certificate, will be forwarded to you in the mear future.

Parsuant to the advertisement, posting of preperty, and public hearing on the above petition and ve Reclassification should be had; and it further appearing that by reason of ... IT IS ORDERED by the Zoning Commissioner of Baltimore County this..... the same is hereby reclassified; from a \_\_\_\_\_zone to a \_\_\_\_\_ one, and/or a Special Exception for a \_\_\_\_\_should be and the same is granted, from and after the date of this order. Zoning Commissioner of Baltimore County

suant to the advertisement, posting of property and public hearing on the above Petition and it spearing that by reason of failure to show error in the original goning map or ential changes in the character of the neighborhood, failure to meet the rements of Section 502. 1 of the Baitimore County Z. ning Regulations, and fails to abow practical difficulty or upreasonable hardship.

re Re-classification should NOT BE HAD, sundows the Special Exceptions should NOT BE GRANTED and the Variances should NOT BE GRANTED.

DENIED and that the above described property or area be and the same is hereby continued as and

Terminal and Storage of Inflammable Liquids and Gas Above Ground, and Living Control of the Cont

Toning Commissioner of Baltimore County

MICROFILMED

OFFICE OF

## @ESSEXTIMES

ESSEX, MD. 21221 February 2 -

THIS IS TO CERTIFY, that the annexed advertisement of

Edward D. Hardesty Deputy Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one weeks before the 2nd day of Feb. 1970, that is to say, the same was inserted in the issued of January 29, 1970.

STROMBERG PUBLICATIONS, Inc.

ORIGINAL.

By Ruth Mayon

CERTIFICATE OF PUBLICATION

TOWSON, MD.,....January 29....., 19.7Q.

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 ore time showships weeks before the 16th..... day of \_\_\_\_\_\_ Pebruary \_\_\_\_\_, 19.7%, the first publication appearing on the 29th day of Japuary. 19.70...

THE JEFFERSOHUAN,

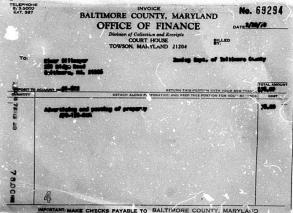
Date of Posting Jan. 29-76 Hearing Men. Feb. 16, 1970 @ 10:30 A.H. Location of property: W/S of Ridge RD, 1852' NO, Of Phila, Rd, ation of Signs (3) Posted in Front Of existing Dealling facing Ridge Rds. Posted by ... He Hess. ... Date of return: . Febs. 5tb. 1979.

CERTIFICATE OF POSTING

3 Signs

TIMENT OF GALTIMORE COUNTY # 76-152-RXA

| Ext. se                                 | BA TIMORE COUNTY, MAPYLAND OFFICE OF FINANCE Division of Collection and Receipts COUNT HOUSE TOWSON, MARYLAND 21204  |
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|   | Control Contro |
| G S S S S S S S S S S S S S S S S S S S | PETAGO ALANG PENDAN (St. of). ALEX THE POST OF PORTION FOR YOUR RECORD OF PARTIES FOR YOUR RECORD OF PARTIES FOR YOUR RECORD OF PARTIES FOR YOUR PORTION FOR YOUR RECORD OF PARTIES FOR YOUR PORTION FOR YOUR PORT |
| 3000                                    | A  |



MPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

