

PETITION FOR AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GERALD E. LANDER, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ 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: Living quarters in a commercial zone.

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.

Contract purchaser _____
Address _____
Petitioner's Attorney _____
Legal Owner _____
Address 7907 Pulaski Highway
686-1888
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of March, 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 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 8th day of April, 1970, at 10:00 o'clock.

Edward D. Hard
Zoning Commissioner of Baltimore County.

(over)

ZONING DESCRIPTION FOR SITE SPECIAL EXCEPTION 7907 PULASKI HIGHWAY

Beginning for the same at a point situated on the North Side of Shirley Avenue, said point being situated N 62° 41' 15" E, 396.12 feet from the East Side of Rosedale Avenue; thence leaving the point of beginning and binding on the North Side of Shirley Avenue, N 62° 41' 15" E, 75.00 feet; thence leaving the North Side of Shirley Avenue and running N 27° 18' 45" W, 123.15 feet to intersect the Southeast Right-of-Way Line of Pulaski Highway, 150 feet wide; thence binding on the Southeast Side of Pulaski Highway, S 68° 00' 00" W, 175.75 feet; thence leaving the Southeast Side of Pulaski Highway and running S 27° 18' 45" E, 55.95 feet; thence N 68° 51' 15" E, 23.32 feet; thence N 87° 58' 15" E, 84.86 feet; thence S 27° 18' 45" E, 45.50 feet to the place of beginning. Containing 0.371 Acres, more or less.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
211 N. EAGERMAN AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS:

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

March 12, 1970

Mr. Gerald E. Lander
7907 Pulaski Highway
Baltimore, Maryland 21237

RE: Type of Hearing: Special Hearing
for living quarters in commercial zone
Location: N/S Shirley Ave., 396.12
NE of Rosedale Ave.
Petitioner: Gerald E. Lander
Committee Meeting of March 3, 1970
15th District
Item 174

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans 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 service garage, with an 8 ft. high screened in storage yard. The properties to the east and west are improved with commercial uses, as well as property to the north. The properties to the south are improved with residences which front on Shirley Avenue. Pulaski Highway in this location is improved as far as concrete curb and gutter are concerned. However, along Shirley Avenue no concrete curb and gutter exists.

PROJECT PLANNING DIVISION:

We will withhold comment pending the submittal of a revised plan.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition was reviewed as Item 94, November 18, 1969. The revised plan does show some improvement to the parking layout.

Mr. Gerald E. Lander

- 2 -

March 12, 1970

BUILDING ENGINEER'S OFFICE:

This office will have no comment until plans are submitted.

FIRE DEPARTMENT:

Owner shall be required to comply to all applicable requirements of the Fire Prevention Code and the 101 Life Safety Code 1967 edition.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Public water and sewers are available. Septic tank and dry well should be backfilled prior to hearing being conducted. Owner must notify this office when backfilling is completed.

STATE ROAD COMMISSION:

The subject plan indicates existing and proposed entrance channelization that is acceptable to the State Road Commission. It is requested that if the subject petition is granted, the error be made subject to the approval of the site plan by the State Road Commission.

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to back fill the existing septic tank 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

CLM:JS
Enc.

BUREAU OF ENGINEERING

Zoning Plat - Comments

March 13, 1970

174. Property Owner: Gerald E. Lander
(1969-1970)
Location: N/S Shirley Avenue, 396.12 NE of Rosedale Avenue.
District: 15th
Present Zoning: BR
Proposed Zoning: S.E. - Living quarters in Comm. Bldg.

REMARKS:

The comments submitted in connection with Item 94 (1969-1970), copy attached, remain valid and applicable. This Office has no further comment.

REMARKS:

Key: J - 54.
Post: H NE 20
Twp: NE 28
Tax: 89

March 23, 1970

Mr. Gerald E. Lander
7907 Pulaski Highway
Baltimore, Maryland 21237

RE: Type of Hearing: Special Hearing
for living quarters in commercial zone
Location: N/S Shirley Ave., 396.12
NE of Rosedale Ave.
Petitioner: Gerald E. Lander
Committee Meeting of March 3, 1970
15th District
Item 174

Dear Sirs:

The enclosed is addendum to our Zoning Advisory Committee comments of March 12, 1970 under the above referenced subject for Bureau of Engineering.

Very truly yours,

Oliver L. Myers, Chairman

CLM:JS
Enc.

BUREAU OF ENGINEERING

Zoning Plat - Comments

94. Property Owner: Gaylord E. Lander
(1969-1970)
Location: S/S of Pulaski Hwy., 240' E. of Rosedale Ave.

District: 15th
Present Zoning: BR
Proposed Zoning: S.E. for living qtrs. in a commercial zone
No. Acres: 0.371

REMARKS:

Pulaski Highway (U.S. Rt. 40) is a State Road; therefore, this site will be subject to State Road Commission review and all street improvements and entrance locations on this road will be subject to State Road Commission requirements.

Shirley Avenue is an existing road which shall be improved in the future as a 36-foot closed section with flexible type paving within a 50-foot right-of-way. Although no highway improvements are required for Shirley Avenue at this time, highway right-of-way widening will be required in connection with any subsequent grading or building permit applications.

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.

Soilwater Control:

Development of this property through striping, grading, and stabilization could result in a sedimentation problem, discharging private and public holdings downstream of the property. A grading, striping, etc., therefore, necessary for all grading, including the striping 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.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property as it is presently served by a private sewer ejector system to the existing 3-inch public sanitary sewer in Shirley Avenue. However, because because it is evidence along the frontage of this property, in Pulaski Highway, where it is understood that a private gravity sewer exists. Septic tank, dry

Item 94 Property Owner: Gaylord E. Lander
(1969-1970)
Page 2

Sanitary Sewer (Cont'd)

well and any and all other such sewerage facilities, lines, etc. which formerly were employed in the private sewer system of this property should be capped, plugged or removed and back filled, and only an approved sanitary sewer service connection will remain to serve this property.

If at some future time a public sanitary sewer is constructed along the frontage of this property, in Pulaski Highway, this property should be connected thereto and the entire private sewer ejector system, and the connection to the existing public sanitary sewer in Shirley Avenue, should be removed and back filled and the connection capped.

REMARKS:

J-SE Key Sheet
8 NE 20 Position Sheet
NE 28 Topo
89 Tax

TELEPHONE 823.3000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204	No. 69373 DATE April 9, 1970 BILLED \$7.
TO: Garner James Lander 7907 Potomac Highway Baltimore, Md. 21237		Being Supt. of Baltimore County
REPORT TO ACCOUNT NO. 01-682		TOTAL AMOUNT \$69.75
QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COUNT
3 4 5 6 7 8 9 10 11 12	Advertising and posting of property APR-1970-1	46.75
4 5 6 7 8 9 10 11 12	4	

