PETITION FOR ZONING RE-CLASSIFICATION & VARIANCE #70-205RA AND/OR SPECIAL EXCEPTION ote MPP I, or we. Joseph H. Bets, Jr./et Real owner. of the property situate is ounty and which is described in the description and plat attached hereto and made a part hersel, 4-B od, pursuant NORTH ereby petition (1) that the zoning status of the herein described property be re-class to the Zoning Law of Baltimore County, from an ... RA . St . RG. zone to an FASTER ARCH BM rone: for the following reasons: Veriance to Section 235.2 (232.2) to permit a sideyard methack of WE-q-F (0') instead of the required 25'. Section 235.3 (232.3) to permit a rearyard satback of (0') instead of the required 20'. (See attached sheet) see attached description and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltin County, to use the herein described property, for. Property is to be posted and advertised as prescribed by Zoning Regulations ssification and/or Special Exception ad I, or we, agree to pay expenses of above re-c posting etc., upon time of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Battimore County adopted purrount to the Zenine Law for Battimore 1.10.19 Elidates Det Prophety Botals Legal Owner Address FS 15 Pholo 11 Ball 2) 140 mt airy Rd Butt 3) mater Boukell. Bent

visual Land Sur

#70-205PA

DESCRIPTION TO ACCOMPANY ZONING RECLASSIFICATION PROPERTY OF JOSEPH H. BETZ & MIPE AND JOSEPH H. BETZ, JR. & WIPE

BEGINNING for the same at a point on the south side of Philadelphia Road (Route 7) at a distance of 293' + from the inter-Section of the south side of Philadelphia Road and the west side of Golden Ring Road said point being at the ens of the 3rd line of the land which by deed dated March 6, 1929 and recorded among the Land Records of Baltimore County in Liber WHN 809 folio 300 was conveyed by Armettin Biddison (widow) to Joseph H. Betz and wife thence leaving the south side of Philadelphia Road and binding on the outlines of the 1 nd of Joseph H. Betz, Sr. and wife and or the land of Joseph H. Betz, Jr. and wife the five following courses and distances 1)59*00 E 135.0 2)552*32 W 46.3 3)537*28 E 31.0 4'352"32" 150.00' and 5'N37"28'W 164.4' to the southside of Philadelphia Road, running thence and binding on the southside of Philadelphia Road N58°00'E 276.66' to the place of beginning.

CONTAINING 0.814 acres of land more or less.





FRANK F CICONE Atterney At Law

January 5, 1970

Mr. Edward D. Hardesty Deputy Zoning Commissioner County Office Building Towson, Maryland 21204

RE: Joseph H. Betz

Dear Mr. Hardesty:

I am filing a Petition in the above subject case and which to cite as a basis for the following Petition both error and change.

Comprehensive error was committed in the zoning map adopted for this district in that said map failed to take a subject property for many many as a garage exited on the subject property for many many years prior to the edoption of the map. In addition, the property is bounded by the County park to the rear and County school across the streat. In short, this property is in the saidle of public land with a wary peculiar topograph.

The following changes are:

1. 70-72-R - RA to BL 2. 69-91-R - R-6 to BL

Very truly yours. Frank E. Cicone

FEC:ke

Frank E. Cicone, Esq. First National Bank Building

RE: Type of mearing: Reclassification and Type of nearing Reclassification and Verlance
Locations SE/S Phila. Rd., NE/S Gettmen Avenue
Petitioners Joseph H. Betz
Committee Meeting of February 3, 1970
15th Jisrict
Ten 140

The following is addendum to our Zening Advisory Committee comments of February 11, 1970:

"The subject cettion should increase the trip density approximately 200 trips per day. I see the land is presently being used for a process the land is presently being used for a process of the land of the land of the land of the land if this case, so as land a swing change to DN in this case, so as land of the land of the land of the trip this case, so as land of the land of the land of the trip the land of th

Very truly yours

OLIVER L. MYERS, Chairman

OLH: JO

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

0

February 11, 1970

168 70 that the subject matter of petition be advertised, as

19870 at 1:00 o'clock

20

#150

514/20

ward N. Hardesty

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughwe County, that property be posted, and that the public hearing be had before the Zoning ore County in Room 106, County Office Building in Towson, Baltimore

COUNTY OFFICE BLDG 111 5 Corner tale Ave. Towner, Maryland 21204 e0e Chairman

HEAT TH DEPARTMEN

PROJECT PLANNING

BUILDING DEPARTME

SOARD OF EDUCATION

DEVEL OPMENT

RECEIVED FOR F

Frank E. Cicone First National Pank Building Towson, Karyland 2120h

MEMBERS HP: Spe of Morring: Reclassification and Variance Special Priladelphia Road, M/SS Cattann Avenue Petitioner: Joseph H. Betz Committee Metting: February 3, 1970 15th District BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COMM BUREAU OF PIRE PREVENTION

.

4th

The Zoning Actionry Condition has reviewed the plans obtained 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 imagection.

are a result of the review on any other property is presently improved with an existing caraga with a dealling and several out-buildings. The property is presently feed in height. The property to the ment of the property to the early of the first flag dumly might should and a two story dealling. The property to the east improved with a bouter of the property to the east improved with a bouter. The property to the wat improved with a bouter. The property to the wat improved with a bouter The property to the wat improved with a bouter the property to the wat improved with a bouter than the property to the wat improved with a bouter than the property to the wat improved with a bouter than the property to the wat is improved with a bouter than the property to the country to the wat in property to this bouter to the property to the country to the water than the property to the country to the water than the property to the country to the count

BURRAU OF ENGINEERING:

Philadelphia Road (Ed. 7) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission Requirements.

Gettean Avenue, an unimproved street, was established on the plats of Gettean Reights, recorded in labor Marko. 7 folio 174 and Liber Likelin. 9 folio 27. The status of this atreet is indefinite and no highway improvements are contemplated at this time.

Frank E. Cicone First National Bank Building Towson, Earyland 21204 Item 150 Page 2

0

February 11, 1970

9

Development of this property through stripping, grading and stabili-zation could result in a sectional pollution problem, damaging grivate and public holdings downstream of the property. A grading permit is, 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 per Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sonitary severage is not available to serve this property, and the implicant is presently emboyin, approved type sawage incincrators. Breeze the severage can be said available to serve this property by constructing a maintaining and the same severage can be said available of the interest from the existing 8 inch samitary sever in Kendrick Soud, shown on Dewoding \$8\$,4276, 4310, 8

BUILDING ENGINEERS! OFFICE:

Petitioner shall comply with Baltimore County Building Codes, Rules

FIRE CEPARTMENT

Owner shall be required to comply with the 101 Life Safety Code, 1967 edition, Chapter 15-2 and all applicable requirements of the Fire Prevention

HEALTH DEPARTMENT:

Public water is available to the site.

The present tellet facilities meet the approval of the legarinent of Health, however, we would like to be informed whether the proposed ingraments will mean additional employees.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the hymidand State Braith Mir Pollution Control Regulations. Additional information may be obtained from the wivinion of Air Pollution, Bultimore boundy unpurtness of Beauth.

Frank E. Cicone First National Pank Building Towson, Maryland 21204 Item 150 Page 3

February 11, 1970

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the

- The plans being formulated by the Planning Pound does not indicate commercial use for this area.
- 2. The site plan must be revised to show the following:
 - a. The proper State Road right-of-way width of 60'. b. What is to happen to the existing structures and gas pumps.
 - c. An 8 foot high compact fence in accordance with Section 105 A of the Zoring Regulations.

 - e. The entrances to the proposed garages.
 - f. Curbing must be provided for the parking areas.
- 3. A special exception for living quarters in a commercial structure is

STATE POADS COMMISSION:

According to the records of the State Roads Commission, the existing Right-of-Way of Philadelphia Road is 60' rather than h0', as indicated on the plan.

The entire frontage of the site must be curbed with combination curb and gutter. The roadside face of curb is to be 20' from and parallel to the centerline of Thiladelphia Soud.

here must be a minimum of 5' from the east property line to the P.C. radius return into the easterly entranco.

The plan must clearly indicate which existing buildings or portions thereof that are to be razed.

The plan sust be revised prior to a hearing date being assigned.

The entrances will be subject to State Roads Commission approval and

Frank E. Cicone First National Bank Building Towson, Karyland 21204 Item 150 Page 4

February 11, 1970

BOARD OF EDUCATION:

A zoning change would only result in a loss of approximately two or three students.

ZONING ADMINISTRATION DIVISION:

Also office is withholding a hearing date until much time as the concents by the State Boads Cormission and Freject Flancing Edwiston are compiled with. The petitioner indicates an eight foot high computs careening around the entire perimeter of this site for the proposed service garage. Bowever, his eight foot high computs carecning is not safficient to sent the Billisore County Zoning Regulations. A eight foot high fence or wall will be required around the entire area o. the service garage. The petitioner does not indicate whether the existing dealing will still be in existance. If the proposal control of the concentral building. The petitioner's attorney should contact this office with report to changing the petition if this is the proposal.

11-9-70

lations, would, result in practical difficulty, and unreasonable hardship, upon the Patitioners and the Variances requested would grast relief without substantial injury to the public health, safety and general welfare of the locality involved, the stem that the best between the control of the locality involved, and the stem that the st Variances to permit a side yard setback of zero (0) feet instead of the required twenty-five (25) feet; and to permit a rear yard sutback of zero (Q1 feet instead of the required twenty (20) feet May 198.70, that the herein described property or area should be and Pursua to the advertisement, protein of property and public hearing on the above retition. RECEIVED FOR FILIN fication shoul. Y JT BE HAD, and/or the Special Exception ORDER IS ORDERED by the Zoning Commissioner of balti-nore County, this ..., 196.... that the above re-classification 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 _______ rone; and or the Special Exception for _____

advertisement, posting of property, and public hearing on the above pe

it appearing that by reason of error in the original zoning map, the above Reclassift-

cation should be had; and it further appearing that by reason of 'e following...

finding of facts that trict compliance with the Baltimore County Zening Regu-

BALTIMORE COUNTY, MARYLAND

mp 1 6 '70 - + --INTER-OFFICE CORRESPONDENCE

Mr. Oliver L. Myers Office of Planning and Zoning

12 Date February 18, 1970

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

tment of Recreation and Parks

The proposed zoning adjoining Rosedale Park has been reviewed by this Department

At this time, we see no immediate need for additional access to Rosedale Park. However, if this street is going to romain a paper street and the right-of-way retained by the County, we way be able to use this access at some future date if additional land is acquired at Rosedale Park.

James L. Overtoon

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENC

Ar. Edward D. Hardesty Attn: Oliver L. Myers

Date February 13, 1970

C. Richard Hoore

Item 150 - ZAC - February 3, 1970 Property Owner: Joseph H. Retz Philadelphia Road, NE/S Gettman Avenue RA + R6 to BH

0

Posted by Marl No News

PETITION FOR RECLASSIFICATION AND VARIANCE—15th DISTRICT AND VARIANCE—19th BERTRACT
ZONNIG: From R.A. end R.4 to
B.M. Zoofe
D. R. Soofe
Variance for Bide
and Rear Yards.
LOCATION South Mose of Philadelphia Read 321 feet West of
Golden Ring Read.
DATK 3 TIME Monday, May 4,
1176 at 100 PR.

ess then midth required for a dwelling on the shottling lot. Section 215.3 (122.1) — Rear Yards—20 feet. All that pured of land in the Faffeenth. District of Baltimere

CERTIFICATE OF POSTING

Tourses, Maryland

1 ston of Stone D. 2 Ported at Entrance to Born dure they I fort at little of Gettings de.

NO DEPARTMENT OF BALTIMORE COUNTY

The subject petition should increase the trip density approximate 200 trips per day. Since the land is presently being used for a garage, the effect on Philadelphia Road is Initiate, linewar, if this is the beginning of zoning changes to BM in this area, so as to expand the commercial area, then some traffic problems or n be expected.

20

PALTIMORE COUNTY. MARYLAND INTER-OFFICE CORRESPONDENCE

Mr. John Rose, TO Att: Mr. O. L. Meyers

FROM Ted Burnham, Plans Review

SUBJECT #150 Joseph H. Betz S/z/S Philadelpria Rd. N/z/S Gettman Ave. District 15

PETITIONER SHALL COMPLY WITH BALTIMORE COUNTY BUILDING CODES.

Date February 5, 1970

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date February 9, 1970

FROM Ian J. Forrest

SUBJECT 1ton 150 - Zoning Advisory Committee Neeting, February 3, 1970

Health Department Commerts:

150. Property Owner: Joseph M. Betz Location: SE/s whiladelphia Road, NE/s Gettaan Avenue District: 15th Present Zoning: "A. * 26 Proposed Zoning: No. Acres: 0.814 ns. _

Public water is available to the site.

The present toilet facilities meet the approval of the Department , however, we would like to be informats will mean additional employees.

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 Menlth.

Water and Sewer S ction BUREAU OF ENVIRONMENTAL HEALTH

TELEPHONE 823-3000 EXT. 387

Court Address 4 514 person of hand court or hand Strong they proposely of Janoph 15, Strong Jr., or of advence on pilot pilot filed with the Zamon Starting Steen 100, County Office

ORIGINAL OFFICE OF @ESSEXTIMES ESSEX, MD. 21221 April 20,

THIS IS TO CERT.FY, that the annexed advertisement of

Edward D. Mardesty, Zoning Commissioner of Saltimore County sus inserted in THE ESSEX TIMES, a weekly newspaper published in

Baltimore County, Naryland, once a week for One week/before the 20th day of April, 1970 that is to say, the same

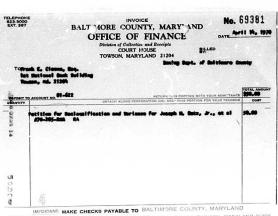
was inserted in the issues/of April 16, 1970.

STROMBERG PUBLICATIONS, Inc.

By Real morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 1970

BALTIMORE COUNTY, MARYLAND



OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120

11-9-70

No. 71208

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 16, 19.70 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 tire ... Successive weeks before the ... lath appearing on the ... 1650 day of April

19...70 L. Land Seffersonian.

Cost of Advertisement, \$

#10-205-RA

Date of Posting Ofice 16 1970

Date of return Poul 23 1970

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT ROUSE, TOWSON,

