

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, Lella G. Chilcoat, 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 R-10 zone to an BL-1 zone, for the following reasons: Error in the original adoption of the zoning map and changes in the area. A comprehensive error was made as the Planning Board under the original adoption of the map did not take into consideration the growth of both the immediate area residentially and the proposed growth of the County facilities which bounds the property on the north. There have been six changes within 500 feet of the subject property as follows: 68-274-R, R-10 to BR; 49-248, R-10 to BL; 68-218-R, R-10 to BM; 70-20-48, R-10 to BL; 58-57, R-10 to BL; 69-256-R, R-10 to BL.

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 1985-08-11-09.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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.

Robert Shortall
Contract purchaser
Address: 6750 Reisterstown Avenue
Baltimore, Maryland 21222
James Kardash
Petitioner's Attorney
Address: 1760 Eastern Blvd.
Baltimore, Maryland 21222

BY ORDERED By The Zoning Commissioner of Baltimore County, this 7th 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 25th day of May, 1970, at 1:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

(over)

1:00P
5/25/70
204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 11, 1970

RE: Type of Hearings: Reclassification from an R-10 zone to an BL zone, and Special Exception for living quarters on 2nd Floor. Location: E. York Rd., 245' So. of Galloway Ave. Petitioners: Lella G. Chilcoat Committee Meeting of March 3, 1970 8th District Item 171

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 two story dwelling, with the property to the north improved with the Texas Fire Station, and to the west with a commercial office building. The properties to the east and to the south are improved with dwellings, 20 to 30 years of age, in good repair. York Road in this location is not improved as far as concrete curb and gutter are concerned.

PROJECT PLANNING DIVISION:

All areas used for treatment or housing of animals must be odor proofed and sound proofed. The housing of animals except for overnight treatment is prohibited.

DEPARTMENT OF TRAFFIC ENGINEERING:

Due to the capacity problems in the York Road corridor, it is undesirable to increase trip density.

James Kardash, Esq.,
1760 Eastern Blvd.,
Baltimore, Maryland 21221

- 2 -

March 11, 1970

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the Fire Prevention Code and the 161 Life Safety Code, 1967 edition, Chapter 13, Office Occupancies.

BUILDING ENGINEER'S OFFICE:

No comment until plans are submitted.

STATE ROADS COMMISSION:

The frontage of the subject site must be curbed with combination curb and gutter. The roadside face of curb is to be 30' from and parallel to the center line of York Road.

There is an 80' right of way proposed for York Road (40' from center) that must be indicated on the plan. The proposed right of way line must be curbed with concrete.

The entrance must be of a depressed curb type with 36" depression transitions. There must be a minimum of 5' from the property line to the beginning of the depression transition.

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

The entrance will be subject to State Road's Commission approval and permit.

HEALTH DEPARTMENT:

Public water and sewers are available to the site. The owner must comply with the "Housing and Sale of Animals Section" of the Baltimore County Code of 1968.

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.

DOLLENBERG BROTHERS

Regional Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

January 26, 1970

Zoning Description

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

Beginning for the same on the east side of York Road at a point distant 245 feet southerly measured along the east side of said road from the center of Galloway Avenue and running thence and ending on the east side of York Road South 19 degrees 00 minutes East 64.07 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 84 degrees 14 minutes East 164.06 feet, North 10 degrees 00 minutes East 56.22 feet and North 75 degrees 52 minutes West 174.25 feet to the place of beginning.

Containing 0.26 of an Acre of land more or less.

Being the property of the petitioners herein as shown on a plat filed with the zoning department.

BUREAU OF ENGINEERING

Zoning Plat - Comments

March 11, 1970

171. Property Owner: Lella G. Chilcoat
(1968-1970) Location: E/S York Road, 245' So. of Galloway Avenue.
District: 8th.
Present Zoning: R-10
Proposed Zoning: R-10 to BL S.F. living quarters.

REMARKS:

York Road (U.S. 111) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Road Commission requirements.

REMARKS COUNCIL:

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.

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

STAFF READING:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both on-site and off-site including the dedication in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County-owned both within and outside the development, are also the responsibilities of the Applicant.

The Applicant must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the Applicant.

York Road (U.S. 111) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Zoning Plat - Comment
Lella G. Chilcoat
Page 2
March 11, 1970

NOTES:

Public water is available to serve this property.

SANITARY SEWER:

Public sanitary sewerage can be made available to serve this property by construction of a public sanitary sewer extension, approximately 95 feet in length from the existing 8-inch sanitary sewer in York Road. (Drawing - 69-592, File 1).

PAVING:

Pay: 5-W.E.
Post: 60 NW 1/4
Topo: NW 15A
Tax: 51

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: May 22, 1970

FROM: George E. Gonnelli, Director of Planning

SUBJECT: Petition 770-216-R. East side of York Road 245 feet South of Galloway Road. Petition for Reclassification from R-10 to B.L. Petition for Special Exception for Living Quarters in a commercial building. Lella G. Chilcoat - Petitioner

8th District

HEARING: Monday, May 25, 1970 (1:00 P.M.)

The Staff or the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B.L. zoning, together with a special exception for living quarters.

We note that the Planning Board recommended B.L. zoning for the entire strip on the easterly side of York Road southerly from the Fire Station to Padonia Road. This recommendation was made in connection with the Planning Board's adoption of comprehensive zoning maps last February. The recommendation was based on the fact that spot commercial incursions have occurred there and it was felt that all of the frontage now ought to be commercial as a component part of the large commercial area at Padonia Road.

GEG:jmh

District 8th Date of Posting May 25 1920
 Posted for Helen W. May 25 1920 C. Lee S. M.
 Petitioner John E. Ch. West
 Location of property 1/2 of lot 12, 245th St. of S. Albany, Cal.
 Location of Sign Q. Noted on East side of lot 12, Albany, Cal.
 Remarks on East of West side
 Posted by Wm. H. Voss Date of return May 24 1920

