

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Abel O. Fields 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 _____ zone to 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: Antique Shop under Section 402.3

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., up to 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:
Abel O. Fields
Legal Owner
Address: Monkton Rd., 21111
Petitioner's Attorney
Abel O. Fields
Towson, Maryland 21204
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this _____ day of _____, 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1970, at 10:30 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

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

April 16, 1970

Zoning Description

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

Beginning for the same at a point in the center of the existing location of the Monkton Road distant South 36 degrees 34 minutes East 169.33 feet measured along the center of Monkton Road from the center of the Falls Road and running thence and binding in the center of the existing location of Monkton Road (the center of the existing road will be the southernmost right of way line of the proposed relocation of said Monkton Road as shown on Baltimore County Bureau of Land Acquisition Drawing 67-123-4) the four following courses and distances viz: South 36 degrees 34 minutes East 14.62 feet, South 66 degrees 45 minutes 42 seconds East 62.35 feet, South 62 degrees 44 minutes 10 seconds East 83.44 feet and South 66 degrees 20 minutes 01 seconds East 20 feet, thence leaving said road and running the three following courses and distances viz: South 3 degrees 40 minutes West 60 feet, South 57 degrees 07 minutes West 247.31 feet and North 65 degrees 30 minutes 44 seconds West 150 feet to the proposed southeasternmost right of way line of Falls Road as shown on Baltimore County Bureau of Land Acquisition Drawing No. RW 67-123-3 thence binding on said right of way line the three following lines viz: North 24 degrees 29 minutes 11 seconds East 100 feet, Northeastly by a line curving forward the right having a radius of 150 feet for a distance of 152.95 feet and North 62 degrees 54 minutes 35 seconds East 20 feet to the place of beginning.

Containing 1.2 Acres of land more or less.

Being a part of the property of the petitioners herein as shown on a plat filed with the office of the Zoning Department.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: June 5, 1970

FROM: Mr. George E. Gavrelli, Director of Planning

SUBJECT: Petition #70-237-X. Southside of Monkton Road 169.33 feet East of Falls Rd. Petition for Special Exception for an Antique Shop. Abel O. Fields - Petitioner

10th District

HEARING: Wednesday, June 10, 1970 (10:30 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for an antique shop. The petitioner proposes to convert an old mill into an antique shop. By special exception, we see no adverse effect on the vicinal area. Projected road improvements for Monkton Road ought to rectify what have been traffic hazards in this location.

GEG:gmh

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Gordon G. Power, Esquire
21 West Susquehanna Avenue
Towson, Maryland 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____, 1970

Edward D. Hardesty
Zoning Commissioner

Petitioner: Abel O. Fields and Hazel D. Fields

Petitioner's Attorney

Reviewed by: Oliver L. Myers
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 71236

DATE: May 18, 1970

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Sealing Dept. of Baltimore County

TO: Abel O. Fields
Towson, Md. 21111

REPORT TO ACCOUNT NO. 60-602

QUANTITY

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CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ May 21, _____ 1970.

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 time _____ weeks before the 10th day of June _____ 1970, the first publication appearing on the 21st day of May _____ 1970.

THE JEFFERSONIAN
St. Leonard Johnston
Manager

Cost of Advertisement \$ _____

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 10, 1970

- 2 -

Gordon G. Power, Esquire
Item 268

June 19, 1970

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 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.

Water and Sanitary Sewer

Public water and sanitary sewer services are not available at this time. Private water and sewage disposal systems will be required in accordance with the Health Department Standards.

PROJECT PLANNING COMMISSION

This office has reviewed the subject site plan and offers the following comments:

The revised alignment is subject to approval by the Bureau of Engineering

TRAFFIC ENGINEER'S OFFICE

The subject petition is requesting a change from R-6 to RL. Although the petition indicates that the property is only to be used as an antique shop, the existing Monkton Road is not sufficient to handle large numbers of commercial trips.

BUILDING ENGINEER'S OFFICE

Petitioner to meet design loads of Baltimore County Building Code for conversion to antique shop. See Section 700.2c.

FIRE DEPARTMENT

The Fire Department has no comment on the proposed site.

BOARD OF EDUCATION

No bearing on student population.

Gordon G. Power, Esquire
Item 268

June 10, 1970

HEALTH DEPARTMENT

Since the private sewage disposal system for the building is not being used at present, it is impossible to determine its adequacy. However, if future use causes an overflow, a correction will have to be made immediately.

ZONING ADMINISTRATION DIVISION

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

OLM:mc

Enclosures

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#70-237-X

District: 10th Date of Posting: May 21, 1970
Posted for: Edward D. Hardesty, Zoning Commissioner
Petitioner: Abel O. Fields
Location of property: Abel O. Fields, 169.33 feet East of Falls Rd.
Location of Sign: 169.33 feet East of Falls Rd.
Remarks: Abel O. Fields, 169.33 feet East of Falls Rd.
Posted by: Mark A. Xxxxx Date of return: May 21, 1970

COUNTY OFFICE BLDG
111 W. Chesapeake Ave.
Towson, Maryland 21204

CLINTA L. WEERS
Chairman

MEMBERS

B. BEAL OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Gordon G. Power, Esquire
21 West Susquehanna Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
Location: W/S Falls Road, Int.
Monkton Road
Petitioner: Abel O. Fields and
Hazel D. Fields
Committee Meeting of April 28, 1970
8th District
Item 268

Dear Mr. Power:

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 dwelling and one out building which is to be used as an antique shop. The surrounding properties are unimproved farm land.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Monkton Road is an existing road which is scheduled to be improved in this area as a 24-foot paving open cross-section roadway on a 50-foot right-of-way. The alignment will utilize most of the existing paving; however, some right-of-way may be required through this site.

Storm Drains

The petitioner 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 petitioner.

A study will be required at the time this site is developed to determine the drainage easements and structures necessary.

Zoning Commissioner of Baltimore County

ASSEL O. FIELDS #70-237-V
S/S of Nonkton Rd. 169.33' E of
Fells Rd. 10th

70-237-x
#268

MICROFILMED

[illegible]

CRIGIN A

...ICE OF

THE TOWSON TIMES

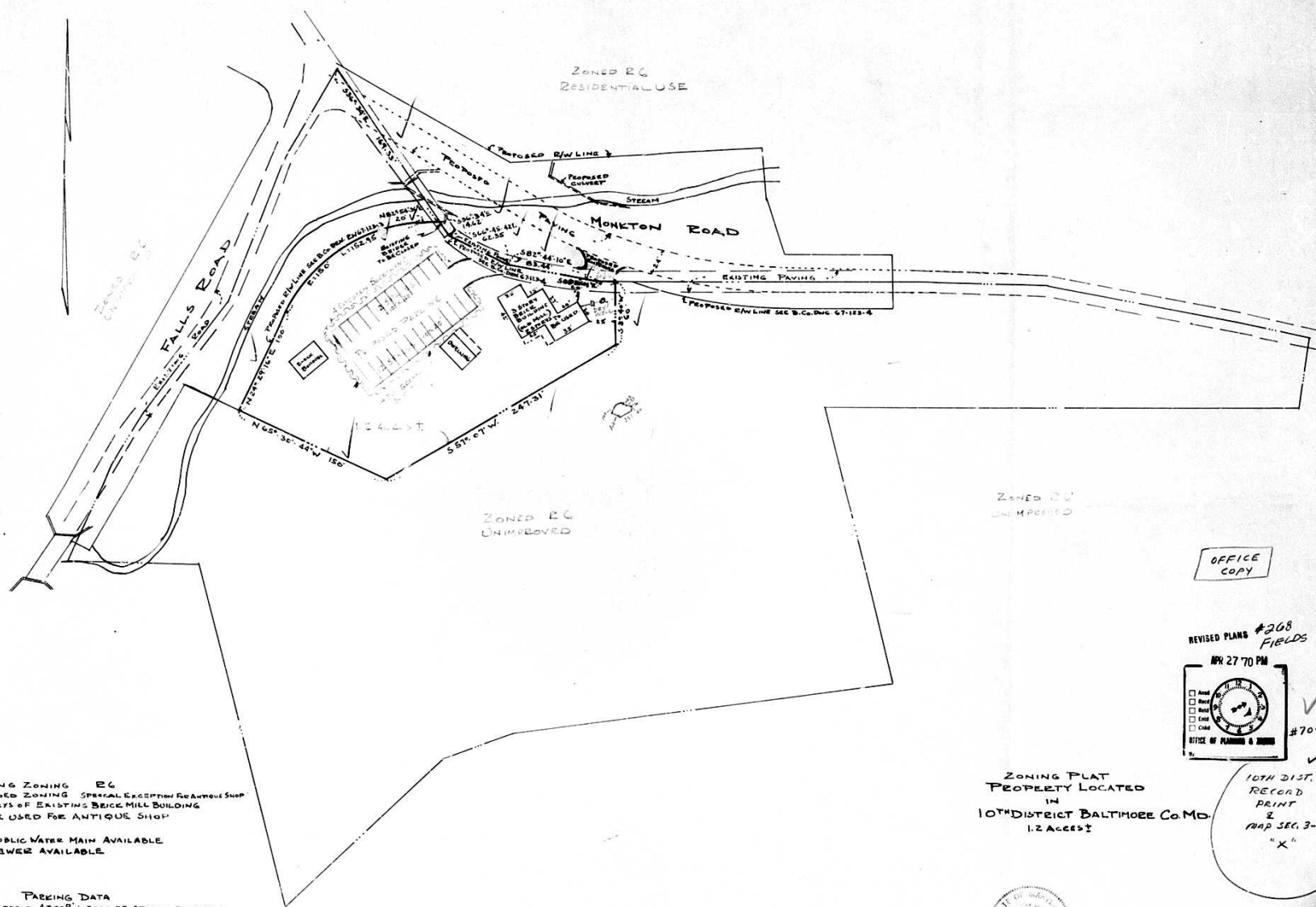
May 25, 1970 724 YORK ROAD TOWSON, MD. 21284 821-7500

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardesty
Soning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one ~~three~~
week(s) before the 25th day of May 1970, that is to say, the same
was inserted in the issue of May 21, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

TELEPHONE 823-5000 EXT. 287		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204		No. 71274 DATE <u>June 9, 1970</u>	
To: Revere's Party and Roomer 21 W. Southampton Ave. Towson, Md. 21204		Billing Agent: Zoning Dept. of Baltimore County		BILLED BY:	
REPORT TO ACCOUNT NO. 00-002		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$6.70	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		CASH	
Advertising and posting of property for Isabel B. Fields 870-237-2				\$6.70	



EXISTING ZONING E6
 PROPOSED ZONING SPECIAL EXCEPTION REANTIQUE SHOP
 2 STORIES OF EXISTING BRICK MILL BUILDING
 TO BE USED FOR ANTIQUE SHOP

NO PUBLIC WATER MAIN AVAILABLE
 NO SEWER AVAILABLE

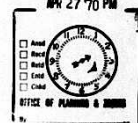
PARKING DATA
 FLOOR AREA = 13000^{sq} ft. 200⁺ 22 SPACES REQUIRED
 24 SPACES PROVIDED

ZONING PLAT
 PROPERTY LOCATED
 IN
 10TH DISTRICT BALTIMORE CO. MD.
 1.2 ACCESS

OFFICE
 COPY

REVISED PLANS #268
 FIELDS

APR 27 '70 PM



#70-237X

10TH DIST.
 RECORD
 PRINT
 &
 MAP SEC. 3-E
 "X"



SCALE: 1" = 50' AUGUST 12, 1969
 DOLLENBROS BROTHERS
 SURVEYORS & CIVIL ENGINEERS
 709 WASHINGTON AVE. TOWSON MD



