

1 1 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

HARRY L. SCHULTZ, JR. and
I, or we, ANNA L. SCHULTZ, his wife, owners 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-20 zone to an R-20 and M-L zone for the following reasons:

Changes in the area since the original zoning which occurred immediately to the South of the Petitioners' property (Zoning Hearings Nos. 5498 and 63-86 R), and to the West and Northwest of the Petitioners' property, (Zoning Hearings Nos. 5490, 4926 and 4846), all of which were from R-20 and M-L, and error in original zoning of B-R zone, in that the B-R zoning did not extend for the entire frontage according to the description as drawn and recorded in the Department of Planning and Zoning.

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:

Property is to be pos. 1 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: 9011 Harford Road, 21234

Protestant's Attorney
Address: 823-2300

ORDERED By The Zoning Commissioner of Baltimore County, this 17th 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of June, 1970, at 1:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

E. P. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 Courtland Avenue
Towson, Maryland 21204

DESCRIPTION TO ACCOMPANY ZONING RECLASSIFICATION PETITION
PROPERTY OF HARRY L. SCHULTZ, JR. AND ANNA L. SCHULTZ, HIS WIFE,
EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
R-20 to B-R

BEGINNING for the same at a point on the West right of way line of York Road (66 feet wide) at a distance of 495 feet northerly from the intersection formed by the center line of Wight Avenue and west right of way line of York Road said point being at the end of the first line of the land which by deed dated April 14, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3513 folio 419, was conveyed by Harry Quentin Curry and wife to Harry L. Schultz, Jr. and Anna L. Schultz, his wife, running thence and binding on the west right of way line of York Road and on the 2nd line in said deed North 11 degrees 20 minutes West 89.0 feet to intersect the 3rd or southernmost line of the B-R. Zone as described in zoning description B-R. 7; thence leaving the west right of way of York Road and binding reverse on part of said zoning line South 78 degrees 40 minutes West 200.0 feet, thence South 11 degrees 20 minutes East 74.23 feet to intersect the first line in said deed Curry to Schultz, running thence and binding on part of the first line North 82 degrees 31 minutes East 200.29 feet to the place of beginning. Containing 0.37 of an acre of land more or less.

BEING part of the land which by deed dated April 14, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R.

E. P. RAPHEL & ASSOCIATES
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DESCRIPTION TO ACCOMPANY ZONING RECLASSIFICATION PETITION
PROPERTY OF HARRY L. SCHULTZ, JR. AND ANNA L. SCHULTZ, HIS WIFE,
EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
R-20 to M-L

BEGINNING for the same at a point located North 11 degrees 20 minutes West 495 feet and South 62 degrees 31 minutes West 200.29 feet from the intersection formed by the center line of Wight Avenue and the west right of way line of York Road (66 feet wide) said point being also in the first or North 82 degrees 31 minutes West 576.20 foot line of the land which by deed dated April 14, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3513 folio 419 was conveyed by Harry Quentin Curry, and wife, to Harry L. Schultz, Jr. and Anna L. Schultz, his wife, thence leaving the said first line North 11 degrees 20 minutes West 284.67 feet to intersect the fourth line in said deed running thence and binding on part of the said fourth line and on the fifth, sixth and seventh and part of the first line in said deed the five following courses and distances 1) North 88 degrees 05 minutes West 19.53 feet 2) North 12 degrees 46 minutes West 100.00 feet 3) North 86 degrees 44 minutes West 350.40 feet 4) South 9 degrees 39 minutes East 446.80 feet and 5) North 82 degrees 31 minutes East 375.91 feet to the place of beginning. Containing 3.44 acres of land more or less.

BEING part of the land which by deed dated April 14, 1959 and recorded among the Land Records of Baltimore County in Liber

W.J.R. No. 3513 folio 419 was conveyed by Harry Quentin Curry, and wife to Harry L. Schultz, Jr. and Anna L. Schultz, his wife.

E. P. Raphael
Eugene P. Raphael 2246
Reg. Prof. Land Surveyor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

SUBJECT: Petition #70-230-R. West side of York Road 495 feet North of Wight Avenue
Petition for Reclassification from R-20 to B-R and M-L Zone.
Harry L. Schultz, Jr. - Petitioner

8th District

HEARING: Wednesday, June 10, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 to B-R and M-L zoning. It offers the following advisory comments on pertinent planning factors:

Changes in the manner of land use and zoning in this area from residential to industrial classifications certainly indicate the appropriateness of the subject petition. The requested zoning coincides with recommendations made by the Planning Board for comprehensively rezoning this portion of the 8th District.

GEG:mh

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
FROM: Attn: Oliver L. Myers
SUBJECT: C. Richard Moore
Item 191 - ZAC - March 17, 1970
Property Owner: Harry L. Schultz, Jr.
York Road beg. 495' N. of Wight Ave.
Reclass. R-20 - BR (1)
R-20 - ML (2)

Date: March 23, 1970

Due to the extreme grade differential, this office is in complete agreement with the State Roads Commission.

C. Richard Moore
Assistant Traffic Engineer

CRH:mr

Addendum to Petition

Reclassification from R-20 to M-L

This area was originally zoned R-20 from York Road on the Eastern boundary, Shawan Road on the Northern boundary, the Harriburg Expressway on the Western boundary and roughly Beaver Dam on the Southern boundary. There were certain exceptions on the York Road frontage. From December 20, 1955 until this date the entire area, with few exceptions, has been reclassified to M-L. The changes to adjacent property have been noted on the petition.

Reclassification from R-20 to B-R

The B-R zoning on the West side of York Road at this point was obtained in 1955. The intention of the zoning authority was to zone usable areas and not to leave this small portion as R-20. M-L zoning is to the South and except for the land of the Petitioners to the West, there is now practically no R-20 land left on this side of the York Road.

The changes in the area cited above and on the petition, also justify the change.

11-13-70

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above Reclassification should be had, and it is hereby recommended that the same be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of June, 1970, that the herein described property or area should be and the same is hereby reclassified, from an R-20 zone to a BR and AL zone, and on or after the date of this order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above reclassification should NOT BE HAD, and on or after the date of this order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of June, 1970, that the above reclassification be and the same is hereby DENIED and that the herein described property or area be and the same is hereby DENIED to remain a R-20 zone, and on or after the date of this order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

Saunders M. Almond, Jr., Esq.
Jenifer Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

this 17th day of March 1970

Edward D. Hardesty
Zoning Commissioner

Petitioner: Harry L. Schultz, Jr.

Petitioner's Attorney: Saunders M. Almond, Jr., Reviewed by Oliver L. Myers, Chairman of Advisory Committee

TELEPHONE
RE-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 71237

DATE: May 15, 1970

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

Building Dept. of Baltimore County

TO: Saunders M. Almond, Jr., Esq.
Jenifer Building
Towson, Md. 21204

QUANTITY	REMARKS	TOTAL AMOUNT
1	Position for Reclassification for Harry L. Schultz, Jr. 770-22-2	\$0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

OFFICE OF
THE TOWSON TIMES
May 25, 1970 724 YORK ROAD 821-7500
TOWSON, MD 21204

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week 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: [Signature]

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

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$

For the purpose of this certificate, 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 before the 10th day of June 1970, the first publication appearing on the 21st day of May 1970.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 31, 1970

Saunders M. Almond, Jr., Esq.
Jenifer Building
Towson, Maryland 21204

RE: Type of Hearings: Reclassification from an R-20 zone to an BR and ML zone. Locations: W/S York Rd., Beg. 495' No. of Wight Ave.
Petitioner: Harry L. Schultz, Jr.
Committee Meeting of March 17, 1970
Item 191

Dear Sir:

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 unimproved tract of land, with the property to the north improved with the Cockeysville Volunteer Fire Company. The property to the east is improved with two dwellings. The property to the west is M. Land which borders the Howell Corporation's tract. The property to the south is an unimproved tract of land, which is improved with an outdoor advertising sign. York Road is this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

Highways

York Road is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Storm Drains

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

Saunders M. Almond, Jr., Esq.
Jenifer Building
Towson, Maryland 21204

- 2 - March 31, 1970

Storm Drains (Continued)

No provisions for accommodating storm water or drainage have been indicated on the subject plans; however, storm drainage facilities will be required in connection with any subsequent grading or building permit applications for this property.

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.

Sediment Controls

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, dumping 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.

Sanitary Sewers

Public sanitary sewerage is not available to serve this property at this time. However, public sewer can be made available to serve this site by constructing an extension of the existing 8-inch sanitary sewer located in Wight Avenue, approximately 50 feet east of the center line of Pepper Road. (See Baltimore County Bureau of Engineering Drawing #62-834-A-101).

This extension involves construction of approximately 2300 linear feet of 8-inch sewer if public roads are utilized; however, this length can be reduced considerably if the sewer could be constructed through a 10-foot easement running southerly from the rear of this site to Wight Avenue. For further information in this regard, the Applicant should contact the Chief of the Sanitary Sewer Design Group of the Bureau of Engineering.

Water

Public water supply is available to serve this property.

Saunders M. Almond, Jr., Esq.
Jenifer Building
Towson, Maryland 21204

- 3 - March 31, 1970

FIRE DEPARTMENT

Petitioner shall be required to comply to all applicable requirements of the Fire Prevention Code and the 101 Life Safety Code, 1967 edition, when construction plans are submitted for approval.

BUILDING ENGINEER'S OFFICE

Petitioner, upon submission of plans, to meet requirements of Baltimore County Building Code and Regulations for proposed building.

HEALTH DEPARTMENT

Public water is available.

Show how site is to be served for sewage disposal if necessary percolation tests must be conducted.

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.

BOARD OF EDUCATION

No bearing on student population.

INDUSTRIAL DEVELOPMENT

We have reviewed the subject petition and visited the site. The Industrial Development Commission recommends that this petition receive favorable consideration to allow this parcel to become compatible with the adjoining land.

STATE ROADS COMMISSION

The entire frontage of the site must be curbed with concrete. The roadside face of curb is to be 24' from and parallel to the center line of York Road.

There is a high steep bank fronting the site. It appears that it will be difficult to provide an acceptable grade for the proposed entrance.

The plan must be revised prior to the hearing date being assigned, to indicate proper entrance channelization and proposed grades for the entrance.

Saunders M. Almond, Jr., Esq.
Jenifer Building
Towson, Maryland 21204

- 4 - March 31, 1970

STATE ROADS COMMISSION (Continued)

The entrance will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

25185

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 8TH Date of Posting: MAY 23, 1970
 Posted for: RECLASSIFICATION FROM R-30 TO R.R.T. M.A.
 Petitioner: HARRY L. SCHULTZ, JR.
 Location of property: N/S.O.F. YORK RD. 495 FT. N.O.F. WIGHT AVE.
 Location of Sign: W/S.O.F. YORK RD. 500 FT. T- N.O.F. WIGHT AVE.
 Remarks: _____
 Posted by: Charles M. Neal Date of return: JUNE 5, 1970
 Signature 70-279-R

TELEPHONE
 823-1000
 EXT. 347

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204

No. 71277

DATE June 10, 1970

BILLED BY:

Zoning Dept. of Baltimore County

To: **County School Hospital**
5011 Harford Rd.
Baltimore, Md. 21234

8500

REPORT TO ACCOUNT NO.

00-000

RETURN THIS PORTION WITH YOUR RECEIPTANCE
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT

\$4.25

QUANTITY

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Advertising and posting of property
 40-135-2

COST

\$4.25

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

220 ENT. GR

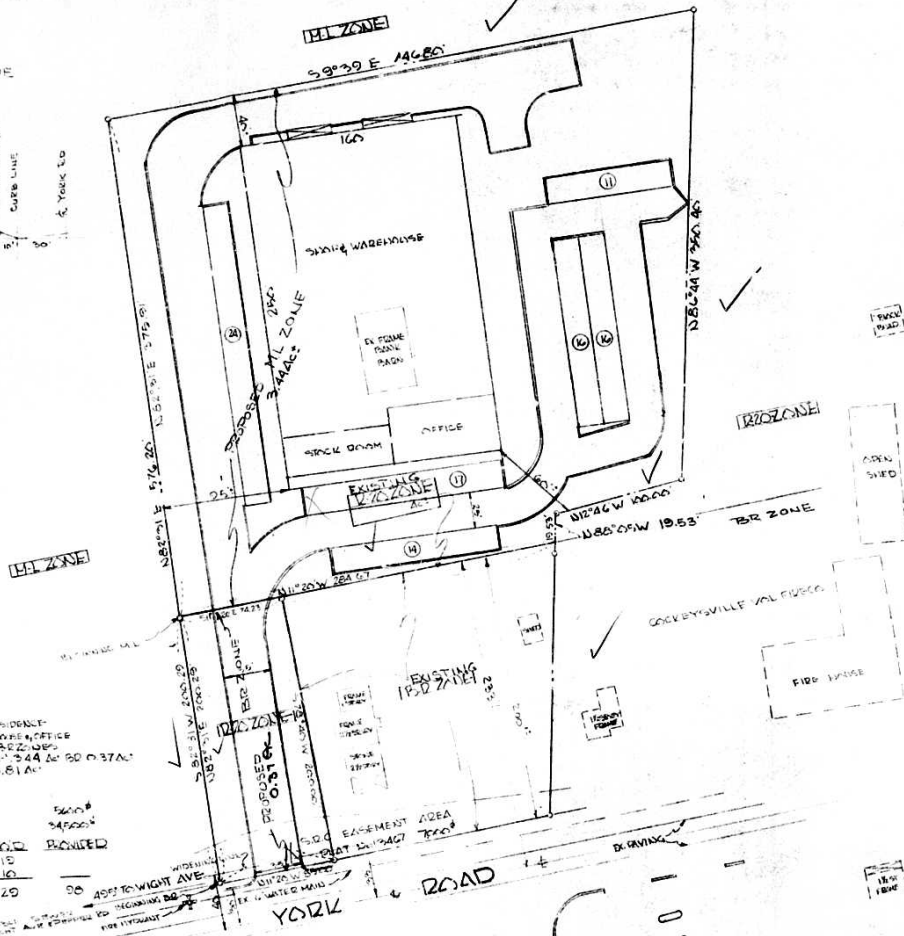
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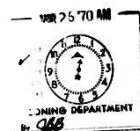
EXISTING USE
PROPOSED USE
EXISTING ZONE
PROPOSED ZONE
AREA

RESIDENCE
WAREHOUSE OFFICE
220-220-0000
M-344 & 60 O 37A
3.81A

TOTAL FLOOR AREA (OFFICE/FLOOR/CM)		50000
TOTAL (WAREHOUSE/STORAGE)		245000
SIZES		
1. OFFICE/FLOOR/CM	1 PER 300	10
2. WAREHOUSE	1 PER 1000	10
3. TOTAL PARKING		20

E. F. Ryghel

NHP
 H8
 SEC. 3-D
 NW-18-B
 ML ✓
 CR ✓



#91
REVISED PLANS

OFFICE COPY

PLAT TO ACCOMPANY ZONING PETITION
PROPERTY OF

HARRY L. SCHULTZ JR.

ELECTION DISTRICT No. 8.
SCALE 1:50
REV. 3-4-70

FALTIMORE COUNTY, MD
JANUARY 23, 1970