TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

TO THE ZONING COMMISSIONER OF BALLIMONE COUNTY:

a PULTON
PURE we RUSSELL K.n. MARY L. legal owners. of the property situate in Baltimore Moop
County and which is described in the description and plat attached hereto and made a part hereof. 4. B. EASTER zope to an to the Zoning Law of Baltimore County, from an. Business Local Business Roadside zone: for the following reasons NE -4-H

BR-X

#2/0

SW'S Hiddle River Clover Rd.

Rd.

S of

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property, for Contractor's Storage Yard

we, agree to pay exp. uses of above re-classification and/or Special Exception advertising. etc., upon filing of this petition, and further agree to and are to be bound by the zoning Kussell X. Feller Mary L Julton Legal Owner medegal 960 HOMBERG AVENUE Address 516 MIDDLE RIVER ROAD Baltimore, Maryland 21221 Baltimore, Maryland 21220

Property is to be posted and advertised as prescribed by Zonins Regulations

William & Litter

ORDER RECEIVED FOR

Pationer's Attorney
WILLIAM R. SUTTON
Address 2115 Old Oreas Rd. -21220666-2200-2201

..... 19670 , that the subject matter of this petition be advertised, as

working with a coning Law of baltimere County, in two newspapers of general circulation through-but Baltimore County that consent in the county in two newspapers of general circulation throughore County, that property by posted, and that the public hearing be had before the Zoning ..., 19870, at 1:00 o'clock

Elvard D. Hardiesty

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 6, 1970

William R. Sutton, Esq., 2115 Old Oroms Road Baltimore, Maryland 21220 OLIVER L MYERS

DEPARTMENT OF

BUREAU OF

MEALTH DEPARTMENT

PROJECT PLANNING BUILDING DEPARTMEN

BOARD OF EDUCATION

ZONING ADMINISTRATI

INDUSTRIAL DEVELOPMENT

STATE ROADS CO

BUREAU OF ENGINEERING

RE: Type of Hearing: Reclassification from an BL zone to an BR zone Location: VS Hiddle River Road, 150° So. of Clower Road Patitioner: Russell X., Futcon Committee Meeting of April 14, 1970 15th District Item 210

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 frame dualling, with the property to the north improved with duallings are resulted from the foreign to the foreign at the foreign that the for

BUREAU OF ENGINEERING:

Since no further highway improvements are required and all public utilities exist, this office has no further comment in regard to the plat submitted for review by the Zoning Advisory Committee in connection with the subject item.

DEPT. OF TRAFFIC ENGINEERING:

The sight distance to the proposed entrance is substandard, Also, the entrance snowld be expanded to at least 30 feet, since it is assumed that large treator and trailers can be expected in a contractors equipment storage yard. No major change in trip density can be expected from this petition.

PROJECT PLANNING DIVISION: This plan has been reviewand there are no site planning factors requiring community

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyor 709 WASHINGTON AVENUE AT YORK HOAD TOWSON, MD. 21204

Zoning Description

All that slace or parcel of land situate, lying and being in the Fifteenth alaction District of Ballimore Gounty, State of Maryland and described as follows to wit:

Beginning for the same at a point on the southwest side of middle flow Road at the distance of 119.19 feet measured southeasterly alone has been approximately for Road and running thence and binding on the southwest side of Middle flows Road and running thence and binding on the southwest side of Middle flows Road and running there and binding on the southwest side of Middle flows flower and so the 19 degrees 10 minutes Sattliffly 1954cet, thence leaving said read and running the three following courses and sistences vizz South oil degrees 17 minutes Mest 10; 75 feet for 10 degrees 12 minutes west 111, 75 feet for the place of Deginning.

Containing 0.6 of an Acre of land more or less.

Being part of the land of the petitioners herein as shown on a plat filed in the office of the zoning commissioners.



William R. Sutton. Esq., 21:5 Old Orems Road Baltimore, Maryland 21220 Item 210

- 2 -

BUILDING ENGINEER'S OFFICE:

No comment from this office at this time.

BOARD OF EDUCATION:

FIRE DEPARTMENT:

This office has no comment on the proposed site.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

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.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office indicating a proposed 30 ft, entrance to conform with the Traffic Engineering comments in the foregoing.

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.

OLIVER L. MYERS, Chairman

DLM:JD

#79-242 EX

PETITION FOR ZONING *
RE-CLASSIFICATION FROM
BUSINESS LOCAL TO BUSINESS
ROADSIDE AND SPECIAL EXCEPTION * OF RUSSELL K. FULTON AND MARY

L. FULTON, HIS WIFE 516 Middle River Road Baltimore County, Maryland 21220

ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

MEMORANDUM

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

RUSSELL K. FULTON and MARY L. FULTON, his wife. Petitioners, by William R. Sutton, their attorney, respectfully

- 1. That the property described in said Petition is now "business local" and Petitioners request re-classification to "business roadside" with a special exception to permit Masonry Contractor's Storage Yard.
- 2. That request has been made to the Planning Board at their public meeting on November 4th, 1969, at Kenwood Senior High School, and said request has been granted by the Planning Board, subject to the County Council's approval.
- 3. That the uses permitted under "business local" are and, although attempts have been made to sell the same, all sales have been unsuccessful without the re-classification requested.

WHEREFORE, your Petitioners pray that their property be re-classified from "business local" to "business roadside" with a special expention to permit a masonry contractor's storage yard.

WILLIAM R. SUTTON
Attorney for Petitione's
2115 Cld Orems Road
Baltimore, Maryland 21220
686-2200-2201 RUSSELL K. FULTON
Petitions Petitioner

CERTIFICATE OF POSTING TMENT OF BALTIMORE COUNTY Hyc-242-RX Posted for: Leaving June 29, 1970 @ 1:00 9 M K Fullist 12 mel 149:19 50 x Location of property: ANIS MILECOL Location of Signe & Sugar Dott & 516 Methle Rive DA Date of return: 12/20 Avery V Yen

No. 71298 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE COURT HOUSE TOWSON, MARYLAND 21204

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

INTER-OFFICE CORRESPONDENCE

To Mr. Edward D. Hardesty, Zoning Commissioner Date June 19, 1970

*70-242 PK FROM Mr. George E. Gavrelis, Director of Planning

Petition 770-242-RX. Southwest side of Middle River Road 149, 19 feet South of Clover Road. Petition for Reclassification from B.L. to B.R. Zone. Petition for Special Exception for Contractor's Storage Yord. Reveal K. Fullon - Petitioner

15th District

HEARING: Monday, June 29, 1970 (1:00 p.m.)

The Stoff of the Office of Planning and Zoning has reviewed the whites patition for reclusalification from B.L. to B.R. Zoning, together with special exception for a contractor's storage yout. It notes that the shift from B.L. to B.R. Zoning is in accord with the recommendations made by the Planning for compression.

With regard to the contractor's storage yard, its. Planning Staff voices no opinion as to whether or not such use here would be in accord with the requirements of Section 502.1 of the Zoning Regulations. The kinds and quality of the activities proposed here have not been spelled out in the patition. If granted, it would seem that screening higher than 4 feet should be required perhaps 6 feet or more – and that the storage of all equipment and enterial should be cllowed only within the fenced in portion of the property.

GEG:msh

AND SPECIAL EXCEPTION
AND SPECIAL EXCEPTION
13th DISTRICT 13th DEFFICET

DOUND: From B.L to R.R. Zone.
Position for Special Exception for
Position for Special Exception for
Position for Special Exception for
LOCATION: Southern Year.

LOCATION: Southern Read 10-15 feet
South of Clever Read
10-15 feet
Artic & Tiller Monday, June 23
117 at 150 P.M.
PERLIC ERABIDG: Room 164 ConnPosition Realing, 111 W CheenTolking Control of Connection of Connection Connection (Connection Connection Connection

statistics Courty, will had a public starting. The state of the state

the place of beginning.
Containing 6.s of an Acre of land
more or less.
Being the property of Russell K.
Fulton and Mary L. Fullon, as shown
on plat Line filled with the Zoning
Department.

Department.

Hearing Dute: Monday, June 29, 170 of 170 P.M.
Public Masring: Room 164, County Office Suilding, 111 W. Chesapeaks Avenue, Townen, Mr.

CERTIFICATE OF PUBLICATION

TOWSON, MD

THIS IS TO CERTIFY, that the annexed advertisement was appearing on the ... llth ... day of

> THE JEFFERSONIAN D. Frank Street

ALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

11-13-70

Pursuant to the advertisement, posting of preperty, and public healing on the above petition and it appearing that by reason of error in the original soning map the above Reclassification should be had; and it further appearing that by reason of the requiremente of Section 502. 1 of the Baltimore County Zoning Regulations having been IT IS ORDERED by the Zoning Commissioner of Baltimore County this. day of. July 198.70 that the herein described property or area should be and zone, and or a Special Exception for a Contractor's Storage Yard should be and the same is granted, from and after the date of this order, subject to the approval of the site plan by Bureau of Public Services and Edward D. Hardest Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petition appearing that by reason of the above re-classification should NOT JE H.A.D., and/or the Special Exception should NOT BE GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.... DENIED and that the above described property or area be and the same is hereby continued as and . zone; and or the Special Exception forbe and the same is hereby DENIED RECSIVED FOR PROCESSING Zoning Commissioner of Baltimore Counts DATE 4- 3-70 OFFICE OF

RECEIVED

ORDER DATE

PLANNING & ZONING

2

MO-242-RX 149,191 S of 15th

MICROFILMED

ORIGINAL. OFFICE OF @ESSEXTIMES ESSEX, MD. 21221 June 15 -THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one weeks before the 15thday of June 1970 that is to say, the same was inserted in the issue of June 11, 1970. STROMBERG PUBLICATIONS, Inc. By Ruth Morgan

EXT. 387		BAL MORE COL OFFICE Of Division of Collection	OICE JNTY, MARY F FINANCE ction and Receipts T HOUSE RYLAND 21204	AND Shree	DATE	71299 • • • • • • • • • • • • • • • • • • •
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MAIL TO DIVISION OF COLLECTION & PECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

LANGLEY PARKING DATA POAD CLOVEE SPACE FOR DWLG = 1 4.50 SPACES FOR GATE'S VEHICLEL > 2 SPACES FOR EMPLOYERS = Z TOTAL SPACES REQUIRES TAYERN SPALES PROUNTS = 6 # 70-24 2 2% UFFICE 26 con UNINDESUED Fulton JUN 1 U '70 AM ---REVISED PLANS ZONING PLAT PROPERTYLOGATED ZONED 26 IN 0700 TO PERAIL GARAGE INAP 4 DIVELLING! 15TH DISTEKT-BALTO.COMO EASTERN 0.60 OFFIN ACRE+ AREA EXISTING ZONING BL NE-4-H PROPOSED ZON 1 G BE WITH SPECIAL EXCEPTION BR-X SCALE : 1"50" MARCH 27,1970 FOR CONTEACTORS EQUIPTMENT DOLLEHBERG BEOTHERS STORAGE YARD EXISTING BUILDING TO BE SURVEYEYOR& CIVIL ENGINEERS TOO WASHINGTON AVE TOWSONMD.

