

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, Edward R. Brownell, and legal 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an NE-11-H zone to an NE-4-C 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 office building

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expenses of show 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 Edward R. Brownell
Legal Owner Edward R. Brownell
Address 4602 Belair Rd.
City Baltimore
State Md.
Zip 21236
Petitioner's Attorney John P. [Signature]
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of April, 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 in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of June, 1970, at 2:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

E. F. RAPHEL & ASSOCIATES
Regional Professional Land Surveyors
201 COUNTRYMAN AVENUE
TOWSON, MARYLAND 21204

OFFICE: 855-2406

RESIDENCE: 771-4888

April 7, 1970

DESCRIPTION & ADVERTISEMENT PETITION FOR SPECIAL EXCEPTION OFFICE IN A/A ZONED PROPERTY OF EDWARD BROWNELL & WIFE 114 ELECTION DISTRICT BALTIMORE COUNTY

BEGINNING for the same at the intersection formed by the northwest right of way line of Belair Road (50' wide) and the north-east right of way line of Perry View Road (50' wide) said point being at the end of the first line of the first parcel of the land which by deed dated July 6, 1947 and recorded among the Land Records of Baltimore County in Liber JMB 1874, folio 197 was conveyed by Adolph H. Beyer and wife to Edward R. Brownell and wife running thence and binding on the northeast right of way line of Perry View Road and on the second line in aforesaid deed 240'11" W 200'00" thence leaving the northeast right of way line of Perry View Road and binding on the 2nd line of the first parcel and continuing the same course and binding on the third line of the second parcel in aforesaid deed 240'11" W 115'00" thence running thence and binding on the 4th line in the second parcel in aforesaid deed 240'11" W 200'00" to intersect the northwest right of way line of Belair Road running thence and binding on the northwest right of way line of Belair Road 249'19" W 115'00" to the place of beginning.

CONTAINING 0.53 acres of land more or less.

Being all of the land which by deed dated July 6, 1947 and recorded among the Land Records of Baltimore County in Liber JMB 1874 and folio 197, was conveyed by Adolph H. Beyer and wife to Edward R. Brownell and wife.



Edward R. Brownell
Reg. Professional Land Surveyor

There is an ever growing need for office space in the Perry Hall area, and particularly on the Belair Road. The subject property is already zoned RA. There are several new home and apartment developments under construction now in Perry Hall and office space is needed to service this community.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner June 19, 1970

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

SUBJECT: Petition #70-243-X, Northwest corner of Belair Road and Perry View Road Petition for Special Exception for Office Building Edward R. Brownell - Petitioner

11th District

HEARING: Monday, June 29, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for offices. It notes that the establishment of R.A. Zoning here by means of a new zoning map in 1966 envisioned that office uses would occur along this portion of Belair Road by means of special exception.

We voice no objection to this request. If granted, the granting should be conditioned upon absolute compliance with plans approved by the appropriate County agencies.

GEG:mb

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 27, 1970

Mr. Edward R. Brownell
5602 Belair Road
Baltimore, Maryland 21236

RE: Type of Hearing: Special Exception
Location: NW side of Belair Road, S of Int., W/Perry View Rd.
Petitioner: Edward R. Brownell
Committee Meeting of April 28, 1970
11th District
Item 257

Dear Mr. Brownell:

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 one and one-half story masonry dwelling. The property northwest and southeast is improved with dwellings ten to twenty years of age in excellent repair. The property to the north is presently improved with a doctor's office. The property to the southeast is partially improved with residences and commercial uses. Belair and Perry View Roads are improved with existing concrete and gutter.

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

Perry View Road is an existing street, improved as a 30-foot closed roadway section within a 50-foot right-of-way.

Although no further highway improvements are required, sidewalks will be required to be constructed, along the frontage of this property on the northeast side of Perry View Road in connection with any subsequent grading or building permit applications.

The entrance locations are subject to approval by the Department of Traffic Engineering.

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

Mr. Edward R. Brownell
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Storm Drains

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

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance, 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.

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

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 Sewers

Public water supply and public sanitary sewerage is available to serve this property.

PROJECT PLANNING DIVISION

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

The entrance would be shown off of Perry View Road for the proposed office parking.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject petition is requesting a special exception for offices in an RA zone. This should increase the trip density from 60 to 120 trips per day. This low increase in volume should have a major effect on traffic on Belair Road.

It is recommended that the developer provide access to Perry View Road rather than Belair Road.

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BUILDING ENGINEER'S OPINION

Petitioner to meet requirements of Baltimore County Building Code and regulations. Also, see Section 104. Business Occupancies.

FIRE DEPARTMENT

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

STATE ROADS COMMISSION

The entrance to the subject site from Belair Road must be of a depressed curb type and must have a minimum width of 25 feet.

The curbing fronting the site is badly deteriorated and would have to be replaced in conjunction with the construction of the proposed commercial entrance.

There is inadequate sight distance at the proposed entrance due to trees, utility poles, and mail boxes along Belair Road, therefore, it is recommended that access to the site be by way of Perry View Road.

Access from Belair Road would be subject to State Roads Commission approval and permit.

HEALTH DEPARTMENT

Public water and sewers are available.

Air Pollution Comments: The building or buildings on this site may be subject of 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.

ARMED IN CONVICTION

No bearing on student population.

ZONING ADMINISTRATION DIVISION

The petitioner must revise his plans to comply with the above comments prior to the hearing.

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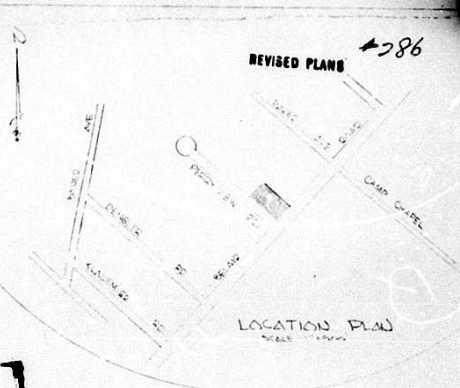
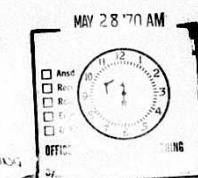
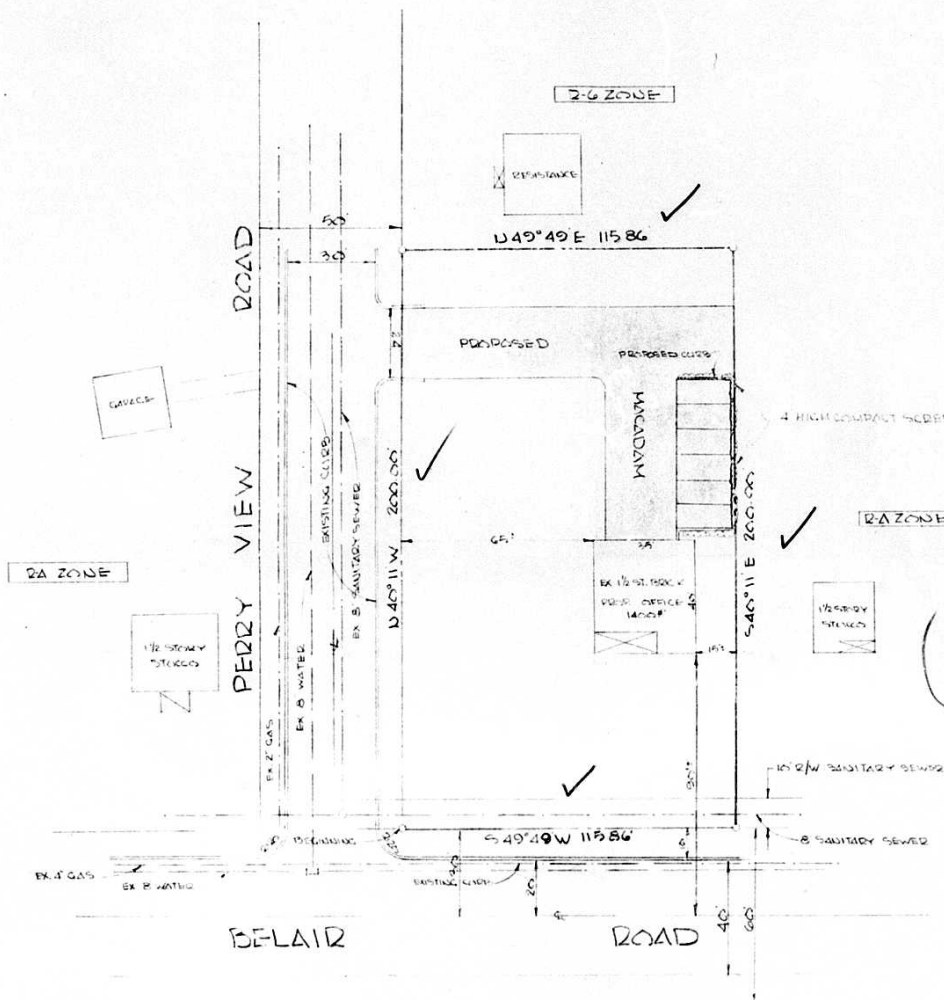
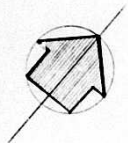
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS
Chairman

GN:mc

Enclosure



OFFICE COPY

GENERAL NOTES:

#70-243X

AREA OF PROPERTY EXISTING USE PROPOSED USE EXISTING ZONE PROPOSED ZONE

#70-243X

PARKING NOTES:

TOTAL PLANT AREA (PROPOSED OFFICE)		WADSWORTH
SPACES	61 PER 300'	5
OFFICE		6

NORTH-EASTERN AREA SEC. 4-C NE-11-N "X"

PLAT TO ACCOMPANY PETITION SPECIAL EXCEPTION

BROMWELL PROPERTY

ELECTION DIST. No. 11
SCALE 1"=30'

BALTO. CO. MD
APRIL 7, 1970
REV MAY 28, 1970

NOTE:
NOT A SURVEY PLOTTED FROM
CREDS. PLATS, & OTHER SOURCES.



This plat was prepared by
E.F. RAPHAEL & ASSOCIATES
Licensed Professional Land Surveyors
201 CHRISTIANO AVENUE
POTOMAC, MARYLAND 20854

