

PETITION FOR ZONING RE-CLASSIFICATION #71-6R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Charles A. Wier and Shirley Ann Wier, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 and B.L. zone to an R-10 and B.L. zone; for the following reasons:

1. To fill a need in the area.
2. To bring the zoning status of the property in conformity with zoning of surrounding areas.
3. To correct an error in the zoning map.

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:

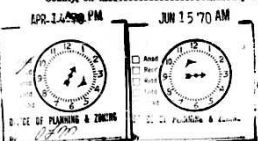
Property to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

A. B. BILZAK AND SONS, INC.
By: *Charles A. Wier*
Address: 1482 Potomac Rd.
Cockeysville, Md. 21033
Address: 15 Cedar Knoll Road
Cockeysville, Md. 21033
Thomas L. Hennessey
Address: 407 West Pennsylvania Avenue
Towson, Md. 21204
Professional's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of July, 1970, at 10:30 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING



71-6-R
#266

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-10 to B.L.
N/S of Parks Avenue 340' E. of Monroe Street
8th District
Charles A. Wier, et al,
Petitioners
A. B. Bilzak & Sons, Inc.,
Contract Purchaser
: : : : :
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 71-6-R

ORDER OF DISMISSAL

Petition of Charles A. Wier, et al, for reclassification from R-10 to B.L. on property located on the north side of Parks Avenue, 340 feet east of Monroe Street in the Eighth Election District of Baltimore County.

WHEREIN, the Board of Appeals is in receipt of a letter filed December 10, 1973, (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioners-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Petitioners-Appellants states that he regards the appeal filed on behalf of said Petitioners as being moot.

IT IS HEREBY ORDERED this 20th day of December, 1973, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik
John A. Slowik, Chairman

W. Giles Porter
W. Giles Porter

Walter A. Reiter, Jr.
Walter A. Reiter, Jr.

REQUEST FOR RECLASSIFICATION FROM *
R10 TO B.L. OF LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

MEMORANDUM

NOW COME: Charles Alfred Wier and Shirley Ann Wier, his wife, legal owners of the above-captioned property, by Thomas L. Hennessey, their attorney, in accordance with Bill 72, Section 21 22(b) and state that the reclassification requested should be granted for the following reasons:

The particular area of Baltimore County in the Eighth Election District at or near Padonia Road and York Road is such to be a typical development area. The wide Padonia Road is planned to meet the intended Greenside Drive directly at the subject property and the petitioners herein have agreed with Baltimore County of an exchange of land to aid the County in its road pattern, swapping areas of Parks Avenue for areas of the extension of Greenside Drive.

Directly across from the property is the Padonia Shopping Center with its complex commercial situation, including filling station, store, bank, restaurant, and it is zoned B.L.

There has been newly erected an office building at Monroe Street and Parks Avenue which is zoned RA with a special exception for office building and is within 340 feet of the property. There is a service station fronting on York Road and Padonia Road and the neighborhood has been subject to numerous zoning changes in the last years. Some of those are listed below:

- a. Case No. 70-20-RX, from R10 to B.L. Granted 7/25/69.
- b. Case No. 69-256-RA, from R10 to B.L. Granted 5/22/69.

- c. Case No. 66-218-R, from R10 and B.L. to B.M. Granted 3/27/68.
- d. Case No. 68-133-RXA, from R10 to R.A. Granted 12/14/67.
- e. Case No. 66-199X, Petition for Special Exception. Granted 3/17/66.
- f. Case No. 66-178R, Petition for Special Exception. Granted 3/16/65.
- g. Case No. 58-57, from R6 to B.L. Granted 5/24/63.
- h. Case No. 57-71, from R10 to B.L. Granted 2/13/63.
- i. Case No. 4216X, Special Exception. Granted 8/21/57.

There is a definite need in the area for the proposed use of this property and its residential use is inconsistent with the other zoning in the area. This property should have automatically been zoned by the Planning and Zoning Department in an overall plan encompassing Padonia Road as B.L. The present existing zoning works a hardship on the property owners since the closing of Parks Avenue, the proposed opening of Greenside Drive, the erection of the shopping center, the increased traffic in the area, the apartments built above them, completely ruins the residential aspect of the property.

Thomas L. Hennessey
Attorney for Petitioners
407 West Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 823-7710

LAW OFFICES OF
THOMAS L. HENNESSEY
407 W. PENNSYLVANIA
AVENUE
TOWSON, MD. 21204

LAW OFFICES
Thomas L. Hennessey



October 6, 1970

MICHAEL J. DAUSCH III
KENNETH J. MACFADYEN

Edward D. Hardesty,
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
1/5 of Parks Avenue, 340' E of
Monroe Street - 8th District
Charles A. Wier, et ux - Petitioners
NO. 71-6-R (Item No. 266)
Our File No. 67-212

Dear Mr. Hardesty:

On behalf of Charles A. Wier, et ux, please enter an appeal to the County Board of Appeals from the Order of S. Eric Diemna, Deputy Zoning Commissioner, of September 9, 1970, wherein a change in reclassification and other relief in connection with the above entitled rezoning application was denied.

Our check for \$75.00 for costs is enclosed.

Very truly yours,

Thomas L. Hennessey
Thomas L. Hennessey

TLH:GMDja
Enclosure
cc: Lew Stuart Thomson, Esquire
414 Jefferson Building
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: July 17, 1970

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

SUBJECT: Petition #71-6-R, North side of Parks Avenue 340 feet east of Monroe Street.
Petition for Reclassification from R-10 to B.L. Zone.
Charles A. Wier - Petitioner

8th District

HEARING: Monday, July 20, 1970 (10:30 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition, for reclassification from R-10 to B.L. Zone and has the following advisory comments to make relative to pertinent planning factors:

There is no commercial zoning on the north side of Parks Avenue at this time. The Planning Board adopted map of February 11, 1970 did not recommend any commercial north of Parks Ave. and Padonia Rd. east of its intersection with Parks. The Board did recommend R.A., anticipating development of this frontage in offices, which would provide a acceptable transition from the commercial zoning and uses south of Parks Ave. and residential development in Timonium Heights. The Baltimore County Circuit Court denied a request for B.L. on the property immediately to the east of the proposed Greenside Drive in April 1970 (Petition No. 68-302-R). The Zoning Commissioner, in 1967, granted reclassification to R.A. and a Special Exception for offices for a parcel of land approximately 300' to the west of the subject property and on the north side of Parks Avenue. These decisions seem to substantiate the Board's policies. The Staff feels there is sufficient land in the York Road corridor with better access potentials to serve the needs of the area.

I am, therefore, recommending the request for B.L. be denied and R.A. granted, with possibilities for a special exception allowing offices and requiring screening on the rear property line.

GEG:mah

DOLLENBERG BROTHERS

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

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 north side of Parks Avenue at a point distant 340 feet easterly measured along the north side of Parks Avenue from the east side of Monroe Street, said point being at the division line between lots nos. 23 and 24 Section 6.C. as laid out on Plat No. 2 Timonium Heights which plat is recorded among the Plat Books of Baltimore County in Plat Book W.P.C. No. 7 folio 15 and running thence and binding on said division line north 0 degrees 15 minutes East 105.90 feet to the south side of a 12 foot Alley, thence binding on the south side of said alley South 03 degrees 45 minutes East 200 feet to the west side of the 12 foot Alley, thence binding on the west side of Greenside Drive, the two following courses and distances: 1. South 6 degrees 35 minutes East 137 feet and South 33 degrees 37 minutes East 23.10 feet to the north side of Padonia Road, thence binding on the north side of Padonia Road, westerly by a line curving toward the left having a radius of 1105.92 feet for a distance of 174.11 feet and thence along the said road and running north 0 degrees 15 minutes East 03.26 feet to the place of beginning.

Containing 0.73 of an Acre of land more or less.

Saving and excepting therefrom that part of the above described parcel of land heretofore zoned business local.

Being the property of the Petitioners herein as shown on a plat filed in the office of the zoning Commissioners.

LAW OFFICES

Hennessey, Fleury and Seibert

THOMAS L. HENNESSEY
LEWIS L. FLEURY
EDWARD F. SEIBERT
DAVID D. MERRILL
LAWRENCE ANTHONY WELFA
JOHN P. MONTAUD

AREA CODE 301 823-7710

407 WEST PENNSYLVANIA AVE. - E
TOWSON, MARYLAND 21204

NATURAL GAS ADDRESS
BOX NO. 8475
TOWSON, MARYLAND 21204

December 6, 1973

Mr. John A. Slowik, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Charles A. Wier, et al
A. B. Bilzak and Sons, Inc.,
Contract Purchaser
N/S Parks Ave. 340' E. Monroe Street
#71-6-R

Your letter of September 4th, 1973 became misplaced in my office.

The property has been sold to Mr. Bilzak, who is presently building on same. I believe that the Zoning Appeal is now moot.

I do believe that the Zoning Office took care of it in their wisdom on the map.

My best to you as always.

Yours very truly,

Thomas L. Hennessey
Thomas L. Hennessey

TLH:vw

201-101-103
7/10/70

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of.....

the above Reclassification should be had; and it further appearing that by reason of.....

a Special Exception for a..... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this.....

day of..... 196..... that the herein described property or area should be and

the same is hereby reclassified; from a..... zone to a.....

zone, and/or a Special Exception for a..... should be had the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show error in the original zoning map or substantial changes in the character of the neighborhood.....

the above re-classification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... day

of..... 1962, that the above reclassification be and the same is hereby

granted; and that the above described property or area be and the same is hereby continued as and

to remain in..... R-10..... zone, and the Special Exception for.....

DEPUTY Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

COUNTY OFFICE Bldg
111 N. Charles Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE PLANNING COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Thomas L. Hennessey, Esquire
1407 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
Location: N/S Padonia Road, W/S Greenside Drive
Petitioner: Charles A. Wier and Shirley Ann Wier
Committee Meeting of April 28, 1970
8th District
Item 266

Dear Mr. Hennessey:

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 story frame dwelling. The properties to the north and east are improved with farm land and dwellings. The properties to the west are undeveloped with the exception of one lot, zoned RA and improved with an office building. The property to the south is improved with a shopping center. No additional improvements will be required for Padonia Road at this location. Greenside Drive is a proposed road. Park Avenue is a gravel road.

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 property.

Highways:

Greenside Drive is proposed for construction under the Baltimore County Capital Improvement Program. The improvement will consist of a 44-foot closed roadway within a 70-foot right-of-way. Highway right-of-way would be required for Greenside Drive with any subsequent grading or building permit applications. In consideration for the granting of the required right-of-way and slope easements, Baltimore County would release to the petitioner an area of surplus property west of Greenside Drive between Parks Avenue and Padonia Road.

Parks Avenue is an existing gravel road which will be served when Greenside Drive is constructed. However, prior to the opening of Greenside Drive, Parks Avenue must remain open to serve the property east of the site.

Thomas L. Hennessey, Esquire
Item 266

June 11, 1970

It is suggested that, at the time construction of Greenside Drive is completed, the petitioner initiate action for the closing of Parks Avenue and the release of the 30-foot right-of-way.

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.

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:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by construction of a public extension approximately 300 feet in length from the existing sewer in Parks Avenue.

PROJECT PLANNING DIVISION:

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

It is this office's understanding that the petitioner's ownership extends beyond the limits of this plat to the East in the bed of the proposed Greenside Drive. This must be indicated on the plan and dedication and improvements will be the petitioner's responsibility.

TRAFFIC ENGINEER'S OFFICE:

The subject petition requests a change in trip density for .37 acres. The increase in traffic anticipated from this size site, should have no major effect on the area, provided the area is not expanded.

The access shown to the subject property is not adequate. The plan should be revised to show access to Greenside Drive when it is constructed and eliminate access to substandard Parks Avenue. No access will be allowed to the 12 foot alley in the rear of the property.

Thomas L. Hennessey, Esquire
Item 266

June 11, 1970

BUILDING ENGINEER'S OFFICE:

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

HEALTH DEPARTMENT:

Public water is available and public sewers are proposed.

FIRE DEPARTMENT:

The Fire Department has no comment this date on the proposed site.

BOARD OF EDUCATION:

Would not increase student population.

ZONING ADMINISTRATION DIVISION:

This office is withholding approval until such time as the Petitioner revises his plan to provide for access to Greenside Drive, when the construction of this road is complete. The access as indicated on the Petitioner's plan is inadequate as it does not provide for any canalization whatsoever.

Very truly yours,

Oliver L. Myers
Chairman

OLM:mc

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward D. Hardesty
ATTN: Oliver L. Myers
FROM: Ellsworth N. Myers, P.E.

Date: May 1, 1970

SUBJECT: Item 266 (1969-1970)
Property Owner: Charles A. and Shirley A. Wier
N/S Padonia Rd., W/S Greenside Dr.
Present Zoning: R-10 and BL
Proposed Zoning: BL
District: 8th
No. Acres: 0.73

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:

Greenside Drive is proposed for construction under the Baltimore County Capital Improvement Program. The improvement will consist of a 44-foot closed roadway within a 70-foot right-of-way. Highway right-of-way would be required for Greenside Drive with any subsequent grading or building permit applications. In consideration for the granting of the required right-of-way and slope easements, Baltimore County would release to the petitioner an area of surplus property west of Greenside Drive between Parks Avenue and Padonia Road.

Parks Avenue is an existing gravel road which will be served when Greenside Drive is constructed. However, prior to the opening of Greenside Drive, Parks Avenue must remain open to serve the property east of the site.

It is suggested that, at the time construction of Greenside Drive is completed, the petitioner initiate action for the closing of Parks Avenue and the release of the 30-foot right-of-way.

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.

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.

Item 266 (1969-1970)
Property Owner: Charles A. and Shirley A. Wier
Date: May 1, 1970

Sediment Control: (Cont'd)

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:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by construction of a public extension approximately 300 feet in length from the existing sewer in Parks Avenue.

ENGINEER'S OFFICE:

SWT Key Sheet
NW 15A Twp
58 x 59 NWS Position Sheet

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
TO: Zoning Commissioner
Date: May 25, 1970

FROM: Richard B. Williams
Project Planning Division

SUBJECT: Zoning Advisory Agenda, Item #266

April 28, 1970
Charles A. & Shirley A. Wier
N/S Padonia Rd., W/S Greenside Dr.

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

It is this office's understanding that the petitioner's ownership extends beyond the limits of this plat to the East in the bed of the proposed Greenside Drive. This must be indicated on the plan and dedication and improvements will be the petitioner's responsibility.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING JEFFERSON BUILDING TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
ATTN: Oliver L. Myers
FROM: C. Richard Moore
Date: May 5, 1970

SUBJECT: Item 266 - ZAC - April 28, 1970
Property Owner: Charles A. & Shirley A. Wier
Padonia Road - W/S Greenside Drive
R10 & BL to BL

The subject petition requests a change in trip density for .37 acres. The increase in traffic anticipated from this size site, should have no major effect on the area, provided the area is not expanded.

The access shown to the subject property is not adequate. The plan should be revised to show access to Greenside Drive when it is constructed and eliminate access to substandard Parks Avenue. No access will be allowed to the 12 foot alley in the rear of the property.

C. Richard Moore
Assistant Traffic Engineer

CRM:nr

INTER-OFFICE CORRESPONDENCE

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

Ernest B. Reed
Everett Reed, Plans Review

Erinch

INTER-OFFICE CORRESPONDENCE

Public water is available and public sewers are proposed.

L. J. Frost

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

INTER-OFFICE CORRESPONDENCE

The Fire Department has no comment this date on the proposed site.

Inspector T. E. Kelly

ZONING ADVISORY COMMITTEE MEETING
OF APRIL 28, 1970

Petitioner: CHAS A & SHIRLEY A WIER
Location: W/3 PRIMA RD, W/3 GREENSIDE DR
District: F
Present Zoning: R10 920
Proposed Zoning: B1
No. of Acres: 0.73
Comments: WOULD NOT INCREASE STUDENT POPULATION

724 YORK ROAD
TOWSON, MD 21204

STROMBERG PUBLICATIONS, Inc.

By Jack Morgan

PETITION FOR DECLASSIFICATION

ZONING: From R-16 to R-1. See
LOCATION: North side of Park
Avenue 240 feet East of Monroe
Street.
DATE & TIME: Monday, July 26,
1970 at 10:00 A.M.
PUBLIC HEARING: Room 204 Coun-
ty Office Building, 111 W. Cham-
paign Avenue, Troy, Maryland.

TOWSON, MD. July 2, 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 009 ~~times~~ ~~successive weeks~~ before the 20th day of July, 1921, the first publication appearing on the 2nd day of July 1920.

THE JEFFERSONIAN,
G. Leank, Editor.
Manager.

Cost of Advertisement, \$.....

#71-6-K

District: SN Date of Posting: July 2, 76
 Posted for: Monday July 26 @ 1976 @ 10:30 P.M.
 Petitioner: Charles A. Niles
 Location of property: NW 1/4 of Sec. 34, T. 34N, R. 10E, S. 14
 Location of Sign: 1/4 Sec. 34, T. 34N, R. 10E, S. 14
near Indian Res.
 Remarks:
 Posted by: Paul H. Niles Date of return: July 2, 76

#71-6-R

District: 8th
 Posted for: _____ Date of Posting: Oct. 15, 20
 Petitioner: A. B. Bilgus & Son, Inc.
 Location of property: N.E. of Park W. 34th E. near 11th St.
 Location of Signs: 1 Sign. Pointed Curved Wall Way. Another on
W. side of 1 story house
 Remarks: _____
 Posted by: M. H. Hesse Signature
 Date of return: Oct. 23, 20

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

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

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