

71-20-X NIAP 4-C NORTH- EASTERN AREA NE-11-H "X" 71-20-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, 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 here 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 _____ offices.

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., 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 P. Kaufman
Edward P. Kaufman
Minnie M. Kaufman
Margaret A. Zeeley
Margaret A. Zeeley
Petitioner's Attorney
210 W. Pennsylvania Ave
Towson Md Va 3 3414

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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on _____ 29th _____ day of _____ 1970, at 10:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

FOR THE PURPOSE OF ZONING ONLY

Beginning for the same on the northwest side of the Belair Road (60 feet wide) at the distance of north 49 degrees 49 minutes east 340.86 feet from its intersection with the centerline of Perry View Road running thence and binding of the northwest side of Belair Road north 49 degrees 49 minutes east 100.00 feet thence leaving the side of Belair Road and running the three following courses and distances viz: north 49 degrees 11 minutes west 200.00 feet south 49 degrees 49 minutes west 100.00 feet and south 40 degrees 11 minutes east 200.00 feet to the place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner July 27, 1970
FROM: Mr. George E. Gerrellis, Director of Planning
SUBJECT: Petition 71-20-X. Northwest side of Belair Road 340.86 feet North of Perry View Road
Petition for Special Exception for Offices
Edward P. Kaufman, et al - Petitioners

11th District

HEARING: Wednesday, July 29, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for offices in on R. A. 20 and offers the following comments:

The subject request is in keeping with the existing land use character along this portion of Belair Road. The staff, however, recommends that the petitioners' request be limited to the conversion of the existing dwelling. Parking for this request should be established on the side of the dwelling to be used for offices.

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
SUBJECT: Item 300 - ZAC - May 12, 1970
Property Owner: Edward P. Kaufman, et ux
NW side of Belair Road SW of Bakers Lane
Special Exception for offices

Date: July 7, 1970

The subject petition is requesting special exception for offices of approximately one-half an acre. Due to the small size of the site, the subject site will create no major increase in trip density. However, since it appears that this area along Belair Road is in a transition to offices, some traffic problems may occur.

C. Richard Moore
Assistant Traffic Engineer

CRK:mr

GEC:mrh



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 1, 1970

COUNTY OFFICE BLDG.
121 S. CONNELLSON AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU 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

Nelson B. Kerr, Esquire
210 West Pennsylvania Avenue
Towson, Maryland 21206

Re: Type II hearing: Special Exception
Location: NW side of Belair Road,
SW + S/W of Bakers Lane
Petitioners: Edward P. Kaufman, et ux
Committee Meeting of May 12, 1970
11th District
Item No. 300

Dear Mr. Kerr:

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 property is presently improved with a dwelling with the property to the southeast improved with doctors' offices. The property to the southeast is improved with a bakery and food market. The property to the northeast and northwest improved with dwelling. Belair Road is improved as far as concrete curb and gutter are concerned.

COMMENTS 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:

Belair Road (U.S. 1) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Storm Drainage:

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

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent erosion, any saturation or damage to adjacent properties, especially by the concentration of surface water. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, is the sole full responsibility of the petitioner.

Nelson B. Kerr, Esquire
July 1, 1970
Item No. 300

Sediment Control:

Development of this property through striping, 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.

BUILDING DEPARTMENT'S OPINION:

Petitioner to meet all applicable requirements of Baltimore County Building Code and regulations. See multiple occupancies Section 140.3 and Business Occupancies Section 140.8.

STATE ROADS COMMISSION:

There is inadequate stopping sight distance at the proposed entrance due to utility poles and railroads along the road. To establish a commercial entrance at this location would constitute a traffic hazard.

The problem could be eliminated by relocating either the mail boxes or the entrance.

Access will be subject to State Roads Commission approval and permit.

FIRE DEPARTMENT:

The building shall comply to all Fire Department requirements for office occupancy.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION'S OPINION:

This Petition is accepted for filing at the date of the enclosed filing certificate. Notice of the hearing date and time, which will be

Nelson B. Kerr, Esquire
July 1, 1970
Item No. 300

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

CLM:mr

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Zoning Commissioner
FROM: Richard B. Williams
Project Planning Division
SUBJECT: Comm. Bldg. Application #300

May 12, 1970
Edward P. Kaufman, et ux
N/W Side of Belair Road
SW + S/W of Bakers Lane

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

The entrance must conform to the comments of the State Roads Commission.

11-16-70

ORDER RECEIVED FOR FILING

DATE 8/9/70 BY C. H. HARRIS

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met:

the above Reclassification should be had, and to further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met:

a Special Exception for a Offices should be granted
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of AUGUST 1970, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and or the Special Exception for be and the same is hereby DENIED

DEPUTY 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 the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met:

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1970, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#71-20-X

District: 114 Date of Posting: July 9-20
Posted for: Henry M. July 29, 1970, C. H. HARRIS
Petitioner: Edward P. HARRIS
Location of property: N.E. 1/4 of Block 1, Rd. 2100 N. of Perry
Remarks: See Petition
Signed by: David H. HARRIS Date of return: July 16, 70

TELEPHONE 486-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 73720 DATE July 9, 1970
To: Edward P. HARRIS, P.E.E. 3000 Gwynn Road Baltimore, Md. 21204		
Bulky Dept. of Baltimore County		
REPORT TO ACCOUNT NO. 01-022	RETURN THIS PORTION WITH YOUR IDENTIFICATION	TOTAL AMOUNT \$19.75
ACTIVITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Advertising and posting of property for Edward P. HARRIS		\$19.75
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

Edward P. HARRIS, P.E.E.
3000 Gwynn Road
Baltimore, Md. 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

..... day of 1970.

Edward D. HARRIS
Zoning Commissioner

Petitioner: Edward P. HARRIS, P.E.E.

Petitioner's Attorney: Edward P. HARRIS

Reviewed by: Edward D. HARRIS
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 9, 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 consecutive weeks before the 29th day of July, 1970, the first publication appearing on the 9th day of July, 1970.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

TELEPHONE 486-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 71306 DATE July 6, 1970
To: Edward P. HARRIS, P.E.E. 3000 Gwynn Road Baltimore, Md. 21204		
Bulky Dept. of Baltimore County		
REPORT TO ACCOUNT NO. 01-022	RETURN THIS PORTION WITH YOUR IDENTIFICATION	TOTAL AMOUNT \$19.75
ACTIVITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Advertisement for Special Exception for Edward P. HARRIS, et al		\$19.75
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

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THE TOWSON TIMES

724 YORK ROAD
TOWSON, MD 21204

July 13, 1970

THIS IS TO CERTIFY, that the annexed advertisement was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 13th day of July, 1970, that is to say, the same was inserted in the issue of July 9, 1970.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

