TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Rayon Holding Corporation legal owners, of the property situate in Baltimore Englished County and which is described in the described made and plat attacked hereto and made a part hereof. An emberoly petition (1) hat "2 coning status of the herein described property be re-classified, pursuant. to the Zoning Law of Baltimore County, from ar R.G..... zone to an SEC 4-B

zone; for the following reasons

There was mistake or error in the original zoning and/or the character of the neighborhood has changed to such an extent that the reclassification requested is proper,

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 None

Property is to be posted and advertised as prescribed by Zoning R- rulations. I, or we, agree to pay expenses of above re-classification and or Special Exception advertising ooting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning ons and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore Rayen Holding Corporation, a body

By: Mulin Molin

Baltimore, Maryland 21221

Protestant's Attorney

Address 805 Lannerton Road

Contract purchases

△ James D. Nolan Petitioner's Attorney Nolan, Plumhoff & Williams Address 204 ... Pennsylvania Ave. Towson, "aryland 21204

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ORDER

DATE

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day 19870 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspopers of general circulation throughtype out Milman County, that p perty be posted, and that the public hearing be had before the Zoning

MS Commission of Baltimore County in Boom 168 County Cou

A. Mas

BALTIMORE COUNTY, MARYLAI

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissioner Date. August 11, 1970

FROMMr. George E. Gavrelis, Director of Planning

SUB::cc. Petition *71-37-R. Northwest corner of Back River Neck Road and Williams Avenue Petition for Reclassification from R.G. to B.L. Zone Raven Holding Corporation - Petitioners

HEARING: Wednesday, August 12, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R.G. to B.L. Zone.

In light of a reclassification to commercial zoning for property on the southerly side of Williams Avenue, the Planning Board now has recommended that the subject property also be included in B.L. zoning.

GEG:msl

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PROPERTY OF RAVEN HOLDING CORPORATION 15TH ELECTION DISTRICT OF BALTIMORE COUNTY

I. DESCRIPTION OF PROPERTY

This property is a lot of ground of medium size . located on est corner of Back River Neck Road at Williams Avenue, in the 15th Election District of Baltimore County. The property is presently

II. PRESENT ZONING

The property is presently zoned RG, but is not so used, betas

III. REQUESTED ZONING

The property is in an area of increasing commercial activity. and it is respectfully requested that the property be placed in an appropriate

IV. REASONS FOR REQUEST

This property is not of sufficient size to be appropriately and cally developed in an RG classification. Furthermore, the reperties on the same west side of Back River Neck Road are ed BL. If one stands on the subject property, the property directly ver Neck Road is also zoned BL. Thus, it can be seen bject property lies in a developing concentration of commercial activity and would properly be placed in such a category, namely BL. rather than in the present RG zone.

All public utilities are available to the subject tract. Finally, since the property is confronted and flanked by

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 7, 1970

15th District Committee Meeting of April 21, 1970 Item 234

James D. Nolan, Esq. Nolan, Plumnoff & Williams 204 W. Pennsylvania Avenue Towson, Maryland 21204 RE: Type of Hearing: Reclassification from on RG zone to an BL zone Location: SN/S Back River Neck Rd. & Williams Ave. Petitioner: Haven Holding Corp.

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced actition and has made an on site field inspection of the promerty. The following comments are a result of this review and inspection.

The subject orcenty , areset IV uniformers, with the argourty to the worth being improved sith several stores which are zoned 86. The property to the est is improved with a small stronging center and service station. The property to the south is improved atthe a-711 store which is presently under construction, 90% consists. The property to the south is bordered by a 16 and 20 ft. The property to the worth is bordered by a 16 and 20 ft. The property will be a south of the property, will live skenne and back River beck Road are improved with construct curb and gutter. No further improvements to these roads are anticipated.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zowing Advisory Committee in connection with the subject item.

Back Siver Neck Road and Williams Avenue are existing County roads which have been improved in recent years and no further highway improvements are required at this time. appropriate and would in ne way be harmful to neighboring properties.

For these, and other reasons, the property owner respect fully requests that this property be zoned BL.

Respectfully submitted

James D. Nolan, attorney for

FRUM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
BAGINERAS
P.O. BOX # 6829, TOMSON, ND. 21204

Description to Accompany Zoning Application Reclassicitation from R.G. to B.L. Back River Neck Road and Williams Avenue.

Harch 18, 1970

Beginning for the same northwesterly 47 eet, more or less (as measured long the southwesterly side of Back & er Neck Road, (0 feet wide) from the intersection of the center line of Williams Avenue, 60 feet wide, with said esterly side of Ba 's River Neck Road; thence binding on the cutoff leading from Back River Neck Road to Williams Averue South 3° 49' 33" dast 22.63 feet to the southeasterly outline of Parcel "N" as shown on a plat entitled: "Plat Three, Section Two COUNTRY RIDGE, Part of Blocks J. K. L and No. dated Decraber, 1956 and recorded among the Plat Records of Baltimore County in Liber G.L.B. 23, folio 107; thence binding on part of said southeasterly outline and binding on the northwesterly side of said Williams Avenue the two following courses, viz: first South 40° 41' 20" West 79.00 feet, and second alone a curve to the left with a radius of 720.00 feet for a distance of 23.24 feet, said curve being subtended by a chord bearing South 39° 45' 53" West 23.23 feet; thence Minding on the southwesterly side of said Parcel "N" and binding on a line radial to the last described curve North 51° 09' 39" West 123,22 Feet to the southeasterly side of an alley, 16 feet wide, as shown on said plat; thence binding on the south esterly side of said alley and bigging on part, of the northwesterly outline of said Parcel "N" North 33° 30' 39" East 11.93 feet; thence blidding on part of the northwesterly outline of said Parcel "N" North 56° 34' 54" East 136.08 feet to the southwesterly side of said Back River Neck Road; thence binding on the southwesterly side of said Back River Neck Road Socia 330 19: 45" East 74.00 feet to the point of beginning.

Containing 0.319 acre, of land, more or less

Subject to a five foot utility easement along the northwesterly side of the above described parcel as shown on the above described plat.

Jomes D. Nolen, Esq. Nolen, Plumboff & Williams 20% W. Pennsylvania Avenue Towson, Md. 21204 Item 234

3

- 2 -July 7, 1970

Highways: (Continued)

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

The alleyways adiacent to the site are for residential use only. Therefore, the petitioner shall provide means to prevent ingress or egress of vehicular traffic.

-2-

The politioner must provide necessary drainage facilities (temporary of permanent) in prevent creating any naisances or demans to adjacent or of any problem which may result, due to increase graduage of moreover installation of drainage facilities, would be the full responsibility of the politions.

Sediment Control:

Development of this property through stripping, grading, and stabilization rould result in a sediment pollution problem, demains private and public holdings downstream of the property. A grading permit is, therefore, mecessary for all grading, including the stripping of top soil.

urwing studies and sediment control drawings will be necessary to be iewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors

BOARD OF EDUCATION:

Would not increase student population.

James D. Nolen, Esq. Nolen, Plumboff & Williams 204 W. Pennsylvania Avenue Towson, Haryland 21204

July 7. 1970

FIRE DEPARTMENT:

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

- 3 -

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from BC to BL of ,319 acres. This size site should create no major increase in traffic on dack River Neck Road, Mowers, should this BL land be increased in size then some traffic proolens may be created on Back River Neck

BUILDING ENGINEER : FFICE:

Petitioner to corply with all applicable requirements of Baltimore County Code and Regulations when plans are submitted. HEALTH DEPARTMENT:

Public water and sewers are available.

Ford Service Comments: If a food service facility is planned, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

Air Follution comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State RelIt Air Follution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of impulse.

ZONING ADMINISTRATION DIVISION:

OLM: JD

This pelition 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 thin 90 days after the date on the filing certificate, will be forwarded to you in the ...ar future.

Very truly water

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CLIVER L. MYERS, Chairmen

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	ssified; from ab. RG zone to a. BL
	REMARKS THE SHEET
the Bureau of P bli	the date of this order, subject to the approval of the site plan by
the Office of Planni	ing and Zoning. Edward D. Kullist
I.E	Zoning Commissioner of Baltimore County
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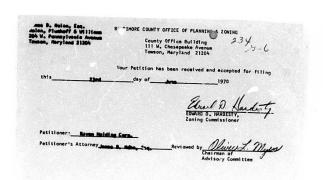
HAVEN HOLDING CORP. #71-37-1
NA/COF. of Back River Neck Rd. and
Williams Ave. 15th

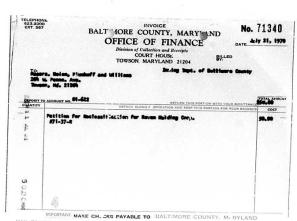
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FICATE OF POSTING TMENT OF BALTIMORE COUNTY #71-37-K CRICINAL OFFICE OF ESSEX TIMES ESSEX, MD. 21221 TriiS IS TO CERTIFY, that the annexed advertisement of Moverd D. Hardesty Zoning Commissioner of Baltimore County as inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one xxxxxxxxx erly before the 27th day of July 19 70 that is to say the same was inserted in the issue/ of July 23, 1970. STROMBERG PUBLICATIONS, Inc.





11, Ruth Morgan

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

