

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Raven Holding Corporation, 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 R.G. zone to an B.L. zone to an B.L. zone, for the following reason:

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 Regulations.

I, or we, agree to pay expenses of above 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.

Raven Holding Corporation, a body Corporate
 By: *James D. Nolan*
 Contract purchaser
 Address: 805 Lammerton Road
 Baltimore, Maryland 21221

BY: *James D. Nolan*
 James D. Nolan, Petitioner's Attorney
 Nolan, Plumhoff & Williams
 Address: 204 W. Pennsylvania Ave.
 Towson, Maryland 21284

ORDERED BY The Zoning Commissioner of Baltimore County, this 23rd 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 had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of August 1970, at 10:00 o'clock

ORDER RECEIVED BY THE ZONING COMMISSIONER



#71-37R
 171-37-R
 11/11/69

09327
 1/4c
 11/11/69

**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 the northwest corner of Back River Neck Road at Williams Avenue, in the 15th Election District of Baltimore County. The property is presently unimproved.

II. PRESENT ZONING

The property is presently zoned RG, but is not so used, being vacant.

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 commercial zone, namely BL.

IV. REASONS FOR REQUEST

This property is not of sufficient size to be appropriately and economically developed in an RG classification. Furthermore, the flanking properties on the same west side of Back River Neck Road are both zoned BL. If one stands on the subject property, the property directly across Back River Neck Road is also zoned BL. Thus, it can be seen that the subject 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 commercial zoning, namely BL, placing BL on this tract is completely

appropriate and would in no way be harmful to neighboring properties.

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

Respectfully submitted,

James D. Nolan, attorney for
 Raven Holding Corporation

FROM THE OFFICE OF
 GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 ENGINEERS
 P.O. BOX # 8828, TOWSON, MD. 21284

171-37R
 11/11/69

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

Beginning for the same northwesterly 47 feet, more or less (as measured along the southwesterly side of Back River Neck Road, 60 feet wide) from the intersection of the center line of Williams Avenue, 60 feet wide, with said southwesterly side of Back River Neck Road; thence binding on the cutoff leading from Back River Neck Road to Williams Avenue South 3° 49' 33" East 21.63 feet to the southeasterly outline of Parcel "M" as shown on a plat entitled: "Flat Three, Section Two COUNTRY RIDGE, Part of Blocks J, K, L and M", dated December, 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 along 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 binding on the southwesterly side of said Parcel "M" 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 southeasterly side of said alley and binding on part of the northwesterly outline of said Parcel "M" North 33° 30' 39" East 11.93 feet; thence binding on part of the northwesterly outline of said Parcel "M" 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 South 33° 19' 45" East 74.00 feet to the point of beginning.

Containing 0.319 acres 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.

-2-

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavelis, Director of Planning

SUBJECT: 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

15th District

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.

GE:smh

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 7, 1970

COUNTY OFFICE BLDG.
 101 E. PATENT STREET
 BALTIMORE, MARYLAND 21202

FILED UNDER

MEMBERS

CHIEF ENGINEER

DEPARTMENT OF

STATE ROAD COMMISSION

DEPARTMENT OF

HEALTH DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

James D. Nolan, Esq.
 Nolan, Plumhoff & Williams
 204 W. Pennsylvania Avenue
 Towson, Maryland 21284

RE: Type of Hearing: Reclassification from an RG zone to an BL zone
 Location: SW/3 Back River Neck Rd. & Williams Ave.
 Petitioner: Raven Holding Corp., 15th District
 Committee Meeting of April 21, 1970
 Item 23a

Dear Sirs:

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 unimproved, with the property to the north being improved with several stores which are zoned B6. The property to the east is improved with a small shopping center and service station. The property to the south is improved with a 7-11 store which is presently under construction, 90% complete. The property to the west is bordered by a 16 and 20 ft. alley to the rear of existing grass lots which abuts the subject property. Williams Avenue and Back River Neck Road are improved with concrete 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 Zoning Advisory Committee in connection with the subject item.

Highways:

Back River 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.

James D. Nolan, Esq.
 Nolan, Plumhoff & Williams
 204 W. Pennsylvania Avenue
 Towson, Md. 21284
 Item 23a

- 2 -

July 7, 1970

Highways: (Continued)

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

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

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 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.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

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

BOARD OF EDUCATION:

Would not increase student population.

James D. Nolan, Esq.
 Nolan, Plumhoff & Williams
 204 W. Pennsylvania Avenue
 Towson, Maryland 21284

- 3 -

July 7, 1970

FIRE DEPARTMENT:

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

DEPT. OF TRAFFIC ENGINEERING:

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

BUILDING ENGINEER - OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Code and Regulations when plans are submitted.

HEALTH DEPARTMENT:

Public water and sewers are available.

Food 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 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:

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.

Very truly yours,

Oliver L. Myers
 OLIVER L. MYERS, Chairman

OLM:JD
 Enc.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above Reclassification should be had, and no further appearing that the reasons should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12 day of August, 1970, that the herein described property or area should be and the same is hereby reclassified, from an RG zone to a B1

Edward D. Hardesty, 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 above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 196, 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

Edward D. Hardesty, Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR THE DATE 7/23/70

BY ADMINISTRATIVE ASSISTANT

DATE 7/23/70

BY

ADMINISTRATIVE ASSISTANT

DATE 7/23/70

BY

ADMINISTRATIVE ASSISTANT

DATE 7/23/70

BY

ADMINISTRATIVE ASSISTANT

DATE 7/23/70

BY

ADMINISTRATIVE ASSISTANT

DATE 7/23/70

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 713747 DATE July 7, 1970 TO: Roger, Nelson, Plumbhoff and Williams Zoning Dept. of Baltimore County; TOWSON, MARYLAND 21204

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION TOWSON, MD. 21204 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 2 consecutive weeks before the 1st day of August, 1970, the first publication appearing on the 29th day of July, 1970.

THE JEFFERSONIAN, Manager. Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland No. 71-37-R District 154 Date of Posting July 23, 1970 Posted for Roger Nelson, Plumbhoff and Williams Petitioner: Nelson, Plumbhoff and Williams Location of property: 200 W. Pennsylvania Avenue, Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received and accepted for filing this 23rd day of July 1970

OFFICE OF THE ESSEX TIMES ESSEX, MD. 21221 July 27 - 1970 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 week before the 27th day of July 1970 that is to say the same was inserted in the issue of July 23, 1970.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 71340 DATE July 21, 1970 TO: Roger, Nelson, Plumbhoff and Williams Zoning Dept. of Baltimore County; TOWSON, MARYLAND 21204

HAVEN HOLDING CORP. 111 W. Chesapeake Ave., Towson, Md. 21204

7/23/70 #234

MICROFILMED

7/23/70 #234

