

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edna J. Andrews and Columbia Hills Corporation (see note below) 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-6 zone to an R-13 zone, for the following reasons:

1. Because of error in the adoption of the Comprehensive Land Use Map for the Thirteenth District, and
2. Because of changes in the character of the neighborhood since the adoption of the aforesaid map.

(NOTE: This petition is for reclassification of all of that property covered by the attached description, saving and excepting such portion as the Zoning Commissioner may determine is already zoned B.L. on the Comprehensive Zoning Map for the Thirteenth District, 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 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.

By: Edna J. Andrews
Edna J. Andrews
Columbia Hills Corporation
Robert E. Kanode, President
Address: _____

Contract purchaser
Address: James H. Cook
James H. Cook
Petitioner's Attorney
22 W. Pennsylvania Avenue
Towson, Maryland 21204

By: Julian S. Brewer Jr.
Julian S. Brewer Jr.
Professional Engineer
5420 Carville Ave
Baltimore, Md. 21227

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of July, 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 100, County Office Building in Towson, Baltimore County, on the 17th day of August, 1970, at 10:30 o'clock.

By: Edward D. Hardesty
Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR RECLASSIFICATION
FROM R-6 TO B.L. OF PROPERTY
LOCATED ON THE NORTHWEST SIDE
OF WASHINGTON BOULEVARD AND
CLARK BOULEVARD IN THE THIRTEENTH
ELECTION DISTRICT OF BALTIMORE
COUNTY

MEMORANDUM TO ACCOMPANY PETITION FOR RECLASSIFICATION

The following reasons are assigned as grounds for error and changes in support of the Petition for Reclassification:

1. That a portion of the property in already zoned Business Local, with the zoning line going approximately through the center of the existing filling station structure, which structure antedated the adoption of the present Map for this District, thus leaving a portion of the existing filling station in the Business Local Zone and a portion of it in a Residential Zone.
2. That, since the adoption of the present Map, construction has started on the new Washington Expressway, to the northwest of this tract, and has also commenced on Metropolitan Boulevard, which will connect with Washington Boulevard to the south of this tract, which will greatly change traffic patterns in the community.
3. The zoning reclassification request is in conformity with recommendations made by the Baltimore County Planning Board, with the cooperation and assistance of the Baltimore County Planning Department as evidenced by the reclassification maps forwarded on February 14, 1970 by the Baltimore County Planning Board for public hearings and consideration by the Baltimore County Council pursuant to Public Local Law.

By: James H. Cook
James H. Cook
Attorney for Petitioner

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
N/S of Clark Boulevard, 82.82' : ZONING COMMISSIONER
NW of Washington Boulevard - :
13th District : OF
Edna J. Andrews, et al - :
Petitioners : BALTIMORE COUNTY
NO. 71-46-R (Item No. 328) :

The Petitioners request a Reclassification from a R-6 Zone to a B.L. Zone for a parcel of property located on the north side of Clark Boulevard, 82.82 feet northwest of Washington Boulevard, in the Thirteenth District of Baltimore County, said property containing 2.125 acres of land, more or less.

Due to the adoption of the Comprehensive Zoning Map for Baltimore County on March 24, 1971, the above Petition is considered moot.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1972, that the said Petition be and the same is hereby DISMISSED without prejudice.

Zoning Commissioner of
Baltimore County

May 15, 1972

James H. Cook, Esquire
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
N/S of Clark Boulevard, 82.82'
NW of Washington Boulevard -
13th District
Edna J. Andrews, et al -
Petitioners
NO. 71-46-R (Item No. 328)

Dear Mr. Cook:

It is my understanding that Mr. Edward D. Hardesty heard this case and held it sub curia.

Since that time, the property has been zoned B.L. on the Comprehensive Zoning Map, and accordingly, I am dismissing the Petition in order to keep our dockets straight. A copy of the Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SKD/arl

Attachments

cc: Julian S. Brewer, Jr., Esquire
5420 Carville Avenue
Baltimore, Maryland 21227

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 27, 1970

James H. Cook, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an R-6 zone to an B.L. zone
Location: NW of Southwestern Blvd. at Int. with Clark Blvd.
Petitioners: Edna J. Andrews and Columbia Hills Corporation
Committee Meeting of May 12, 1970
13th District
Item 328

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.

With the exception of the corner of Clark Blvd. and Washington Blvd., which is improved with a Green Oil Company service station, the properties to the northwest and west are improved with dwellings. The property to the south and southeast are improved with manufacturing uses and a railroad. Partial curb and gutter exists along Washington Blvd. and Southwestern Blvd. - none exists along Clark Blvd.

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:

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

Clark Boulevard is an existing macadam road which is proposed to be improved as a 40-foot closed roadway section within a 60-foot right-of-way. Highway right-of-way widening

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and improvements would be required in connection with any subsequent grading or building permit applications. A hazardous condition exists at the present intersection of Clark Boulevard with Washington Boulevard due to the merging traffic lane from the southwest bound lane of Southwestern Boulevard combined with inadequate sight distance to the west on Washington Boulevard. The petitioner or his engineer should consult with the Chief of the Highway, Street and Bridge Design Group of the Bureau of Engineering to determine the most desirable horizontal and vertical alignment feasible at this location.

Storm Drains:

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

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.

A 10-foot wide drainage and utility easement across this property, adjacent to the northeasternmost outline, would be required in connection with any subsequent grading or building permit applications.

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 striping 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 the Clark Boulevard frontage of this property and can be extended along the Washington Boulevard frontage to serve the entire site.

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Sanitary Sewers:

Public sanitary sewerage can be made available to serve this property by constructing an extension from the existing 10-inch sanitary sewer located on the west side of the southwest bound lane of Southwestern Boulevard, at a point approximately 1250 feet northwest of the northeasternmost outline of this property. (See Baltimore County Bureau of Engineering Drawing #48-269, A-10)

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change of 2.1 acres from R-6 to B.L. This parcel is located at the end of the ramp from Southwestern Boulevard and should commercial traffic enter and exit this site, traffic accident potential can be expected to increase in this area.

BUREAU OF EDUCATION: Would have no effect on student population.

BUILDING ENGINEER'S OFFICE:

No comment from the Building Engineer's Office at this time.

FIRE DEPARTMENT:

Owner shall be required to comply to all applicable requirements of the 101 Life Safety Code, 1957 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Fire hydrants for the proposed site are required and must be in accordance with Baltimore County Standards. The hydrants shall be spaced at 300' intervals.

DEPARTMENT OF HEALTH:

Revised plan must be submitted showing how the property will be served by public water and sewer.

STATE ROADS COMMISSION:

Proposed entrances into the subject site must be located so as to preclude any conflict of traffic of vehicles entering or leaving the site with vehicles traveling on the State highway.

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

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ZONING ADMINISTRATION DIVISION:

The Health Department has requested that revised plans be submitted indicating the proposed sewer and water to the property.

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, Chairman

OLMJD
Enc.

MR 17 70

HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21404

JOHN C. COOLAHAN,
1ST DISTRICT
BALTIMORE COUNTY
COMMITTEE
JUDICIARY

HOME ADDRESS:
4822 MADISON AVENUE
BALTIMORE, MARYLAND 21217
242-9224

August 14, 1970

Mr. Edward D. Hardisty
Zoning Commissioner
County Office Bldg.
Towson, Maryland

Dear Mr. Hardisty:

This letter is written in reference to the scheduled zoning hearings on September 17, 1970 in regards to the petition of Edna J. Andrews and Columbia Hills Corporation for a change in zoning from R-4 to B-1 of that property located on the north side of Clark Blvd. northeast of Washington Blvd. and the petition of Country Homes Ltd. for a change in zoning from R-4 to B-1 of that property located on the northwest side of Southwestern Blvd. north of Clark Blvd.

I would like to go on record as strongly opposing the requested changes as I believe that there was no error in the original zoning map that adopted an R-4 classification, nor do I feel that there has been any significant change in the neighborhood to justify such a reclassification.

If this requested reclassification were to be granted it would in my opinion represent an encroachment of industry into an already existing well maintained residential area with a resulting lowering of property values. I do not believe that this is at all equitable or desirable.

I would request that this letter be added to any other letters of protest that you have received regarding these requests, changes so that it can be made a part of the permanent record.

Very truly yours,

John C. Coolahan

JCC:dc
cc: Mr. David Baxter

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner
FROM: Mr. George E. Cavellis, Director of Planning
SUBJECT: Petition #71-46-6, North side of Clark Boulevard 82.82 feet northwest of Washington Blvd. Edna J. Andrews, et al - Petitioners

13th District

HEARING: Monday, August 17, 1970 (10:30 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-4 to B-1 zoning. It notes that in the proposed comprehensive zoning map approved by the Planning Board last winter, expansion of commercial zoning here was recommended. The Planning Board and Staff were of the opinion that commercial zoning here should be expanded to include all of the subject property and that such expansion validated the relationship of this property to Washington Boulevard and would have no adverse effect on the residential community to the rear.

C5G:msh



FROM THE OFFICE OF
GEORGE WILLIAM SEAFORTH, JR. AND ASSOCIATES, INC.
ENGINEERS
P. O. BOX 4 6828, TOWSON, MD. 21204

April 29, 1970

Description of Parcel of Land
Northwest side of Washington Boulevard
and Clark Boulevard.

Beginning for the same on the north side of Clark Boulevard, 45 feet wide, at the distance of 82.72 feet measured southwesterly along the north side of said Clark Boulevard from the northwest side of Washington Boulevard, said point of beginning being the southeast corner of Parcel "A" as shown on a plat of "Wynewood" dated July 1, 1959 and recorded among the Land Records of Baltimore County in Plat Book W.J.R. 26 folio 90, running thence leaving the north side of said Clark Boulevard and ending on the outline of said Parcel "A" the three following courses, viz: (1) North 13° 38' 20" West 202.93 feet, (2) North 44° 51' 34" East 247.99 feet and (3) South 47° 53' 44" East 93.86 feet, to the northwest side of Washington Boulevard, thence binding on the northwest side of Washington Boulevard, (4) South 33° 47' 40" West 105.26 feet, and (5) along a curve to the left with a radius of 6106.17 feet a distance of 485.39 feet, said curve being subtended by a chord bearing South 36° 04' 20" West 485.26 feet to the north side of the above mentioned Clark Boulevard, thence binding on the north side of said Clark Boulevard the two following courses, viz: (6) South 38° 1' 40" West 20.00 feet, and (7) South 72° 59' 40" West 62.72 feet to the place of beginning. Containing 2.125 acres of land, more or less.



This petition is for reclassification of all of that property covered by the above description, saving and excepting such portion as the Zoning Commissioner may determine is already zoned B-1, on the Comprehensive Zoning map for the Thirteenth District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th
Posted for: Reclassification
Petitioner: Edna J. Andrews
Location of property: N.W. of Clark Blvd - 82' NW of West Blvd.
Location of Sign: 70' N.W. of West Blvd on N.W. of Clark Blvd.
Remarks: 2nd - 2nd N.W. of Clark Blvd on N.W. of South Western Blvd.
Posted by: [Signature]
Date of return: 8-5-70

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Group 9
Item 306
County Office Building
131 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this
30th day of July, 1970
Edward D. Hardisty
Zoning Commissioner
Petitioner: Edna J. Andrews and Columbia Hills Corporation
Petitioner's Attorney: James M. Cook, Esq.
Reviewed by: [Signature]
Chairman of the Advisory Committee

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. August 4, 1970

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one consecutive weeks before the 17th day of August, 1970, the first publication appearing on the 50th day of July, 1970.

THE TIMES

John M. Martin

Cost of Advertisement: \$ 27.00

POP # 2242

Reg. # A221

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 30, 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 consecutive weeks before the 17th day of August, 1970, the first publication appearing on the 30th day of July, 1970.

1970.

THE JEFFERSONIAN

Cost of Advertisement: \$

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. August 4, 1970

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one consecutive weeks before the 17th day of August, 1970, the first publication appearing on the 30th day of July, 1970.

THE TIMES

John M. Martin

Cost of Advertisement: \$ 27.00

POP # 2242

Reg. # A221

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 73777

DATE: July 17, 1970

TELEPHONE 464-2413

TO: Messrs. Cook, Mudd, Murray & Howard
22 W. Fayette Ave.
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622

Advertising and posting of property for Edna J. Andrews, et al

62.50

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 73701

DATE: July 8, 1970

TELEPHONE 464-2413

TO: Messrs. Cook, Mudd, Murray & Howard
22 W. Fayette Ave.
Towson, Md. 21204

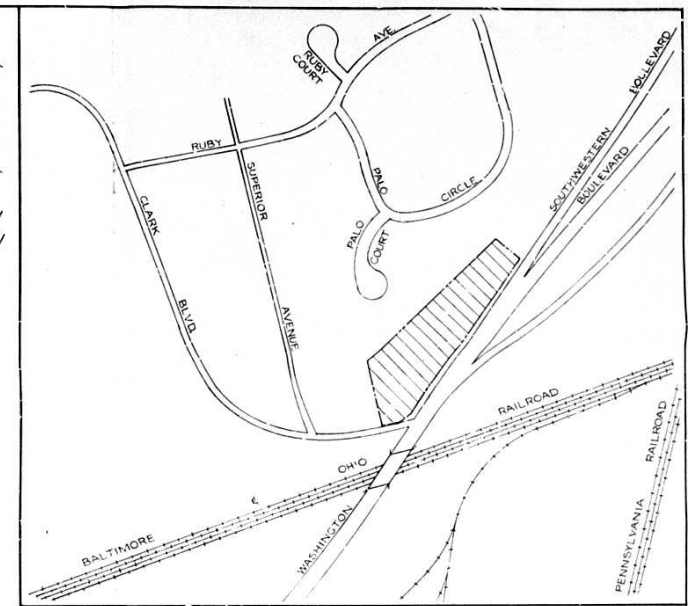
DEBIT TO ACCOUNT NO. 01-622

Petition for Reclassification for Edna J. Andrews, et al

50.00

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

AUG 17 1972



LOCATION MAP
SCALE 1" = 200'

OFFICE
COPY

MRP
#13
SEC. 2A83A
SW-7-D
BL

PLAT TO ACCOMPANY ZONING PETITION
WASHINGTON BOULEVARD & CLARK BOULEVARD
BALTO. CO. MD
SCALE 1" = 50'

ELECT. DIST. # 12
APRIL 23, 1970



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHEE AVE.
TOWSON 4, MARYLAND

#71-46 R
map
#13
SEC. 213A
SW-7-D
BK

