and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for ...

reporty is to be posted and advertised as prescribed by Zoning Regulations. For we, agree to pay expenses of above re-classificati 's and/or Special Exception advertising etc., upon filing of this petition, and further agree to and are to be bound by the soning

Dalot Show Legal Come North Point and Trappe Roads P. Bayard Williams; Jr. Baltimore, Maryland 21222

MARS STORES, INC.

Johnson Bowie-Politican's Attorney 22 W. Pennsylvania Avenue Towson, Maryland 21204

distinuer of staltimore County, this 2 ist ____, 162.70, that the subject matter of this petition be advertised, as

ired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughnore County, that property be posted, and that the public hearing be had before the Zoning ore County in Room 166, County Office Building in Towson, Baltimore 19870, a²¹⁰⁰ o'clock 24th August August

RECEIVED FOR PROCESSING DATE 4/99/10 OFFICE OF PLANNING & ZON NIF

Loand D. Hardesto

INTER-OFFICE CORRESPONDENCE

#71-501 R. TO Mr. Edward D. Hardesty, Date August 21, 1970 Zoning Commissioner
FROM Mr. George E. Govrelis, Director of Planning

SURJECTPatition \$71-59-R. North side of North Foliat Poud 160 feet west of Kimberly Road
Patition for Reclassification from B.L. and R.G. to B.R. Zone.

15th District

NECK

ARCA

BR

HEARING: Monday, August 24, 1970 (2:00 p.m.)

The Planning Staff will recommend to the Board that commarcial zoning be established here — but for B.L. rather than B.R. purposes. We feel the the extra and more rigorous screening and landscaping requirements under the planned shapping center provisions of the Engulations provide suitable protection for the adjoining residential community existerly from the alley.

BALTI ORE COUNTY, MARYLA D

Mars Stores, Inc. - Petitioners

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

We note that the map preliminarily approved by the Planning Board last winter and We note that the map petitiminally approved by the Planning Board last winter and stealing with comprehensive rezoning recommendations for this area did recommend the expansion of B.R. zoning eatherly from its present boundary to Trappe Road.
It was fell that all of the area westerly from this proposed road should be zoned for commercial purposes. The original recommendation of the Planning Board retained R.G. zoning on the easierly side of the Trappe Road extension. Exemination of the unique appears of the subject properly indicates that it really could not be developed within the context of residential zoning and that either apartment or commercial zoning would represent more reasonable use potentials. Apartment zonin, here would probably be limited to some kind of office use under the special exception provision:

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE July 30, 1970

Charmes

BUREAU OF

DEPARTMENT OF TRAFFIC ENGINEERS

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT BOARD OF ADUCATION

INDUSTRIAL DEVELOPMENT

DRDER RECEIVED FOR FILING

MEMBERS

AR: Type of Hearting: Seclaration Location: M/S Old Forth opp. int. with Trappe Cha Committee Recting of her Petitioner: Nava Stores, 15th Datauct Iten 297

The Zening Advisory Cormittee his reviewed the plane submitted with the above referenced switten and has read an on site field imagestion of the property. The following corporate are a result of this review and imagestion.

The subject property is presently an unimproved tract of lard of the property to the east improved with group house. The property could be supported as the property of the vast is improved with retail the formation of the property to the vast is included with the international limitation Corporation applicant scale in succeeding goods store. The present the north is bounded by Valent head with an according read off of the print behaviory. There is partial cust aim, gutter along both foliation and along Valent Road.

BUTEAU OF ENGINEERING:

Ei ghanys:

Herth Foint Healevard (Md. 151) and Morth Foint Read (Md. 20) are State Heady therefore, all improvements, interpretions, and estimates on these reads will be subject to State Heads Commission requirements.

Trape Red, a proceed public read in planes to critical results.

from North Forder Board (aligned through this property as indicates an abbuilted plan) to North raths North North Section of the constructed as a 10 foot closed section within a single plane of the constructed as a 10 foot closed section within a single plane of the constructed as a 10 foot closed section within a single plane of the constructed as a 10 foot closed section within a single plane of the constructed as a 10 foot closed section within a single plane of the constructed as a 10 foot closed section within a single plane of the constructed as a 10 foot closed section within a single plane of the constructed as a 10 foot closed section within a single plane of the construction of the

Highway construction and the corresponde of the aforecald plantial by regimed in conjunction with any autosequent grading or partial applier tion. The confinence is adviced to contact the article and principle action for a hitherer County Europe of the poat.

Johnson Bowie, Esquire Item 297

Valean Road is an existing County road which has been proviously imported as a 30 foot elocad roadway section within the existing his road registeries, and was constructed primarily as a service road to provide controlled secons to Horth Foint Boulevard. Since Proceed Trape Road will be directly commercial to the Patapace Presery, currently under convincion of the Patapace Presery, currently under convincion Road has not been defined provincion of abbandement of a portion of Valen Road has not been defined provincion of pathod contain with the Perturbation of the County of the County

The entrance locations are subject to a provality the separtment of Traffic Engineering.

- 2 -

Storm Drains:

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

The politioner must provide incommany drainage ficilities (tornormy or permanent) to prevent creating any maissness or damage to adjacent properties, appealably by the excendingtion of surface starts. Derrection of any problem which may result, due to impreper grading or improper of damages facilities, would be the full responsibility of the petitions.

North Foint Soulevard (Md. 351) and North Point Road (Md. 20) are State Roads. Therefore, drainage requirements as they affect the roads come under the jurisdiction of the Euryland State Roads Cormission.

Sediment Control:

Development of this property through stripping, gradine and stabilization could result in a saidment pollution problem, downstan graduate and public bookings downstream of the property. A grading permit is, therefore, accountry for all grading, including the stripping of top soil.

drading 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 Sandtary Severs

Public water supply and samitary sewerage is available to serve this property.

An 8° force settack 2° off of the elley landmosted with everymen relating will be re wired along the property line assecut to the Gran Property.

The allysment of Trappe Road is subject to a proved by the cultivity County Burna; of Expineering and the State Roads Corminates.

Johnson Bowie, Esquire Item 297

STATE ROLDS COUNTSSION:

The frontage of the subject site on Cld North Point Wood rust be contention of the road line of the feel of the 20 from the centerline of the road. In our neut return into proceed fragme Point extends on 30 ratios returns. The curb must return into proceed fragme Point alley on a "drimm 20" ratios return.

1. Error in original zoning in that part of the property owned by the

Petitioner on both sides of relocated Trappe Road was zoned BR. BL. and

was zoned both BL and RG, and the part on the southwest side of the area

zoned RG is too small for development as an RG Zone in that it could not

2. That there has been a change in conditions since the adoption of the

Zoning Map in that the County is relocating Trappe Road from North Point

Road to North Point Boulevard and is, in effect, sub-dividing Petitioner's

property, leaving the subject property severed with no use of same in view

of the present zoning as RG; and in addition thereto, the property across

the street is in a CSA District, and the property to the west is in a CCC

District, which are changes since the adoption of the original Zoning Map.

be zoned BR in conformity with the neighborhood and other properties in

3. That, in the over-all comprehensive zoning plan, the property should

provide sufficient access, roads, etc.

the vicinity and the use thereof.

RG, and the property herein petitioned for reclassification to a BR cone

The proposed right-of-way line for Old North Foint Road or the parking setback line must be curbed with concrete.

The minimum width for the entrances will be 25 feet. The entrances must be of degreesed ours type.

The southeasterly entrance must be sligned directly opposite an existing entrance on the southwest side of Old North Point Road. The plan rust be revised prior to the hearing date.

The entrances to Old North Point Road will be subject to State Roads Commission approval and pormits

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change of 1.7 acres to commercial from R-6. This should increase the trip density from 90 trips to 900 trips

Although the subject site is only a small portion of the overall conservial tract, traffic problems can be expected until such time as Trappe Road and North Foint Road are improved.

FIRE DEPARTMENT:

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

Fire bydrants for the proposed site are regain d and be in accordance with Saltimore County Standard. The hydrants along Trappe Road chall be 300% apart.

Petitioner to comply with all a plicable requirements of the Baltimore atv Building Code and Regulations, when places are so mitted. Also, see

HONGE VILLIAM STEMBERS, JR. AND ASSOCIATES, INC. SE 29/371

Description to Accompany Zoning Petition for Reclassification from Enteting NG Zone and N. Zone to a BR Part of 1.798 Ares Percel Rest Side Proposed Trappe Read and North Side North Point Read-West of Kimberly Read.

ARCA 3836 Food 40 feet wide raid point being distant 160 feet more or legs. BR nce bindies along the north right-of-way line of North Point Road lowing courses, vis: first North 69° 00' 40" Mest 333.23 feet, and curve to the right having a radius of 7198.23 feet and an arc of set, said curve being subtended by a chord bearing North 68° 52' 43" fact to the southeastern end of the cutoff to be formed by the proposes ension of Trappe Road, thence across said cutoff North 10" 19" 10" West 15.73 feet to the west right-of-way line of said proposed Trappe Road. running thence binding on said west right-of-way line, the three following courses, vis: first Forth 48° 07' 37" East 127.06 feet, second by a curve to the left having a radius of 800,00 feet and an erc of 236.18 feet, said curve being subtended by a chord bearing North 40° 01° 27" East 235.39 feet, and third North 31° 55' 16" East 91.96 feet to a point on the westerly side of said 16 foot alley, thence binding along said alley South 6° 02' CD- East 493.25 feet to the

Containing 1.769 acres of land more or less.



Office Copy 15- Par. N.

ISTH.

PATHE

24. 1910 DIST.

0 Johnson Bowle, Esquire Item 297

No effect on student population.

ZOTEN ACTION TO THE OFFICER

It is reposted that the positioner revise his corrects in agreement with the drequise refer to the bearing. It is our understanding that the removed automatic service station be revided in that chegoing center by the claimed shopping center except. It will be necessary to provide air. (6) parking spaces for the nervice stations

-1. -

This patition 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 days after the 6st, on the filing certif its, will be forwarded to just in the mean future.

Very truly yours,

Alived Thous OLIVER L. MYERS

Faclosure

NICKOFILMED

H71-59R

Monday aug 24, 1470 C 2,06 PM Posted by Mari A June Date of return: My 13 70

No. 73731 BALTIMORE COUNTY, MARYI 'ND OFFICE OF FINANCE

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

FROM. Lan J. Forrest SUBJECT Item 297 - Zening Advisory Committee Meeting, May 12, 1970

297. Property Owner:

Ars Stores, Inc.
Location: N/S Old North Point Rd. opp. 'nt. with
Trappe Rd.
Present Zoning: Bl. and R-6
Proposed Zoning: Reclass. to SR
Old: 12th
No. Actes: 1.769 acres

Date May 14, 1970

Public water and sewers are available.

TO Mr. Oliver Myers

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.

90.00

IJF/ca

2000

Edward D.

BALTIMORE COUNTY, MARYLAND Na. 73809 OFFICE OF FINANCE Revener Division COURT HOUSE Ø.50 START: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN: L. Leant Joseph

ORIGINA. OFFICE OF WESSEX TIMES

ESSEX, MD. 21221 August 10, Edward D. "mrdesty, "cning Con desioner of maltirore County

was inserted in the issues of August 6, 1970.

STROMBERG PUBLICATIONS. Inc.

By Lith Morgan



