

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Loren and Marjorie Noble, 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-6 zone to an R-40 zone, for the following reasons:

(see attached sheet)

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 Edward D. Hardesty, Zoning Commissioner of Baltimore County, this 14th 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of August, 1970, at 10:00 o'clock A. M.

Edward D. Hardesty  
Zoning Commissioner of Baltimore County.

FRANK E. CIONE  
Attorney at Law  
FIRST NATIONAL BANK BLDG.  
TOWSON, MARYLAND 21204  
April 15, 1970

RE: Loren and Marjorie Noble

Mr. Edward D. Hardesty  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hardesty:

I am filing a Petition in the above subject case and I wish to cite as a basis for the following Petition both error and change.

Error in the original zoning map was committed since it failed to recognize a community need which has been in existence since the early 1920's.

The following changes are:

1. 1138 R6 to BL
2. 3773 R6 to BL
3. 64-161 Special Exception - Public Day Camp
4. 65-305 R40 to BL

Very truly yours,

Frank E. Cione

FEC:kc

C. A. Myers  
State Registered Surveyor No. 2783  
EMORY ROAD - UPPERCO, MARYLAND 21151 - GARLAND 9-5079

ALL that lot or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point 33 feet West of the center of Hanover Road and south 03 degrees 30 minutes West 193.50 feet from the center of Mt. Gilead Road, said beginning point also being at the Northeast corner of lot No. 8 as shown on the "Flat of property belonging to Florence R. Heffner", recorded in Flat Book No. 7 folio 135, running thence along the West side of Hanover Road, south 03 degrees 30 minutes West 150 feet to the Southeast corner of lot No. 13, thence binding on the southernmost line of that lot, North 86 degrees 30 minutes West 200 feet, thence binding on the westernmost line of lots Nos. 13, 12, 11, 10, 9 and 8, North 03 degrees 30 minutes East 150 feet, thence binding on the North-easternmost line of lot No. 8, south 36 degrees 30 minutes East 200 feet to the place of beginning, containing six hundred eighty-nine thousandths of an acre (0.689) of land more or less.

BEING all of the land conveyed by Deed from William Edgar Osborn and wife to Loren Freeman Noble and Marjorie Ann W. Noble, his wife, dated March 5, 1955, recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2659 folio 401 etc. and also being all of lots No. 8, 9, 10, 11, 12 and 13, as shown on the "Flat of property belonging to Florence R. Heffner", recorded in Flat Book No. 7 folio 135.

AS prepared April 10, 1970.

C. A. Myers  
C. A. Myers, Surveyor

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4TH Date of Posting: Aug. 10-1970  
Posted for: RECLASSIFICATION FROM R-6 TO R-40  
Petitioner: LOREN & MARJORIE NOBLE  
Location of property: W/S. OF HANOVER RD. 193.50' S. OF  
MT. GILEAD RD.  
Location of Signs: W/S. OF HANOVER RD. 200 FT. S. OF MT. GILEAD RD.  
Remarks: \_\_\_\_\_  
Posted by: Edward D. Hardesty Date of return: Aug. 12-1970  
71-61-R

Frank E. Cione, Esquire  
First National Bank Bldg.  
Towson, Maryland 21204  
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. Hardesty  
EDWARD D. HARDESTY,  
Zoning Commissioner

Petitioner: Loren and Marjorie Noble  
Petitioner's Attorney: Frank E. Cione, Esquire Reviewed by: Oliver L. Myers  
Chairman of the Advisory Committee

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner. Date: August 25, 1970  
FROM: Mr. George E. Cavellis, Director of Planning  
SUBJECT: Petition #71-61-R. West side of Hanover Road 193.50 feet south of Mt. Gilead Road. Petition for Reclassification from R-6 to B.R. Zone. Loren Noble - Petitioner

4th District  
HEARING: Wednesday, August 26, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B.R. zoning and has the following advisory comments to make relative to pertinent planning factors:

1. In making its recommendations for comprehensively zoning this area, the Planning Board chose to retain the subject property in a non-conforming status. The Board felt that viable opportunities for commercial development existed elsewhere and that the creation of commercial zoning here would establish land use potentials for this property which were neither compatible with those of adjoining property nor in accordance with a comprehensive plan.
2. Similarly, the Planning Board felt that no changes had occurred in the general vicinity which would warrant the creation of commercial zoning here.

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. CHESAPEAKE 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

June 11, 1970

Frank E. Cione, Esquire  
First National Bank Building  
Towson, Maryland 21204

Re: Type of Hearing: Reclassification  
Location: W/S Hanover Road, 193' South of Mt. Gilead Road  
Petitioners: Loren and Marjorie Noble  
Committee Meeting of April 28, 1970  
4th District  
Item 265

Dear Mr. Cione:

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 currently improved with a non-conforming gas station with a dwelling on the property. The surrounding properties are basically unimproved farm lands with sparsely located dwellings. Hanover Road in this location is not improved as far as curb and gutter are concerned.

### 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:

Hanover Road (Md. 30) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

### Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or drainage 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.

Hanover Road (Md. 30) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Frank F. Cione, Esquire  
Item 265

June 11, 1970

### Water and Sanitary Sewers:

Public water supply and public sanitary sewerage is not available to serve this property.

### PROJECT PLANNING DIVISION:

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

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

### STATE ROADS COMMISSION:

The subject site is presently improved with a dwelling and a service garage with gasoline pumps in front. There is no entrance channelization and therefore, no control of vehicles entering or leaving the site. An inspection at the site revealed many vehicles parked in such a manner that it was necessary for the vehicles to back onto Hanover Road to leave the site. This situation is extremely hazardous especially since there is poor stopping sight distance due to the vertical alignment of the highway.

The plan indicates a proposed improvement to the property, therefore, no improvement to the highway is required. However, we feel that some means should be provided to preclude the backing of vehicles onto the highway.

If, at any future date, additional improvements are made to the property it will be the developer's responsibility to curb and pave the frontage in accordance with State Roads Commission specifications and standards.

### DEPARTMENT OF TRAFFIC ENGINEERING:

A change from R-6 to R-40 as requested for the subject site, should create no major increase in traffic on Hanover Road. However, should the area surrounding this site also be changed to commercial, then traffic problems can be expected.

### FIRE DEPARTMENT:

The Fire Department has no comment on the proposed site.

### BUILDING DEPARTMENT:

Petitioner to meet all requirements of Baltimore County Building Code.

Frank E. Cione, Esquire  
Item 265

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### HEALTH DEPARTMENT:

This plan is not complete, therefore, this department cannot make proper comments.

### BOARD OF EDUCATION:

No bearing on student population.

### ZONING ADMINISTRATION DIVISION:

This office is withholding approval until such time as revised plans are submitted indicating the following:

1. The adjoining property is erroneously indicated on the plans as R-40. This should be revised to R-6.
2. The channelization as required by the State Roads Commission should be indicated on the plans. This will prevent cars from backing out on to Hanover Road.

Very truly yours,  
Oliver L. Myers  
OLIVER L. MYERS  
Chairman

Enclosure

11-17-70

