TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

legal owner of the property situate in Baltimore MAP Marie T. Bautz County and which is described in the description and plat attached hereto and made a part hereof, # 9 hereby petition (1) that the zoning status of the herein described property be re-classified, pursu SEC.3-C zone: for the following reasons

There was a mistake in the criginal zoning and/or the character of the neighborhood has changed to such an extent that the reclassification requested is proper.

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			

possing, etc., upon filing of this petition, and further agree to and are to be Lound by the zoning registions and restrictions of Baltimore County adopted pursuant to the Zonina. Property is to be posted and advertised as prescribed by Zoning Regulations.

Front and Lincoln Avenues Lutherville, Maryland 21093

ORDERED By The Zoning Commissioner of Baltimore County, this. 14th day

..., 19870., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning 27th JU 4 70 PM August 19670 at 10:00 o'clock



Contract purchaser

Nolan, Plumhoff & Williams

Thord D. Hardest,

Old Court Road, Balto.vd.

#71-66R

1-66-10

O,

BR

Description for a parcel of land on Front Ave. Latherville, Md. Beginning for the seme at the point of intersection of the center of Front Ave. and the center of Lincoln Ave.as now laid out, The nos running along the center of a forty-foot right of way, South 30 degr . 37 minutes West 98.45 rt. and South 28 degrees 41 minutes West 82.5 ft. and South 22 degrees 41 miputes West 118.80 ft. and South 13 degrees hl minutes West 310.20 ft.to the Southerrmost outline of the whole tract, Then of run ing slong said outline horth 73 degrees 55 minutes West 889.0 ft. to the edge of the Forthern Central Bailroau Right of way Thence running along and binding on sall right of way North 56 degrees 13 minutes East 1374 ft.; Thence running South 55 degrees 53 minutes East 180.5 ft. to the center of Pront Ave.; Thence runnin g along the center of Front Ave. South 33 degrees 46 minutes West 407.80 ft. to the point of beginning.

Containing 11.50 acres more or less.

what him

#71-66R

PROPERTY OF MARIE T. BAUTZ
(Front and Lincoln Avenues, Lutherville, Maryland)
EIGHTH ELECTION DISTRICT OF BALTIMORE COUNTY

68255

1/4c 11/10/69

I. DESCRIPTION OF PROPERTY

This property is comprised of about twelve (12) acres more or less and is of an irregular shape. The northwest boundary fronts along the southeast side of the railroad right-of-way belonging to the old Northern Central Railroad. The southwest boundary fronts on Front Avenue near the point where Lincoln Avenue intersects with Front Avenue. The property is situated just north of the Baltimore County Beltway at the Charles Street exit and lies to the west of the proposed extension of Charles Street and east of the Harrisburg Expressway. The south boundary runs approximately due west from the south end of Front Avenue to the Beltway right-of-way. The north boundary runs approximately northwest from Front Avenue between Lincoln Avenue and Seminary Avenue to he railroad right-of-way.

II. PRESENT ZONING

The subject property is presently zoned R-10 with a special permit covering approximately the southern one-third of the property which allows use as a contractor's storage yard and offices.

III. REQUESTED ZONING

In light of the surrounding uses and the present use of a portion of the subject property, it is requested that the subject property be classified business-roadside (BR).

IV. BASIS FUR REQUESTED ZONING

This property is situated near major transportation routes, including the County Beltway, Charles Street, and the Harrisburg Expressway. South of the property and along the north side of the Beltway is located a strip of BR zoning on which firms such as Remington Rand

Minnesota Mining and Shaw-Walker have built office-service centers. North of the property and to Seminary Avenue is a parcel presently zoned BL (business light). The railroad right-of-way along the back of the property provides a buffer strip between it and the properties on the northeast side of the right-of-way.

#71-66K

Therefore, it can be readily seen that this property is virtually surrounded by land which is being developed to serve the light business needs of the general community. The present R-10 classification is unrealistic in terms of these business developments, even with the special permit allowing use as a storage area and for offices.

It is submitted that a BR classification would sllow a tasteful development of quality offices and service centers, much like the ones which now exist along the north side of the Beltway. A development of this sort would not detract from the general community, but would be an asset in that it would protect against establishment of heavy industry in the area, it would serve to attract professional and white-coliar type employees and it would not burden the public services now available to the area. Further, the nature of the businesses which could locate on property zoned BR are such that traffic volumes would be kept to a minimum, whereas further residential development would greatly overburden the older streets leading to the subject property.

It has become clear since the construction of the Beliway that interchanges along that road are logical areas for commercial development. Charles Street and the communities surrounding it is a distinguished area. Pleasant and restrained business development around the Charles Street interchange would be in keeping with both the nature of the community and the growing demands of business to locate along

the periphery of the n etropolitan arec.

We, therefore, arge that this parcel, bounded as it is by DR. BL and RA classifications on the one hand and a sailroad right-of-way or the other, no reclassified in its entirety to business roadside

Respectfully submitted.

James D. Nolan. ttorney for Marie T. Hautz

County Board of Appeals UNITY OFFICE BUILDIN 111 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 April 1, 1974

Re: Zonina File No. 71-66-R

As Attorney of Record for the Appellant in the above ced case, you are hereby advised that said case on the Board of Appeals' is considered moot. This decision is based on an opinion, dated Docket is considered moot. This decision is based on an opinion, dater November 10, 1971, which the Board has received from the Baltimore County Solicitor, R. Suoce Aldeman, wherein he stoted that any coning case spending before the Board on the date the new (zoning) maps were adopted are moot.

Therefore, unless you present written objection or an amended appeal, where applicable, to the Board no later than thirty days of the date hereof, an official dismissal order on the Board's own motion will follow

es: James D. Nolon, Esquin

LAW OFFICES DE NOLAN, PRUMITORY & WILLIAMS TOWSON MARYLAND 21204

February 22, 1971

The Honorable John 1. Slowik, Chairman Board of Appe 1s of Baltimore County County Office Building Towson, Maryland 21204

Dear Chairman Slowik

Re: Petition of Marie T. Bautz N/S Front Ave. 250' S. Seminary Ave. Scheduled Hearing Date: March 2, 1971

In accordance with my usual practice, a meeting was held at my office this morning with all the witnesses in this matter, and it was decided that in view of the impending action on the Mans. and it was declined that in view of the impending action of the Maps, that to go forward with the hearing on March 2nd will be an exercise in futility and a waste of the Board's valuable time. A telephone call to Jack Hessian disclosed that he agreed with this approach and, accordingly, it will be appreciated if the Board will postpone this case on an indefinite basis, pending the outcome of the Map-

Thanking you for having set this hearing at an early date. and trusting that this will be satisfactory. I am

Sincerely,

James D. Nolan

cc: John W. Hessian III, Esquire

JDN:nk

Pursuant to the advertisement, posting	of property, and public hearing on the above petition and
the second start by warm of substantia	l changes in the character of the neighborhood
it appearing that by reason or wasterness	
ALUE ALUE	
the above Reclassification should be had; a	architeduction appearing that by commontals your years in
CONTRACTOR OF STREET	
	appears at influences.
	Incert Incoping not
a Control Succession Street, ANNEXANXXXXXXX	CXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
on is opposed by the Zoning Comm	sissioner of Baltimore County this.
If is ordered by the bonn's comm	
day of September, 198.70, tha	at the herein described property or area should be and
the same is herely reclassified; from an	R-10 zone to a BR
A IE	DEPUTY Zoning Commissioner of Laitimore County ng of property and public hearing on the above retition
nd it apparting that by reason of	
1 II	
1 1	
2	
	E HAD, and/or the Special Exception should NOT BE
GRANTED.	
	missioner of Baltimore County, thisday
of, 196, that	the above re-classification be and the same is hereby
DENIED and that the above described or	roperty or area be and the same is hereby continued as an
	zone; and/or the Special Exception for
	be and the same is hereby DENIEI
	*
	Zoning Commissioner of Baltimore County

INTER-OFFICE CORRESPONDENCE

Date......August 25, 1970 Mr. Edward D. Hardesty,

Petition #71-66-R. North side of Front Avenue 250 feat south of Seminary Avenue Petition for Raclassification from R-10 to B.R. Zone.

8th District

HEARING: Thursday, August 27, 1970 (10:00 a.m.)

BALTWORE COUNTY, MARYLAND

Zoning Commissioner
Mr. George E. Gavrelis, Director of Planning

Marie T. Boutz - Fetitioner

The Staff of the Office of Planning and Zoning has reviewed the subject patition for reclassification from R-10 to B.R. zoning and has the following advisory comments to make relative to paritiment planning factors:

1. The Planning Staff is opposed to the requested reclassification as indicated on the submitted plan. We feel that 8.R. zoning would be appropriate on a portion of the tract as indicated on the maps adopted by the Planning Board test February. The areas of consern would be located on the southern portion of the tract, but leaving the area along Front Avenue for u depth of 180' in a estimated classification. We also feel hat 8.R. zoning should not extend ferther than 420' ± northward along Front Avenue.

The Staff feels that the existing residential streets are not designed to handle the increased traffic generated by the expansion of such a commercial use. At present we do not anticipate any upgrading of the residential streets serving the which the life.

3. The extension of this type of development will impinge upon the existing residential areas adjacent to the subject site.

GEG:msh

September 3, 1970

James D. Nolan, Esquire Nolan, Plumboff & Williams 204 West Pennsylvania Avenue Towson, Maryland 21204

RE. Petition for Reclassification N/S of Front Avenue, 250' S of Seminary Avenue - 8th District Marie T. Bauts - Petitioner

Dear Mr. Nolan:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

SED/erl

cc. Mrs. Frank W. Littleton 1430 Front Avenue Lutherville-Timonium, Maryland 21093

Date June 1, 1970

FROM:

(

Mr. Edward D. Hardesty Attn: Oliver L. Myers

Reclassification to BR

Item 307 - ZAC - May 12, 19/0 Property Owner: Mary T. Bautz Front Avenue SW of Seminary Avenue

C. Richard Moore

BALTIMORE COUNTY, MARYLAND JEFFERSON B JILDING TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

The subject petition is requesting a change from RIO to DR. This should increase the trip density from 440 trips to $6.291\,$ trips. Lincoin and Front Avenues can not be expected to handis this type of trip density.

BALTIMORE COU'TY ZONING ADVISORY COMMITTEE

COUNTY OFFICE By DG 111 T Christian Ave. Towner, Vinting 21200

COIVED FOR FITING

Jimes D. Yolan, Esquire 27% Sest Pannsylvania Avenue Touson, Paryland 2120h

B' REAL OF ENGINEERING DEPARTMENT OF TRAFFIC ENDISERSE STATE MOADS COMMISSI

BUREAU OF TIRE PREVENTION

REALTH DEPARTMENT

PROTECT PLANNING

MULDING DEPARTMENT BOARD OF EDUCATION

CONING ADMINISTRATION

ENDESTRIAL DEVELOPMENT

RE. Type of Hearing: Hechesisiever lection: T/J side of Pout Ave 250's g//of Seriamy Avenue Petilicear: Hary T. mosts Committee Healing of May 12, 157 6th District

The Zening Advisory Committee has reviewed the plans submitted with the above referenced partition and has rade as on site field inspection of the unsperty. The following sevents are a result of this review and inspection.

The subject property is presently improved with buildings and soweral warehouse buildings and an outloor sterner area for contractors and for contractors and for contractors and for contract property to the sort of a smalled by the Dorethern Cartal Branch of the Francisch and the Cartal Branch of the Francisch Cartal Branch of the Francisch Cartal Branch of the Property to the routh is deproved with a contractor captionest atteracy synd. The property to the contract is improved with the Schriff Charles Apartments. The property to the contract francisch Francisch Cartal Branch Cartal Branch Branch

Front Avenue is an existing roadway that will ultimately be improved as a h0' curbed roadway on a 60' right-of-way. Right-of-way dedication

The petitioner must provide measure designs facilities (temperary or permanent) to extend oresite my maissness or stranges to an acent properties, essentially by a strange of the permanent of the properties, as a secondary by the permanent of the permanent which may result, due to improper grading or improper installation of drainings facilities, would be the full responsibility of the petitions.

James D. Wolan, Esquire Item 307

Baltimore Boltway is a State Road. Therefore, drainage requirements as they affect the road core under the jurisdiction of the Karyland State Roads Convinctor.

A study will be required at the time this wite develops to determine the draftage reservations and structures necessary.

Development of this precepty through stripping, grading and stabilization could result in a scalenct pollution problem, damaging private and public brillings domatroom of the property. A grading parell is, therefore, necessary for all grading, including the stripping of top coil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the in-wance of any grading or building permits.

Water and Seware

Public water and sewer is svailable to serve this site.

Petitioner to comple with all applicable requirements of Maltimore County Suilding whee shall applicable requirements of Maltimore County Suilding whee shall applicable requirements of Maltimore

The subject petition is requesting a change from 8-10 to ER. This shoull increase the trip density from MAD trips to 5,250 trips. Identify and Front Avenues cannot be expected to "andle this type of trip density.

Owner shall be required to comply to all applicable requirements of the 30 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Fire hydrants for the proposed site are required and be in accordance with the Baltimore County Standard. The hydrants shall be apaced 303' apart.

Would have no effect on student population.

James D. Volan, Esquire Item 307

The petitioner will be required to submit revised plans in accordance with the Europa of Engineering comments above.

This petition is accreted for filing on the date of the enclosed filing certificate. Notice of the hearing date and the, which will be held not less than 50, one new them 90 days after the date on the filing certificate, will be formered to you in the sect future.

Oliver J. Theyes

8

OIM:no

inclosures

TO: Mr. Edward D. Bardesty, Zoning Commissioner DATE: May 22, 1970 Attention: Mr. Eyers

FRCM: Lioutement Thomas E. Kelig

0

SUBJECT: Property Owner: Mary T. Bautz

Location: N/W side of Front Avenue, 250' 1 S/W of Seminary Avenue

Item # 307 Zoning Agerda May 12, 1970

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

Fire hydrants for the proposed site are required and be in accordance with the Baltimore County Standard. The hydrants shall be spaced 300° apart.

Thomas E. Kelly Lt. T. E. Kelly RE: PETITION FOR RECLASSIFICATION from R=10 to B.R. N/S Front Avenue 250° S. of Seminary Avenue 8th District

Marie T. Bautz,

REFORE COUNTY BOARD OF APPEALS

> C BALTIMORE COUNTY

No. 71-66-R

ORDER OF DISMISSAL

Petition of Marie T. Bautz for reclassification from R-10 to B.R. on property located on the north side of Front Avenue, 250 feet south of Seminary Avenue, in the Eighth Election District of Balt imore County.

WHEREAS, by letter dated April 1, 1974, the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot.

WHEREAS, this decision is based on an opinion, dated November 10, 1971, which the Board received from the Baltimore County Solicitor, wherein he stated that any zoning case pending before the Board on the date the new zoning maps were adopted is

WHEREAS, the Board has not received a letter or formal dismissal of the aspeal, the Board, on its own Motion, therefore will dismiss the within appeal.

IT IS HEREBY ORDERED, this 15th day of May, 1974, that said petition be and the same is declared most and the petition dismissed.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Edward Hardesty Date_ June 2, 1970 ATIN: Oliver L. Myers FROM Ellsworth N. Diver, P.S.

SUBJECT Item 307 (1969-1970)

Property Owner: Mary T. Bautz N/W side of Front Avenue, 2501 S/W of Seminary Avenue MA side of Front Avenue, 270 District: 8th Present Zoning: R-10 Proposed Joning: Reclassification to BR No. Acres: h.73+ acres

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 tiem.

Front Avenue is an existing rowdway that will untimately be improved as a hO curbed rowdway on a 60' right-of-way. Right-of-way ledication will be required.

The patiticar must provide necessary drainage facilities (temporary or parament) to prevent creating any misances or damages to adjacent properties, eagedfully by the occentration of unface waters. Cerection of any problem which any result, as to depose gradies or improper installation of drainage fulfilling. weak be useful responsibility of the petitioner.

Baltimore Belimay is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads

A study will be required at the time th's site develops to determine the drainage reservations and structures necessary.

Sediment Control:

Devilopment of this property through stripping, graving and stabilization could result in a sediment pollution problem, damaging private and public boldines domainteen of the property. A grading cernit 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.

Zoning Comment: Item 307 Property Owner: Mary T. Brutz Page 2 June 2, 1970

Water and Sewer:

Public water and sever is available to serve this site.

Elamontos Diver

END: EAP: HOP: 4g

3 - SE Key Sheet 45 and 46 NW h Position Sheet NW 12-A Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver Myers Date May 13, 1970

PROM. Ian J. Forrest

SUBJECT. Item 307 - Zoning Advisor; Committee Meeting, May 17, 1770

JO7. Property Owner: Mary T. Bautz
Location: N/N side of Front Ave., 230' ± S/W
of Seminary Ave.
Present Zoning: R-10
Proposed Coning: Reclass, to BR.
District:
No. Acres: 4.73 ± acres

Public water and sewers are available.

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

Air Pollution Graments: 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.

Water and Sever Section BUCEAU OF ENVIRONMENTAL HEALTH

IJF/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Zoning Date May 14, 1971

FROM Everett Reed, Plans Review SUBJECT. #307 Mary T. Bautz NW. side of Front Avenue 250 S.W. of Seminary Avenue District 8

Petitioner to comply with all applicable requirements of Baltimor- and thining Code and requaltions when pions are aubmitted.

BALTIMORE COUNTY BOARIST EDUCATION

ZONING ADVISORY COMMITTEE MEETING OF MAY 12, 1970

Petitioner: Many T. Baurz Location: Alwis FRONT AVE District: 8 Present Zoning: Ric Proposed Zoning: GR No. of Acres: 4.73

Comments: Weste HAVE NO EFFECT ON STUDENT POPULATION

307

TOWSON MES

724 YORK ROAD TOWSON, MD 21204

August 10 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D, Hardesty
Zoning Cosmissions of Baltimore Courty
TONON
was inserted in THE EXMONIX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 10th day of August 1970, that is to say, the same was inserted in the issue of August 6, 1970.

STROMBERG PUBLICATIONS, Inc.

By Buth Morgan

CERTIFICATE OF PUBLICATION

TOWSON MD. August 6,

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 day of August 19. 70 the first publication appearing on the 6th day of August

> THE JEFFERSONIAN, Link and when the Manager.

Cost of Advertisement. \$

5.6N 71-66R

CERTIFICATE OF POSTING PHANG DEPARTMENT OF BALTIMORE COUNTY

District 8 7# Posted for: APPEA L	Date of Pesting. C.C.T. 13-197/
Posted for:	
Petitio ver: HARIK T SA	7. 2
Location of property: 2/2/	1 Acc DECT S. OF CHMARKAL
Location of Signs: 2.5.	ALE 320 T - 8 OF SETTLE ARX HILL
Remarks	Date of return: CET 16-1970
Posted by	Date of return

ELEPHONE 494-2413	BALT MORE COUNTY, MAR	AND No. 7	
	OFFICE OF FINAN	CE DATE 10	6/70
	Retrone Division COURT HOUSE TOWSON, MARYLAND 21204	Zoning Office,	Bidg
то:	John W. Hassian, III, Esq. 102 W. Pennsylvania Ave., Yowaon, Md. 21204	119 County Office Towson, Md. 21	-
N U		PORTION WITH YOUR REMITTANCE.	\$75. 0
DEPOSIT TO	ACCOUNT NO. 01-1/22 RETURN THIS DETACH ALONG PERFORATION AND KEEP 1	THIS PORTION FOR YOUR RECORDS	COST
v	Cost of appeal property of Marie T. Bautz	\$70.00	
	No. 71-66-R	n <u>5,00</u>	\$75.0

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE. REVENUE. DIVISION

COURTHOUSE, TOWSON, MARYLAND 21204

2 51645

CERTIFICATE OF POSTING HING DEPARTMENT OF SALTIMORE COUNTY

District 8 TM	Date of Posting . AV6.7- 1976
Posted for RECLASSIFICATION	FROM R-10 TO B.R.
Petitioner: MANIET. BANTZ	
Location of property: M/S. D.F. FROOT	ALT. 2 SOFT. SOF SERINARY AVE.
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Location of Signer	NT ALE + LINEAL W. AVE. TAVE: 2 TOFT. + - SOF SECIMARY AVA
S W/S OF FROM	TAVE 2 TOFT + - SOF SE TIMES AVE
Remarks:	
Posted by Calaba 97 Made	Date of return: AVG: 14-1976
	//-66- R

TELEPHONE

	OFFICE OF FINANCE OATE A COURT HOUSE TOWNON, MARYLAND 21204	
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VENTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
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5 0.00 cm2		

M- 72720

the last resident and a second of the second

County Office Building 131 W. Chesapeaks Avenue fowson, Maryland 2120h

Your Petition has	s been received and accepted for "iling	this
	day of	,1970.
	Educad O. K. BOARD D. HARDESTY, Zording Commissioner	faculisty -
Petitioner P. P.		11 11
Petitioner's Attorney	Reviewed by Chair	rean of the

494-2413	BALT MORE COUNTY, MAR LAND	3814 9. 27, 197
To:	Tooling Rept. of Dittorn U. Pember? and William U. Pember Am. on the Am. on the Am. on the Am. of t	TOTAL AMOUNT
- Lie	DETACH ALDRO PERFORMING AND KEEP THIS POSTION FOR YOUR RECORDS Advertising and practing of property for Abrit 7, Basts 871-68-8	47.50
92 504		
47.50***		

OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE TOWSON, MARTILAND 21204





