

71-67R **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William W. Boyce, Jr., et al., legal owner... 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-10 zone; for the following reasons:

Error in original zoning and changes in the neighborhood, together with the location of the property on the northern central branch of the Pennsylvania Railroad require the reclassification requested.

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:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification 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.

P. H. WALKER CONSTRUCTION CORP. William W. Boyce, Jr.
Patrick Walker, President
2100 N. Charles Street
Contract purchaser Barbara B. Iams Legal Owner
Address Baltimore, Maryland 21219 Address _____

Ernest C. Trimble, Petitioner's Attorney

Protestant's Attorney

Address 414 Jefferson Building

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of July, 1974, 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 27th day of August, 1974, at 11:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

(over)

May 15, 1974

John W. Hesdon, III, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

Dear Mr. Hesdon:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Elmhurst, Adm. Secretary

Encl.

cc: Ernest C. Trimble, Esquire
Mr. S. E. DiNunno
Mr. W. D. Fraum
Mr. E. Viemuth
Board of Education

MEMORANDUM IN SUPPORT OF PETITION FOR
RECLASSIFICATION OF PROPERTY OF WILLIAM
W. BOYCE, JR., ET AL.

Error or Mistake in Original Zoning

It is respectfully submitted that the County Commissioners made a mistake in zoning the subject property R-6 at the time of the adoption of the comprehensive zoning map on November 14, 1955. The subject Land Use Map was the first to be enacted by the County and took in a large area, heavily populated and with many diversified uses. The authorities failed to take into account the non-conforming use of the property for a building supply and lumber yard which had existed on the property for many years. The authorities failed to recognize the impossibility of developing the land under an R-6 classification in view of its extensive frontage on the Northern Central Railroad; its narrow access by way of Railroad Avenue (bordering the aforesaid railroad); and the topography of the land criss-crossed by the Roland Run and a 10 foot utility easement. Had the authorities given sufficient consideration to the subject property, it would have been apparent that the topography, streams and trees, together with the size of the tract in one ownership (i.e. 6 acres more or less) would permit the commercial use of the subject property without any detriment to the health, safety or general welfare of the individual homes existing on the periphery of the subject tract. Other properties adjacent to the railroad have been reclassified partly because the zoning authorities did recognize their mistake in assigning a residential zoning classification to pro-

erties bordering on the railroad.

Changes in the neighborhood

It is respectfully submitted that there have been many changes in the neighborhood which indicate that property bordering the railroad require classifications other than residential. Many of the reclassifications which have been granted adversely affect the subject property and make it virtually impossible for use in a residential classification. Properties on Seminary Avenue and along Railroad Avenue, for a distance of approximately 250 feet, have been reclassified from R-6 to BL (business local) and on one of the properties there exists a service station. If one were to attempt to build and sell houses on the subject property, the detrimental effect of the narrow Railroad Avenue approach, together with the necessity of passing a filling station as well as the noise and reverberations of passing trains, would make it impossible to find buyers for the homes. The aforementioned reclassification was granted in Case No. 5841. In addition to the aforementioned change which adversely affects the subject property, there are also two (2) reclassifications on the opposite side of the railroad and a little northeast of the subject property. Those cases, known as No. 4445 and 4447, involve a reclassification from an R-10 zone to a BL zone. All of the aforementioned reclassifications make it apparent that there was either a mistake in the original zoning of those properties and/or changes in the neighborhood which required or justified the reclassification requested. Your Petitioner feels that his property is even more deserving of the reclassification requested for the reasons recited herein

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and others to be presented at the hearing hereof. There are several other changes in the neighborhood which also justify the reclassification of the subject property. No. 65-78 and No. 5826 involved a reclassification from R-10 to RA. Case No. 64-60R and Case No. 3890 involved a reclassification of property generally to the south of the subject property from an R-10 to a BL classification.

The existing non-conforming use is expected to continue in the decades to come. However, if this property is permitted the reclassification requested, the community would benefit by reason of the improvements which could be made to the property and the business being operated there could better serve the community, the same community which has supported the business for the past many years.

Ernest C. Trimble,
Attorney for Petitioner

-3-

RE: PETITION FOR RECLASSIFICATION
from R-6 to R-10
N/S Railroad Avenue 480'
SW of Seminary Avenue
9th District
William W. Boyce, et al,
Petitioners
P. H. Walker Construction Corp.,
Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 71-67-R

ORDER OF DISMISSAL

Petition of William W. Boyce, et al, for reclassification from R-6 to R-10, on property located on the north side of Railroad Avenue, 480 feet southwest of Seminary Avenue, in the Eighth Election District of Baltimore 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 moot.

WHEREAS, the Board has not received a letter or formal dismissal of the appeal, 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 moot and the petition dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Kiefer, Jr., Chairman

W. Glen Parker

Robert L. Gifford

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
4200 ELKWOOD AVENUE / BALTIMORE, MD. 21214 (301) 498-2144
535 POPULAR STREET / CAMDEN, MD. 21613 (301) 228-3350
115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 848-1790
12 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-5433

May 4, 1970

Description of Portion of Property of William Wheeler Boyce, Jr. et al To be Reseamed from R-6 to R-10 Zone. (Existing Non-conforming RR use.)

BEGINNING for the same on the north side of Railroad Avenue, 20 feet wide, at a point distant 480 feet more or less, southeasterly from the center line of Seminary Avenue, thence leaving Railroad Avenue and binding on the 7th thru the 19th lines of the land which by deed dated 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 427 folio 499 was conveyed from William W. Boyce and wife to William W. Boyce, Jr. et al, the 13 following courses and distances, viz: North 32 degrees 56 minutes West 174 feet, South 56 degrees 29 minutes West 10.15 feet, North 63 degrees 30 minutes West 93.79 feet, South 26 degrees 10 minutes West 131.06 feet, North 57 degrees 55 minutes West 331.4 feet, North 63 degrees 40 minutes West 140 feet, South 62 degrees 09 minutes East 54 feet, more or less, North 86 degrees 00 minutes West 8 feet, more or less, South 04 degrees 00 minutes West 217 feet, more or less, South 04 degrees 21 minutes East 121 feet, South 04 degrees 00 minutes West 235.54 feet, South 8 degrees 00 minutes West 121.41 feet and South 04 degrees 00 minutes West 122 feet, more or less, thence leaving the outline of the whole tract of William Wheeler Boyce Junior, et al, South 04 degrees 00 minutes West 86 feet, more or less, to intersect the 2nd line of the above mentioned deed, said point being at a point distant 250.50 feet from the beginning of said 2nd line, thence binding on the 2nd line of said deed South 86 degrees 00 minutes East 123.83 feet to the end thereof, thence binding on the 3rd, 4th, 5th and 6th lines of the aforementioned deed by the following courses and distances, viz: North 34 degrees 30 minutes East 565.17 feet binding on the northeast right of way line of the Northern Central Branch of the Pennsylvania Railroad, thence leaving the right of way line of said railroad and running across the southwest end of Railroad Avenue North 35 degrees

30 minutes West 10 feet to the northwest side of said Railroad Avenue, thence binding thereon North 54 degrees 30 minutes East 50 feet and North 56 degrees 29 minutes East 105 feet to the place of beginning.

Containing 5.84 acres of land, more or less.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood

the above Reclassification should be had, and it further appearing that type of use of

Special Exception for

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of September 1970, that the herein described property or area should be and

the same is hereby reclassified, from an R-6 zone to a B-8

zone, and/or Special Exception for

granted from and after the date of this order, subject to the approval of the site plan by

the Bureau of Public Services and the Office of Planning and Zoning

DEPUTY 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 September 1970, 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

be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

414-3180

County Board of Appeals

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

April 1, 1974

John W. Hession, III, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Zoning File No. 71-67-R
William W. Boyce, et al, Petitioners
P. H. Walker Const. Corp., Contract Purchaser

Dear Mr. Hession:

As Attorney of Record for the Appellant in the above referenced case, you are hereby advised that said case on the Board of Appeals' Docket is considered moot. This decision is based on an opinion, dated November 10, 1971, which the Board has received from the Baltimore County Solicitor, R. Bruce Alderman, wherein he stated that any zoning case pending 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.

Very truly yours,

Walter A. Butler, Jr., Chairman

cc: Ernest C. Trimble, Esquire



SMALKIN & HESSIAN

ATTORNEYS AT LAW
104 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
VALLEY ROAD

BALTIMORE OFFICE
RICHARD SMALKIN
WILLIAM H. ANDERSON
PETER J. HESSIAN
BALTIMORE, MARYLAND

October 2, 1970

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

Re: Case No. 71-67-R
William W. Boyce, Jr., et al

Dear Mr. Hardesty:

On behalf of Louis H. Nockel, Jr., Preston R. Chilcoat, and George E. Armstrong, Jr., et al, please enter an appeal to the County Board of Appeals from those portions of your Order of September 10, 1970, granting a change in reclassification and other relief in connection with the above entitled rezoning application, concerning property situated on the north side of Railroad Avenue, south-west of Seminary Avenue, in the Eighth Election District of Baltimore County. Our check for \$22.00 for costs is enclosed.

Very truly yours,

John W. Hession, III

JWH:sh

Enclosure

cc: Ernest C. Trimble, Esq.

September 13, 1973

Ernest C. Trimble, Esquire
404 Jefferson Building
Towson, Maryland 21204

RE: Petition for Reclassification
N/S of Railroad Avenue, 480' SW
of Seminary Avenue - 8th District
William W. Boyce, Jr., et al -
Petitioners
NO 71-67-R (Item No. 343)

Dear Mr. Trimble:

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

Very truly yours,

ERIC DI NENNA
Deputy Zoning Commissioner

SED:ed

2 Attachments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: August 25, 1970

FROM: Mr. George E. Gavrellis, Director of Planning

SUBJECT: Petition #71-67-R. North side of Railroad Avenue 480 feet southwest of Seminary Avenue.

Petition for Reclassification from R-6 to B-8 Zone.
William W. Boyce, Jr., et al - Petitioners

8th District

HEARING: Thursday, August 27, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-8 zone.

The Staff is opposed to the requested reclassification from R-6 to B-8 zone. It is felt that the existing residential streets serving the subject tract are inadequate to handle the increased traffic generated by expansion of this commercial use. At present there are no plans to upgrade either School Lane or Railroad Avenue. It is further felt that expansion of this commercial use would intensify the traffic congestion along an already inadequate and dangerous portion of Seminary Avenue.

2. The Staff feels that the expansion of this type of development would adversely affect the existing residential areas adjacent to the subject site. We also feel that the reclassification of the subject tract to B-8 zone would exert undue pressure upon the nearby block community and eventually force its relocation elsewhere.

CEG:ash

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 31, 1970

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

MEMBERS

BUREAU OF PLANNING

DEPARTMENT OF PUBLIC WORKS

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

DEVELOPMENT

Ernest C. Trimble, Esquire
104 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearings: Reclassification.
Locations: School Lane, 180' S/W of Seminary Avenue.
Petitioners: William W. Boyce, Jr., et al.
Committee Meeting of May 26, 1970
8th District
Item 340

Dear Mr. Trimble:

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 improved with several buildings which are used for the Lutherville Lumber Company at one time, the lumber company being an manufacturing use. The property to the north, west and northeast are improved for residential uses. The property to the southeast is bordered by the Northern Central Branch of the Pennsylvania Railroad. Railroad Avenue is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

Highways:

Since sufficient information or detail in regard to the overall development of this and adjacent property is not indicated on the plan, the need and requirements for public and/or private roads, including right-of-way and pavement widths, horizontal and vertical alignment, etc. will be determined at such time that the proposed development of this site is reviewed by the Joint Subdivision Planning Committee or when application is submitted for a building permit.

Railroad Avenue, School Lane and Burton Avenue all have the possibility of change to provide adequate circulation in this area. The 16' right-of-way also falls within this category, but the status of the right-of-way is unknown.

(2)

Ernest C. Trimble, Esquire
Item 340

Storm Drainage:

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.

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

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, if grading 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.

Water and Sewer:

Public water and sewer are available to serve this site.

BUILDING DEPARTMENT'S OFFICE:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R-6 to B-8 of 6.33 acres. Railroad Avenue and School Lane are not designed to carry commercial traffic. Therefore, any commercial operation at the end of these streets could create traffic problems.

FIRE DEPARTMENT:

The owner shall be required to comply to all applicable requirements of the 1971 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

An access to Burton Avenue would benefit this site from a fire fighting standpoint. Your consideration to this matter would insure proper fire protection by allowing a second means of access to your property.

(3)

Ernest C. Trimble, Esquire
Item 340

At the time of our zoning inspection, housekeeping in and around this site was very poor. All combustible materials and shavings shall be kept in a safe and orderly manner at all times. A fire inspector will visit this site to see that combustibles are removed and that housekeeping is improved.

Public Water and Sewer:

Public water and sewer are available.

Air Pollution Prevention: The building or buildings on this site will 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.

SEWERAGE:

Would not increase student population.

EXISTING AND PROPOSED DEVELOPMENT:

It appears, by our observation, that the housekeeping in the area is very poor. The petitioner will be required to meet all requirements for the Fire Prevention Bureau of the Baltimore County and all requirements by the Building Engineering Office.

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,

ERIC DI NENNA
Chairman

EDN:sh

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty Date: June 10, 1970
 ATTN: Oliver L. Myers
 FROM: Ellsworth N. Myers, P.E.
 SUBJECT: Item 340 (1969-1970)
 Property Owner: William W. Boyce, Jr. et al
 School Lane, 410' S/W of Seminary Avenue
 District: 8th
 Present Zoning: R-6
 Proposed Zoning: Reclassification to BR
 No. Acres: 6.33 acres

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee as in connection with the subject item.

Highways

Since sufficient information or detail in regard to the overall development of this and adjacent property is not indicated on the plan, the need and requirements for public and/or private roads, including right-of-way and pavement widths, horizontal and vertical alignment, etc. will be determined at such time that the proposed development of this site is reviewed by the Joint Subdivision Planning Committee or when application is submitted for a building permit.

Railroad Avenue, School Lane and Barton Avenue all have the possibility of change to provide adequate circulation in this area. The 15' right-of-way also falls within this category, but the status of the right-of-way is unknown.

Storm Drains

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent flooding 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 study will be required at the time this site develops to determine the drainage reservations and structures necessary.

Sediment Control

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, disrupting private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of the soil.

Zoning Comment: Item 340
 Property Owner: William W. Boyce, Jr. et al
 Page 2
 June 10, 1970

Sediment Control (Cont'd)

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 and Sewer

Public water and sewer are available to serve this site.

Ellsworth N. Myers
 ELLSWORTH N. MYERS, P.E.
 Chief, Bureau of Engineering

END:SEDIMENT CONTROL

"S" - 32 Key Sheet
 15 & 16 NW 1/4 Position Sheet
 NW 12-A Topo

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: June 10, 1970

FROM: Lieutenant Thomas E. Kelly

Fire Department

SUBJECT: Property Owner:
 William W. Boyce, Jr., et al

Location: School Lane, 410' S/W of Seminary Avenue

Item # 340 Zoning Agenda May 26, 1970

The 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.

An access to Barton Avenue would benefit this site from a fire fighting standpoint. Your consideration to this matter would insure proper fire protection by allowing a second means of access to your property.

At the time of our zoning inspection, housekeeping in and around this site was very poor. All combustible materials and shavings shall be kept in a safe and orderly manner at all times. A Fire Inspector will visit this site to see that combustibles are removed and that housekeeping is improved.

Lt. T. E. Kelly

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
 JEFFERSON BUILDING
 TOWSON, MARYLAND 21204
 INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty Date: June 4, 1970
 Attn: Oliver L. Myers
 FROM: C. Richard Moore
 SUBJECT: Item 340 - ZAC - May 26, 1970
 Property Owner: William W. Boyce, Jr. et al
 School Lane SW of Seminary Avenue
 Reclassification to BR

The subject petition is requesting a change from R6 to BR of 6.33 acres. Railroad Avenue and School Lane are not designed to carry commercial traffic. Therefore, any commercial operation at the end of these streets could create traffic problems.

C. Richard Moore
 C. Richard Moore
 Assistant Traffic Engineer

CRM:nr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: June 3, 1970
 FROM: Ian J. Farreast
 SUBJECT: Item 340 - Zoning Advisory Committee Meeting, May 26, 1970
 340. Property Owner: William W. Boyce, Jr. et al
 Location: School Lane, 410' S/W of Seminary Ave.
 Present Zoning: R-6
 Proposed Zoning: Reclass. to BR
 District: 8th
 Acres: 6.33 acres

Public water and sewers are available.

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.

Ian J. Farreast
 Chief
 Water and Sewer Section
 BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: May 27, 1970
 FROM: Everett Reed, Plans Review
 SUBJECT: Item 340 William W. Boyce, Jr. et al
 School Ln. 410' S/W of Seminary Ave.
 District 8

PETITIONER TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF BALTIMORE COUNTY BUILDING CODE AND REGULATIONS WHEN PLANS ARE SUBMITTED.

Everett Reed
 Everett Reed, Plans Review

ER:rch

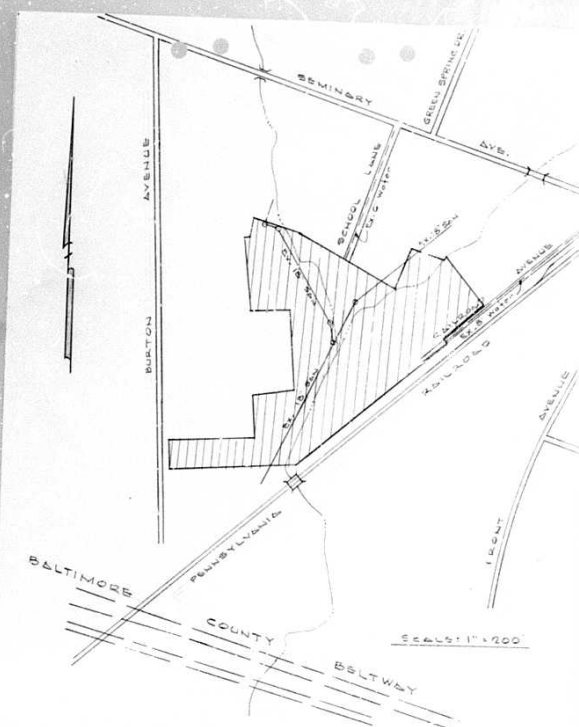
BALTIMORE COUNTY BOARD OF EDUCATION

340

ZONING ADVISORY COMMITTEE MEETING
 OF May 26, 1970

Petitioner: Boyce
 Location: School Lane
 District: 8
 Present Zoning: R-6
 Proposed Zoning: BR
 No. of Acres: 6.33

Comments: Would not increase student population



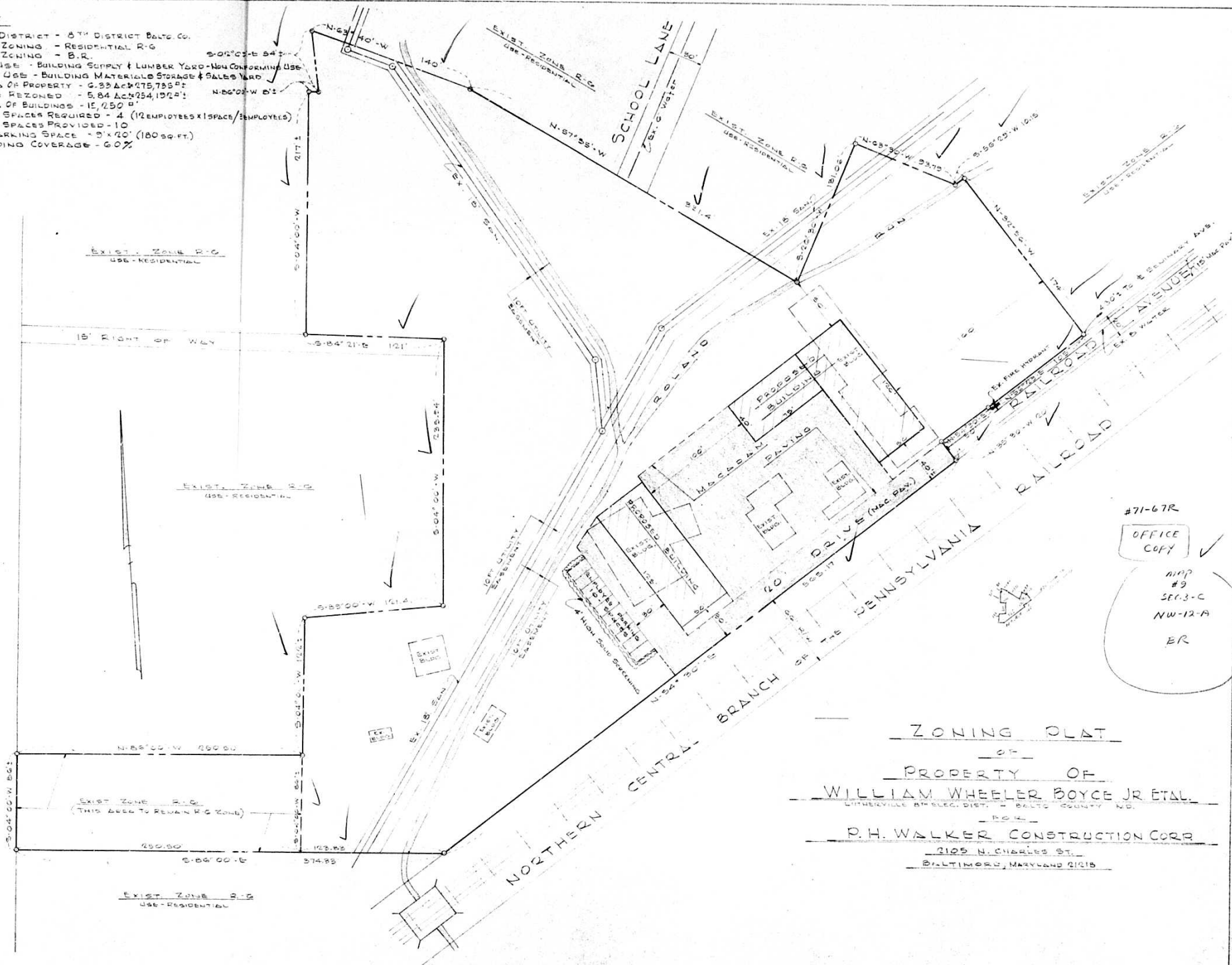
east C. Trumble, Reigade
 404 Jefferson Building
 Town, Maryland 21204
 County Office Building
 111 W. Chesapeake Avenue
 Town, Maryland 21204
 Your Petition has been received and accepted for filing it
 _____ day of _____, 1970.
 Edward D. Hardesty
 EDWARD D. HARDESTY,
 Zoning Commissioner
 Petitioner William W. Fox, Jr. et al
 Petitioner's Attorney Ross C. Trumble, Reigade Reviewed by Chairman of the Advisory Committee

NOTES:

ELECTION DISTRICT - 8TH DISTRICT BALTO. CO.
 EXISTING ZONING - RESIDENTIAL R-G
 PROPOSED ZONING - B.R.
 PRESENT USE - BUILDING SUPPLY & LUMBER YARD - NON CONFORMING USE
 PROPOSED USE - BUILDING MATERIALS STORAGE & SALES YARD
 TOTAL AREA OF PROPERTY - 2.33 AC. 475,735 S.F.
 AREA TO BE REZONED - 5.84 AC. 754,192 S.F.
 TOTAL AREA OF BUILDINGS - 15,150 S.F.
 NO. PARKING SPACES REQUIRED - 4 (12 EMPLOYEES X 1 SPACE/EMPLOYEE)
 NO. PARKING SPACES PROVIDED - 10
 SIZE OF PARKING SPACE - 9' X 20' (180 SQ. FT.)
 % OF BUILDING COVERAGE - 60%

JUL 27 1970

10 F D 3 0



#71-67R

OFFICE
COPY

MAP
#9
SEP. 3-C
NW-12-A
ER

ZONING PLAT

OF

PROPERTY OF

WILLIAM WHEELER BOYCE JR ETAL

LITHERVILLE 8TH ELEC. DIST. - BALTO. COUNTY MD.

- FOR -

P.H. WALKER CONSTRUCTION CORP

2105 N. CHARLES ST.

BALTIMORE, MARYLAND 21218

NOTES:

ALL EXISTING BUILDINGS TO BE RAZED



EVANS, HAGAN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 4300 ELSPRICE AVENUE / BALTIMORE, MD. 21214
 (301) 426-2141

DATE: MAY 4, 1970 SCALE: 1" = 40'

