

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-10 zone, for the following reasons:

1. Error in original zoning;
2. Genuine change in condition.

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:

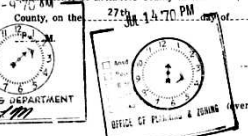
Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Earl Lipchin
Address: 306 W. Joppa Road
Towson, Maryland 21204

W. Lee Harrison, Esquire, Petitioner's Attorney
Theodore R. McKeldin, Esquire, Protestants' Attorney
Address: 306 W. Joppa Road
Towson, Maryland 21204-823-1200

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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of August, 1974, at 2:00 o'clock.

Edward D. Hardesty, Jr.
Zoning Commissioner of Baltimore County



MATY, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

4.16 ACRE PARCEL, SOUTH SIDE OF RIDGELY ROAD, 338 FEET, MORE OR LESS, WEST OF KURTZ AVENUE, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B-L" Zoning

Beginning for the same at a point on the Southerly side of Ridgely Road at the distance 338.0 feet, more or less, from the intersection formed by the west side of Kurtz Avenue and the southerly side of Ridgely Avenue and running thence binding on the southerly side of Ridgely Road S 76° 00' West 132.5 feet, thence S 88° 00' W 160.0 feet, thence N 22° 50' E 13.5 feet, thence S 88° 15' W 146.95 feet to the Easterly side of a lot of ground of the Baltimore Gas and Electric Company, thence binding on three sides of said lot S 01° 43' E 100.0 feet to a concrete monument thence S 88° 51' W 100.0 feet to another monument, thence N 01° 43' W 110.0 feet to the South side of said road, thence S 88° 15' W 66.05 feet to the Easterly side of the right of way of the Northern Central Railway (Penn Central) thence along the said right of way S 04° 56' 25" E 356.14 feet, thence S 21° 30' W 34.0 feet to the center of North Avenue as shown on a plat of Lutherville, thence on said centerline S 69° 00' E 120.0 feet, thence leaving said avenue N 22° 50' E 170.0 feet, thence S 69° 00' E 251.0 feet to the center of Second Avenue on said Plat, thence binding thereon N 22° 50' E 441.0 feet to the place of beginning.

Containing 4.16 acres of land, more or less.

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Engineering ■ Surveying ■ Consulting ■ Professional Engineer
J.O. #70044 March 31, 1974



RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-10 to B-L zone : COUNTY BOARD OF APPEALS
S/S of Ridgely Road 338' W. of :
Kurtz Avenue :
8th District :
Earl Lipchin, et al : BALTIMORE COUNTY
Petitioners : No. 71-69-R

ORDER OF DISMISSAL

Petition of Earl Lipchin and Walter L. McManus for reclassification from R-10 to B-L zone on property located on the south side of Ridgely Road 338 feet west of Kurtz Avenue, in the 8th Election District of Baltimore County.

WHEREAS, by letter dated March 29, 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, will dismiss the within appeal.

IT IS HEREBY ORDERED, this 7th 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. Keller, Jr., Chairman
W. Bill Porter
Robert L. Gilland

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
S/S of Ridgely Road, 338' W of : DEPUTY ZONING COMMISSIONER
Kurtz Avenue - 8th District :
Earl Lipchin, et al - Petitioners :
No. 71-69-R (Item No. 24) :
BALTIMORE COUNTY

The Petitioners seek a Reclassification from an R-10 zone to an B-L zone on a parcel of land containing 4.16 acres, more or less, and located on the south side of Ridgely Road, 338' west of Kurtz Avenue in the 8th Election District of Baltimore County.

Testimony on behalf of the Petitioners indicated that the Ridgely Shopping Center, directly across Ridgely Road from the subject property, has been recently constructed and that there are other substantial changes testified to along York Road which lies approximately two to three blocks to the east; that the extension of Charles Street to Ridgely Road, bisecting the subject property, would not make it desirable for residential development in its present zone.

It was further indicated, that there were no funds appropriated in the Capital Budget for Baltimore County for the extension and construction of Charles Street to Ridgely Road.

Without reviewing the testimony further in detail, it is the Deputy Zoning Commissioner's opinion that the Petition for Reclassification from R-10 to B-L is premature in that the extension of Charles Street, not being in the Capital Budget, would not be constructed for a minimum of five (5) years and from other testimony on behalf of residents in protest of this Petition, the road system as it now exists cannot competently carry the amount of increased traffic that emanates from the subject property if reclassified.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 23rd day of October, 1970, that the above Reclassification 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 R-10.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 10/23/70 BY [Signature]

RE: RECLASSIFICATION FROM : BEFORE THE
1-10 ZONE TO B-L ZONE, SOUTH : ZONING COMMISSIONER
SIDE OF RIDGELY ROAD, 338 feet, :
more or less, WEST OF KURTZ :
AVENUE, 8TH ELECTION DISTRICT :
PETITIONERS: EARL LIPCHIN, et al : BALTIMORE COUNTY
WALTER L. McMANUS

MEMORANDUM

Now come Earl Lipchin and Walter L. McManus, Legal Owners of the above captioned property, by W. Lee Harrison, their attorney, and in accordance with Bill 72, Section 22, 22(b) states that the reclassification requested should be granted and for reasons say:

1. Numerous reclassifications have taken place in the immediate neighborhood:
 - a. Case No. 5064-X - NW/C York Road and Ridgely Road. Special Exception for dry cleaning plant. Granted 9/7/60.
 - b. Case No. 5331-X - NW/C York Road and Ridgely Road. Special Exception for a service station. Granted 8/1/61.
 - c. Case No. 5496 - NE/C Greenspring Ave. and Ridgewood Drive. Reclassification from R-6 to M-L. Granted 9/13/62.
 - d. Case No. 63-4-X - S/S Ridgely Road and W/S of Division Street. Special Exception for Gas Station. Granted 7/12/63.
 - e. Case No. 63-117-X - NW/S Ridgely Road, 783, 23' W of York Road. Special Exception for a theatre. Granted 11/4/63.
 - f. Case No. 65-52-XA - W/S York Road, 50' S of Ridgely Road. Special Exception for Used Car Lot and Variances. Granted 8/19/64.
 - g. Case No. 65-304-RX - W/S York Road, 680' S. of Ridgely Road. Reclassification from R-6 to B-L. Special Exception for filling station. Granted 5/17/65.
2. And for such other and further reasons as may be shown at the hearing hereon.

W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204-823-1200

County Board of Appeals
COUNTY OFFICE BUILDING
111 W. GREENPARK AVENUE
TOWSON, MARYLAND 21204
March 29, 1974

W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Md. 21204

Re: Zoning File No. 71-69-R
Earl Lipchin and
Walter L. McManus, Petitioners

Dear Mr. Harrison:

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. Keller, Jr., Chairman

cc: Theodore R. McKeldin, Esquire
Melvin A. Steinberg, Esquire

May 7, 1974

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Md. 21204

Re: Earl Lipchin, et al
File No. 71-69-R

Dear Mr. Harrison:

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,

Muriel S. Buddemeier

Encl.

cc: Theodore R. McKeldin, Esq.
Mr. S. E. DiMenna
Mr. James Dyer
Mr. William Fromm
Mrs. R. Wometh
Board of Education
Melvin A. Steinberg, Esq.

W. LEE HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204
October 27, 1970

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

Re: Petition for Reclassification S/S of Ridgely Road, 338' W of Kurtz Avenue - 8th District - Earl Lipchin, et al - Petitioners No. 71-69-R (Item No. 241)

Dear Mr. Hardesty:

Please note an appeal to the County Board of Appeals from the Decision and Order dated October 23, 1970, denying the above request, on behalf of the Petitioners.

I enclose herewith my check in the amount of \$75.00 to cover the cost of said appeal.

Very truly yours,

W. Lee Harrison

b/enc.

JUN 25 1974

October 23, 1970

W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

Re: Petition for Reclassification
S/S of Ridgely Road, 338' W of
Kurtz Avenue - 8th District
Earl Lipchin, et al - Petitioners
NO. 71-69-4 (Item No. 241)

Dear Mr. Harrison:

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

Very truly yours,

S. BRIGGS
Deputy Zoning Commissioner

SE:me

Enclosures

cc: The Honorable Theodore R. McKelvin
Room 1035
10 Light Street
Baltimore, Maryland 21202

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

Fred E. Waldrop, Esquire
Loyola Federal Building
22 West Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavett, Director of Planning
SUBJECT: Petition #71-69-R. South side of Ridgely Road 338 feet west of Kurtz Avenue
Petition for Reclassification from R-10 to B.L.
Earl Lipchin, et al - Petitioners

8th District

HEARING: Thursday, August 27, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B.L. zoning. In making its recommendations for comprehensively rezoning this portion of the County last winter, the Planning Board recognized that the subject property was impacted by new increments of commercial construction which were occurring on the non-residential land to the north side of Ridgely Road. Both the Planning Board and its staff carefully evaluated the alternatives and chose to recommend that the subject property be zoned for apartment purposes. The Board felt that such zoning would effect a transitional function and provide land use potentials for this property which were intermediate between those of the commercial activities to the north and the residences to the south.

We oppose commercial reclassification here expressing concern relative to the traffic-carrying capabilities of the road system as it now exists and as it is expected to exist for at least a ten year period. No programming for any extension of Charles Street or connecting roads which is scheduled in any State or County program at this point in time - the earliest priorities established so far for Charles Street Extension would place it in the third five-year period of a twenty-year time span. Creation of commercial zoning here would establish use potentials which are not in accordance with a comprehensive plan and are not compatible with the potentials of adjoining residential properties.

GEG:mh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty, Zoning Commissioner
TO: Zoning Commissioner
FROM: Richard B. Williams, Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #241

April 21, 1970

Earl Lipchin/Walter L. McManus
S/S Ridgely Road
338' W. of KURTZ Ave.

The Office of Planning has reviewed the subject site plan and offers the following comment:

The plan must be revised to show the extension of Charles Street Avenue and the connection to Ridgely Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
FROM: Ian J. Forrest
SUBJECT: Item 241 - Zoning Advisory Committee Meeting, April 21, 1970

241. Property Owner: Earl Lipchin/Walter L. McManus
Location: S/S Ridgely Rd., 338' W. of Kurtz Ave.
Present Zoning: R-10
Proposed Zoning: Reclass to BL
District: 8th
No. Acres:

Public water and sewers are available.

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.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

COUNTY OFFICE BLDG.
111 S. 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

W. Lee Harrison, Esq.
and Theodore R. McKelvin
306 W. Joppa Road
Towson, Maryland 21204

RE: Type of Hearings: Reclassification form
an R-10 zone to an BL zone
Locations: S/S Ridgely Rd., 338' W. of Kurtz Avenue
Petitioners: Earl Lipchin and Walter L. McManus
Committee Meeting of April 21, 1970
8th District
Item 241

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.

The subject property is presently improved with a dwelling and several out buildings. A new Stewart's department store is presently under construction to the north. The property to the east and south are improved with dwellings, 10 to 20 years of age, in excellent repair. The property to the west is bordered by the Northern Central Railroad tracks and also a Baltimore Gas & Electric Company substation. Ridgely Road in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

The subject site lies in the path of the proposed highway improvements required for the Charles Street Avenue - Greenspring Avenue extension and its intersection with Ridgely Road. Charles Street Avenue - Greenspring Avenue is proposed to be constructed as a 50-foot closed roadway section with an 80-foot right-of-way with channelization at major intersections. Ridgely Road is proposed to be constructed as a 48-foot closed roadway section within a 70-foot right-of-way.

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204
Item 241

Highways: (Continued)

The exact alignment of the proposed highways through this site has not been fully determined and the petitioner or his engineer should consult with the Office of Planning and Zoning and the Chief of the Street, Road and Bridge Design Group of the Bureau of Engineering to obtain the information necessary to revise the subject plan. Highway right-of-way and/or widening and improvements would be required in connection with the proposed development of this property.

Storm Drains:

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.

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

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

Water and Sanitary Sewer

Public water and sanitary sewer services are available with the appropriate right-of-way easements and extensions.

PROJECT PLANNING DIVISION:

The plan must be revised to show the extension of Charles Street Avenue and the connection to Ridgely Road.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R10 to BL. Without going into great detail on the subject petition, it must be pointed out that the intersection of Ridgely Road and York Road is presently at capacity and serious delays occur during certain periods of the day. Any increase in trip density from the subject property can only aggravate the existing problem.

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204
Item 241

BUILDING ENGINEER'S OFFICE:

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

BOARD OF EDUCATION:

Rezoning to allow retail stores would not increase student population.

FIRE DEPARTMENT:

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

HEALTH DEPARTMENT:

Public water and sewers are available.

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.

STATE ROADS COMMISSION:

The subject site may be seriously affected by the proposed extension of Charles Street. However, at the present time there are no plans which effects to the site could be determined.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the petitioner revises the plan to indicate the proposed extension of Charles Street Avenue through the site. It is suggested that the petitioner and/or his engineer contact this office and the Highway Design Section of the Bureau of Engineering with regard to the proposed alignment of this road.

Very truly yours,

OLIVER L. MYERS, Chairman

OLW:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning
FROM: Everett R. Bond, Plans Review
SUBJECT: 241 - Earl Lipchin/Walter L. McManus
S/S Ridgely Road
338' W. of Kurtz Avenue
District: 8

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

Enc. 1

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

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 241 - ZAC - April 21, 1970
Property Owner: Earl Lipchin/Walter L. McManus
Ridgely Road W. of Kurtz Avenue
Reclass to BL

Date: April 22, 1970

The subject petition is requesting a change from R10 to BL. Without going into great detail on the subject petition, it must be pointed out that the intersection of Ridgely Road and Kurtz Avenue is presently at capacity and serious delays occur during certain periods of the day. Any increase in trip density from the subject property can only aggravate the existing problem.

C. R. Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201
(INCLUDING ADDRESS P.O. BOX 270, BALTIMORE, MD. 21201)

April 22, 1970

Mr. Edward A. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204
Attn: Mr. C. L. Myers

Re: Item 241
Zoning Advisory Committee Meeting
April 21, 1970
Property Owner: Earl Lipchin/Walter L. McManus - Location: S/S Ridgely Road, 338th W. of Kurtz Avenue
Present Zoning: R10
Proposed Zoning: Reclass to BL
8th District
No. Acres: Charles St. Extended (Route 139)

Dear Mr. Hardesty:

The subject site may be seriously affected by the proposed extension of Charles Street. However, at the present time there are no plans from which effects to the site could be determined.

Very truly yours,
Charles Lee, Chief
Development Engineering
Section
by John E. Meyers
Asst. Development Engineer

CLJ:EMB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: April 22, 1970
FROM: Mr. Myers
FROM: Inspector Thomas E. Kelly
Fire Department
SUBJECT: Property Owner: Earl Lipchin/Walter L. McManus

Locations: S/S Ridgely Road, 338th W. of Kurtz Avenue
Item #241 Zoning Agenda April 21, 1970

Owner shall be required to comply to all applicable requirements of the 193 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Inspector T. E. Kelly

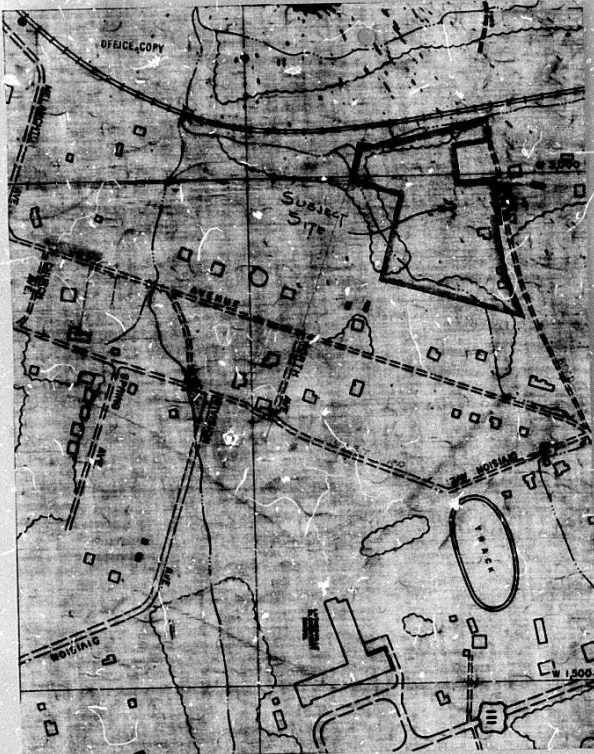
cc: Mr. Hanna

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF April 21, 1970

Petitioner: Earl Lipchin/Walter L. McManus
Location: S/S Ridgely Rd., 338th W. of Kurtz Ave.
District: 7
Present Zoning: R10
Proposed Zoning: BL
No. of Acres: 4.4

Comments: Reconsideration of zoning classification for the subject property.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty Date: May 8, 1970
ATTN: Oliver L. Myers
FROM: Elsworth N. Dyer, P.E.

SUBJECT: Item 241 (1969-1970)
Property Owner: Earl Lipchin / Walter L. McManus
S/S Ridgely Rd., 338th W. of Kurtz Avenue
Present Zoning: R-10
Proposed Zoning: Reclass. to BL
District: 8th

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:

The subject site lies in the path of the proposed highway improvements required for the Charles Street Avenue - Greenspring Avenue extension and its intersection with Ridgely Road. Charles Street Avenue - Greenspring Avenue is proposed to be constructed as a 50-foot closed roadway section with an 80-foot right-of-way with channelization at major intersections. Ridgely Road is proposed to be constructed as a 45-foot closed roadway section within a 70-foot right-of-way.

The exact alignment of the proposed highways through this site has not been fully determined and the petitioner or his engineer should consult with the Office of Planning and Zoning and the Chief of the Street, Road and Bridge Design Group of the Bureau of Engineering to obtain the information necessary to revise the subject plan. Highway right-of-way and/or widening and improvements would be required in connection with the proposed development of this property.

Storm Drains:

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.

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

Item 241 (1969-1970)
Property Owner: Earl Lipchin / Walter L. McManus
Page 2
May 8, 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 Sanitary Sewer:

Public water and sanitary sewer services are available with the appropriate right-of-way easements and extensions.

Elsworth N. Dyer
ELSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

ENR:BAH:RND:ROP:ps

S&S Key Sheet
NW 12 A Topo
48 NW 3 Position Sheet

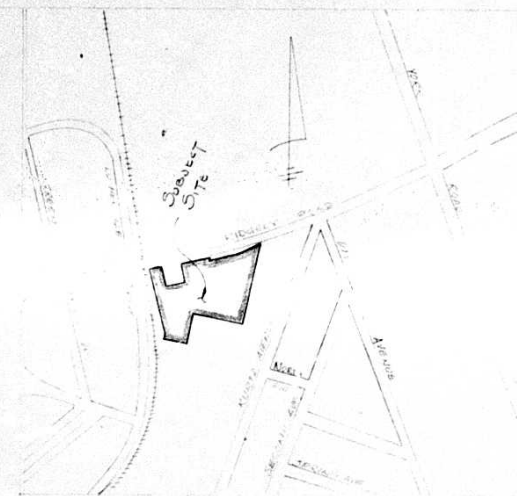
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: May 7, 1970
Posted to: RECLASSIFICATION FROM R-10 TO B.L.
Petitioner: EARL LIPCHIN
Location of property: S/S RIDGELY RD. 338 W. OF KURTZ AVE.
Location of Signs: @ S&S RIDGELY RD. 345 W. OF KURTZ AVE.
@ S/S RIDGELY RD. 428 W. OF KURTZ AVE.
Remarks:
Posted by: Charles M. Neal Signature Date on return: May 14, 1970
71-69-R

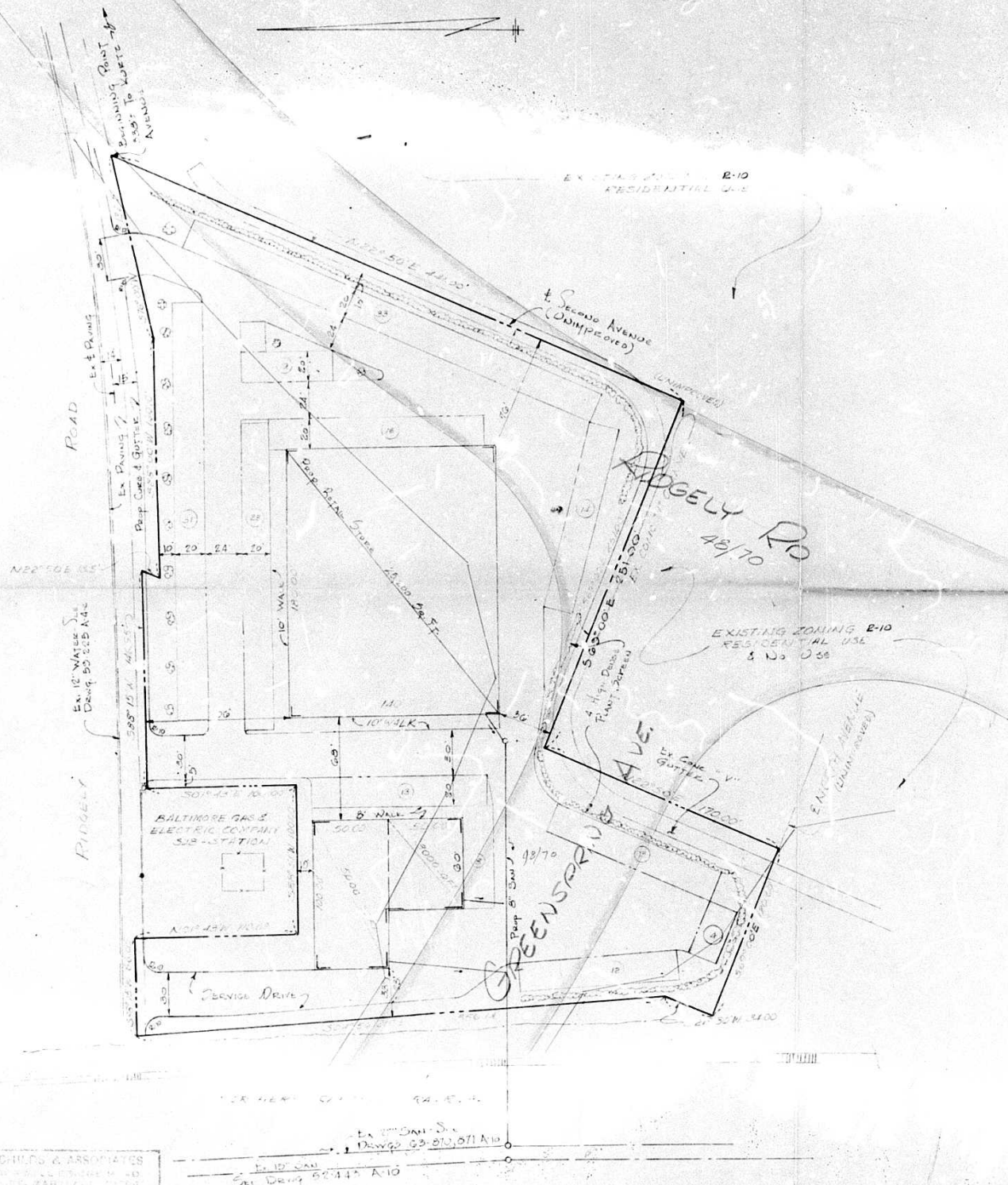
Edward D. Hardisty
EDWARD D. HARDISTY,
Zoning Commissioner

Petitioner Earl Lipkins and Walter L. Mettens
Petitioner's Attorney M. Lee Harrison, Esquire Reviewed by *Alvin J. Meyer*
Thomas M. Mettens, Esquire Chairman of the
Advisory Committee

5,76



A122506 BC.



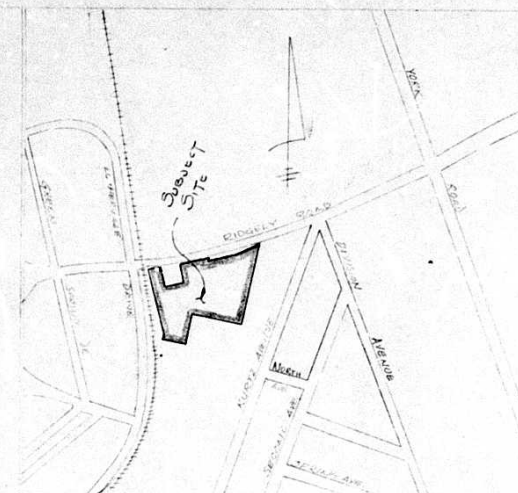
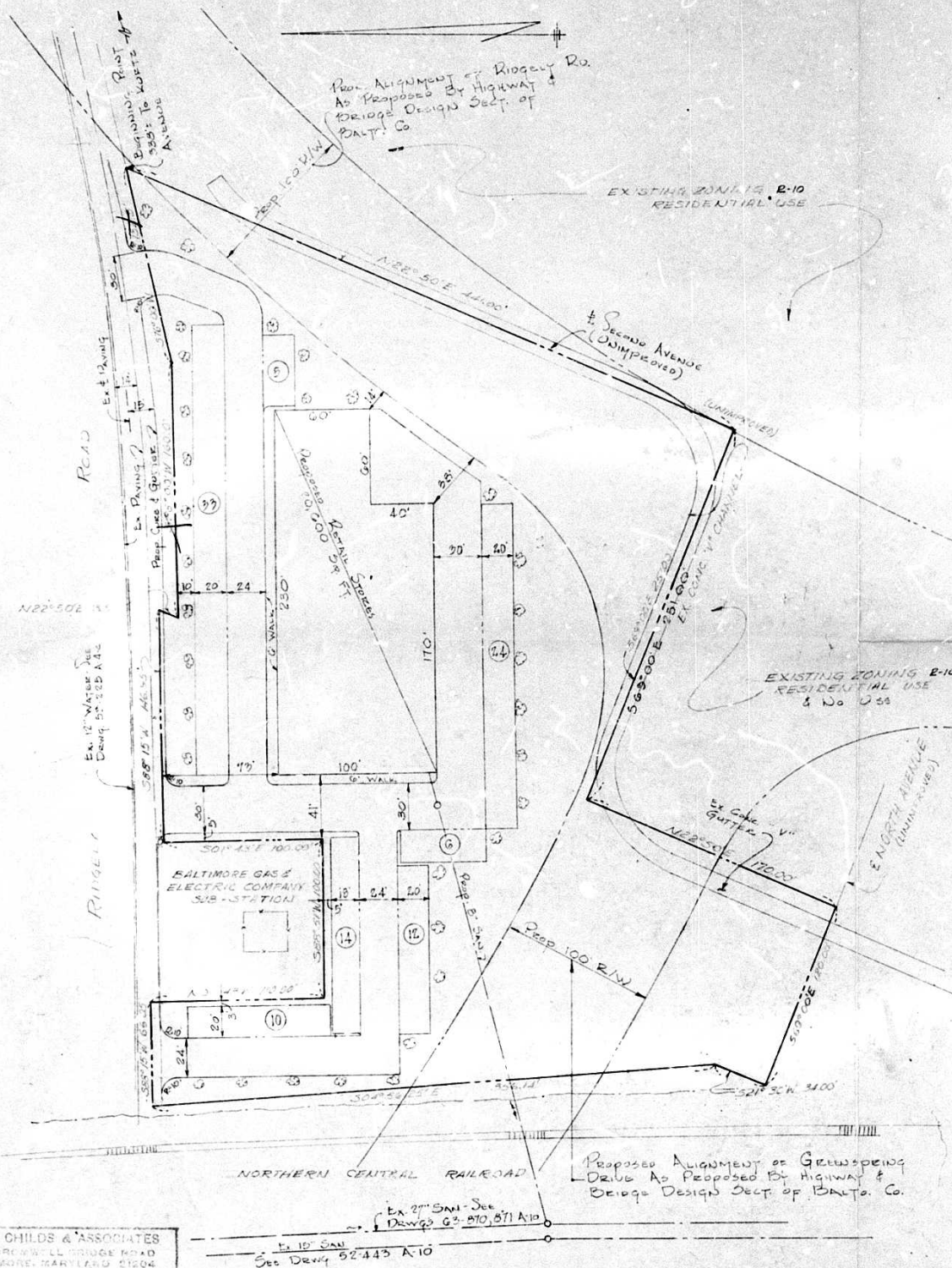
- 1 TOTAL AREA OF TRACT = 4.16 ACRES:
- 2 EXISTING ZONING OF TRACT "R10 WITH SPECIAL EXCEPTION"
- 3 EXISTING USE OF TRACT: "NO USE"
- 4 PROPOSED ZONING OF TRACT "B-L"
- 5 PROPOSED USE OF TRACT "RETAIL STORES"
- 6 ON-STREET PARKING:
 - A TOTAL FLOOR AREA = 93,600 SQ. FT.
 - B REQUIRED PARKING = 166 CARS
 - C PROPOSED PARKING = 176 UNITS
- 7 EXISTING STRUCTURES ON SITE TO BE DEMOLISHED
- 8 ALIGNMENT OF CURB ON SOUTH SIDE OF RIDGEWAY ROAD WILL DEPEND IN PART ON THE ALIGNMENT SET FOR THE NORTH SIDE OF THE ROAD, WHICH SITE IS NOW UNDER CONSTRUCTION
- 9 SECOND AVENUE & NORTH AVENUE ARE NOT INTENDED TO BE IMPROVED OR OPENED AS PUBLIC RIGHT OF WAY.



NW 124

MATZ, CHILDS & ASSOCIATES			
1025 CONNELL DRIVE - RD.			
BELLINGHAM, WASHINGTON 98204			
10 JUL	1974	MAZUR	CRS LTD ST
70044	ELS		PL



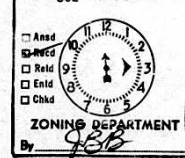


- ## GENERAL NOTES
1. TOTAL AREA OF TRACT = 4.16 ACRES:
 2. EXISTING ZONING OF TRACT "R10 WITH SPECIAL EXCEPTION"
 3. EXISTING USE OF TRACT: "No Use"
 4. PROPOSED ZONING OF TRACT "B-1"
 5. PROPOSED USE OF TRACT "RETAIL STORES"
 6. OFF-STREET PARKING:
 - A. TOTAL PAVED AREA = 20,600 SQ. FT.
 - B. REQUIRED PARKING = 103 UNITS
 7. C. PROPOSED PARKING = 104 UNITS
 8. EXISTING STRUCTURES ON SITE TO BE DEMOLISHED
 9. ALIGNMENT OF CURB ON SOUTH SIDE OF RIDGELY ROAD WILL DEPEND IN PART ON THE ALIGNMENT SET FOR THE NORTH SIDE OF THE ROAD, WHICH SIDE IS NOW UNDER CONSTRUCTION
 10. SECOND AVENUE & NORTH AVENUE ARE NOT INTENDED TO BE IMPROVED OR OPENED AS PUBLIC RIGHT OF WAYS.
 11. GREENSPRING DRIVE WILL CROSS OVER THE NCRR TRUCKS WITH A BRIDGE & THE INTERSECTION WITH RIDGELY ROAD WILL BE CHANDRANIZED.

LIPCHIN, McMANUS

REVISED PLANS

- JUL -9 '70 PM



MAP
#9
SEC. 3-C
NW-12-A
BL

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY

RIDGELY ROAD & KURTZ AVENUE
 ELECTION DISTRICT 9 BALTIMORE CO., MD.
 SCALE 1" = 50' APRIL 3, 1970
 Revised: July 3, 1970

