The Biltimore County Board of Appeals had many cases pending before rere possibly rendered most by the adoption of the comprehensive zoning it that were possibly rendered most by the adoption of the comprehensive zonit maps on March 24, 1971, but which cases are still being carried on its docket.

I would like to dispose of these cases by setting them fown for a hearing or by receiving a dismissal request from the oppellant(s). Please cavise me of your position in the following case(s) which you have appealed:

Vernon A. Brown, Sr., et ux Beg. 839' from SW/S Sunshine Ave. and 32'0' from NW/S Belair Road

11th District

#71-73-R

11th District

ORDER RECEIVED

5

RE: PETITION FOR RECLASSIFICATION from R-A to B.L. NW corner of Belair Road and Perry View Road 11th District

BEFORE

OF

Edward R. Bromwell, et us

BALTIMORE COUNTY

No. 71-73-R

ORDER OF DISMISSAL

Petition of Edward R. Bromwell, et ux, for reclassification from R-A to B.L. on property located on the northwest corner of Belair Road and Perry View Road, in the

WHEREAS, the Board of Appeals is in receipt of a Dismissal of Appeal filed September 11, 1973 (a copy of which is attached hereto and made a part hereof) from the

WHEREAS, the said attorney for the said petitioners-appellants requests that the appeal filed on behalf of said petitioners be dismissed and withdrawn as of September 11

IT IS HEREBY ORDERED this 13th day of September, 1973, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

It is further the Deputy Zoning Commissioner's opinion that the public health, safety and general welfare of talk community would not be adversely affected by the granting of a Special Exception for offices and office

Therefore, IT IS ORDERED by the Deputy Zoning Commissionabove 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 re main an R.A. Zone; and it is further ORDERED that a Special Exception for offices and office buildings, the prerequisites of Section 502. 1 of the Balti-Zoning Regulations having been met, should be and the same i GRANTED, from and after the date of this Order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning

RE: PETITION FOR RECLASSIFICA -BEFORE THE NW /corner of Belair Road and DEPUTY ZONING COMMISSIONER Petitioners NO. 71-73-R (Item No. 286) OF

BALTIMORE COUNTY

The Petitioners seek a Reclassification from an R. A. Zone to a B. !.. Zone for a parcel of property consisting of 0.53 of an acre of land, mo e or less, and located on the northwest corner of Belair Road and Perry View Road in the Eleventh District of Baltimore County. Testimony on beside of Belair Road and to the north of the subject property on the west side,

side cr Belair Road in thir area in the past five (5) to s = (6) years.

Testimony on behalf of the Protestants indicated that there have been no changes since the adoption of the Comprehensive Zoning Man for this area, August 1, 1966. They further indicated that traffic at this in-

Without reviewing all the evidence further in detail, but based on all the evidence presented at the hearing, it is the Deputy Zoning Com-Belair Road was the result of the Comprehensive Zoning Map of 1966 and that there have been no changes since that date. Further, that there have been several Special Exceptions granted on the west side of Belair Road with in several blocks of the subject property, for offices and office buildings

NE-IIH #71-73R

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION RA TO BL
PROPERT: OF EDWARD BROWWELL & WIFE
110 ELECTION DISTRICT BALTIMORE COUNT

REGINNING for the same at the intersection formed by the northwest Right of Way 1'me of Belair Road (60' wide) and the northeast Right of Way line of Perry (Yew Hoad (50) wide) said point being at the end of the first line of the first pairel of the land which by deed fated July 8, 1947 and recorded among the Land Records of Baltimore County in Liber JWB 1574, folio 492 was curveyed by Adolph R. Bever and wife to Edward R. Brunwell and wife ru . ing thence and binding on the northeast Right of Way line of Perry Vie oud and on the second line in aforesaid deed N40*11'W 200.00' thence leaving the northeast light of Way line of Perry View Read and binding n the 2nd line of the first purcel and continuing the same course and binding on the third line of the second parcel in aforesaid deep northwest Right of Way line of Pelair Road running thomce and birdin on the northwest Hight of Way line of Delair Road 549*49*% '15.86 to the place of beginning.

CONTAINING 0.53 acres of land more or less.

DELLO all of the land which by deed dated July 8, 1947 and recurded among the Land Records of Bultimore County in Liber JMB 1574, folio 492 was conveyed by Adolph R. Beyer and wife to Edward R. Bronwell and Wife.



#71-73R

The population is the Perry Hall orea is growing daily. The subject property faces Belair Road and is almost totally surrounded with commercial uses. There is an increasing need for retail stores in this area to serve the community and the subject property provides its own off-street parking.

BRENNAN AND ERENNAN TOWSON MARYLAND 2120

-

January 12, 1971

Zoning Commissioner of Baltimore County County Office Building Towson, Maryland 21204

Attention: Mr. Pdvard D. Hardeety

Dear Mr. Hardeetu:

Re: Pe, ition for Reclassification NW/corner of Bulair Road and Perry View Road - 11th Dietrict iduard P. Bromwell, et z. Petitioners NO. 71-73-R (Item No. 286)

Please enter an appeal to the Board of Appeals on behalf of the Petitioner in the above

Very truly yours, John J. Brenna

JJR.mo

Brenian & Brenn

21

DA TI

URDER

BATIMORE COUNTY, MAR AND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissioner Date August 28, 1970

FROM Mr. George E. Gavrelis, Director of Planning

SUBJECT: Petition #71-73-R. Northwest corner of Belair and Perry View Roads
Petition for Reclassification from R.A. to B.L. Edward R. Bromwell - Petitioner

11th District

HEARING: Monday, August 31, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R.A. to 8.L. zoning. We note that the R.A. zoning on the subject property was created as part of a competentive zoning process wh-rein portions of the westerly side of Beloir Road were zoned R.A. with the intent of portions of the westerry size of betair road were zoned x.A. with the interfal of providing a load use which would be intermediate between the commercial uses and potentials on the easterly side of Belair Road and the well-established single family houses on this side of Belair Road. There was no incidence of commercial use along this immediate section of the west side of Belair Road.

The Planning Staff believes that the R.A. zoning here absolutely is correct and that no changes whatsoever have occurred which would juttify the creation of commercial zoning have. We regard this case is on example of soil zoning commercial zoning are would not be in accordance with a comprehensive plan, would create land us potentials not in conformity with those of adjoining would create tand use potentials not in contaminy with those of adjoining properties on the same side of the street, and would serve no need for commercial services which could not be accommodated within the context of a substantial amount of vacant commercial land in the area.

GEG:msh



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date Hay 7, 1970

FROM: C. Richard Moore

SUBJECT: Item 266 - ZAC - May 5, 1970 Property Omer: Edward R. C Hildred F. Bromwell Belair Road C Perry View Road Rociats, to BL

The **mment for Item 257 remains valid except some additional increase in trip density can be expected with a reclassification to BL.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Cate May 6, 1970 TO. Edward Harmesty
ATTN: Oliver L. Nyers

FROM Ellsworth N. Diver, P.E. SUBJECT ... Item 285 (1959-1970)

Property Omer: Shand s. 6 Milred F. Fromwell My&Ger., Int. of Salar Rd. 6 Perry View 30. Statusted 11th By Salar Salar Rd. 6 Perry View 30. Proposed Jonates: Heelassification to St. No. Acress 3.53

The following comments are furnished in regard to the plat subsitted to thi office for review by the Zoning Advisory Committee in commection with the autject item.

Perry View Road is an existing street, improved as a 30-foot closed readway section within a 50-foot right-of-way.

Although no further highway improvements are required, sidewalks will be required to be constructed, along the frontage of this property on the northwant side of Perry Time Read in connection with any subsequent grading or building permit applications.

The entrance locations are subject to approval by the Department of Traific Surfmearing.

Belair Road is a State Kond; therefore, all improvements, intersections, and entrances on this road will be subject to State Konds Commission requirements.

Storm Drain:

BALTIMORE COUNTY DARD OF EDUCATION

Petitioner: Bacawaca

Location:

District: //

Present Zoning: RA Proposed Zoning: BL

No. of Acres: - 0.53

Provisions for accommodating storm was r or drainage have not been indicated on the submitted plans.

The potitioner must provide necessary drainage facilities (temporary or permanent) to present creating any nationers or danages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, the to improper grading or improper installation of drainage facilities, would be the full responsififity of the

Belair Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Morpland State Roads Commission.

ZONING ADVISORY CONMITTEE MEETING

Comments: Would N. F CFFECT STUDENT POPULATION

OF May 5, 1970

Joning Comments Item 286 (1909-1970) Schard A. V Hildred F. BromwoJl June 2

Sediment Control:

Development of this property through stripting, grading and stabilization could result in a sediment pollution crostem, scanding private and public solutions dominates on the property. A grading permit is, therefore, necessary for all grading, including the stripting of top soil.

Grading studies and saddment control drawleds will be necessary to be reviewed and approved prior to the Lisuance of my grading or building permits.

Water and Sanitary Sewer:

Public water supply and public sanitary sewerage is seenable to serve this property.

Solawon 07. Quier

SWD: SAR: RMOtag

"C" - S.W. Key Sneet 42 - S. 29 Position Sneet N.S. 11 H Topo 72 - Tax

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D/ Hardest; Date May 6, 1970

FROM Richard B. Williams
Project Planning Division SUBJECT. Zoning Advisory Agendo. Item #286

> May 5, 1970 Edward R. & Mildred F. Bromwel N/W Cor., Int. of Belgir Road &

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

Perry View Road is not a commercial road and some of the use potentials of

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date___May 6, 1970 Zoning

FROM .. Byerett Reed, Plans Review ...

SUBJECT #286 Edward R. Mildred F. Bronwell N.W. Corner Int. of Belsir Road & Perry View Road District: 11

Petitioner to comply with all ap licable requirements of Baltimore County Building Code and regulations. When plans are submitted.

Also see section 409.108 on parking lots.

Ewest Rud

ERinch

 Mr. Edward D. Hardecty, Zoning Commissioner Attention: Mr. Hyers MTE: May 11, 1970 PHOM: Licetonant Thomas E. Kell, r Fire Department S/BJECT: Property Owner: Edward R. & Hildred F. Brownell Location: M/W Corner, Int. of Belsir Read and Perry View Read May 5, 1970

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

Lieutenant T. E. Lelly

TO. Mr. Oliver Nyers	Date	May 7, 1970

FROM. Ian J. Forrest

SUBJECT. ... Item 286. - Zoning Advisory Committee Meeting, May 5, 1970

286. Property Owner: Edward R. Mildred F. Bromerll Edward R. Mildred F. Bromerll Location: N/W Cor., Int. of Belatr Rd. & Perry View Rd. Present Zoning: RA Proposed Zoning: Reclass. to BL District: 11th No. Acres: 0.53

Public water and sewers are available.

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, Saltimore County Department of Health.

Chief Water and Sewer Section BURFAU OF ENVIRONMENTAL HEALTH

IJF/ca



STATE OF MARYLAND STATE ROADS COMMISSION BALTIMORE, MD. 21201 May 6, 1970

Mr. Edward D. Hardesty Towson, Maryland 21204 ITEM 286
Rei Zoning Advisory Comm. Heeting May 5, 1970
Owner: Edw. R.-Hildred R.
Browwell Location: N/W cor. Int. of Helair "oad (Route 1) & Perry View Road Present Zoning: RA Proposed Zoning: Reclassification to BL

Zoning Commissioner County Office Bldg.

The proposed entrance at the subject site must have a minimum width of 25 ft. and must be of a depressed curb type.

The existing roadside curb fronting the site on melair Acad is banly deteriorated and would have to be replaced in conjunction with construction of the entrance. The curb at the corner of Perry View Road would have to be reconstructed on a 30 radius.

There is inadequate stopping sight distance at the proposed entrance due to recess and utility poles along the road to the north. Considering the situation, it is our opinion that all access to the site abould be from Perry View.

The plan must be revised to indicate either state Moads Mommission standards for the proposed entrance and frontage on Belair Road, or all access by way of Perry Ylea Road, prior to a hearing date being assigned.

Any access to Belair Road will be subject to State Roads Commission approval and permit.

Very truly yours,

Charles Lee, Chief Development Engineering Section by: John E. Heyers Ph. Asst. Development Engineer

CL: - FM: bl

Gerard V. Caldwell

ATTORNEY AT LAW

7701 RELAIR ROAD BALTIMON" MO 21236

- ME 7 1 70 5% -

August 25, 1970

Baltimore County Office of Planning and Zoning County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Sir.

Please enter my appearance as attorney for the protestants in Gase No. 71-73 which is scheduled for trial on Nonday, August 31st, at 1:00 P. M.

Very truly yours,

Gerard V. Caldwell

cc: John J. Brennan, Esquire 22 W. Pennsylva::ta Avenue Towson, Maryland 21204

August 17 -THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Mardesty Zoning Commissioner of Raltimore County was inserted in THE DIXERS TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one weeks before the 17th day of August 1970, that is to say, the same was inserted in the issue of August 13, 1970.

STROMBERG PUBLICATIONS, Inc.

By Buth margay

CERTIFICATE OF PUBLICATION

appearing on the 13th day of August

THE JEFFERSONIAN.

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY No 71- 73-K Columb R Bromwill or of property: N. W. Corner &

BALTINOTE COU. OFFICE OF PLANNING AND ZONING

Your Petition has been received and accepted for filing this

County Office Building 131 W. Chesapeake Avenue Towson, Karyland 2120h

CERTIFICATE OF POSTING

H71-73-R

Date of return: Aug 21 20

Petiticner Edward R. & Hildred F.Bromell

Patitioner's Attorney John J. Brennen, Esq.

No. 75493 INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE DATEL/26/71 BULLED TOWSON, MARYLAND 21204 Zoning Office 119 County Office Bidg. , Towsen, Md. 21204 To: John J. Brennen, Esq. . Loyola Feddrai Building 22 W. Pennsylvania Ave., Towson, Md. 21204 TOTAL AMOUNT \$10.00 OUPDBIT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE

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

Cost of posting property of Edw, M. Brownsell for appeal hearing

No. 71-73-R

MAIL TO

2 aigns

\$10.00

TELEPHONE INVOICE No. 75475 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE DATE 1/15/71 Revenue Division COURT HOUSE BILLED TOWSON, MARYLAND 21204 Zoning Office To: John J. Breman, Esq. 119 County Office Bldg. . Loyela Federal Building Towson, Md. 21204 Towson, 14d. 21204 DEPOSIT TO ACCOUNT NO. 61-622 BETURN THIS PORTION WITH YOUR REM TTANCE 70. 00 Cost of appeal - property of Edw. R. Brounwell \$70.00 No. 71-72-R õ IMPGATANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 494-2413	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE COUNTY HOUSE TOWNON, MARYLAND 21804	No. 75350 Cot. 26, 1970
SS CHOCKT TO	Cortes & Herds, A.S. 3389 ha Alexandra bittamen, Al. 2020 bittamen, Al. 2020 control 61-572 serven too ALEE Fills Position For TOO Cotton ALEE Fills Position For TOO	TOTAL ANGUNT
4 01 25	Advertising and posting of property for Chard & Brannill (Fig. 2). 2	59,00 _
38,00%	4	ARYLAND

OFFICE OF FINANCE, REVENUE DIVISION

COURTHOUSE, TOWSON, MARYLAND 21204

ELEPHONE 4)4-2413		ALTIMORE COUNTY, MARYLAND		No. 737		
		OFFICE OF FINANCE COURT HOUSE TOWSON, MARYLAND 21204				
To:		Zeel	ng Rept. of Baltimor	re County		
Shartes B. Harek, N. D. 3300 Ris Alexada Baltimore, Nd. 21210 parcer to Account No. 01-622			ETUAN THIS PORTION WITH Y	OUR REMITTANCE	AL AMOUNT	
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OFFICE OF FINANCE, REVENUE DIVISION

COURTHOUSE, TOWSON, M/ RYL AND 21204

MAIL TO



*71-73-R - EDWARD R. BROMWELL, ET UX
Photographs





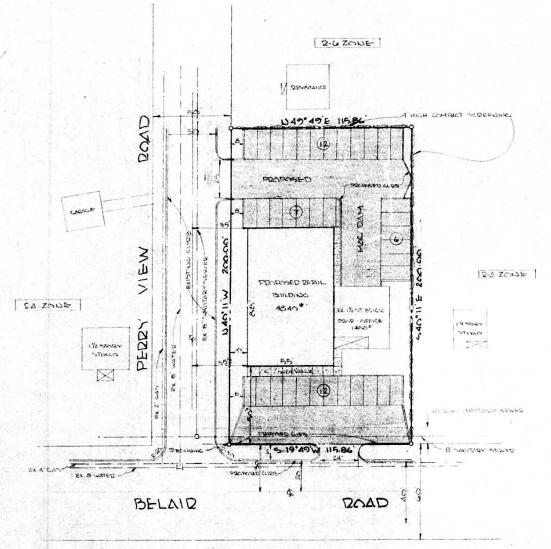


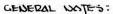












0.53Ac ADEA OF DOODERTY EXISTING LISE RESISTANCE FRAPASED USE OFFICE & RETAIL EXISTING ZOUS 2-A ZONE CHUZONE SP. EXFOR PROPOSED ZONE

PARKING NOTES:

TOTAL

TOTAL HAND AREA (FRANCED OFFICE) " (RETAIL BOILDING) 14004 4840ª

SPACES 1 OFFICE 2 DETAIL

CI PER 300 @ 1 PER 200

PROMIDED _25_ 31 37

> OFFICE COPY DEVISED PLANS #286

PETITION

ZONING

PLAT TO ACCOMPANY

BROMWELL

ELECTION DIST. U. ... SCALE 1":30

PROPERTY

BALTO. CO. MO APRIL 1, 1970 DEV PEC COMMENTS 4:22-70

NOT A SURVEY PLATTED FROM DEEDS, PLATS, & ATHER SAUDCES.



EF DAPHEL & ASSOCIATES

201 COURTLAND AVENUE

1275 A