

NOV - 7 1973

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

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

11th District

HARING: 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 S.L. zoning. We note that the R.A. zoning on the subject property was created as part of a comprehensive zoning process which provided a land 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 justify the creation of commercial zoning here. We regard this case as an example of spot zoning - commercial zoning here would not be in accordance with a comprehensive plan, 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

TO: Edward R. Bromwell Date: May 6, 1970

FROM: Silasworth D. Dyer, P.E.

SUBJECT: Item 286 (1969-1970)
Property Owner: Edward R. & Mildred F. Bromwell
N/W Cor., Int. of Belair Rd. & Perry View Rd.
Maplets 11th
Present Zoning: RA
Proposed Zoning: Reclassification to BL
No. Acres: 0.53

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

Highways:

Perry View Road is an existing street, improved as a 30-foot closed roadway 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 northwest side of Perry View Road in connection with any subsequent grading or building permit applications.

The entrance locations are subject to approval by the Department of Traffic Engineering.

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

Storm Drainage

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

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.

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

Enclose Comments
Item 286 (1969-1970)
Edward R. & Mildred F. Bromwell
Page 2

Sediment Control:

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

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

Water and Sanitary Sewer:

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

Silasworth D. Dyer
Chief, Bureau of Engineering

CONSTRUCTION:

* * * S.W. Key Street
12' x 24' Station Sheet
3.4. 11 8 Topo
72 - Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Zoning Commissioner

Date: May 6, 1970

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

May 5, 1970
Edward R. & Mildred F. Bromwell
N/W Cor., Int. of Belair Road &
Perry View 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 B-1 zoning would be an infringement on the existing residential neighborhood.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty Date: May 7, 1970

FROM: C. Richard Moore

SUBJECT: Item 286 - ZAC - May 5, 1970
Property Owner: Edward R. & Mildred F. Bromwell
Belair Road & Perry View Road
Reclass. to BL

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

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

GEM:mr

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF May 6, 1970

Petitioner: Bromwell

Location:

District: 11

Present Zoning: RA

Proposed Zoning: BL

No. of Acres: 0.53

Comments: Would not effect student population

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: May 6, 1970

FROM: District Head, Plans Review

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

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

Also see section 409.108 on parking lots.

Everitt Reed
Everitt Reed, Plans Review

GEM:msh

TO: Mr. Edward D. Hardesty, Zoning Commissioner DATE: May 11, 1970

Attention: Mr. Myers

FROM: Lieutenant Thomas E. Kelly
Fire Department

SUBJECT: Property Owner: Edward R. & Mildred F. Bromwell

Location: N/W Corner, Int. of Belair Road and Perry View Road

Item # 286 Zoning Agenda May 5, 1970

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

Lieutenant T. E. Kelly

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers 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
 Location: N/W Cor., Int. of Belair Rd. & Perry View Rd.
 Present Zoning: RA
 Proposed Zoning: Reclass. to BL
 District: 11th
 No. Access: 0.53

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. Forrest
 Chief
 Water and Sewer Section
 BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

STATE OF MARYLAND
STATE ROADS COMMISSION
300 West Preston Street
BALTIMORE, MD. 21201

May 6, 1970

Mr. Edward H. Hardesty
 Zoning Commissioner
 County Office Bldg.
 Towson, Maryland 21204

Attn: Mr. O. L. Myers

Dear Mr. Hardesty:

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 Belair Road is badly 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 trees and utility poles along the road to the north. Considering the situation, it is our opinion that all access to the site should be from Perry View Road.

The plan must be revised to indicate either State Roads Commission standards for the proposed entrance and frontage on Belair Road, or all access by way of Perry View 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. Meyers
 Asst. Development Engineer

CLT:mdbk

Gerard V. Caldwell
 ATTORNEY AT LAW

7701 BELAIR ROAD
 BALTIMORE, MD. 21206

August 26, 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 Case No. 71-73 which is scheduled for trial on Monday, August 31st, at 1:00 P. M.

Very truly yours,

Gerard V. Caldwell

GVC:trm
 cc: John J. Brannon, Esquire
 22 W. Pennycuik Avenue
 Towson, Maryland 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 114 Date of Posting: Aug. 13, 1970
 Posted for: Edward R. Bromerll
 Petitioner: Edward R. Bromerll
 Location of property: N.W. Cor. of Belair Rd. & Perry View Rd.
 Location of Sign: On Perry View Rd. 1/2 mi. S. of Belair Rd.
 Remarks:
 Posted by: Mark H. Nass Date of return: Aug. 26, 1970

THE TOWSON TIMES

714 YORK ROAD
 TOWSON, MD. 21204

August 17 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week 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: Ruth Margay

PETITION FOR RECLASSIFICATION
11th DISTRICT

RECLASSIFICATION FROM R.A. TO B.L. ZONE
 LOCATION: Southwest corner of Belair Road and Perry View Road
 DATE & TIME: Monday, August 17, 1970 at 1:00 P.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition of Edward R. Bromerll, Petitioner, for the reclassification of the subject property from R.A. to B.L. Zone. The subject property is located at the southwest corner of Belair Road and Perry View Road. The subject property is currently zoned R.A. and is used as a residence. The petitioner desires to reclassify the property to B.L. Zone for use as a business. The petitioner has submitted a plan showing the proposed use and the location of the property. The plan also shows the location of the property in relation to the surrounding properties. The petitioner has also submitted a statement of the reasons for the proposed reclassification. The statement states that the proposed use is a business and that the property is currently zoned R.A. The petitioner desires to reclassify the property to B.L. Zone for use as a business. The petitioner has submitted a plan showing the proposed use and the location of the property. The plan also shows the location of the property in relation to the surrounding properties. The petitioner has also submitted a statement of the reasons for the proposed reclassification. The statement states that the proposed use is a business and that the property is currently zoned R.A. The petitioner desires to reclassify the property to B.L. Zone for use as a business.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 13, 1970.

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 of one time, before the 13th day of August, 1970, the first publication appearing on the 13th day of August, 1970.

THE JEFFERSONIAN
 Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 114 Date of Posting: Jan. 22, 1971
 Posted for: Edward R. Bromerll
 Petitioner: Edward R. Bromerll
 Location of property: N.W. Corner of Belair Rd. & Perry View Road
 Location of Sign: On Perry View Rd. 1/2 mi. S. of Belair Rd.
 Remarks:
 Posted by: Mark H. Nass Date of return: Jan. 26, 1971

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Md. 21204

Your Petition has been received and accepted for filing this 28th day of July, 1970

Petitioner: Edward R. & Mildred F. Bromerll
 Petitioner's Attorney: John J. Brannon, Esq.
 Reviewed by: Edward D. Hardesty, Zoning Commissioner

PETITION FOR RECLASSIFICATION
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TELEPHONE
404-2413INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 75493

DATE 1/26/71

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

TO: John J. Brennan, Esq.,
Loyola Federal Building
22 W. Pennsylvania Ave.,
Towson, Md. 21204Zoning Office
119 County Office Bldg.,
Towson, Md. 21204

TOTAL AMOUNT

\$10.00

COST

DEPOSIT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY

Cost of posting property of Edw. M. Brownell for appeal hearing

No. 71-73-R

2 signs

\$10.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204TELEPHONE
404-2413INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 75475

DATE 1/15/71

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

TO: John J. Brennan, Esq.,
Loyola Federal Building
Towson, Md. 21204Zoning Office
119 County Office Bldg.,
Towson, Md. 21204

TOTAL AMOUNT

\$70.00

COST

DEPOSIT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY

Cost of appeal - property of Edw. R. Brownell

No. 71-73-R

\$70.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204TELEPHONE
404-2413INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 75350

DATE Oct. 28, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

TO: Charles E. Harsh, Esq.,
3300 The Alameda
Baltimore, Md. 21208

Zoning Dept. of Baltimore County

TOTAL AMOUNT

\$25.00

COST

DEPOSIT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY

Advertising and posting of property for Edward R. Brownell
#71-73-R

\$25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204TELEPHONE
404-2413INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73754

DATE Aug. 10, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

TO: Charles E. Harsh, Esq.,
3300 The Alameda
Baltimore, Md. 21208

Zoning Dept. of Baltimore County

TOTAL AMOUNT

\$25.00

COST

DEPOSIT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY

Position for Requalification for Edward R. Brownell
#71-73-R

\$25.00

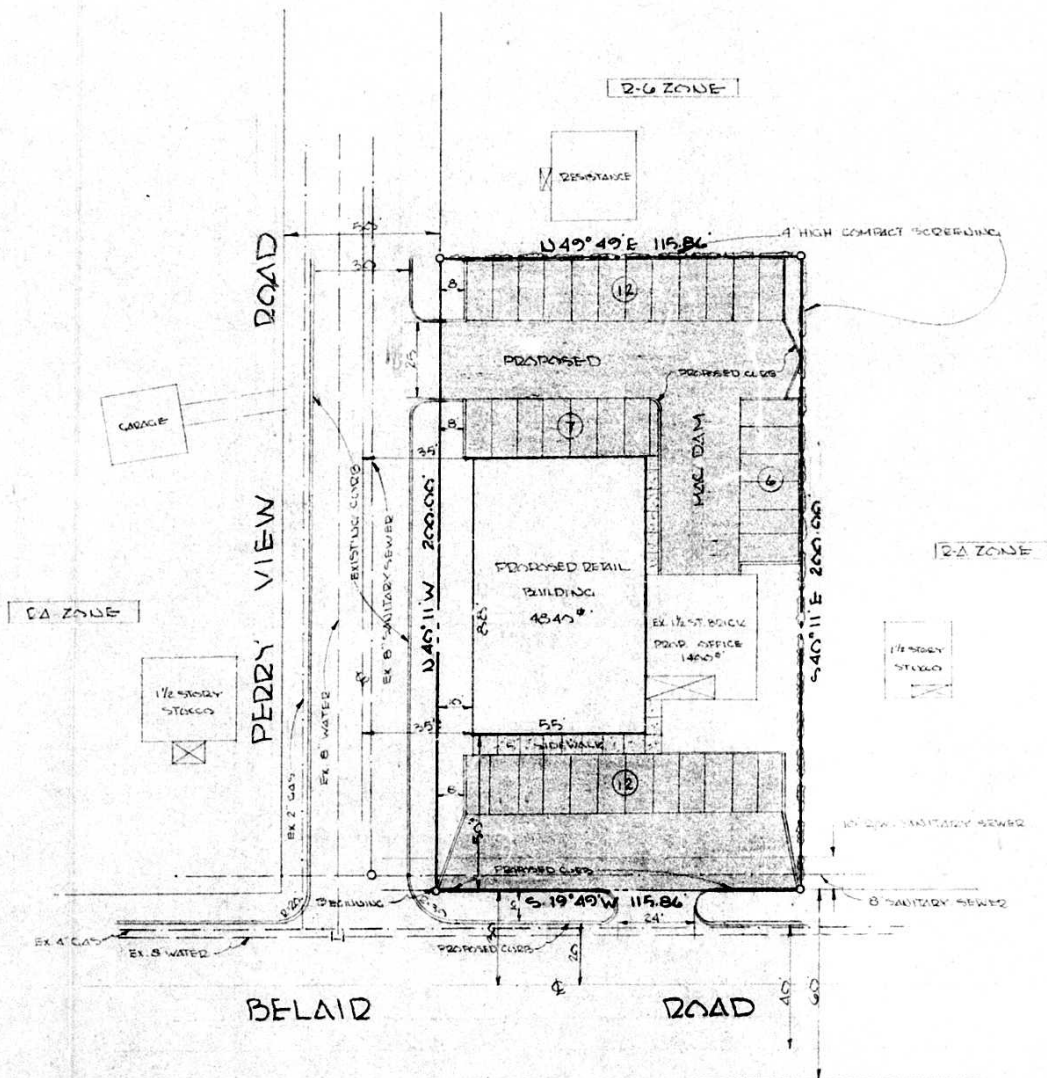
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

County Board of Appeals
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

#71-73-R - EDWARD R. BROMWELL, ET UX

Photographs



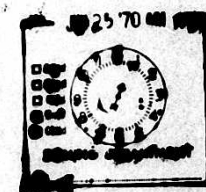


GENERAL NOTES:

AREA OF PROPERTY	0.93 AC.
EXISTING USE	RESIDENCE
PROPOSED USE	OFFICE & RETAIL
EXISTING ZONE	2-A ZONE
PROPOSED ZONE	2-A ZONE SPECIAL OFFICE & DETAIL

PARKING NOTES:

TOTAL FLOOR AREA (PROPOSED OFFICE)	1400'
" " (RETAIL BUILDING)	4840'
<u>SPACES</u>	
1 OFFICE	81 PER 300'
2 RETAIL	51 PER 200'
TOTAL	
	<u>REQ'D</u>
	<u>PROVIDED</u>
	5
	6
	25
	31
	30
	37



OFFICE COPY
REVISED PLANS
F280

PLAT TO ACCOMPANY ZONING PETITION
BROMWELL PROPERTY

ELECTION DIST. No. 11
SCALE 1"=30'

BALTO. CO. MD
APRIL 1, 1970
REV. PER COMMENTS 6-22-70



This Plat was prepared by:

E.F. DAPHEL & ASSOCIATES

Registered Professional Land Surveyors

201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

NOTE:

NOT A SURVEY PLATTED FROM
DEEDS, PLATS, & OTHER SOURCES.



1275A