we / BARBARA KAHL HUBER legal owner of the property situate in Baltimore A - C County and which is described in the description and plat attached hereto and made a part hereof, NORTH now make its described it the discription and pits attacked hereto and make a part network ARTH-hereby petition (i) that the soning status of the herein described property be re-classified, pursuant to the Zonling Law of Baltimore County, from an B-A - R-10 and R-20 zone to an AREA B R zone; for the following reasons:

This property is situate on Belair Road at the intersection of NE-/2-H Scaroeder Avanue in Perry Hall in the 11th Election District. Contiguous property is commercial and in the immediate vicinity are muserous business places, in fact, the entire area is and has been used for commercial purposes. The present zoning is not realistic.

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 adepted pursuant to the Zoning Law for Baltimore

Contract purchaser

John W Hule Legal Owner Address Brade Raw, md 2/02/

Kerr & Kerr 210 W. Fennsyl-Petitioner's Attorney vania avenue, Towson, Md. VA 3-3414

ORDERED By The Zoning Commissioner of Baltimore County, this ... 28th Harren 198 70 that the subject matter of this petition be advertised, as of July

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 Zering County Statement of Baltimore County in Room 106, County Office Building in Towson, Baltimore day of Augus 3. 19870 at 2389. o'clock

Livary N. Hardes ty

Zoning Commissioner o' Baltimore County.

PETITION FOR HELD SITUATION: NO CORRET OF SEE ROLD and Schroeder Avenue - 11th District: Estate of Barbara K. Huber - Petitioner NO. 71-71-8 (Item No. 217)

111 111 111

DEPUTY ZONING COMMISSIONER

REFORE WE

LETTMORE COUNTS

111 111 111 111

The Petitioner seeks a Reclassification from R.A., R.10 and R.20 Zones to a B.R. Zone for a parcel of property located on the northwest corner of Belair Road and Schroeder Avenue, in the Eleventh District, consisting of 7.8h acres of land, more or less.

Without reviewing the evidence in detail but based on all the evidence presented at the hearing, it is the Deputy Zoning Commissioner's opinion that there has been a substantial change in the character of the the total tract of land petitioned for, should not be reclassified to a 3.8. Zone in that a buffer should be established between the B.R. Zone granted and the residential properties to the west.

It is Chaldered by the Deputy Zoning Commissioner of Baltimore County this 12 day of December, 1970, that the herein described property or area should be, and the same is hereby reclassified from R.A., R.10 and R.20 Zones to a B.R. Zone, for and after the date of this Order for the following

Beginning for the same at the intersection of the centerline of Schroder Avenue with the centerline of Schalar Road, running there and binding on the centerline of Schalar Road, the two (2) founding courses and distance viris North Schaperse O's sinutes and 20 feet and by a curve toward the left having a radium of centerline of Schalar Road and running borth il degrees O's distance Schalar Road and running borth il degrees O's distance Same Sport feet there. South 10 degrees O's minutes Samt Sp feet themes South 10 degrees O's minutes Samt Sp feet themes South 10 degrees O's minutes Samt Sp feet themes South 10 degrees O's minutes Samt Sp feet themes South 10 degrees O's minutes Samt Sp feet themes South 10 degrees O's Samt SpS feet to the centerline of Schoder Avenu themes binding on the centerline O's Schoder Avenu themes Samt SpS feet to the centerline of Schalar Schoder Avenue Caleboar SpS feet to the centerline of Schalar Schoder Avenue Caleboar SpS feet to the centerline of Schalar Schoder Avenue Caleboar SpS feet to the centerline of Schalar Schoder Avenue Caleboar SpS feet to the centerline of Schalar Schoder Avenue Caleboar SpS feet to the centerline of Schalar Schoder SpS feet to the SpS feet to the centerline of Schalar Schoder Avenue Caleboar SpS feet to the centerline of Schalar SpS feet themes SpS feet themes

It is further GRDERED that a permit for parking in a residential gone as per Section 409.4 of the Baltimore County Zoning Regulations having

Beginning for the wame at a distance of 780,20 feet Northwasvely from the centeritme of Garredee Avenue, with the centeritme of Relair Road and Northwasterly 350 feet from the centeritme of Relair Road, thence running North All degrees 00 minutes West 155 feet, thence South My degrees 00 minutes West 1550 feet, thence South My degrees Sast 155 feet, thence running North My degrees 00 minutes East 500 feet to the place of beginning.

been complied with, be granted for the following described property:

The parking permit in a residential zone must be in accordance with the plat dated March 27, 1970, and approved December 14, 1970, by George E. Gavrelis, Director of the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding, and which is incorporated by reference hereto as a part of this Order, from and after the date of this

All of the above are subject to the approva' of the site plan by the State Hoads Commission, the Bureau of Public Services and the Office of

E

COLINCO FOR I

ORDER RU

ВУ

Rerr & Kerr 210 W. Pennsylvania Towson, Maryland 2 Va 3-3414-3415

Attorneys for Huber and Barbara Kahl Buter, Deceas.id

#71-74R

MEMORANDUM IN SUPPORT OF

The Estate of Barbara Kahl

This property is subject to the jurisdiction of the

Ornhans! Court for Reltimore County and prompt resolution of the

matter is absolutely necessary. The Orphans' Court has granted

several extensions of time within which to file the administration

Account, but the situation is now one of emergency and it is res-

The tract contains 7-1/2 acres, more or less, and is

in Perry Hall in the 11th Election District. All of the contiguous

properties are now and have been used for many years for commercial

pectfully requested that this matter be sent from the Flanning

Board with its certification, to the Baltimore County Counter

situate on Relair Road at the intersection of Schmoeder Avenue

purposes. The present zoning is not realistic and zoning re-

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Hay 5, 1970

Type of Hearing: Reclastification from an RA and/or other zone to an BR zone Location: N/W Cor. Seleir Rd. 5 Schroeder Avenue Petitioner: John W. Huber (Exec. estate of Barbara Huber Committee Meeting of Apr 14, 1970 11th District Item 217

Bear Sires

STATE ROADS CORNE

BUTEAU OF FIRE PREVIOUS

HEALTH DEPARTMEN

PROJECT PLANNING

NUMBER OF STREET

INDUSTRIAL DEVELOPMENT

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 proposed size is presently an unimproved tract of land. The property to the east is improved with a non-conforming use service station and service garage with a dwelling to the rear. The property to the north is presently wearnt land and is zoned residential. The property to the uset is improved with dwellings, 10 to 10 years of egg, an good repoir, with an existing fruit stated which fronts on Belair Road. The property to the south is presently some Belair Road is improved to the south is presently some Belair Road. The property to the south is presently some Belair Road of the service in this location are now improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

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.

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

May 6. 1970

0

Highways: (Continued)

RECEIVED FOR I

120

DATE

The proposed Gunview Road (Proctor Len.) will intersect Belair Road within this site. Gunview Road (s proposed a: a 50' curbed readwy on within this site. Gunview Road (s proposed a: a 10' ciphten-way from the Belair Road northwesterly approximately 300' to a point where the right-of-way can then taper toon 10' right-of-way.

- 2 -

Schroeder Avenue, an existing road, shall ultimately be improved as a 30' curbed street on a 50' right-of-wey.

Highway rightway and improvemen's will be required in connection with the development of this site.

Storm Drains:

The petitioner must provide necessary dealnage facilities (temporary or parametral to provent orealing any nutaneous or deapen 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 patitioner.

A study will be required at the time his site is developed to determine the drainage easements and structures necessary.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a section to pollution problem, damaging private and public holdings domastream of the property. A grading permit is, therefore, necessary for all grading, including the strip ing of top soil.

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

A 12" water main exists in Belair Road at Old Forge Road. A 24" water main is proposed to be constructed northerly beyond this site within a few years. The 24" water main extension required to serve this site would be approximately 1300".

Messrs. Kerr & Kerr 210 W. Pennsylvania Avenue Towson, Maryland 21204 Item 217

0

Hay 6, 1970

0

Sanitary Sever:

Public sanitary sewer facilities are not available at this time. Private sewer disjoial will be required in accordance with the Health Department standards.

- 3 -

PROJECT PLANNING DIVISION:

The area for storage of damaged and disabled motor vehicles with proper screen fencing as required by Section 405 A of the Baltimore County Zoning Regulations is required by this office after reviewing the plan.

DEPT. OF TRAFFIC ENGINEERING:

Since the acreages of the existing coning are not shown on the subject plan, existing trip density cannot be obtained. However, as BR, the subject site can be expected to generate 5000 trips par day. The subject plan also does not show correctly proposed improvements to Belair road or Proctor Road. The number of location of the entrances shown are questionable can be expected to require change, whould a building errait be issued.

BOARD OF FOUCATION:

Rezoning would not increase student population.

BUILDING ENGINEER'S OFFICE:

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

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the IOI Life Safet, Codu, 1967 adition, and the Fire Prevention Code when construction plans are submitted for approval.

Fire hydrants (or the proposed site are required and must be in cordance with Baltimore County Standards,

HEALTH DEPARTMENT:

This office will not approve this operation at this location until such time as public utilities are made available.

Messrs. Kerr & Kerr 210 W. Pennsylvania Avenue Towson, Paryland 21204 Item 217

0

May 6, 1970

STATE ROADS COMMISSION:

The proposed entrances into the subject site must consist of depressed curb type. The plan indicate a width of 36' for the northerly entrance. A width of 30' would be sufficient to serve the type of business proposed.

- 4 -

The radius returns into existing Schroedur Avenue and proposed roctor Road must be established on a 30' radius. The plan should be revised in accordance with the foregoing

Entrances will be subject to State Roads Commission approval and

ZONING ADMINISTRATIONS

This office is withholding a hearing date until such time as revised plans are submitted indicating the following: Revised plans in conformance with State Roads Commission comments in the foregoing.

Rovised plans in accordance with Bureau of Engineering comments in the foregoing.

Some thought should be given by the patitioner with repard to subject petition since the comments by the Health Department indicate i that no use would be approved on this site until public water and severage asade available.

Minus & M. OLIVER L. HYERS, Chairman

Fnc.

AUG 18 1972

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROMM. George E. Gavrelis, Director of Planning

SUBJECT Petition #71-74-R. Northwest corner of Belair Road and Schroeder Avenue
Petition for Reclassification from R. A. R-10 and R-20 to B.R. Estate of Barbara Kahl Huber, et al - Petitioners

11th District

HEARING: Monday, August 31, 1970 (2:00 p.m.)

The 2'off of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R.A., R-10 and R-20 to B.R. zoning. The subject property was of Issue when the Planning Board was considering new comprehensive zoning neps for this size last winter. The Planning Board agreed that the future impact of Curview Road (Placotta Lende would artifacely) change land use potentials here and recommended that frontage chang Belatir Road be zoned for Business, Roadsitis purposes to a depth of 220 feet from the center line of that road and that a limits band of R.A. zoning be created for the remainder of the property and the fusir was lot subject at 12 in an Schweder Arama of the remainder of the property and the fusir was lot subject at 12 in an Schweder Arama of the property and the

Both the Flanning Staff and the Planning Board feel that this rec remendation is correct and that commercial zoning aught not to be established beyond the depth recumen: red. There is a mechanism - a use permit for parking - wherein carking and storage of -art could be permitted in the residential portions of the tract with opportunities for requiring special exception and responsive treatment of the site relative to screening, lighting, and use.

We believe that adherence to these recommendations would assure compatibility between the activities proposed for this site and the residential usages existing adjacent to it.



OFFICE OF THE DIRECTOR

William G. Ulrich, Or.

Registered Land Surveyor 16 FULLERTON HEIGHTS AVE BASTIMORE, MD 21236

FOR THE PURPOSE OF ZONING ONLY

All that piece or parce; of land situate lying and being in the . Eleventh Election District of Bastimore County State of Maryland and described as follows:

derving the centerline of the belair Road and cumples north at corress (O minutes) west 505.00 feet, thence south 49 degrees (4) minutes west 521, % feet, thence south 41 degrees OC minutes gast 240,00 feet, thence south 49 degrees of minutes west 200,00 feet to the centerline of Schroeder Avenue, thence sinding on the centerline of Schroeder ivenue south al degrees (A) east 250.00 feet to the centerline of belair hoad and the place of beginning.



William D. Ulral Ja

TELEPHONE BALTIMORE COUNTY, MARYLAND No. 73860 OFFICE OF FINANCE Recense Dicision COURT HOUSE PORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

2 Sign	CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY	*/ *
	Towner, Maryland	#71-79
District. 114.	Manday ang 91 1970. J. Lordans J. Kall Helman M. Joseph J. Seller P. Seller P. J.	ne. Chry. 13 -
Posted for Ellating	Wonday aug 31. 1970	3. 2'00 PM
Petitioner: Colale.	Farkara Kall Huly	
Location of property: N	Con y Below Pd & Sch	rocher or
Location of Signa: (2)	100 Schrader on 1	on Elair
		•••••
rosted by . Trest	Date of return: Co	Ing 20-21

August 17 - 19 70 THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoming Cormissioner of Baltimore County TOWEN was inserted in THE DUNDHUCK TIMES, a week'y newspaper published in Baltimore County, Maryland, once a week for one week before the 17thday of August .9 70, that is to say, he same was inserted in the Lague of August 13, 1970. STROMBERG PUBLICATIONS, Inc. By Lect Kenjuy

ONING: to B.R. OCATION Belair R	From R.	A. R-10 M	M R-24
UBLIC H	PARING Builds Week, 1	Schryeder a enday, J	Avenue Lvenue pust 31.
altimore he Eoning altimore earing Present R-26. Prepase All that	County, Act as County, Zoning Soning parcel fairlet o	RA. R. B.H. of land	in the
Beginning and the second of th	he Belm ; bhedhe ; bh	ir Rade ; ir Ande ; on the mod the to distance to whether to whether redisse of end to whether redisse of end to weet 101, grees 00 a Themos no seat 210, the Seat 200, the	unning conference of the confe
	The 2 control of the	The Zendag Manner Centry Andrews Canada Andrews Can	Process States 2. P. Process States 2. Process States

CERTIFICATE OF PUBLICATION

ring on the _____13th _day of ____August

ELEPHON: 494-2413	BALTIMORE COUNTY, MARYL ND	3756
		. 19, 1970
	Revenue Division COURT HOUSE TOWNON, MARYLAND 21204	
To:	Sming Supt. of Saltdoors Com.	,
6		TOTAL AMOUN
	ACCOUNT NO. RETURN THIS PORTION WITH YOUR REMITTANCE	450,90
QUÂNTITY	D ACCOUNT NO. SETURN THIS FORTION WITH YOUR REALTHANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	\$50,90 COST
	ACCOUNT NO. RETURN THIS PORTION WITH YOUR REMITTANCE	

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

s. Kerr & Kerr 131 V.	OFFICE OF FLANCING AND ZONING. V Office Building Chesa,eake Avenue n, Maryland 21204
o ne ako	
Your Petition har b	wen received and accepted for filing this
	day of
	Educal D. Hardesty Edward D. Markesty
Fetitioner John V. Maher (5mg	Castate of Mil 1
Petitioner's Attorney	Reviewed by May A. Maye. Chairmen of the Advisory Committee









