

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William H. & Margaret L. Bartman, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-L zone; for the following reasons:

Change in Neighborhood
Error in Original Zoning
Property Undesirable for Residential Use

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:
William H. Bartman
Margaret L. Bartman
Address: 8517 Loch Raven Boulevard
By: John L. Askew, Esq.
John L. Askew, Esq.
Attorney
Address: 208 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 4th day of August, 1970, 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, at 10:00 o'clock, on the 10th day of September, 1970, at 10:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

William G. Ulrich, Jr.
Registered Land Surveyor

18 FULLERTON HEIGHTS AVE BALTIMORE, MD 21236

FOR THE PURPOSE OF ZONING ONLY
Petition from R-6 to B-L Zone

Beginning for the same on the east side of Loch Raven Boulevard as widened to 80.00 feet where the side of said widened Boulevard is intersected by the division line between lots numbered 162 and 163 as laid out on Plat No. 1 of Ridgeleigh said plat being recorded among the land records of Baltimore County in Plat Book No. 10 folio 127 etc. said point of beginning also being northeasterly 125.26 feet along the side of Loch Raven Boulevard from the centerline of Amuska Road running thence and binding on the east side of Loch Raven Boulevard by a curve to left having a radius of 2123.48 feet a distance of 100.78 feet to intersect the division line between lots numbered 163 and 164 as shown on the aforesaid plat of Ridgeleigh running thence and binding on said division line south 58 degrees 00 minutes east 179.87 feet to the west side of a 15 foot wide alley there situate running thence and binding on the east side of said alley south 23 degrees 29 minutes west 101.11 feet to intersect the aforesaid division line between lots 162 and 163 running thence and binding on said divider line north 58 degrees 00 minutes west 182.33 feet to the place of beginning.



STENGEL, ANKWE & WILSON

100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
April 28, 1970

REASONS FOR PETITION

The property immediately South and adjacent to the subject property has been changed from R-6 to B-L and at the present time stores are being operated thereon. The property adjacent to and immediately North of the subject property is now used for parking, as a result of a Special Hearing allowing parking in a R-6 zone. The property immediately North and adjacent to the lot used for parking is being operated as a funeral home in a R-6 zone with a special exception. The property at the Southeast corner of Loch Raven Boulevard and White Oak Avenue has been zoned B-L and is at the present time being used as medical offices. The property at the Southeast corner of Loch Raven Boulevard and Amuska Road is zoned B-L and is being used as a shopping center.

The Office of Planning has placed the subject property on the new zoning map as B-L to be presented to the County Council for approval.

As a result of these many changes and diverse uses being made of the adjacent and adjoining properties, subject property is no longer suitable and highly undesirable for residential use.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner, September 4, 1970
FROM: Mr. George E. Goveals, Director of Planning
SUBJECT: Petition #71-69-R, East side of Loch Raven Blvd. 125.26 feet north of Amuska Road for Reclassification from R-6 to B-L.
William H. Bartman - Petitioner

9th District

HEARING: Thursday, September 10, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-L zoning. In making recommendations for comprehensive rezoning this portion of the County last winter, the Planning Board recognized that the subject property was impacted by a change to commercial zoning immediately to the south. It recommended that the subject property be zoned for commercial purposes. This recommendation stands on the maps now being prepared by the Planning Staff and the Planning Board for hearings in October.

GEG:msh



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 13, 1970

John L. Askew, Esq.
208 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
from an R-6 zone to an B-L zone
Location: E/S Loch Raven Blvd., 125' No. of Amuska Rd.
Petitioners: William H. and Margaret L. Bartman
Committee Meeting of May 17, 1970
9th District
Item 31C

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has such 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 one story stone dwelling, with the property to the north improved with a dwelling which a portion of the property is used for an off street parking for the funeral home farther north. The properties to the west are improved with churches, one a Lutheran Church, one a Baptist Church. The property to the south is improved with a two-level store building, a portion of it fronting on Loch Raven Blvd., and a portion of it fronting on the concrete alley to the rear. The property to the east is improved with dwellings. Loch Raven Blvd. in this location is 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.

Highways

Loch Raven Boulevard (Md. 502) is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

The alleyways adjacent to the site are for residential use only. Therefore, the petitioner shall provide means to prevent

John L. Askew, Esq.
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Ingress or egress of vehicular traffic. However, it is recommended that the alleyway adjacent to the rear of this site should be improved and widened as a 20-foot concrete commercial type alley, with all widening located along the west side thereof. A 4-foot right-of-way widening for the alley will be required in connection with any subsequent grading and/or building permit application. At such time as the alley improvements are made, the adjacent property owners will be assessed therefor, in accordance with County Policy then prevailing.

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.

Loch Raven Boulevard (Md. 502) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Water and Sanitary Sewers

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

DEPT. OF TRAFFIC ENGINEERING

The subject petition is requesting a change from R-6 to B-L of .4 acres. This should increase the trip density from 20 trips a day to 200 trips per day. The 200 trips a day will create no major increase in traffic to Loch Raven Boulevard. However, if each of these lots along Loch Raven Boulevard develop commercially and independent of each other, traffic problems can be expected from the in and out movements to Loch Raven Boulevard.

FIRE DEPARTMENT

This office has no comment on the proposed site.

BOARD OF EDUCATION

No effect on student population.

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BUILDING ENGINEER'S OFFICE

Petitioner to meet all applicable requirements of Baltimore County Building Code and Regulations. See Multiple Occupancies Section 400.3 and Business Occupancies Section 404.

STATE ROADS COMMISSION

The width of the proposed parking lot at the subject site is minimal. Maneuvering would be hampered by the building and an existing wall along the south property line. Due to this awkward situation we feel that some vehicles would be encouraged to back out of the entrance onto Loch Raven Blvd.; therefore, it is our opinion that a better parking arrangement should be planned with a lot in the rear of the building.

Access to Loch Raven Blvd. will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION

It should be understood at this time that the petitioner will not have any access permitted to the concrete alley immediately to the east of the subject property. All access must be done from Loch Raven Blvd. The petitioner should give some thought as to the comments by the State Roads Commission and to revising the site plan in accordance with them.

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,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLH:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers, May 15, 1970
FROM: Ian J. Forrest

SUBJECT: Item 31C - Zoning Advisory Committee Meeting, May 12, 1970

31C. Property Owner: William H. & Margaret L. Bartman
Location: E/S Loch Raven Blvd., 125' No. of Amuska Road
Present Zoning: R-6
Proposed Zoning: Reclass. to B-L
District: 9th
No. Acres: 0.415

Public water and sewers are available to the site.

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.

Oliver L. Myers
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

13F/ca

11-20-70

The above Reclassification should be Lad; and to further appearing that by reason of xxxxxxxxxxxxxxx

[illegible]

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10 day of September, 1970, that the herein described property or area should be and the same is hereby classified from an R-6 zone to a BL zone.

zone, and and a Special Use for a single lot and the area
within 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.
Edward D. Smith
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....., 197... 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

[illegible]

TOWSON, MD., August 20, 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 (1) consecutive week before the 10th day of September, 1970, the first publication appearing on the 20th day of August 1970.

THE JEFFERSONIAN,
Leak Street

Manager

Cost of Advertisement, \$

[illegible]

THE TOWSON TIMES
724 YORK ROAD 821-7500

AUG. 24, 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. "Hardisty, Zoning Commissioner for Baltimore County, ~~TOUGSEN~~ TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One ~~xxxxxx~~ week before the 24 day of Aug., 1970, that is to say, the same was inserted in the issue of August 20, 1970.

STROMBERG PUBLICATIONS, Inc

By Ruth Morgan

TELEPHONE 424-2413	INVOICE No. 17384	DATE 9/10/78
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		
TO: Mrs. Margaret I. Bartman, 8517 Loch Haven Boulevard Baltimore, Md. 21204	PAID Zoning Office, 119 County Office Bldg., Towson, Md. 21204	TOTAL AMOUNT \$468.50 COST
AMOUNT TO ACCOUNT FOR: 01 02	RETURN YOUR COPIES WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	
QUANTITY	Cost of posting and advertising property of Wm. H. Bartman No. 71-89-R	\$468.50

TELEPHONE 494-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 73774 DATE Aug. 17, 1970
To:	Swing Bpt. of Baltimore County	
Messrs. Stangel, Asher and Wilson 208 N. Penna. Ave. Thousand, Md. 21204		
REMIT TO ACCOUNT NO.	99-682	RETURN THIS PORTION WITH YOUR REMITTANCE
CURRENCY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$99.00
AMOUNT PAID	Reason for Reconciliation for William R. Swenson #71-39-2	\$99.00
SUBTOTAL		

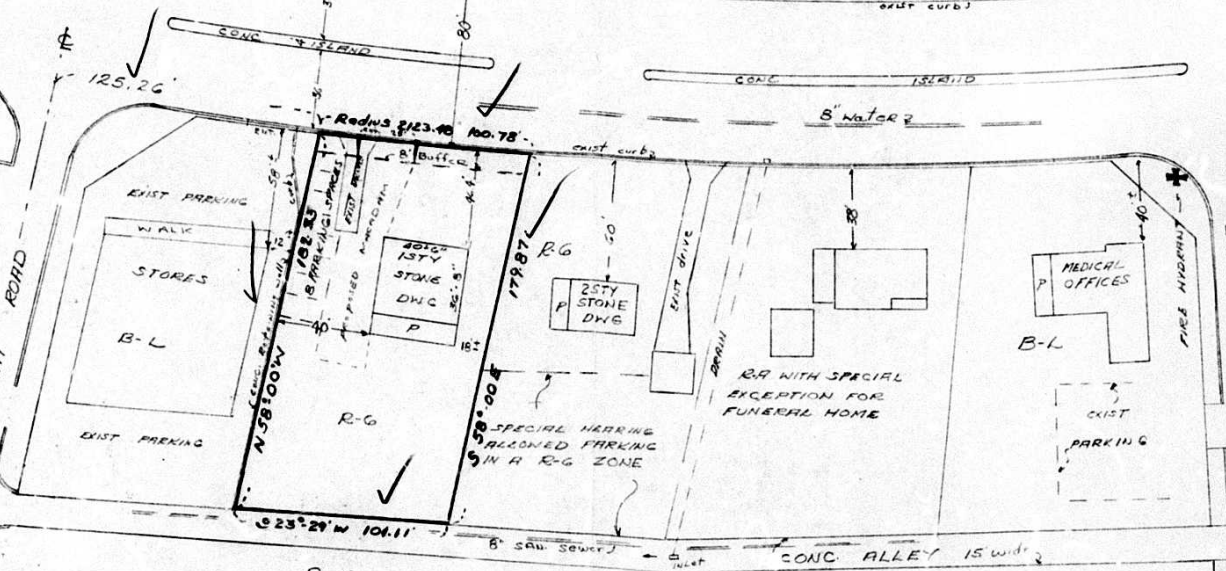
SHOPPING CENTER
B-L

AMUSKAI ROAD

HOLY CROSS LUTHERAN CHURCH
LOCH RAVEN

NATURO ROAD

10CH RAVEN BAPTIST CHURCH
BLVD.



R-G
N° 8517 LOCH RAVEN BLVD.
FOR THE PURPOSE OF ZONING ONLY
9TH ELECTION DISTRICT OF BALTIMORE COUNTY MD.

PETITION: REQUEST FROM R-G TO B-L
PRESENT ZONING - R-G
PROPOSED ZONING - B-L
PRESENT USE - DWELLING
PROPOSED USE - BEAUTY SALON
EXISTING BUILDING TO BE USED
FLOOR AREA - 1,648 sq. ft.
PARKING DATA:
SPACES REQUIRED: 1 SPACE PER 300 SQ. FT. (C)
SPACES SHOWN: (B)

PARKING AREA SHALL BE OF A DURABLE & DUSTLESS SURFACE
SEC. ENTRANCE PROPOSED 25' wide A DEPRESSED CURB TYPE
AND IS TO MEET SIRC. REQUIREMENTS & SPECIFICATIONS

LOT N° 163 RIDGELEIGH PLATBOOK N° 10 F.L. 127
LOT AREA - 0.415 of an ACRE

NOTE: SEWER & WATER EXISTING



#71-89R

OFFICE
COPY

MAP
#9
SEC. 3-C
NE-9-C

B-L



William G. Ulrich Jr.

WILLIAM G. ULRICH JR.
COUNTY SURVEYOR
COURT HOUSE TOWSON MARYLAND
SCALE 1" = 50' APRIL 20, 1970

