

#71-91-RX
#222
[Stamp: 9-17-70]

2/14/71 - appeal

W. BURTON GUY AND CO., INC., 71-91-RX
NW corner of Cromwell Bridge Road and
Covpens Avenue, 9th District, Baltimore, Md.

71-91-RX
#222

ORDER RECEIVED FOR FILING

DATE 2/17/71
BY 304 Harrison

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
NW corner of Cromwell Bridge Road and Covpens Avenue - 9th District
W. Burton Guy & Company, Incorporated - Petitioner
NO. 71-91-RX (Item No. 222)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner seeks a Reclassification of his property, consisting of 2.63 acres, from a R-20 Zone to a R-A. Zone, and also seeks a Special Exception to use the subject property as the situs of an office building. One hundred and fifty-three (153) parking spaces would be provided.

Without reviewing the evidence in detail, the Zoning Commissioner of Baltimore County is of the opinion that the Petitioner has failed to show error in the original zoning map or such substantial changes in the character of the neighborhood to justify the granting of this Petition. In view of this holding, by necessity the request for a Special Exception must fail.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12 day of January, 1971, 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 to and to remain a R-20 Zone, and the Special Exception for an Office Building be and the same is hereby DENIED.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION from R-20 to R-A. zone, and SPECIAL EXCEPTION for Office Building NW corner Cromwell Bridge Road and Covpens Avenue 9th District
W. Burton Guy & Co., Inc. Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 71-91-RX

ORDER OF DISMISSAL

Petition of W. Burton Guy & Co., Inc. for reclassification from R-20 to R-A. zone, and Special Exception for office building, on property located on the north-west corner of Cromwell Bridge Road and Covpens Avenue, in the Ninth 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, and the Board, on its own Motion, therefore will dismiss the within appeal.

IT IS HEREBY ORDERED, this 8th 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. Miller, Jr.
Walter A. Miller, Jr., Chairman
Robert L. Gilland
Robert L. Gilland

APPROVED:
CHARLES E. HARRISON
JAMES D. NOLAN

CAN OFFICES
W. LEE HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204

February 1, 1971

Edward D. Hardisty, Esquire
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification and Special Exception
SW corner of Cromwell Bridge Road and Covpens Ave.
9th District
W. Burton Guy & Company, Inc. - Petitioner

Dear Mr. Hardisty:

Please note an Appeal from your Decision and Order dated January 12, 1971 denying the Reclassification and Special Exception of the above property, on behalf of the Petitioner.

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

Sincerely yours,

Charles E. Harrison
Charles E. Harrison

CEB:s
Enc.

January 12, 1971

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

RE: Petition for Reclassification and Special Exception
NW corner of Cromwell Bridge Road and Covpens Avenue - 9th District
W. Burton Guy & Company, Incorporated - Petitioner
NO. 71-91-RX (Item No. 222)

Dear Mr. Harrison:

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

Very truly yours,

Edward D. Hardisty
EDWARD D. HARDESTY
Zoning Commissioner

EDH/sr

Attachments

cc: James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: RECLASSIFICATION FROM R-20 to R-A. AND SPECIAL EXCEPTION FOR AN OFFICE BUILDING. NORTH SIDE OF CROMWELL BRIDGE ROAD, WEST SIDE OF RELOCATED COWPENS AVENUE, 9th Election District. PETITIONER: W. BURTON GUY & CO., INC.

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

MEMORANDUM

Now comes W. Burton Guy & Co., Inc., Legal Owner of the above captioned property, by W. Lee Harrison, its attorney, and in accordance with Bill 72, Section 22, 22(b) states that the reclassification requested should be granted and for reasons says:

1. Numerous reclassifications have taken place in the immediate neighborhood.

a. Case No. 4610-RXV - N/S Joppa Road. E/S of property of Orchard Inn. Reclassification from R-10 and M-R to B-R. Special Exception for Golf Range. Granted 4/11/59.

b. Case No. 5391 - SW/C Baltimore Beltway and Cromwell Bridge Road. Reclassification from R-10 and M-L to B-M. Granted 11/9/61.

c. Case No. 5839 - SW/S Cromwell Valley Road. 1100' W of Loch Raven Boulevard. Reclassification from M-R, R-10 and M-L to B-M. Granted 8/30/63.

d. Case No. 5739-X - Fairmont Avenue and abandoned Md. P.R.R. R/W to Summerfield. Special Exception for Electric transmission line. Granted 6/17/65.

e. Case No. 63-155-RX - E/S Breezewick Road. S/S Baltimore Beltway, Reclassification from R-10. M-R and M-L to R-A. Granted 3/18/66.

f. Case No. 65-77-X - S/S Cromwell Bridge Road, opposite Gleneagles. Special Exception for filling station. Granted 9/22/64.

g. Case No. 66-264-R - E/S Loch Raven Boulevard. 123' N of Loch Bend Drive. Reclassification from R-10 to B-R. Granted 6/7/66.
h. Case No. 67-88-R - SW/S Loch Raven Boulevard. 550' N. of Joppa Road. Reclassification from R-10 to B-R. Granted 10/20/66.
i. Case No. 69-67-RA - W/S Loch Raven Boulevard. 550' N of Joppa Road. Reclassification from R-10 to B-R. Granted 9/17/68.

2. Error lies between Loch Raven High School, Lutheran High School, Baltimore Beltway and Baltimore G & E Transmission line prohibiting use for residential purposes.

3. And for such other and further reasons as may be heard at the hearing hereon.

W. Lee Harrison
W. LEE HARRISON
Attorney for Petitioner
823-1200
306 W. Joppa Road
Towson, Maryland 21204

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

Re: W. Burton Guy & Co., Inc.
File No. 71-91-RX

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 E. Buddemeyer
Muriel E. Buddemeyer

Encl.

cc: James D. Nolan, Esq.
Mr. John S. Hofmeister
Mr. John W. Pfeiffer
Mr. S. E. DiNanna
Mr. W. D. Fromm
Mrs. R. Werneth
Board of Education

JUL 2 1974

DESCRIPTION

2.63 ACRE PARCEL, NORTH SIDE OF CROMWELL BRIDGE ROAD, WEST SIDE
OF RELOCATED COWPENS AVENUE, NINTH ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

This Description is for R-A Zoning
with Special Exception

Beginning for the same at the intersection of the west side of Cowpe Avenue, seventy feet wide, as shown on Baltimore County Bureau of Land Acquisition Plans HRW 60-254-1 and 2, and the north side of Cromwell Bridge Road, as shown on State Roads Commission of Maryland Plat No. 10624, running thence binding on said north side of Cromwell Bridge Road (1) southwesterly 223 feet, more or less, to a point in the center of Cowpens Road, as originally laid out and as referred to in the deed from William B. Guy, Jr. and others to Guy Incorporated, dated January 22, 1958 and recorded among the Land Records of Baltimore County in Liber C.L.B. 3393, page 489, thence binding on said center of Cowpens Road, (2) N 05° 36' E 255 feet, more or less, and (3) N 01° 51' E 292.33 feet, thence still binding on the outlines of the land described in said deed, (4) N 70° 09' E 50.67 feet, and (5) N 79° 10' 30" E 60 feet, more or less, thence binding on the west side of Cowpens Avenue, as shown on the aforementioned plans, (6) southerly

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

Lester Matz, P.E., S.
John C. Childs, P.E., S.
Associate
Richard W. Grayson, L.S.
George W. Bushby, L.S.
Robert W. Crabb, P.E.
Leonard M. Goss, P.E.
Norman F. Herrmann, L.S.
Paul Lee, P.E.
Paul S. Smeton

477
NE 10-10
#71-91RX
#3
SE 13-C
RA-X

- 2 -

520 feet, more or less, to the place of beginning.

Containing 2.63 acres of land, more or less.

HGW:mp1

J.O. #63238

March 16, 1970



County Board of Appeals

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

March 29, 1974

W. Lee Harrison, Esquire
506 W. Joppa Road
Towson, Md. 21204

Re: Zoning File No. 71-91-RX
W. Burton Guy & Co., Petitioners

Dear Mr. Harrison:

As Attorney of Record for the Applicant 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 cases 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. Katter, Jr.
Walter A. Katter, Jr., Chairman

cc: James D. Nelson, Esquire
Mr. John J. Henshaw
Mr. John W. Miller

LAW OFFICES
BROOKS & TURNBULL
810 BOWLEY AVENUE
TOWSON, MARYLAND 21204

September 10, 1973

Mr. John A. Slowik, Chairman
County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: #71-91-RX W. Burton Guy & Co.
NW cor. Cromwell Bridge Rd. and
Cowpens Avenue - 9th District
Albert Kernish
W/S Winroads Road opposite Scotts
Level Road - 2nd District
#71-158-R
#71-196-R Louis E. Shecter, et al
Knot Industries, Inc., Contract Purchaser
NW/S McDonogh Road 1250' W. Reisterstown
Road - 3rd District

Dear Mr. Slowik:

I appreciate your inquiry of September 5, 1973 in reference to the above captioned matters. Please be advised that this office in no way represents any of the persons named, therefore, I am without authority in reference to the dismissal of the same.

Thanking you for your cooperation in this matter, I remain,

Sincerely yours,

BROOKS & TURNBULL, BY:

Charles E. Brooks
Charles E. Brooks

CEB/jk

Rec'd 9-11-73
9-15-73

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner, September 4, 1970
FROM: Mr. George E. Cavellis, Director of Planning
SUBJECT: Petition #71-91-RX. Northwest corner of Cromwell Bridge Rd. and Cowpens Ave.
Petition for Reclassification from R-20 to R.A.
Petition for Special Exception for Office Building
W. Burton Guy and Co., Inc. - Petitioners

9th District

HEARING: Thursday, September 10, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 to R.A. zoning, together with a special exception of office building. We note that the Planning Staff has recommended to a committee of the Planning Board that the subject property be reclassified from R-20 to R.A. zoning and that the concept of an office building here, through special exception proceedings, would be appropriate. This represents a proposed departure from maps approved by the Planning Board last winter. The Staff and the committee were persuaded that apartment zoning here, with the special exception for offices, was appropriate because:

- the topography of the tract made it extremely difficult to develop it for single family residential purposes.
- the shape of the tract similarly made such development difficult.
- the location of this property between relocated Cowpens Avenue, the Beltway on-ramp, a widened Cromwell Bridge Road, and the new Loch Raven Senior High School suggested that single family residential development here would not be tenable.

The Planning Staff and Planning Board Committee were also convinced that public ownership - the school site and the Beltway right-of-way - a major flood plain, and institutional uses effectively blocked a reclassification here from having an adverse or consequential zoning change impact on nearby residential properties.

The Planning Staff does not agree that any changes in zoning have occurred which would affect a change of zoning here. We do believe the change has occurred relative to the relocation of Cowpens Avenue and the construction of a new senior high school across the street which does justify a favorable consideration of this petition.

Mr. Edward D. Hardesty, Zoning Commissioner

September 4, 1970

Re: Petition #71-91-RX.
W. Burton Guy and Co., Inc. - Petitioners

With regard to the special exception, we endorse the concept of office use here and agree with other County and State agencies that access ought to be secured by means of Cowpens Avenue to the parking facilities. The plan submitted by the petitioner does not provide sufficient information relative to grading, screening, landscaping, and use to us to enable us to approve, at this point in time, the development plan submitted as part of this petition.

GEG:msh



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty, Zoning Commissioner, April 26, 1970
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.

SUBJECT: Item 222 (1969-1970)
Property Owner: W. Burton Guy and Company
W/S Cromwell Bridge Road, W/S Cowpens Avenue
Present Zoning: R-20
Proposed Zoning: Reclassification R-20 to RA,
Special Exception for office building
District: 9th
No. Acres: 2.63 acres

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

Highways:

The Baltimore Beltway and that portion of Cromwell Bridge Road along the frontage of this site are State Roads; therefore, all improvements, and entrances will be subject to State Roads Commission approval.

Access to the subject site shall be from Cowpens Avenue which has been improved as a 44-foot closed section on a 70-foot right-of-way. Although no further road improvements will be required, the petitioner will be responsible for the construction of sidewalk along the frontage of this site.

Highway improvements for Cromwell Bridge Road will be required in connection with the proposed development of this property and construction drawings are presently being reviewed by the Bureau of Engineering. For more specific details in regard to the proposed improvements, the petitioner's engineer should contact the Developers Design Approval Section of the Bureau of Engineering.

The proposed entrance as shown on the plan in the vicinity of the old road bed of Cowpens Avenue will not be permitted due to the close proximity of the Beltway ramp and traffic signal with the Loch Raven Boulevard Interchange.

Storm Drains:

The Baltimore Beltway and Cromwell Bridge Road are State Roads. Therefore, drainage requirements as they affect the roads come under the jurisdiction of the Maryland State Roads Commission.

Item 222 (1969-1970)
Property Owner: W. Burton Guy and Company
Page 2
April 26, 1970

Storm Drains: (Cont'd)

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 sedimentation 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 control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water and Sewer:

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

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EN:ND:Wres
N-W Key Sheet
39 N.W. 2d Position Sheet
NR 104-C Two

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty, Zoning Commissioner
 TO: Attn: Mr. Myers Date: April 21, 1970
 FROM: Inspector Thomas E. Kelly
 Fire Department
 SUBJECT: Property Owner W. Burton Guy and Company

Location: N/S Cromwell Bridge Road, W/S Compens Avenue

Item #222 Zoning Agenda April 14, 1970

Owner shall be required to comply to all applicable requirements of the 201 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Inspector T. E. Kelly

cc: Mr. M. J. Hanna III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: April 20, 1970
 FROM: Mr. J. J. Forrest
 SUBJECT: Item 222 - Zoning Advisory Committee Meeting, April 14, 1970

222. Property Owner: W. Burton Guy and Company
 Location: N/S Cromwell Bridge Road, W/S Compens Ave.
 Present Zoning: R-20
 Proposed Zoning: Reclassification R-20 to RA,
 District: 9th Special exception for office building
 No. Acres: 2.63 acres

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.

John J. Forrest
 Chief
 Water and Sewer Section
 BUREAU OF ENVIRONMENTAL HEALTH

1JP/ca

BALTIMORE COUNTY, MARYLAND

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

Mr. Edward D. Hardesty
 TO: Attn: Oliver L. Myers Date: April 17, 1970
 FROM: C. Richard Moore
 SUBJECT: Item 222 - ZAC - April 14, 1970
 Property Owner: W. Burton Guy & Co.
 Cromwell Bridge Road, W/S Compens Avenue
 Reclassification R-20 to RA, S.E. for office bldg.

The subject petition is requesting a change from R-20 to RA with special exception for offices, with access to Cromwell Bridge Road at the previous intersection of Compens Avenue. This intersection was undesirable because of its close proximity to the Beltway ramps and Loch Raven Boulevard.

Therefore, Baltimore County relocated Compens Avenue. Access to an office building at this same location can therefore be expected to create some problems.

C. Richard Moore
 C. Richard Moore
 Assistant Traffic Engineer

CRM:mr

STATE OF MARYLAND
 STATE ROADS COMMISSION
 300 WEST PRESTON STREET
 BALTIMORE, MD. 21201

WALTER S. WOODWARD, JR.
 CHAIRMAN
 ROBERT L. WOODWARD, JR.
 VICE CHAIRMAN
 WALTER S. WOODWARD, JR.
 JOHN J. WOODWARD, JR.
 JAMES H. WOODWARD, JR.
 JAMES H. WOODWARD, JR.

April 16, 1970

ITEM 222
 Re: Zoning Advisory Comm. Meeting
 April 14, 1970
 Property Owners: W. Burton Guy & Co.
 Location: W/S Cromwell Bridge Road,
 W/S Compens Ave.
 Present Zoning: R-20 (Baltimore City)
 Proposed Zoning: Reclassification R-20
 to RA, special exception for
 office building
 9th District
 No. Acres: 2.63 Acres

Dear Mr. Hardesty:

The subject plan and an inspection at the site revealed that the proposed entrance to Cromwell Bridge Road is very close to the Beltway ramp. A commercial entrance at this location would cause a conflict with traffic entering the ramp from Cromwell Bridge Road. It is our opinion that all access to the site should be from relocated Compens Avenue.

Very truly yours,
 Charles Leo, Chief
 Development Engineering Section

By: John E. Meyers
 Asst. Development Engineer

CLJ:mrk

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
 OF APRIL 14, 1970

Petitioner: W. Burton Guy & Co.
 Location: N/S Cromwell Bridge Rd; W/S Compens Ave.
 District: 9
 Present Zoning: R-20
 Proposed Zoning: Reclassification R-20 to RA, S.E. for office bldg
 No. of Acres: 2.63

Comments: A RECOMMENDATION FOR THE USE OF THE TRACT IF
 A FIVE AN OFFICE BUILDING CONSTRUCTED WOULD NOT
 INCREASE THE STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward Hardesty Date: April 14, 1970
 C.O. Mr. O. L. Myers
 FROM: Mr. Robert Reed, Plans Review
 SUBJECT: Item 222 - W. Burton Guy and Co.
 N/S Cromwell Bridge Road
 W/S Compens Avenue
 District: 9

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Section 409.10(h) on parking lots.

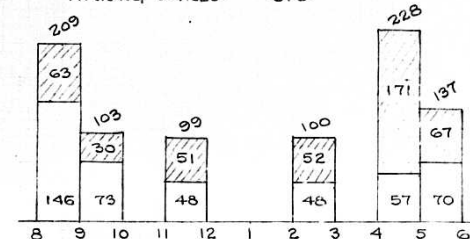
Robert Reed
 Robert Reed, Plans Review

RRM:ch

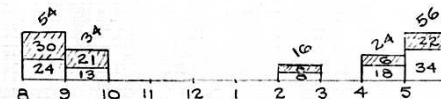
EWELL, NELSON & BOMHARDT
 CONSULTING ENGINEERS
 1800 N. CHARLES STREET
 BALTIMORE 1, MARYLAND

PROJECT: TRAFFIC SURVEY JOB NO. 101
 SUBJECT: CLEMONS PROPERTY SHEET NO. 101
 BY: DATE:

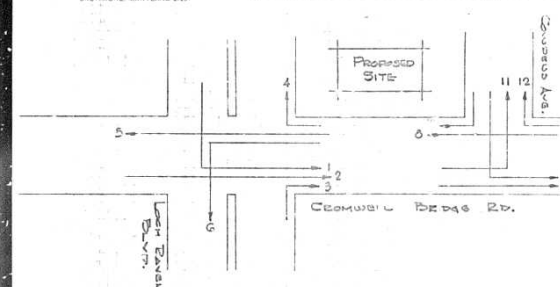
BLUE CROSS OFFICE BLDG - YORK RD.
 OFFICE AREA = 153,000 sq. ft.
 PARKING SPACES = 313



PARK TOWSON MOTEL - YORK RD.
 NUMBER OF UNITS = 42
 CARS ON LOT = 42

EWELL, BOMHARDT & ASSOCIATES
 CONSULTING ENGINEERS
 1800 NORTH CHARLES STREET
 BALTIMORE, MARYLAND 21201

PROJECT: TRAFFIC STUDY JOB NO. 101
 SUBJECT: CROMWELL BRIDGE RD. SHEET NO. 101
 BY: DATE:



Wed. Sept. 2, 1970

	1	2	3	4	5	6	7	8	9	10	11	12
7:30 AM - 8:30 AM	21	56	38	38	102	162	124	287	3	103	110	20
4:30 PM - 5:30 PM	16	27	207	23	33	108	70	50	17	4	56	7

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 9, 1970

Charles E. Brooks, Esq.
306 W. Joppa Road
Towson, Maryland 21204

Re: Typ. of Hearing: Reclassification
from an R-20 zone to an R-4 zone and
for Special Exception for an office bldg.
Locations: R/S Cromwell Bridge Road,
W/S Coupons Avenue
Petitioner: W. Burton Guy & Co.
Committee Meeting of April 14, 1970
9th District
Item 222

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 an unimproved tract of land, with the property to the northeast undergoing extensive grading for the proposed Loch Raven High School. The property to the north is improved with dwellings. The property to the northwest is land abutting the rear portion of the subject tract and is owned by the Lutheran High School. The property to the west is improved with the on ramp for the Baltimore County Beltway. The property to the south is a vacant tract of land which the topography is such that a high cliff is formed. The property to the east is an additional tract owned by the Board of Education for the Loch Raven Senior High School. Coupons Avenue and Cromwell Bridge Road are partially improved with concrete curb and gutter.

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:

The Baltimore Beltway and that portion of Cromwell Bridge Road along the frontage of this site are State roads; therefore, all improvements and enclosures will be subject to State Roads Commission approval.

Charles E. Brooks, Esq.
306 W. Joppa Road
Towson, Maryland 21204
Item 222

- 2 - May 8, 1970

Access to the subject site shall be from Coupons Avenue which has been improved as a 44-foot closed section on a 70-foot right-of-way. Although no further road improvements will be required, the petitioner will be responsible for the construction of sidewalk along the frontage of this site.

Highway Improvements for Cromwell Bridge Road will be required in connection with the proposed development of this property and construction drawings are presently being reviewed by the Bureau of Engineering. For more specific details in regard to the proposed improvements, the petitioner's engineer should contact the Developer, Design Approval Section of the Bureau of Engineering.

The proposed entrance as shown on the plan in the vicinity of the old road bed of Coupons Avenue will not be permitted due to the close proximity of the Beltway ramp and traffic signal with the Loch Raven Boulevard Interchange.

Storm Drains:

The Baltimore Beltway and Cromwell Bridge Road are State roads; therefore, drainage requirements as they affect the roads cross under the jurisdiction of the Maryland State Roads Commission.

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 striping, 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 striping of top soil.

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

Charles E. Brooks, Esq.
306 W. Joppa Road
Towson, Maryland 21204
Item 222

- 3 - May 8, 1970

Water and Sewers:

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

HEALTH DEPARTMENT:

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.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1957 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

A rezoning for the use of the tract to have an office building constructed would not increase the student population.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Section 409.10.4 on parking lots.

STATE ROADS COMMISSION:

The subject plan and an inspection at the site revealed that the proposed entrance to Cromwell Bridge Road is very close to the Beltway ramp. A commercial entrance at this location would cause a conflict with traffic entering the ramp from Cromwell Bridge Road. It is our opinion that all access to the site should be from relocated Coupons Avenue.

Charles E. Brooks, Esq.
306 W. Joppa Road
Towson, Maryland 21204
Item 222

- 4 - May 14, 1970

ZONING ADMINISTRATION DIVISION:

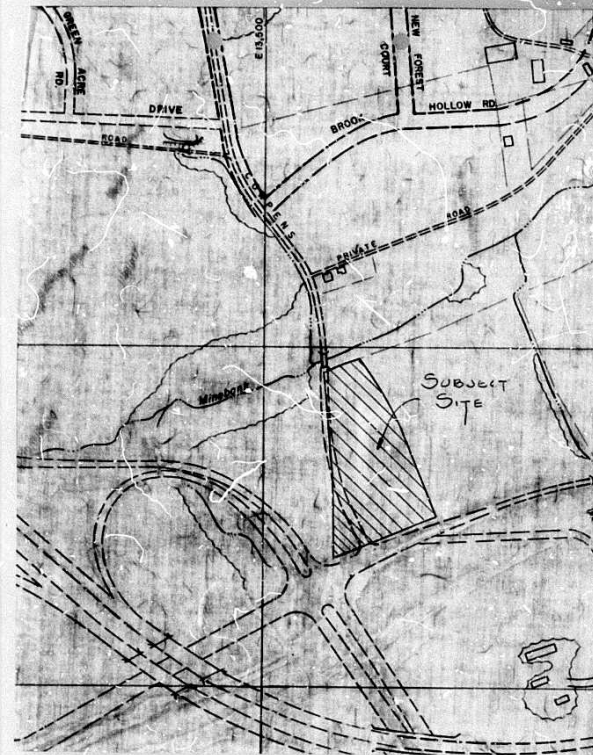
This office is withholding a hearing date on the subject property until revised plans are submitted in accordance with the Bureau of Engineering and State Roads Commission in the foregoing.

Very truly yours,

OLIVER L. HIGGS, Chairman

OLJ:JD

Enc.



PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION FOR OFFICE BUILDING

ZONING: From R-20 to R-4 Zone, for Special Exception for an office building.

LOCATION: Subject property is located on the east side of Cromwell Bridge Road, between Coupons Avenue and Brook Hollow Road, in the 9th District, Baltimore County, Maryland.

DATE & TIME: Thursday, May 14, 1970, at 10:00 A.M.

PUBLIC HEARING: Held at the Planning Board Room, 100 W. Joppa Road, Towson, Maryland, on May 14, 1970.

COMMISSIONER: Edward D. Hardisty, Commissioner of Baltimore County.

PLANNING BOARD: The Planning Board of Baltimore County, consisting of the following members: Chairman, Edward D. Hardisty; Members, W. Burton Guy & Co., Inc., and others.

DECISION: The Planning Board has recommended that the petition be granted, subject to the following conditions: (1) The petitioner shall provide necessary drainage facilities; (2) The petitioner shall provide sediment control measures; (3) The petitioner shall provide a parking lot; (4) The petitioner shall provide a driveway; (5) The petitioner shall provide a sidewalk; (6) The petitioner shall provide a fence; (7) The petitioner shall provide a sign; (8) The petitioner shall provide a landscaping plan; (9) The petitioner shall provide a site plan; (10) The petitioner shall provide a final plat.

APPROVED: Edward D. Hardisty, Commissioner of Baltimore County.

DATE: May 14, 1970.



THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, 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 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

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION FOR OFFICE BUILDING

ZONING: From R-20 to R-4 Zone, for Special Exception for an office building.

LOCATION: Subject property is located on the east side of Cromwell Bridge Road, between Coupons Avenue and Brook Hollow Road, in the 9th District, Baltimore County, Maryland.

DATE & TIME: Thursday, May 14, 1970, at 10:00 A.M.

PUBLIC HEARING: Held at the Planning Board Room, 100 W. Joppa Road, Towson, Maryland, on May 14, 1970.

COMMISSIONER: Edward D. Hardisty, Commissioner of Baltimore County.

PLANNING BOARD: The Planning Board of Baltimore County, consisting of the following members: Chairman, Edward D. Hardisty; Members, W. Burton Guy & Co., Inc., and others.

DECISION: The Planning Board has recommended that the petition be granted, subject to the following conditions: (1) The petitioner shall provide necessary drainage facilities; (2) The petitioner shall provide sediment control measures; (3) The petitioner shall provide a parking lot; (4) The petitioner shall provide a driveway; (5) The petitioner shall provide a sidewalk; (6) The petitioner shall provide a fence; (7) The petitioner shall provide a sign; (8) The petitioner shall provide a landscaping plan; (9) The petitioner shall provide a site plan; (10) The petitioner shall provide a final plat.

APPROVED: Edward D. Hardisty, Commissioner of Baltimore County.

DATE: May 14, 1970.

CERTIFICATE OF PUBLICATION

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 time, before the 10th day of September, 1970, the first publication appearing on the 20th day of August, 1970.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th

Date of Posting: Aug. 22, 1970

Posted for: W. Burton Guy & Co., Inc.

Petitioner: W. Burton Guy & Co., Inc.

Location of property: R/S Cromwell Bridge Road, W/S Coupons Avenue

Location of Sign: 2 Signs on Cromwell Bridge Road, 2 Signs on Coupons Avenue

Remarks: David H. Higgs

Posted by: David H. Higgs

Date of return: Aug. 22, 1970

TELEPHONE 494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 78322
DATE: 2/4/71

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:
Zoning Office
119 County Office Bldg.,
Towson, Md. 21204

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

DEBIT TO ACCOUNT NO. 01-622

QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$75.00
1	Cost of appeal - property of W. Burton Guy & Co. 71-91-RX	\$70.00 5.00 \$75.00

7 50 Cms

4

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

TELEPHONE 494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73861
DATE: Sept. 17, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:
Zoning Dept. of Baltimore County

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

DEBIT TO ACCOUNT NO. 01-622

QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$66.00
1	Advertising and posting of property for W. Burton Guy Co. 871-91-22	\$66.00

6 50 Cms

4

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

TELEPHONE 494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 78322
DATE: 2/4/71

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:
Zoning Office
119 County Office Bldg.,
Towson, Md. 21204

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

DEBIT TO ACCOUNT NO. 01-622

QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$75.00
1	Cost of appeal - property of W. Burton Guy & Co. 71-91-RX	\$70.00 5.00 \$75.00

7 50 Cms

2

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

TELEPHONE 494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73776
DATE: Aug. 17, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:
Zoning Dept. of Baltimore County

TO: W. Lee Harrison, Esq.,
306 W. Joppa Rd.,
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622

QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$50.00
1	Petition for Reclassification and Special Exception for W. Burton Guy 871-91-22	\$50.00

5 00 Cms

4

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 222

Charles E. Brooks, Esq.,
306 W. Joppa Road
Towson, Maryland 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
4th day of August, 1970

Edward D. Hardisty
EDWARD D. HARDESTY
Zoning Commissioner

Petitioner: W. Burton Guy & Co.

Petitioner's Attorney: Charles E. Brooks, Esq.

Reviewed by: Oliver L. Myers
Chairman of the
Advisory Committee

Charles E. Brooks, Esq.,
306 W. Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
22nd day of June, 1970

Edward D. Hardisty
EDWARD D. HARDESTY
Zoning Commissioner

Petitioner: W. Burton Guy & Co.

Petitioner's Attorney: Charles E. Brooks, Esq.

Reviewed by: Oliver L. Myers
Chairman of the
Advisory Committee

Certificate of Posting

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

2 Signs

District: 9H

Date of Posting: 2-18-71

Posted for: W. Burton Guy & Co.

Petitioner: W. Burton Guy & Co.

Location of property: 111 W. Chesapeake Avenue, Bldg. 111, Towson, Md.

Location of Signs: 1 posted on Commercial Bldg. 111, 1 posted on Company Bldg.

Remarks:

Posted by: Oliver L. Myers
Signature

Date of return: 2-25-71



From CLOUNDSH BRIDGE RD.



INTERSECTION



From BRIDGE RD. to POND



From BROOK HOLLOW



FROM THE ROAD
TO THE MENDOTA

