

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Frank J. DiPietro, legal owner, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an B-2 zone, for the following reasons:

Change in neighborhood

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 Living Quarters in a commercial building.

Property is to be posted and advertised as provided by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, and, 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
Address: 444 Main St.
Reisterstown Md. 21136
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 11th 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of September, 1970, at 11:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

Reason #3- The owner of the property 80 feet south east of my built a large concrete block warehouse facing my property. This ugly wall makes my property use less as residential.
Reason #4- Being retired, I would like to repair bicycles and hand lawn mowers part time on the first floor, and make my living quarters on the second floor.

Yours truly,

Frank J. DiPietro
Frank J. DiPietro
Legal owner

C. A. Myers

State Registered Surveyor No. 2783

EMORY ROAD - UPPERCO, MARYLAND 21155 - G.A.M. 9-3079

ALL that lot or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point 33 feet Northeast of the center of the Westminster-Reisterstown Road and 1039 feet Northwesterly from the centerline of Wolf Avenue, said beginning point also being the beginning described in a deed from Walter R. Barr et al. to Frank J. DiPietro, dated May 7, 1966, recorded in Liber O.T.G. No. 4613 folio 447 etc., running thence along the Northeast side of the Westminster-Reisterstown Road, North 47 degrees 28 minutes West 76.3 feet, thence binding on the above mentioned Deed the three following lines, North 37 degrees 47 minutes East 383 feet, South 77 degrees East 91 feet and South 38 degrees 50 minutes West 428.4 feet to the place of beginning, containing seventy-four hundredths of an acre (0.74) of land more or less.

BEING all of the same land described in the above mentioned Deed from Walter R. Barr et al. to Frank J. DiPietro, dated May 7, 1966, recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4613 folio 447 etc.

AS prepared April 29, 1970.

C. A. Myers
C. A. Myers, Surveyor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner, September 9, 1970

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

SUBJECT: Petition #71-94-RX. Northeast side of Westminster-Reisterstown Road 1059 feet northwest of Wolf Avenue.
Petition for Reclassification from R10 to B.L.
Petition for Special Exception for Living Quarters in a commercial building.
Frank J. DiPietro - Petitioner

4th District

HEARING: Monday, September 14, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B.L. zoning, together with a special exception for living quarters.

We note that the Planning Staff and a committee of the Planning Board now are recommending that the subject property be included within a band of R.A. (D.R. 16) zoning. Such zoning is proposed as a valid attempt to limit the expansion of ribbon or strip commercial development alongside Westminster Pike and, at the same time, create and use potentials which reflect both the impact of traffic and an intermediate use between single family residences and outright commercial. Office use could be secured here by special exception.

GEG:msh

444 Main St.
Reisterstown Md. 21136
April 30, 1970

Edward D. Hardisty
Zoning Commissioner
Baltimore County Maryland

SIR:

The following four reasons are why I state that my property known as 150 Westminster Rd, 4th district Baltimore County, Reisterstown Maryland, should be rezoned from B-10 to B-2 with Special Exception (Living Quarters in a Commercial Building):

Reason #1- Change in neighborhoods According to the official Baltimore County Zoning Map for the 4th District displayed in your office April 27th, 1970, there were 6 parcels of land rezoned B-2, B-2, and M-2, since I purchased this property in 1966. These parcels being:

Parcels #1 & #2 beginning at a point 152 feet north west of my front property line were rezoned B-2 (Zoning cases 67-153 RA and 67-187 R).

Parcels #3 & #4 directly across the street of the above property were zoned B-1 (Zoning cases 66-350 RX and 66-187).

Parcel #5 beginning at a point 80 feet south east of my front property line was rezoned B-2 (Zoning case 69-59 RIA).

Parcel #6 beginning 900 feet from my rear property line and going East the land owned by William Chew was rezoned M-2 (Zoning case 69-245 R).

Reason #2- The property adjoining my south east side property line is commercial by non-conforming zoning. This property has a old street car converted to a store selling books and glass ware.

continued

Frank J. DiPietro
Frank J. DiPietro
Legal Owner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 13, 1970

COUNTY OFFICE BUILDING
106 County Office Building
Towson, Maryland 21204

OLIVER J. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Frank J. DiPietro
444 Main Street
Reisterstown, Maryland 21136

RE: Type of Hearings: Reclassification and Special Exception
Location: N.E. side of Reisterstown Road, 1059' N.W. of Wolf Avenue
Petitioner: Frank J. DiPietro
Committee Meeting of May 12, 1970
District 4
Item 319

Dear Mr. DiPietro:

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 improved with a two-story frame dwelling, with the properties surrounding the subject site all residential in character. Westminster and Reisterstown Road in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways

Westminster Road - U.S. Route 110 is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Storm Drainage

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 condition which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Westminster Road - U.S. Route 110 is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Mr. Frank J. DiPietro
Item 319

Soil Control Controls

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, causing private and public holding discomfort 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

Public water is available to serve this site.

Sanitary Sewer

Public sanitary sewer exists at the intersection of Westminster Road and Emory Road approximately 2,000 feet from this site. A private sewage disposal system must conform with the health department standards.

SEWER WORK CONSIDERING

It is our understanding that the use of the existing building and the appearance of the frontage of the subject site will remain residential in nature, therefore, there will be no requirement for curbing.

However, the proposed entrance must be constructed under permit from the State Roads Commission.

BUILDING DEPARTMENT OFFICE

Petitioner to meet all applicable requirements of Baltimore County Building Code and Regulations. See multiple occupancies Section 100.3 and Business Occupancies Section 101.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject petition is requesting a change of .74 acres from R-10 to B.L. The trip density generated by this small site should have no major effect on traffic. However, if it is to be the beginning of a commercial area, then problems can be expected.

PLANNING COMMISSION

A revised plan must be submitted showing the location of the existing sewage disposal system. It should be understood that an area must be set aside for the expansion of any private sewage disposal system.

THE COMMISSION

Owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 102 Building Code, and the Fire Prevention Code when construction plans are submitted for approval.

Mr. Frank J. DiPietro
Item 319

STAMPING AND SIGNATURES

The petitioner must indicate on revised plans the means for providing proper sewage disposal system.

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 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver J. Myers
Oliver J. Myers
Chairman

WILLIAM

Enclosure

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood,

the above Reclassification should be had; and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been

met, a Special Exception for a Living Quarters in a Commercial Building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of January, 1971, that the herein described property or area should be and the same is hereby reclassified, from a B-10 Zone to a B-1 Zone, and a Special Exception for a Commercial Building should be and the same is 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.

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 1st day of January, 1971, 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 B-10 Zone; and/or the Special Exception

Zoning Commissioner of Baltimore County

MICROFILMED

2 SIGNS 71-94-RX

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 4th Date of Posting: AUG. 22, 1970

Posted for: RECLASSIFICATION FROM B-10 TO B-1 & SPECIAL EXCEPTION

Petitioner: FRANK J. DIPIETRO

Location of property: 143 N. WESTMINSTER, RANDOLPH, MD. 21133

Location of signs: 143 N. WESTMINSTER, RANDOLPH, MD.

Remarks: Charles H. Neal

Posted by: Charles H. Neal Date of return: SEP. 11, 1970

TELEPHONE 444-8415

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73851 DATE: Sep. 14, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

To: FRANK J. DIPIETRO
444 N. WESTMINSTER
BALTIMORE, MD. 21205

Posting Dept. of Baltimore County

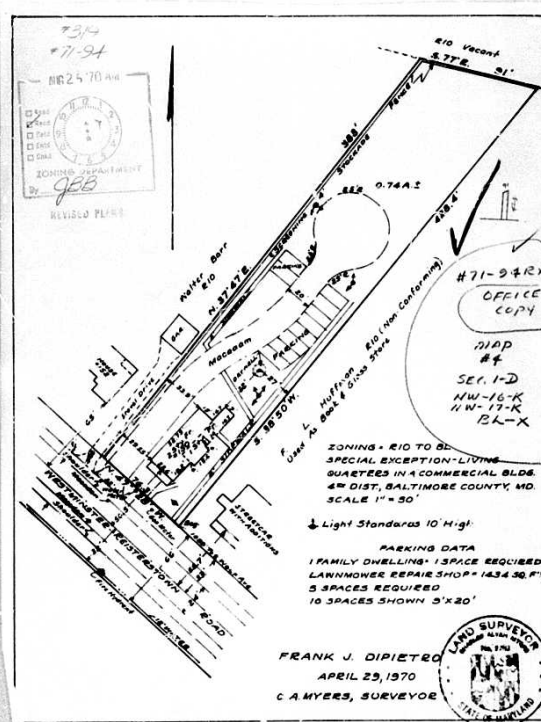
DESCRIPTION	AMOUNT
Advertising and posting of property	\$5.00
TOTAL DUE	\$5.00

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

BALTIMORE COUNTY DEPT. OF EDUCATION
ZONING ADVISORY COMMITTEE MEETING
OF May 12, 1970

Petitioner: D. Pierce
Location: Rest. on W. Wolf Ave.
District: 4
Present Zoning: R-10
Proposed Zoning: BL WITH S.E. FOR LIVING QUARTERS
No. of Acres: 0.74

Comments: NO EFFECT ON STUDENT POPULATION



Item 319
Group 21

Frank J. DiPietro
444 N. Westminister
Randolph, Maryland 21133

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

Your Petition has been received and accepted for filing this 11th day of August, 1970.

Edward D. Hardesty
Zoning Commissioner

Petitioner: Frank J. DiPietro

Petitioner's Attorney: Reviewed by: Charles H. Neal

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
ZONING DEPARTMENT
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
TOWSON, MARYLAND 21204

No. 73783 DATE: Aug. 24, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

To: FRANK J. DIPIETRO
444 N. WESTMINSTER
BALTIMORE, MD. 21205

Posting Dept. of Baltimore County

DESCRIPTION	AMOUNT
Advertising and posting of property	\$5.00
TOTAL DUE	\$5.00

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

71-94

THE COMMUNITY TIMES

OFFICE OF
RANDALLSTOWN, MD. 21133 August 31, 1970

THIS IS TO CERTIFY that the advertised advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One WEEK before the 31st day of August, 1970, that is to say, the same was inserted in the issue of August 27, 1970.

STROMBERG PUBLICATIONS, Inc.

By: [Signature]

71-94

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 27, 1970

THIS IS TO CERTIFY that the advertised 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 11th day of September, 1970, the first publication appearing on the 27th day of August, 1970.

THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$

03-09-71