

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James J. & Virginia Griffin, legal owner(s) 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 R-10 and R-12 to R.A. and (2) for the following reasons:

1. Error in the original zoning maps.
2. Change in the Character of the neighborhood.
3. And for other reasons set forth in the memorandum attached hereto in compliance with Bill 72.

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: James J. Griffin
Legal Owner: Virginia Griffin

Address: 4 Delight Rd. Reisterstown, Md. 21136

Protestant's Attorney: David E. Waldrop

Address: 202 Loyola Federal Building, Baltimore 628-5688

ORDERED BY THE Zoning Commissioner of Baltimore County, this 11th day of September, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of September, 1970, at 11:00 o'clock.

David P. Hardesty
Zoning Commissioner of Baltimore County.

107:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner, September 14, 1970

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

SUBJECT: Petition 71-99-R, Southwest corner of Nicodemus and Delight Roads
Petition for reclassification from R10 to R.A.
James J. Griffin, et al - Petitioners

4th District

HEARING: Wednesday, September 16, 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 R.A. zoning.

In connection with its approving a preliminary report dealing with comprehensive rezoning this portion of the County, the Planning Board recommended that the subject property be zoned for D.P. 16 (R.A.) purposes. The Planning Board made this recommendation on the basis that the subject property is sandwiched between this commercial zoning along Reisterstown Road and its school site along its westerly boundary. The Planning Board felt that D.P. 16 (R.A.) zoning here would realistically respond to the unusual and irregular boundaries of the property as well as place higher densities adjacent to the school.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 12, 1970

Fred E. Waldrop, Esq.
202 Loyola Federal Building
Towson, Maryland 21204

RE: Type of Hearings Reclassification from an R10 and R12 zone to an RA and BL zone
Location: Intersection SW of Nicodemus Road
Petitioners James J. and Virginia Griffin
Committee Meeting of June 2, 1970
4th District
Item 346

Dear Sir:

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 dwelling and an office building for a real estate agency. The property to the southwest is presently under construction for the Cedarhurst Elementary School. The properties to the northeast and fronting along Reisterstown Road are residential, stores, and restaurants. Some of the properties to the southeast are improved with dwellings and some vacant land. The properties to the northeast are improved with dwellings with some vacant land. Nicodemus Road and Delight Road are proposed to be closed by the Bureau of Engineering and a new road constructed along the southwesternmost boundary line between the petitioner's property and the proposed Cedarhurst Elementary School.

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.

PETITION FOR RECLASSIFICATION
from R-10 and R-12 to R.A. & B.L.
Nicodemus Road and Delight Road
4th Election District of Baltimore County
2.08 acres of land more or less
James J. and Virginia Griffin,
Petitioners
BALTIMORE COUNTY

Petitioners, JAMES J. AND VIRGINIA GRIFFIN, by their attorney, FRED E. WALDROP, pursuant to the requirements of Bill 62 (1969) of the County Council of Baltimore County assign the following reasons in support of their petition for zoning reclassification:

1. Error in original zoning -- original plan did not take into effect the future growth of the Reisterstown area and the need for apartments and commercial development.
2. Genuine change in the character of the neighborhood. The following changes have occurred:
 - a. 66-42 NE/S Reisterstown Road 631' S of Timber Grove Rd. Special Exception for Balt. Gas & Electric Sub-Station
 - b. 70-85 R-10 to B.L. SW/S Reisterstown Road 452' S of Sunset Road. Granted 11/28/69 by Z. Zoning Comm.
 - c. 5435 54th-RX W/S of Reisterstown Road, 700' N. of Cedarhurst Road. B.L. to B.R. and Special Exception Granted 3/1/62 by Zoning Commissioner
3. The Granting of Petitioner's request will benefit the community by providing needed apartment and commercial uses in the area.
4. For such other and further reasons to be submitted at the time of the hearing.

FRED E. WALDROP
ATTORNEY AT LAW
202 LOYOLA FEDERAL BUILDING
TOWSON, MARYLAND 21204

David E. Waldrop
Fred E. Waldrop

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
301 COURTLAND AVENUE
TOWSON, MARYLAND 21204

RESIDENCE 771-4482
May 4, 1970

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION R-10 to RA PROPERTY OF JAMES GRIFFIN & WIFE 4TH ELECTION DISTRICT BALTIMORE COUNTY

BEGINNING for the same at a point formed by the intersection of the center line of Nicodemus Road and the center line of Delight Road at a distance southwesterly 50' ± from the center line of Reisterstown Road running thence and binding on the center line of Delight Road S28°28'W 482.85' thence leaving the centerline of Delight Road and running N45°27'W 369.65' and N8°47'W 116.54' to intersect center line of Nicodemus Road running thence and binding on the centerline of Nicodemus Road the two following courses and distances: 1) N86°20'E 272.90' and 2) N69°11'E 210.00' to the place of beginning.

CONTAINING 2.08 acres of land more or less, saving and excepting all that portion heretofore zoned BL.

BEING the land of James Griffin and wife.



E. F. Raphael
Eugene F. Raphael 62746
Reg. Professional Land Surveyor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: June 3, 1970

FROM: Mr. Stewart H. Reed

FROM: Plans Review

SUBJECT: #346 James J. & Virginia Griffin
Investigation "W/S" of Nicodemus Road "W/S" of Delight Rd.
District 4

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

Fred E. Waldrop, Esq.
202 Loyola Federal Building
Towson, Maryland 21204
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August 13, 1970

BUILDING ENGINEER'S OFFICE:

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

BOARD OF EDUCATION:

The Timber Grove Elementary School serves this area and with a capacity of 555 has an enrollment of 734 (as of Sept. 17) a new school in this immediate area is scheduled for a September 1971 opening.

The area as currently zoned could yield approximately 4 students, while a rezoning to apartments could yield approximately 9 students.

FIRE DEPARTMENT:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1959 edition, and the Fire Prevention Code when construction plans are submitted for approval.

ZONING ADMINISTRATION DIVISION:

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

ELW:JD
Enc.

GEG:mh

05-21-71

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty Date: August 14, 1970
 FROM: Oliver L. Myers
 SUBJECT: Item 346 (1969-1970) G-21
 Property Owner: James J. and Virginia Griffin
 Intersection 346 of Nicodemus Road
 346 of Delight Road
 District: 14th
 Present Zoning: R-10 and R-12
 Proposed Zoning: Reclassification to RA and RL
 No. Acres: 2.052

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:

Delight Road is an existing County road which is proposed to be improved as a 40-foot closed roadway section within a 60-foot right-of-way.

Nicodemus Road is an existing County road which is proposed to be realigned through the subject site and improved as a 40-foot closed roadway section within a 60-foot right-of-way. The realignment of Nicodemus Road will require a curvature towards the south, based on a 17.5 degree of curve so as to provide a perpendicular intersection with Delight Road at a point approximately 113 ft. south of the northernmost corner of the subject property. The petitioner or his engineer should contact the Chief of the Street, Road and Bridge Design Group of the Bureau of Engineering for any further details concerning the horizontal and vertical alignment required for the realignment of Nicodemus Road.

The relocation of Nicodemus Road through the Cedarvale Elementary School site, as shown on the subject plan, has been superseded by the above proposal and the plan should be revised accordingly.

Highway right-of-way dedication and improvements will be required in connection with any subsequent grading or building applications. All entrance locations to the proposed apartments are subject to the approval of the Department of Traffic Engineering.

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

Item 346 (1969-1970)
 James J. and Virginia Griffin
 Page 2
 August 14, 1970

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drain facilities and/or easements will be required in connection with any subsequent grading or building permit applications.

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

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

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A plan 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 recording of any record plat or the issuance of any grading or building permits.

Sewer:

Public sanitary sewerage will be available to serve this property when the proposed 8-inch public sanitary sewer extension in Nicodemus Road currently under construction is completed.

Water:

Public water supply is available to serve this property from the existing public water main in Delight Road. Public water supply will also be available from Nicodemus Road when the proposed 8-inch public water main currently under design is constructed.

Edward D. Riven
 EDWARD D. RIVEN, P.E.
 Chief, Bureau of Engineering

REMARKS:

2nd N.W. Key Sheet
 32 N.W. 36 & 37 Section Sheet
 N.W. 13 & 14 T & R 200' Scale Topo

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: N 12 Date of Posting: Aug. 29, 1970
 Posted for: RECLASSIFICATION FROM R-10 TO RA
 Petitioner: JAMES J. GRIFFIN
 Location of property: SW COR. OF NICODEMUS & DELIGHT Rds.
 Location of Sign: Q. 4th. RECLASSIFICATION R.D. N.W. COR. NICODEMUS & DELIGHT Rds. 100' E. COR. OF DELIGHT R.D. @ N.W. COR. OF DELIGHT R.D. 100' E. COR. OF DELIGHT R.D.
 Remarks:
 Posted by: Charles M. H. H. H. Date of return: SEP. 11, 1970

ORIGINAL
 OFFICE OF
THE COMMUNITY TIMES
 RANDALLSTOWN, MD. 21133 August 31 - 1970

THIS IS TO CERTIFY, that the annex 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 21, 1970.

STROMBERG PUBLICATIONS, Inc.

By: Rich Morgan

TELEPHONE 455-2413

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Revenue Division
 COURT HOUSE
 TOWSON, MARYLAND 21204

No. 75351
 DATE: Aug. 26, 1970

TO: George D. Griffin, Esq.
Attorney at Law
346 of Delight Road
Randallstown, Md. 21133

Re: Realtown Road

RECEIVED TO ACCOUNT NO. 01-002 RETURN THIS PORTION WITH YOUR REMITTANCE
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property	54.00
TOTAL AMOUNT DUE	54.00

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

TELEPHONE 455-2413

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Revenue Division
 COURT HOUSE
 TOWSON, MARYLAND 21204

No. 73789
 DATE: Aug. 26, 1970

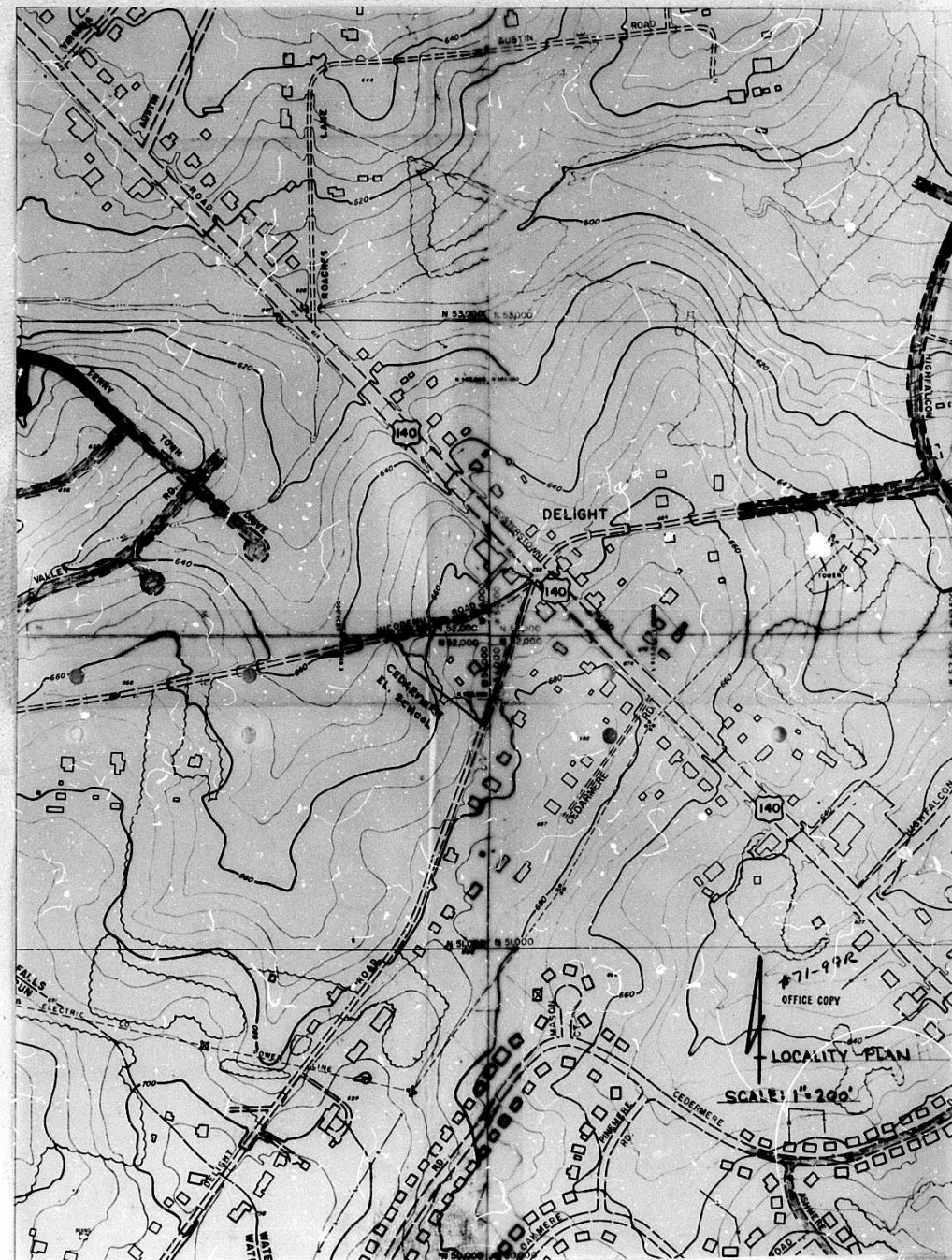
TO: Paul E. Hardesty, Esq.
346 of Delight Road
Randallstown, Md. 21133

Re: Realtown Road

RECEIVED TO ACCOUNT NO. 01-002 RETURN THIS PORTION WITH YOUR REMITTANCE
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Postage for Real Estate Commission for James Griffin	54.00
TOTAL AMOUNT DUE	54.00

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



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

Item 346
 Group 21

Your Petition has been received and accepted for filing this
14th day of August, 1970

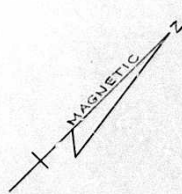
Edward D. Hardesty
 EDWARD D. HARDESTY
 Zoning Commissioner

Petitioner: James J. and Virginia Griffin
 Petitioner's Attorney: Paul E. Hardesty, Esq. Reviewed by: Oliver L. Myers
 Chairman of the
 Advisory Committee

BOARD OF EDUCATION
CEDARVILLE ELEMENTARY SCHOOL SITE

PROPOSED ROAD ALIGNMENT
PER BALTIMORE COUNTY
BUREAU OF ENGINEERING
PROJECT DIRECTIVE-NR3405
NO. 42-5-1-2808 12/2/83

DRAWING
NO. 67-0453
MANHOLE-53-115

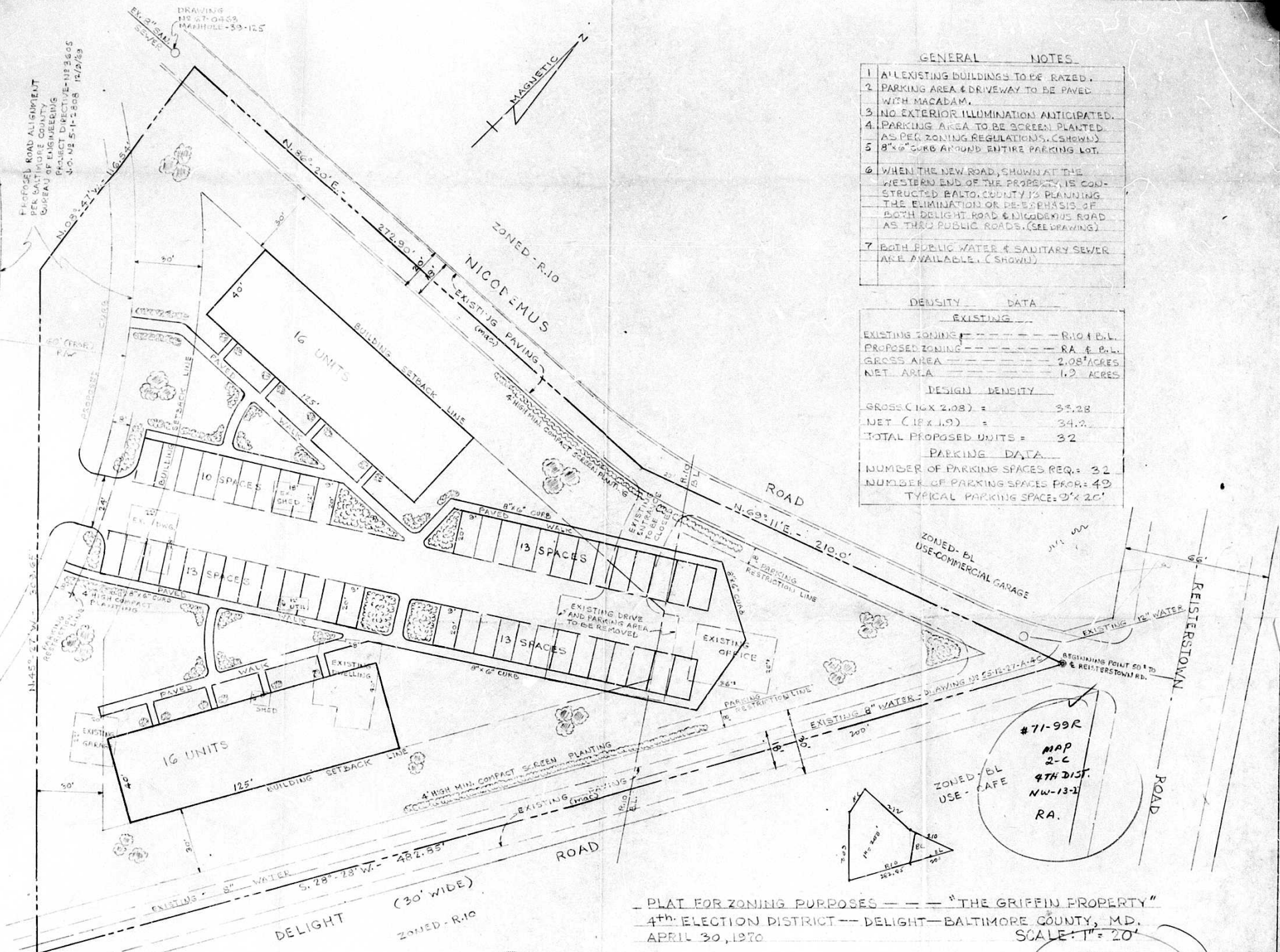


GENERAL NOTES

1. ALL EXISTING BUILDINGS TO BE RAZED.
2. PARKING AREA & DRIVEWAY TO BE PAVED WITH MACADAM.
3. NO EXTERIOR ILLUMINATION ANTICIPATED.
4. PARKING AREA TO BE SCREEN PLANTED AS PER ZONING REGULATIONS. (SHOWN)
5. 8" x 6" CURB AROUND ENTIRE PARKING LOT.
6. WHEN THE NEW ROAD, SHOWN AT THE WESTERN END OF THE PROPERTY, IS CONSTRUCTED BALTO. COUNTY IS PLANNING THE ELIMINATION OR DE-EMPHASIS OF BOTH DELIGHT ROAD & NICODEMUS ROAD AS THRU PUBLIC ROADS. (SEE DRAWING)
7. BOTH PUBLIC WATER & SANITARY SEWER ARE AVAILABLE. (SHOWN)

DENSITY DATA

EXISTING	
EXISTING ZONING	RA-1 B.L.
PROPOSED ZONING	RA-1 B.L.
GROSS AREA	2.08 ACRES
NET AREA	1.2 ACRES
DESIGN DENSITY	
GROSS (10 X 2.08) :	33.28
NET (12 X 1.9) :	34.2
TOTAL PROPOSED UNITS :	32
PARKING DATA	
NUMBER OF PARKING SPACES REQ. :	32
NUMBER OF PARKING SPACES PRO. :	49
TYPICAL PARKING SPACE :	9' X 20'



PLAT FOR ZONING PURPOSES — — — "THE GRIFFIN PROPERTY"
4th ELECTION DISTRICT — DELIGHT — BALTIMORE COUNTY, MD.
APRIL 30, 1970
SCALE: 1" = 20'

EE RAPHAEL & ASSOCIATES



OFFICE COPY
2C
NW-132

