

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, Edwin P. Edwards, 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 RA zone to an BL zone; for the following reasons: Error in the original zoning map and change in conditions, to wit, allocation of land use for light business inadequate to service increased residential density in area; changing from high density residential use to light business use would serve to relieve overburdened public facilities such as schools

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. For 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 adopted pursuant to the Zoning Law for Baltimore County.

Witness my hand and seal this 19th day of August, 1970, at Baltimore, Maryland.
Edwin P. Edwards, Jr.
Howard L. Fischer, Contract purchaser
Address: Box 500, Route 15
Baltimore, Md. 21220

BY James Kardash, Esquire
James Kardash, Esquire's Attorney
Address: 1760 Eastern Boulevard
Baltimore, Md. 21220
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 19th 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 Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 23rd day of September, 1970, at 10:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County.
OFFICE OF PLANNING & ZONING

Robert C. Morris, Reg. Surveyor
Old Court Road, Balto. Md.

May 2, 1970

Description for a parcel of land on Bowleys Quarters Road, Carrollwood. Beginning for the same at a point in the center of Bowleys Quarters Road 487 ft. measured along the center of said road Southeastly from the center of Edwards Ave., thence running along the center of Bowleys Quarters Road, South 15 degrees 14 minutes East 37.66 ft. and South 11 degrees 43 minutes East 62.34 ft. thence running South 63 degrees 37 minutes East 293 ft.; thence running North 24 degrees 17 minutes West 100.0 ft.; thence running and binding on the South side of a 50 foot easement and utility reservation as shown on a Balto. Co. Bureau of Land Acquisition drawing dated May 20, 1961, No. H.R.W. 60-238-1, North 63 degrees 37 minutes East 311.77 ft. to the point of beginning. Containing 0.69 of an acre more or less.



James Kardash, Esq.
1760 Eastern Blvd.
Baltimore, Md. 21221

August 24, 1970

NOTICE OF HEARING

Re: Petition for Reclassification for Edwin P. Edwards.
#1-104-R

TIME: 11:00 A.M.
DATE: Monday, September 21, 1970
PLACE: ROOM 105 COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue,
TOWSON, MARYLAND

Dear Sirs:

We do not have on record a statement on the above reclassification in accordance with B111 #72, Section 22-22 (b). This must be part of the filed, before the hearing.

No record of brief filed
11/17/70 - note folder was signed

Edward D. Hardisty
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner
FROM: Mr. George E. Gavelis, Director of Planning

SUBJECT: Petition #71-104-R, West side of Bowley's Quarters Road 487 feet southeast of Edward Avenue
Petition for Reclassification from R.A. to B.L.
Edwin P. Edwards - Petitioner

15th District
HEARING: Monday, September 21, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R.A. to B.L. zoning and has the following advisory comments to make:

This request was on issue on the comprehensive zoning maps adopted by the Planning Board on February 11, 1970. Both the Planning Board and the Planning Staff gave this request an unfavorable recommendation.

The Staff sees no additional information or change in the area to warrant changing our opinion in this review. We feel that B.L. zoning would foster additional strip commercial development in this area.

GEG:msh

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 24, 1970

COUNTY OFFICE BLDG.
101 E. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRANSPORTATION

STATE ROAD COMMISSION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

James Kardash, Esquire
1760 Eastern Blvd.
Baltimore, Maryland 21221

RE: Type of Hearing: Reclassification from an RA zone to an BL zone
Location: SW/4 Bowleys Quarters Rd., 487' S. of Edwards Avenue
Petitioner: Edwin P. Edwards
Committee Meeting of May 26, 1970
15th District
Item 330

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 property is presently an unimproved tract of land, with the property to the north improved with a Cleveland Farm Dairy Store. The property to the east is improved with the Carrollwood Town and Country Apartments. The properties to the west and south are unimproved tracts of land. Bowleys Quarters Road in this location is not 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:

Bowleys Quarters Road is an existing macadam road which is partially improved with curb and gutter along the east side. Proposed improvements will consist of a 48-foot closed roadway within a 70-foot right-of-way as shown on Baltimore County Bureau of Engineering Grading #69-252 (4). Highway right-of-way widening and improvements would be required with any subsequent grading or building permit applications.

James Kardash, Esquire
Item 330
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August 24, 1970

The entrance location is subject to the approval of the Department of Traffic Engineering and the Office of Planning and Zoning.

Storm Drains:

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 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.

Sanitary Sewer and Water:

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

DEPT. OF TRAFFIC ENGINEERING:

The subject petition does not indicate an entrance which meets County standards, nor does it show the existing road along the frontage of the subject property. Therefore, the plan must be revised so that the office can comment.

BOARD OF EDUCATION:

No hearing on student population.

BUILDING ENGINEER'S OFFICE:

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

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Item 330
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August 24, 1970

HEALTH DEPARTMENT:

Public water and sewers are available.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

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.

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

OLM:JO

Enc.

TO: Mr. Edward D. Hardisty, Zoning Commissioner
FROM: Lieutenant Thomas E. Kelly
Fire Department

SUBJECT: Property Owner
Edwin P. Edwards

Location: S/W side of Bowleys Quarters Road, 487' S of Edwards Avenue

Item #330
Meeting date: May 26, 1970

The Fire Department has no comment on the proposed site.

Lt. T. E. Kelly

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above reclassification should be had, and to the further opposing that by reason of

Special Exception for access to the property should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26

day of October, 1970, that the herein described property or area should be and

the same is hereby reclassified, from RA zone to a BL zone, and the Special Exception for access to the property should be granted

from and after the date of this order, subject to the approval of the site plan by

the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hendon
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 reclassification 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 October, 1970, 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 and

to remain a BL zone, and or the Special Exception for

be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Edward D. Hendon

71-104-R

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INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
No. 73797
DATE Sept. 24, 1970
To: James Kordish, Esq.
1700 Eastern Blvd.
Baltimore, Md. 21221
Petition for Reclassification
71-104-R
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT \$20.00
MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
No. 73874
DATE Sept. 21, 1970
To: James Kordish, Esq.
1700 Eastern Blvd.
Baltimore, Md. 21221
Petition for Reclassification
71-104-R
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT \$1.00
MICROFILMED

PETITION FOR RECLASSIFICATION
JAMES KORDISH, Esq.
1700 Eastern Blvd.
Baltimore, Md. 21221
DATE & TIME: MONDAY, SEPTEMBER 21, 1970
PUBLIC HEARING: 11:00 A.M.
Cheesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, at his office, will hold a public hearing on the petition of James Kordish, Esq., for the reclassification of the property located at 111 W. Chesapeake Avenue, Towson, Maryland, from RA-1 to BL-1. The property is a 1.66 acre lot. The petition is for the reclassification of the property to BL-1, which is a more appropriate zoning for the property. The hearing will be held at 11:00 A.M. on Monday, September 21, 1970, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The petition is for the reclassification of the property to BL-1, which is a more appropriate zoning for the property. The hearing will be held at 11:00 A.M. on Monday, September 21, 1970, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

OFFICE OF THE ESSENTIALS
ESSEX, MD. 21221
THIS IS TO CERTIFY, that the annexed advertisement of Edward J. Hendon, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 26th day of Sept., 1970 that is to say the same was inserted in the issue of Sept. 3, 1970.
STROMBERG PUBLICATIONS, Inc.
MICROFILMED

PETITION FOR RECLASSIFICATION
JAMES KORDISH, Esq.
1700 Eastern Blvd.
Baltimore, Md. 21221
DATE & TIME: MONDAY, SEPTEMBER 21, 1970
PUBLIC HEARING: 11:00 A.M.
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CERTIFICATE OF PUBLICATION
TOWSON, MD. September 3, 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 five times before the 21st day of September, 1970, the first publication appearing on the 3rd day of September 1970.
THE JEFFERSONIAN
Manager
Cost of Advertisement \$
MICROFILMED

James Kordish, Esq.
1700 Eastern Blvd.
Baltimore, Maryland 21221
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 15th day of August, 1970.
Edward D. Hendon
Zoning Commissioner
Petitioner: Edna P. Schuch
Petitioner's Attorney: James Kordish
Reviewed by: Edward D. Hendon
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
#71-104-R
District: 15th
Date of Posting: Sept. 21, 1970 9:11:00 A.M.
Posted for: Edna P. Schuch
Petitioner: Edna P. Schuch
Location of property: 111 W. Chesapeake Avenue, RA-1, 5.6 A
Location of Sign: 111 W. Chesapeake Avenue, RA-1, 5.6 A
Remarks: 1. Petitioner's Attorney, James Kordish, Esq., has been notified of the posting of this petition.
Posted by: Paul H. Hines
Date of return: Sept. 20, 1970
MICROFILMED

