## PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#1 30

172-101-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

L or we Edwin P. Edwards legal owner of the property situate in Baltim nore F ALS TROM County and which is described in the description and plat attached hereto and made a part hereof, DREN hereby petition (1) that the coning status of the herein described property be re-classified, pursuant map andchange 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

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Bultimore County, to use the herein described property, for.

erty is to be posted and advertised as prescribed by Zoning Regulations. or we, agree to pay expenses of above re-classification and or Special Exception advertising etc., upon filing of this petition, and further agree to and are to be bound by the zoning ns and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baldmore

Hollard A. D' Day JK.
Hillard D. 9'Day, Jr.
Satural A Goods.
House J. Fischer Courset purchase

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DED

20x.500. Route.15. Bowley's Quarters Road 21220

James Kardash Potitioner's Attorn Address 1760 Eastern Boulevard

ORDERED By The Zoning Commissioner of Baitimore County, this.... .... 197 .0, that the subject matter of this petition be advertised, as required by the Zoning Law o. Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning ner of Baltimore County in Room 103, County Office Building in Towson, Baltimor - or AUG 18 '70 AM21st

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

OLIVER L MYEAR MEMBERS

BUREAU OF DEPARTMENT OF TRAFFIC ENCOVERED

STATE ROADS COMM

NURSEAU OF FIRE PREVENTION

HEALTH DEPARTM

PROTECT PLASMING

BOARD OF EDUCATION

TONING ADMINISTRA INDUSTRIAL DEVELOPMENT

The property is presently an unimproved tract of land, with the property to the north improved with a Cloverland Farm Bairy Store. The property to the east is improved with the Carrollwood Com and Country Apartments. The properties to the west and south are unimproved tracts of land. Bouleys Querters Road in this location is not improved a 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 suject item.

Sowleys Quarters Road is an existing mecadam road which is partially immroved with curb and gutter along the east side. Proceed improvements will consist of a 48-foot closed roadway within a 70-foot right-of-way as shown on Baltimore County Bureau of Engineering Drawing 859-0237 (a). Highway right-of-way widening and improvements would be required with any subsequent grading or builting parent applications.

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

Description for a parcel of land on Fowleys Quarters Road, Carrollwood. Beginning for the same ut a point in the center of Bowleys Quarters Road 487 ft. measured along the center of said read Southeasterly from the center of Edwards Ave., Thence running along the center of Bowleys Quarters Road, South 15 degrees by minutes East 37.66 ft. and South 11 degrees 13 minutes East 62.34 ft. Thenco running South 63 degrees 37 minutes for t 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 drainage and utility reservation as shown on a Balto.Co.Bureau of Land Acquisition drawing dated Hay 20,1961, yo. 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..

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Jemes Kardesh, Esq. 1760 Eastern Blvd. Baltimore, Hd. 2122

NOTICE OF HEARING

Res Patition for Seclassification for Edwin P. Edwards.

11:00 AH DATE: Honday, September 21, 1970 PLACE: ROOM 105 COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue TOWSON, MARYLAND

Na do not have on record a statement on the ubeve reclassification in accordance with 811 #72, Section 22-22 (b) This must be part of the filed, before t'a hearing.

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BALT ... RE COUNTY, MARYLA ...

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty, Date September 17, 1970 Zoning Commissioner
FROM Mr. George E. Govrelis, Director of Planning

SURJECT 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

15.h Districi

HEARING: Monday, Leptember 21, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zening has reviewed the subject potition for reclassification from R.A. to B.L. zoning and has the following advisory

This request was an issue on the comprihensive zoning maps adopts, 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 faster additional strip commercial development in this area.

GEG:msl

August 24, 1970

Edwin P. Edwards Legal Owner

Address Bowley's Quarters Lane Rt. 14

Baltimore, Md. 21220

Protestant's Attornes

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

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

The Zoring Addisory 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.

## Highways

James Kardas', Esquire

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 patitioner must provide necessary drainage facilities (temporary or parameter) in the provided necessary drainages facilities (temporary or parameter) in each consistency of a superior consistency of a superior consistency of a superior consistency of a superior consistency of any problem, which hay result due to not determine the provided to the full inconsibility of the patitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment sollution problem, damaging private and public holdings domastream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Sanitery Sewer and Waters

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

DEPT. OF TRAFFIC ENGINEERING:

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

SOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

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

August 24, 1970

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HEALTH DEPARTMENT:

Public water and sewers are available.

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

Air Pallution Comments: The buildings on this site may be subject to replay attended and compliance with the Woryland State Nealth Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Realth.

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 efter the date on the filing certificate, will be forwarded to you in the near future.

OLIVER L. HYERS, Chairman

OLM: JD

TO: Mr. Edward D. Harmooty, Zoning Commissioner Date: June 2, 1970

FROM: Lieutement Thomas E. Kally Pare Department Edwir P. Edwards

Location: SA side of Royleys Quarters Road. 187' S of Edwards Avenue

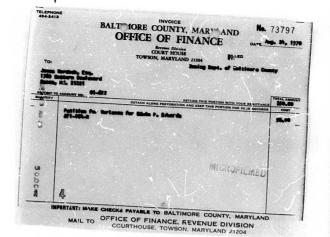
1 --- / 330 Jennes Agrada May 25, 1970

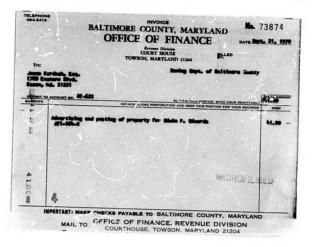
The Fire Department has no comment on the proposed site.

Lt. T. E. Kelly

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and it appearing that by reason of error in the original zoning map October ...., 197 9, that the herein described property or area should be and is hereby reclassified; from an RA zone to a BL from and after the date of this order, subject to the approval of the site plan by reau of Public Services and ice of Planning and Zoning. the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Bal imore County, this. be and the same is hereby DENIED Zoning Commissioner of Baltimore Counts MICROFILMED

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ESSEX ML 2121 3ept omber e, 1970.

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