

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LYON ASSOCIATES, INC., 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 R-1 zone; and for the following reasons:

Error in original zoning and a genuine change in conditions.

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 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.

BY _____
Contract purchaser
Address _____

BY _____
Secretary-Treasurer Legal Owner
Address _____

W. Lee Harrison, Petitioner's Attorney
Address 308 W. Joppa Road
Towson, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1974, at _____ o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County
(over)

MARYLAND SURVEYING AND ENGINEERING CO., INC.

Subsidiary of LYON ASSOCIATES, INC.
6707 WHITESTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-9291
ENGINEERING • SURVEYING • PLANNING

ZONING DESCRIPTION

Beginning for the same at a point on the West Right-of-Way Line of Baltimore Beltway, said point being situated at the north end of a State Roads Commission Right-of-Way, 45 feet wide, west of and adjacent to the said West Right-of-Way Line of Baltimore Beltway, leading from Sylvan Way, 40 feet wide, to Kenwood Avenue, said point of beginning being situated 1200 feet more or less Northwesterly from Wilkens Avenue; thence leaving the place of beginning and running and binding along said State Roads Commission Right-of-Way leading from Sylvan Way to Kenwood Avenue, bearings referred to True North, S 14° 50' 55" E, 64.05 feet; thence S 61° 34' 59" E, 60.88 feet; thence leaving said Right-of-Way and running the following thirteen courses and distances: (1) S 20° 52' 53" W, 303.63 feet; (2) N 69° 07' 03" W, 462.68 feet; (3) S 52° 16' 00" W, 201.29 feet; (4) N 40° 31' 00" W, 100.39 feet; (5) N 51° 13' 00" W, 65.00 feet; (6) N 45° 07' 00" W, 77.53 feet; (7) N 23° 47' 00" W, 52.02 feet; (8) N 9° 20' 00" W, 65.41 feet; (9) N 0° 25' 00" W, 132.98 feet; (10) N 19° 46' 00" W, 67.29 feet; (11) N 61° 11' 46" W, 45.72 feet; (12) S 80° 56' 08" W, 124.58 feet; and (13) N 33° 44' 02" E, 485.26 feet to intersect the above mentioned West Right-of-Way Line of Baltimore Beltway; thence running and binding on said Right-of-Way the following six courses and distances: (1) S 53° 30' 30" E, 120.13 feet; (2) S 67° 32' 40" E, 103.08 feet; (3) S 57° 19' 21" E, 150.33 feet; (4) S 47° 47' 52" E, 100.50 feet; (5) S 39° 28' 20" E, 103.08 feet; and (6) S 30° 30' E, 250.00 feet to the place of beginning.

Containing: 11.90 Acres more or less.

SCALE: 1" = 1 inch
File No. 2155
Revised 5/15/74

Signed This 30th day of April 1974
Robert L. Gilland

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-10 to B-L zone : COUNTY BOARD OF APPEALS
S/S Baltimore Beltway 1200' :
NW of Wilkens Avenue : OF
1st District : BALTIMORE COUNTY
Lyons Associates, Inc. :
Petitioner : Nr. 71-108-R

ORDER OF DISMISSAL

Petition of Lyons Associates, Inc., for reclassification from R-10 zone to B-L zone, on property located on the south side of Baltimore Beltway 1200 feet north-west of Wilkens Avenue, in the First 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, the Board, on its own Motion, will dismiss the within appeal.

IT IS HEREBY ORDERED, this 7th 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. Rafter, Jr., Chairman
W. Charles Parker
Robert L. Gilland

RE: RECLASSIFICATION FROM : BEFORE THE
R-10 TO B-L ZONE : ZONING COMMISSIONER
LOCATION: BALTIMORE BELTWAY :
AT KENWOOD AVENUE, 1ST : OF
ELECTION DISTRICT : BALTIMORE COUNTY
PETITIONER: LYON ASSOCIATES, INC. :

MEMORANDUM

Now comes Lyon Associates, 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. 63-12 - NE/S Paradise Avenue, 1042' N. of Wilkens Avenue. Special Exception for a convalescent home and private college. Granted 7/12/63.

b. Case No. 64-127-RXA - E/S Wade Avenue 655' SW of Glencoe Avenue. Reclassification from public land to R-40. Granted 5/4/64.

c. Case No. 66-210-X - Beg. 1527' SE of the intersection of Maiden Choice Lane & Kenwood Ave. Special Exception for a Convalescent home. Granted 3/31/66.

d. Case No. 70-24-X. NE/S Maiden Choice Lane, 1587' SE of Kenwood Avenue, Special Exception for Convalescent Home. Granted 7/31/69.

e. And for such other and further reasons as will be shown at the time of hearing hereon.

W. Lee Harrison
308 W. Joppa Road
Towson, Maryland 21204
821-1200
Attorney for Petitioner

County Board of Appeals
COUNTY OFFICE BUILDING
111 W. CHERAPPE AVENUE
TOWSON, MARYLAND 21204
March 29, 1974

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

Re: Zoning File No. 71-108-R
Lyon Associates, Inc., Petitioners

Dear Mr. Harrison:

As Attorney of Record for the Appellant 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. Rafter, Jr., Chairman

cc: Mr. P. T. Lemmon
Mr. C. J. Kerbe

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Chairman, Board of Appeals Date: November 10, 1971
FROM: Office of Law
SUBJECT: _____

You are advised that any zoning cases pending before you on the date the new maps were adopted are moot.
(Yorkdale v. Powell, 237 Md. 121)

R. Bruce Alderman
County Solicitor

HJG/RBA/cr

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

Re: Lyon Associates, Inc.
File No. 71-108-R

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. Buddemeier

Encl.

cc: Mr. P. T. Lemmon
Mr. C. J. Kerbe
Mr. S. E. DiNenna
Mr. James Dyer
Mr. William Fromm
Mrs. R. Werneth
Board of Education

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

October 27, 1970

Edward D. Hardesty, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification S/S of the Baltimore Beltway, 1200' NW of Wilkens Avenue - 1st District, Lyon Associates, Inc. Petitioner No. 71-108-R (Item No. 334)

Dear Mr. Hardesty:

Please note an appeal to the County Board of Appeals from your Order dated October 21, 1970, denying the above request, on behalf of the Petitioner.

I enclose herewith my check in the amount of \$75.00 to cover the cost of the appeal.

Very truly yours,

W. Lee Harrison

b/enc.

JUN 27 1974

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 be had, and it further appearing that by reason of

a Special Exception for a should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1967, that the herein described property or area should be and the same is hereby reclassified, from a zone to a zone, and/or a Special Exception for a should be and the same is granted, from and after the date of this order.

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 failure to show error in the original zoning map or substantial changes in the character of the neighborhood

the above reclassification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1967, 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 in a R-10 zone, and the Special Exception be and the same is DENIED.

DEPUTY Zoning Commissioner of Baltimore County

RECEIVED FOR
PROCESSING
BY: 9/26
DATE: 9/26/67
OFFICE OF
PLANNING & ZONING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavett, Director of Planning
Date: September 21, 1970

SUBJECT: Petition #71-108-R, South side of Baltimore Beltway 1200 feet northwest of Wilkens Avenue
Petition for Reclassification from R-10 to B.L.
Lyon Associates, Inc. - Petitioners

1st District

HEARING: Wednesday, September 23, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B.L. zoning and has the following advisory comments to make:

The Planning Board has strongly recommended the retention of the R-10, Residential Density Zone, for this area on the proposed zoning map adopted September 10, 1970, for public hearing. The Staff notes that there has not been any substantial change in the residential character of the neighborhood, with regard to the granting of any commercial zoning in the immediate area. The neighborhood is one that has been developed as medium residential density and institutional use, and is isolated from the Paradise-Maiden Lane area by the Beltway. Any granting of a commercial zone for this tract would clearly be one of creating a "spot zone" and not be in keeping with the overall proposed Master Plan for this area. The only access to the subject tract is via Kenwood Avenue (Sylvan Lane) which in its present condition is just barely adequate to handle the existing residential traffic, let alone trying to accommodate the additional traffic which will be generated if the commercial zoning were granted.

At this time, no funds have been allocated for physical improvements to Kenwood Avenue in the current Capital Budget-5 year Capital Improvement Program.

LAW OFFICES W. LEE HARRISON

306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204

AREA CODE 301
949-1000

January 5, 1972

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

Re: Zoning File No. 71-108-R
Lyon Associates, Inc., Petitioner

Dear Mr. Slowik:

In reply to your letter of December 13, 1971, it would be appreciated very much if you would send me a copy of Mr. Alderman's opinion, dated November 10, 1971, as referred to in your letter.

I wish to object to the issuance of a dismissal order on the above grounds at this time. As you now, there were three suits filed in the Circuit Court for Baltimore County which challenge the overall validity of the new zoning maps adopted by the Baltimore County Council on March 24, 1971. These cases have not been finally concluded and, although the Circuit Court for Baltimore County has decided the validity of the maps favorably to Baltimore County, this question was reserved and preserved for possible appeal to the Court of Appeals of Maryland on any one or all of the three cases. If such an appeal should result on any one of the cases, the entire validity of the maps will be reviewed by the appellate court and could result in a reversal of the Circuit Court's decision. If such should occur, Bill 100 is ineffective and inoperative by its own terms. Consequently, this appeal should be held open and pending until a final determination on the validity of the maps or until the appeal period expires.

Mr. John A. Slowik
County Board of Appeals

January 5, 1972
Page 2

after final adjudication on all three of the pending cases.

Very truly yours,

W. Lee Harrison

WLH/jed

cc: R. Bruce Alderman, Esquire
County Solicitor

Mannes F. Greenberg, Esquire

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

RE: Petition for Reclassification
S/S of the Baltimore Beltway, 1200'
NW of Wilkens Avenue - 1st District
Lyon Associates, Incorporated -
Petitioner
NO. 71-108-R (Item No. 334)

Dear Mr. Harrison:

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

Very truly yours,

S. ERIC DI NENNA
Deputy Zoning Commissioner

SED/srl

Attachments

cc: Marvin Singer, Esquire
101 One Charles Center
Baltimore, Maryland 21202

Mr. P. T. Lommon
4023 St. Paul Street
Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
FROM: Oliver L. Myers
Date: June 11, 1970

SUBJECT: Item 334 (1969-1970)
Petition for Reclassification, Inc.
Adjacent S/S of Baltimore Beltway, 1200' W/E
of Wilkens Avenue
Present Zoning: R-10
Proposed Zoning: Reclassification to BL
1st District
11.90 Acres

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:

Sylvan Lane (otherwise known as Kenwood Avenue) and Paradise Avenue are existing roads which are maintained by the Bureau of Highways.

Since the subject plan indicates the proposed development of approximately 20% of the entire property to be rezoned, it is conceivable that additional development of the property could occur; therefore, the need and requirements for public improvements to Sylvan Lane and Paradise Avenue, which may be necessary to provide adequate access, will be determined at such time as the development of this site is reviewed by the Joint Subdivision Planning Committee or with the planning for a building permit.

Since the development of this site is adjacent to the Baltimore County Beltway, all improvements adjacent thereto will be subject to State Roads Commission requirements.

Storm Drainage:

No provisions for the accommodation of storm water and surface drainage have been indicated on the subject plan; therefore, storm drainage studies, facilities, easements or flood plain reservations will be required in connection with the development of this property.

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.

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

Item 334 (1969-1970)
Property Owner: Lyon Associates, Inc.
Page 2
June 11, 1970

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 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 filling permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property from the existing 10-inch sanitary sewer located adjacent to the southeast property line; however, it appears that an off-site easement would be required from the State of Maryland.

Since this property is affected by the moratorium restrictions for the Catonsville - Hubert Run Sanitary Sewer System, a detailed calculation of the total sewage flows from this site shall be required for review and approval by the Bureau of Engineering prior to the execution of a Public Works Agreement or approval of any building permit application.

Water:

Water pressure within the existing 8-inch main in Sylvan Lane is inadequate to serve this site. A private extension would be required from this main along elevation 200 feet.

Edmund N. Dyer, P.E.
Chief, Bureau of Engineering

EDN:GND:res

G-SW Key Sheet
12 SW 19 Position Sheet
SW 3 E and 4 S Topo

BALTIMORE COUNTY, MARYLAND

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

TO: Mr. Edward D. Hardesty
FROM: C. Richard Moore
SUBJECT: Item 334 - ZAC - May 26, 1970
Property Owner: Lyon Associates, Inc.
Baltimore Beltway NE of Wilkens Avenue
Reclassification to BL

Date: June 4, 1970

The subject petition is requesting a change from R-10 to BL of 11.9 acres. The only access to the subject petition is via Sylvan Lane which is not adequate to handle commercial traffic.

C. Richard Moore
Assistant Traffic Engineer

CRM:mr

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 24, 1970

COUNTY OFFICE, 300
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204OLIVER L. 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
PROPERTY
DEVELOPMENTW. Lee Harrison, Esq.
305 W. Joppa Road
Towson, Maryland 21204RE: Type of Hearing: Reclassification
from an R-10 zone to an BL zone
Location: Adjacent S/W of Baltimore
Beltway, 1200' N/E of Wilkens Avenue
Petitioner: Lyon Associates, Inc.
Committee Meeting of May 26, 1970
1st District
Item 334

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 improved with two dwellings and several old foundations. It is a wooded area with the property to the north bounded by the Baltimore Beltway. The property to the east and a portion of the property to the south is improved with dwellings. The additional property is improved with the Spring Grove State Hospital as well as the property to the west. Kemwood Avenue 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 plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Sylvan Lane (otherwise known as Kemwood Avenue) and Paradise Avenue are existing roads which are maintained by the Bureau of Highways.

Since the subject plan indicates the proposed development of approximately 25% of the entire property to be rezoned, it is conceivable that additional development of the property could occur. Therefore, the need and requirements for public improvements

W. Lee Harrison, Esq.
Item 334
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August 24, 1970

to Sylvan Lane and Paradise Avenue, which may be necessary to provide adequate access, will be determined at such time as the development of this site is reviewed by the Joint Subdivision Planning Committee or with the application for a building permit.

Since the development of this site is adjacent to the Baltimore County Beltway, all improvements adjacent thereto will be subject to State Roads Commission requirements.

Storm Drains:

No provisions for the accommodation of storm water and surface drainage have been indicated on the subject plan; therefore, storm drainage studies, facilities, easements or flood plain reservations will be required in connection with the development of this property.

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.

The Baltimore County Beltway 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 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:

Public sanitary sewerage is available to serve this property from the existing 10-inch sanitary sewer located adjacent to the southwest property line; however, it appears that an off site easement would be required from the State of Maryland.

Since this property is affected by the moratorium restrictions for the Catonsville - Harbert Run Sanitary Sewer System, a date and calculation of the total sewage flows from this site shall be required for review and approval.

W. Lee Harrison, Esq.
Item 334
Page 3

August 24, 1970

by the Bureau of Engineering prior to the execution of a Public Works Agreement or approval of any building permit application.

Water:

Water pressure within the existing 8-inch main in Sylvan Lane is inadequate to serve this site. A private extension would be required from this main along with private pumping facilities to adequately serve any property above elevation 260 feet.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R10 to BL of 11.9 acres. The only access to the subject petition is via Sylvan Lane which is not adequate to handle commercial traffic.

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 parking lots "Section 409.10HP".

BOARD OF EDUCATION:

A rezoning change would result in a loss of approximately 11 students.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be spaced at 300 foot intervals along an improved road; on site hydrants at same spacing.

HEALTH DEPARTMENT:

Public water and sewers are proposed.

Food Service Comments: If a food service facility is planned, 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.

W. Lee Harrison, Esq.
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Item 334

August 24, 1970

STATE ROADS COMMISSION:

The proposed development will have no adverse effects on the State Highway.

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, Chairman
OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: 6/3/70

FROM: Lieutenant Thomas E. Kelly

File 3-Portland

SUBJECT: Property Owner:
Lyon Associates, Inc.

Location: Adjacent S/W side of Baltimore Beltway, 1200' N/E of Wilkens Avenue

Item # 334 Zoning Agenda May 26, 1970

Owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be spaced at 300 foot intervals along an improved road; on site hydrants at same spacing.

Lt. T. E. Kelly

TO: Mr. Oliver Myers Date: JUNE 11, 1970

FROM: Lt. T. E. Kelly

SUBJECT: Item 334 - Zoning Advisory Committee Meeting, May 26, 1970

334. Property Owner: Lyon Associates, Inc.
Location: Adjacent S/W side of Baltimore Beltway, 1200' N/E of Wilkens Avenue
Present Zoning: R-10
Proposed Zoning: Reclassification to BL
District: 11th
No. Acres: 11.90 acres

Public water and sewers are proposed.

Food Service Comments: If a food service facility is planned, 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.


Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

LJF/ca

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201
(HEALTHY ADDRESS: P.O. BOX 101, BALTIMORE, MD. 21201)
June 1, 1970

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. Myers

Dear Mr. Hardesty:

The proposed development will have no adverse effects on the State highway.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
by: John E. Meyers
Asst. Development Engineer

CL:JEN:ck



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: MAY 27, 1970

FROM: Everett Reed, Plans Review

SUBJECT: #334 Lyon Associates, Inc.
Adjacent S/W side of Baltimore Beltway
1200' N/E of Wilkens Ave.
District 11

PETITIONER TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE BALTIMORE COUNTY BUILDING CODE AND REGULATIONS WHEN PLANS ARE SUBMITTED. ALSO, SEE PARKING LOTS "SECTION 409.10 HP".



ER:ch

