PETITION FOR ZONING RE-CLASS	IFICATION HOLE
AND/OR SPECIAL EXCEPTION	ON #7/- //
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:	-/ 3
I, or we_Ira_Riggeret_US. legal owner of the pr County and which is described in the description and plat atlached here hereby petition (1) that the zoning status of the herein described proper	eto and made a part hereof, #8 ty be re-classified, pursuant 3 = 3 - 3
to the Zoning Law of Baltimore County, from an	Zone to an
BMzone; for the following reasons:	WW-17-Z
	BM
See attached brief	
	200 to 100 to 10
and (2) for a Special Exception, under the said Zoning Law and Zoning	
County, to use the herein described property, for	
County, to use the herein described property, for. Property is to be posted and advertised as prescribed by Zoning Re	gulations.
County, to use the herein described property, for. Property is to be posted and advertised as prescribed by Zoning Re. Lor we, agree to 1-av expenses of above re-classification and/or Spe	gulations. cial Exception advertising,
County, to use the herein described property, for. Property is to be posted and advertised as prescribed by Zoning Re L or we, agree to 142 expenses of above re-classification and/or Spe posting, etc., youn filing of this petition, and further agree to and are	gulations. cial Exception advertising, to be bound by the zoning
County, to use the herein described property, for Property is to be posted and advertised as prescribed by Zoning Re L or we, agree to jay expenses of above re-classification and/or Spe- posting, etc., 2000 filing of this petition, and further agree to and are regulations and restrictions of Baltimore County adopted pursuant to the	gulations. cial Exception advertising, to be bound by the zoning
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William & Brauns 406 Protestant's Attorny I realismed Balbilly ORDERED By The Zoning Commusioner ner of Baltimore County, this 2534 day of INCOM! 196.20 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 53h day of Actalia 19820, at 4/0.00'clock .A.M. NUG 2 = '70 PM APR 20 '70 AM 14-170

All that piece or parcel of land situate, lying in the 8th Election District of Bultimore County, Maryland and described as follows, to wite

BEFORE THE RE: PETITION FOR RECLASSIFICATION E/S of York Road, 632 N of Hillside Avenue - 8th District Ira Rigger, et ux - Petitioners NO. 71-119-R (Item No. 304) ZONING COMMISSIONER OF BALTIMORE COUNTY The Petitioners having withdrawn their Petition, the same 13 hereby DISMISSED without prejudice Date: December 3, 1970 D FOR FILING . DATE 12/3 c-ORDE æ

BALT...IORE COUNTY, MARYLADD

INTER-OFFICE CORRESPONDENCE

Date October 5, 1970

TO Mr. Edward C. Hardesty, Zoning Commissioner

FROM ... Mr., George E., Gayrelis, Director of Planning

SUBJECT Petition 17.1-118-RA. East side of York Road, 632 feet north of Hillside Avazzan Petition for Reclassification for &-10 and B.L. to B.M. Petition for Variance for a rear yord. In Rigger, et ux - Petitioners

8th District

HEARING: Monday, October 5, 1970 (10:00 a.m.)

The Planning $^{\circ}$ 1ff will offer comments relative to both this petition (71–118–RA) and an accompanying petition (71–119–R). The latter petition seeks B.M. zoning on all of the Rigger property; this petition seeks 9.M. zoning on but a portion.

The Planning staff is opposed to the reclassifications requested in both cases. We feel that the present zoning should be maintained and would agree to a moderate extension of B.L. zoning to a depth matching the South 10 degree 28 min.re East line to the rear of the Cockeys/tell Eibrary. This depth represents that point where topographical differences cease to relate the tract to York Road.

The Planning Stoff is particularly apposed to any zoning beyond this point for commercial purposes on the bosis that the balance of the tract is really related to the land usages which occur and exist along Sherwood Road rellifluide Avenue and the fact that Sherwood Road is completely unstitifactory as a means of access for commercial purposes. We cannot leak at this case on the basis of what innocuously appears to be potential development for a bowling alley and an indoor tennity building. Establishment of commercial zoning her means that the property subsequently could be used for any and all of the uses permitted under B.1.

Attorney At Law FIRST NATIONAL BANK BLDG TOWSON, MARYLAND 21204 December 1, 1970



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

RE: Petition for Reclassification for Ira Rigger, et ux; E/s York Rd., N of Hillside Ave. #71-119-R

Dear Mr. Hardesty:

as you know, the hearing on the above-subject zoning petition was actuabled for trial on November 30, 177, and you know and you know the subject to the subj

As per the instructions of m; clients, Ira Rigger, et ux, and on their behalf, I am hereby withdrawing, without prejudice, the pet_lion filed in case #71-119-R.

Very truly yours, Frank E. Cicone

FEC:kn

FRANK E. CICONE

#71-113R

April 27, 1970

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

RE: Ire C. Rigger, et ux

Dear Mr. Hardesty:

I am filing a Petition in the above-subject case and I wish to cite as a basis for the following Petition both error and change.

Error in the zoning map was committed since the zoning lines were not made to coincide with the property lines.

In addition, there are the following changes:

1. 66-252R BL to ML

2. 66-27 R-10 to ML

3. 65-171R R-20 to BL

4. 54-80 MR to ML

Very truly yours.

Frank E. Cicone

FEC:kc

TELEPHONE BALT TORE COUNTY, MARY AND No. 73822 OFFICE OF FINANCE DATE Sept. 10, 187 Remor Division COURT HOUSE \$ 50.00 Potition for Brelassification from R-10 and B.L. to B.M. CHIE

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

TELEPHONE 494-2413 BALTIMORE COUNTY, MARYLAND Me. 75422 OFFICE OF FINANCE DATE Mes, 30, 1970 Revenue Division COURT HOUSE IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

Ame jully

#71-119 R

1-1089 A

GEG msh

OLIVER L MYERS

MEMBERS BUREAU CT

STATE ROADICO BUTE OF THE

HEAL" H DIPARINE PROPERTY BOARD OF EDUCATION OF STREET DEVELOPMENT

Frank E. Cicone, Esq. First National Bank Building Towson, Maryland 21204

RE: Type of Hearing: Reciassif' attention an R12 zone to an BH zone Location: ME/S York Road, 632*
No. of Hillside Ave.
Petitioners inc. C. Rigger, et ux Committee Meeting of May 12, 1970
Bth District
Item 305

Dear Siri

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on size field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a duelling which seems to be multi-family in character. The property to the north is improved with a church with the properties to the east and built improved with residential wates. In traperty to the east and built improved with residential wates, into the property to the value of the property of the state of

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.

Described Badd is an existing County read which is proposed to be immoved as - duffect closed roadway ideal countries within a 60-foot right-of-way and relocated so as to provide a perpendicular intersection with Tork Radd at a point opposite Cookeysvile Badd and adjacent to the north side of the public librar . The proposed relocation will require highway

Frank E. Cicone, Esq. Item 305 Page 2

august 27, 1970

right-of-way acquistion through the northeasternost corner of this property and the past itoms's empireer should contact the Chief of the Street, Road and Berfeet Chief of the Street, Road and Berfeet Chief of the Street Street Chief of the Street Street Street Chief of the Street Street

The petitioner should clarify his rights, title and interest in the existing entrance constructed along the east side of the public library. If the existing entrance is awailable to serve this property, the entrance must be reconstructed in accordance with Baltimore County standards for a monumental type entrance.

Storm Drains:

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

No provision for accommodating storm water or drainage have been indicated on the subject plan; however, storm drainage facilities and easements will be required in connection with the proposed development of this property.

The petitioner must provide necessary drainage facilities (temporary or personner was provide necessary draining racilities (temorary or personner) to prevent creating any nuisances or causes to adjacent pro-crities, especially by the concentration of surface waters. Correction of uny problem, which way result due to improper grading or improper installation of draining facilities, would be the full responsibility of the petitioner.

Oevelopment 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 recording of any record plat or to issuance of any grading or building permits.

Waters

Public water supply is available to serve this property.

Frank E. Cicone, Esq. It.m 305 Page 3

August 27, 1970

Public sanitary sewerage is not available to serve this rooperty at this time; however, a sewerage study is being initiated at this time to determine the feasibility of provioing public sewers in the area of this site.

DEPT. OF TRAFFIC ENGINEERING:

The proposed zoning lines to both petitions do not conform, therefore, this office cannot comment.

The method of providing public sewer to the site should be indicated on the revised plan.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the IOI Life Safety Code, 1957 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

Construction of an indoor tennis building would not affect student

BUILDING ENGINEER'S OFFICE:

Petitioner to corolly with all applicable requirements of the Baltimore County Building Code and Regulations when plans are submitted. Also, see Parking Lots, Section 409,10 h.

STATE ROADS COMMISSION:

The existing entrance to York Road is exceptable to the state Roads Commission.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the unclosed filing certificate. Notice of the hearing date and time, which will be held

TOWSON MINIES September 21 .. 19 70 THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County TOWNEN
was inserted in THE DRONDOOK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one weeks before the 21st day of Sept. 1970, that is to say the sam w s inserted in the issue of Sept. 17, 1970.

STROMBERG PUBLICATIONS Inc.

By Ruth Morgan

CERTIFICATE OF POSTING #71-119-2 ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland Date of Posting Sut 12-1970

Posted for Heavy Monday 12t 5, 19706 11:00 AM Location of property E/S Jul Fa 432 No y Helish Gate

Location of Signe 1 Sign Posted in good Ist

i'osted by Man Hars

East tide of York Road note or less, North of

Date of return Syt 24 1970

0 CERTIFICATE OF PUBLICATION

TOWSON, MD. September 17 1970 -

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed day of ______ lecober _____, 1970 ... the first publication

appearing on the ... 17th ... day of ... September

THE JEFFERSONIAN, L desertal Manager

Cost of Advertisement, \$

Your Petition has been received and accepted for filing this

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120h

Petitioner Ire C. Rigger, et um

Petitioner's Attorney _

Frenk E. Cicone, Esq. Item 305

August 27, 1970

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.

