

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, IRA RIGGER, et ux, 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-10-R zone; for the following reasons:

See attached brief

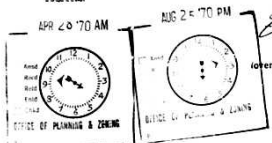
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

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.

Address: Contract purchaser Address: 2800 W. Hill Rd.
Frank E. Cicone Light Owner
William H. Brown Professional's Attorney
Address: 1000 W. Hill Rd.

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day of October, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of November, 1970, at 4:00 o'clock P.M.



ORDERED FOR FILING

Date: December 3, 1970

BY EDWARD D. HARDESTY
Zoning Commissioner of Baltimore County

The Petitioners having withdrawn their Petition, the same is hereby DISMISSED without prejudice.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

Date: December 3, 1970

BY EDWARD D. HARDESTY
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Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Savell, Director of Planning
SUBJECT: Petition #71-119-R, East side of York Road, 632 feet north of Hillside Avenue and at the southerly property line of the Cockeysville Public Library, and running thence binding on the easterly side of York Road, (1) South 100' 20" East 132.00 feet, thence leaving York Road, (2) North 79° 20' East 115.00 feet, (3) South 100' 20" East 100.00 feet, (4) North 79° 20' East 85.00 feet, (5) South 100' 20" East 250.00 feet, (6) North 79° 20' East 200 feet to intersect a line drawn parallel to and 100' feet easterly, measured at a right angle, from the easterly side of York Road, thence binding on said line as shown, (7) North 100' 20" East 230.00 feet to intersect the northerly outline of the whole tract of which this parcel is a part of, thence binding thereon, (8) North 64° 02' West 112.53 feet to the easterly outline of said Cockeysville Public Library, thence binding on the outline thereof, (9) South 100' 20" East 20.00 feet, (10) South 55° 20' West 111.55 feet and (11) South 79° 32' West 165.00 feet to the place of beginning.
Containing 3.36 acres of land more or less.

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

The Planning Staff will offer comments relative to both this petition (71-118-R) and an accompanying petition (71-119-R). The latter petition seeks B.M. zoning on all of the Rigger property; this petition seeks S.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 minute East line to the rear of the Cockeysville Library. This depth represents that point where topographical differences cease to relate the tract to York Road.

The Planning Staff is particularly opposed to any zoning beyond this point for commercial purposes on the basis that the balance of the tract is really related to the land uses which occur and exist along Sherwood Road or Hillside Avenue and the fact that Sherwood Road is completely unsatisfactory as a means of access for commercial purposes. We cannot lack at this case on the basis of what innocently appears to be potential development for a bowling alley and an indoor tennis building. Establishment of commercial zoning here means that the property subsequently could be used for any and all of the uses permitted under B.L. zoning.

VA 8-8768

FRANK E. CICONE
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 scheduled for trial on November 30, 1970, and you also will recall that at the hearing the protestants and property owners reached a compromise agreement wherein they agreed to have an Order passed granting the zoning for case #71-118-R. The property owner in turn agreed to withdraw the petition for case #71-119-R.

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

Very truly yours,

Frank E. Cicone
Frank E. Cicone

FEC:kn

VA 8-8768

FRAH E. CICONE
Attorney At Law
FIRST NATIONAL BANK BLDG
TOWSON, MARYLAND 21204
April 27, 1970

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

RE: Ira 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:

- 66-252R BL to ML
- 66-27 R-10 to ML
- 65-171R R-20 to BL
- 54-80 MA to ML

Very truly yours,

Frank E. Cicone
Frank E. Cicone

FEC:kc

AMER S. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204
SHEET 1 OF 1
FILE: 1-1089 A

All that piece or parcel of land situate, lying and being in the 8th Election District of Baltimore County, State of Maryland and described as follows, to wit:

Beginning for the same at a point on the easterly side of York Road (66 feet wide) at the distance of 632 feet more or less northerly from the north side of Hillside Avenue and at the southerly property line of the Cockeysville Public Library, and running thence binding on the easterly side of York Road, (1) South 100' 20" East 132.00 feet, thence leaving York Road, (2) North 79° 20' East 115.00 feet, (3) South 100' 20" East 100.00 feet, (4) North 79° 20' East 85.00 feet, (5) South 100' 20" East 250.00 feet, (6) North 79° 20' East 200 feet to intersect a line drawn parallel to and 100' feet easterly, measured at a right angle, from the easterly side of York Road, thence binding on said line as shown, (7) North 100' 20" East 230.00 feet to intersect the northerly outline of the whole tract of which this parcel is a part of, thence binding thereon, (8) North 64° 02' West 112.53 feet to the easterly outline of said Cockeysville Public Library, thence binding on the outline thereof, (9) South 100' 20" East 20.00 feet, (10) South 55° 20' West 111.55 feet and (11) South 79° 32' West 165.00 feet to the place of beginning.

Containing 3.36 acres of land more or less.

INVOICE		No. 73822	
BALTIMORE COUNTY, MARYLAND		DATE: Sept. 10, 1970	
OFFICE OF FINANCE		REVENUE DIVISION	
COUNTY HOUSE		TOWSON, MARYLAND 21204	
TO: Frank E. Cicone, Esquire First National Bank Building Towson, Maryland 21204		BILLED TO: Zoning Office Baltimore County, Md.	
REPORT TO ACCOUNT NO. 00-482	QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$ 50.00
Petition for Reclassification from R-10 and B.L. to B.M. #71-119-R			50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND			
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION			
COURTHOUSE, TOWSON, MARYLAND 21204			

INVOICE		No. 75422	
BALTIMORE COUNTY, MARYLAND		DATE: Nov. 25, 1970	
OFFICE OF FINANCE		REVENUE DIVISION	
COUNTY HOUSE		TOWSON, MARYLAND 21204	
TO: Ira C. Rigger By Bill Reed Cockeysville, Md. 21030		BILLED TO: Zoning Dept. of Baltimore County	
REPORT TO ACCOUNT NO. 00-482	QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$ 50.00
Advertising and posting of property #71-119-R			50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND			
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION			
COURTHOUSE, TOWSON, MARYLAND 21204			

Sept. 17.

Plot for Zoning Purposes by View Centre

Owner: Shirley C. & Elizabeth R. Riggs, Industry Lane, Cockeysville, Md.
 5th District Baltimore County, Md.
 Scale: 1"=50' April 22, 1970

Applicant's Reclassification of Zoning from
 B.L. & R-10 to B-M.

Zoning Data

Existing Zoned B.L. = 1.6 Acres
 R-10 = 1.96 Acres
 3.56 Total

See Northern Ave.
 Map N.W. 17B

Proposed Zone

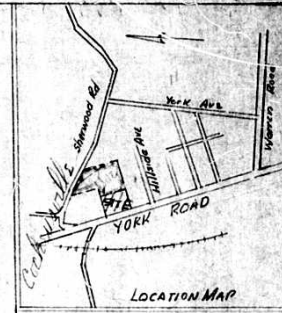
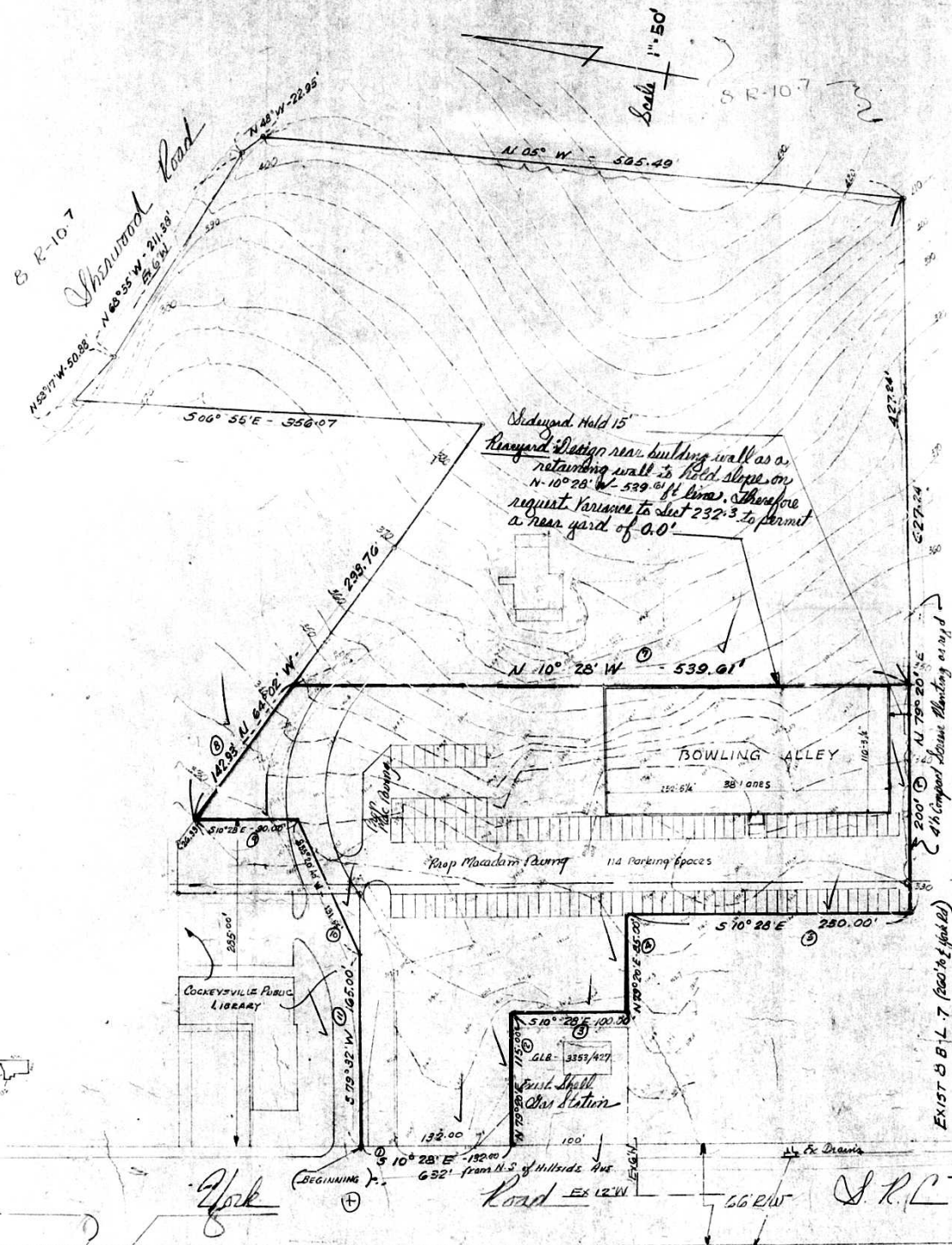
B.M. = 3.42 Ac. Net

- Use: As Shown permitted 230.12
- 232.1 Front Yard: Not less than 10' from front property line
- 232.2 Side Yards: Where lot abuts B.R-10.7, not less than greater min width req'd for dwelling on abutting lot - 15' min
- 232.3 Rear Yard: Where lot abuts B.R-10.7, 20' min

For this application, Variance to have a rear yard of 0.0' (zero). Because of reverse slopes the rear of building will be designed as a retaining wall

Use: Bowling Alley - 38 lanes
 Parking Req'd - 38x3 = 114
 " Provided = 114

Note:
 Outline compiled from deeds & data furnished.



EXIST ZONED B.R-10.7
 (See zoning description)

PROPOSED ZONED B.M.
 400' from E 1/4 of
 433' to E Road

#71-113R
 OFFICE COPY

MAP #8
 SEC. 3-D
 NW-17-B
 B.M.



JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 8017 YORK ROAD
 TOWSON, MD. 21204