## \*11-122R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

200

national, Iuc. County and which is described in the description and plat attached hereto and made a park hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pur mant SE(12-A) to the Zoning Law of Baltimore County, from an ...... R-6 SW-2-F .....zone; for the following reasons BR

Change in neighborhood and error in original zoning, depriving proowners of reasonable use of their property.

See attached description

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

ropedy is to be posted and advertise.\ as prescribed by Zoning Regulations. agree to pay expenses of above re-classification and/or Special Exception advertising, upon filing of this petition, and further agree to and are to be bound by the zoning ing of this petition, and the land pursuant to the Zoning Law for Baltin

> QUALITY MOTELS INTERNATIONAL, INC. Cun Vice President
> Address 11161 New Hampshire Avenue Silver Spring, Maryland 20904

John W. Armiger Petitioner's Attorney

iress 200 Padonia Road East
Cockeys ville Md. 21030
ORDERED By The Zoning Commissioner of Baltimore County, this....

of September , 19679, that the subject matte, of this petition be advertised, as required b the Zoning Law of Baltimore County, in two newspapers of general circulation through SEP out 500 After County, that property be posted, and that the public hearing be had before the Zoning d Baltimore County in Room 106, County Office Building in Towson, Baltim . , 19870, 10:00 o'clock

Edward D. Hardes to

GROUSE VILLIAM STEPRESS, JR. AND ASSOCIATA', INC.

eat, third Hore 30 07: 01" Magt 157.77 to aid couth side of Old Frederick Road, the two following courses and 46' 59" East 69.48 Fast to the place of beginning.



#71-122R

### MEMORANDUM TO ACCOMPANY ZONING PETITION

Petitioner alleges error in original classification of this large (2.49 acre) tract of land when the First District Land Use Man was adopted over ten years ago. (April 5, 1960).

At that time the Baltimore Beltway was a certainty, in fact, this portion, Route 40 to Wilkins Avenuv, had been completed, gradus and traffic patterns established. Westview Shopping Center, one of Maryland slargest regional centers had been completed.

Catonsville Heights subdivision, of which this property is a part, is a typical gridinon plat, which was recorded in 1919 with only paper streets and 20-foot lots and the practice at that time, which was, of course, prior to the adoption of sub-division regulations, was to plat the property in very small lots and sell a combination of those lots for building sites.

The subject property is contiguous to an existing and developed BR zone and potitioners desire to extend BR zoning to the subject property which actually lies closer to, and abuts, the Baltimore Beltway.

The tract is presently restricted to R-6 uses and improved to the entent of one small one sucry structure. Even though it is a sizable tract of land, no one could reasonably expect the remainder of the tract to be improved with Re-buses. A reclassification to BR would have no detrimental effect upon the community, but would allow the petitioner the reasonable economic use of its land.

Respectfully submitted

Docum John W. Armiger Attorney for Petiti

## BALT. MORE COUNTY, MARYL. D

INTER-OFFICE CORRESPONDENCE

Date October 14, 1970

TO Mr. Edward D. Hardesty, Plate
Zoning Commissioner
FROM Mr. George E. Gavrelis, Director of Planning

SURJECT Petition 771-122-R. Southwest corner of Calverton Charge and Old Frederick Road Patition for Reclassification from R-6 to B. R., zone. Quality Motels International, Inc. - Petitic

1st District

HEARING: Wednesday, October 14, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B.R. zone and not the following advisory comments

In making its recommendations for comprehensively recoving this portion of the Courty, the Planning Soard has indicated that the subject property should be reclassified. However, the Planning Board is not recommending extension of commercial scaling here. Rother, the Board is recommending that the property be zoned D.R. In (R.A.) as part of a comprehensive recommendation for cetaing higher residential inscending that the property of the prope Route 40 West and between Ingleside Avenue and the Beltway

GEG:msh



# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

9 - ALAN.

Charges MEMBERS

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOADS COMMISS BUFEAU OF FIRE PREVENTION HEALTH DEPARTMENT PROJECT PLANNING NULDING DEPARTMEN BUARD OF EDUCATION

ZONING ADMINISTRATIO INDUSTRIAL DEVELOPMENT

September 1, 1970

John W. Armiger, Esq. 200 Padonia Road East Cockeysville, Maryland 21030

RE: Type of Hearing Reclassification from an 86 zone to an 88 zone Location VS Lifestet Ame. Int. W. Petitioner: Quality Motels, International Committee Neeting of May 12, 1970 lat District Iten 326

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

The subject property is presently improved with an existing structure which will be torn down if the patition is granted the property of the p

## BUREAU OF ENGINEERING:

The following comments are furnished in regard to the place submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Lefayette Avenue and Calverton Street from Lafayette Avenue to Kent Avenue are existing wacadam roads proposed for improvement as 36-foot closed roadways within 60-foot rights-of-ways. Highway right-of-way widening and improvements would be

John W. Frmiger, Esq. Item 326 Page 2

required in connection with any subsequent grading or building permit applications.

Old Frederick Flad was terminated by construction of the Beltway and Route 40 and no improvements are contemplated for this road. It is suggested that the petitioner also initiate proceedings for the closing of Jul Frederick Road.

If Calverton Street and Old Frederick Road are closed, easements the established for existing and proposed utilities therein.

All entrance locations are subject to the approval of the Department of Traffic Engineering and the Office of Planning and Zoning

## Storm Brains:

Detailed provisions for accommodating storm water or drainage have not been indicated on the subject plant however, a storm drainage study and storm drainage facilities and/or essements will be required in connection with any subsequent grading or building permit applications.

The Baltimore County Beltway and Baltimore National Pike, U.S. Route 40, are State roads. Therefore, dreimage requirements as they affect these roads came under the jurisdiction of the Maryland State Roads Commission.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or demages to adjacent properties decistly by the Concentration of surface maters. Correct of any problem which may result, due to laproper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging

John W. Armiger, Esq. Item 326 Page 3

September 3, 1970

private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top

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 Sewers

Public sanitary severage willbe available to serve this property when public sewer extensions are made in Lafayette Avenue Calverton Street. These sewerage extensions are currently under d however, there is no construction scuedule as of this date.

The private sewage owning station indicated on the surject plan sould be used as an interim means of providing sewarage for the proposed neet. The private purping station must be constructed on site in accordance with Department of isable regulations and reculrements, and will not be permitted to be constructed within any drainary and sewarant or flood plain reservation. It should not not not need to be constructed within any drainary and possed force wain or flood plain reservation. It should not not not not need to be considered across Calverton Street as long as this road remains mability.

Public water supply can be made available to serve this property by construction of a public water main extension in Calverton Street and Lafayette Avenue along the frontage of this site.

### DEPT. OF TRAFFIC ENGINEERING:

The subject petition of 2.5 acres shows all access to Lafayette Avenue, Celverton Avenue and Kent Avenue. These streets are not conductive to 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 10 h.

## FIRE DEPARTMENT:

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

The site plan is approved as shown.

Public water is available.

)

Proposed ejector station must be equipped with auxiliary pump and mergency generating power.

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.

## BOARD OF EDUCATION:

Would have no affect on student population.

## STATE ROADS COMMISSION:

It appears that the proposed development will have no adverse affects on the State Highway.

### ZONING ADMINISTRATION DIVISION:

Revised plans will be required to be submitted to this office in accordance with Bureau of Engineering comments as to road widening prior to the hearing.

This petition is accepted for filing on the date of the enclose; filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 clays after the date on the filing certificate, will be forwarded to you in the near future.

11/ 2/10 OLIVER L. HYERS, Chaleman

OLM: JD

Pursuant to the advertisement, posting of prepercy, and public hearing on the above Betition, and that by reason of substantial changes in the character of the neighborhood, IT IS ORDERED by the Zoning Commissioner of Baltimor: County this. 22 the same is hereby reclassified from a R. 6 Zone to a B. R. possing from and after the date of this order, subject to the approval of the site plan by State Roads Commission, the Bureau of Dublic Services and the Office of of
DEPUTYZaning Commissioner of Baltimore County of Public Services and the Office of Planning and Zoning Pursuant to the advertisement, posting of property and public hearing on the above petition the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE ...., 196... , that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and ...zone; and or the Special Exception for..... 4/30/20. Zoning Commissioner of Baltimore Counts

> 71-120-12 3 31000

PLANNING & ZON IF .

Date of Posting SEPT. 36, 1976 District. Declaration From 1-6 To D. R. PRINTING TO BURNETH STATES SATERNATIONAL LOCALISM STATES AND AID PROSPERSE RA. LOCALISM OF PRINTING STATES AND AID PROSPERSE RA. Destina of Signal W.B. O.F. LAPRY RITE AND Q. W.S. O.F. CALBERTON ST.

3 SN/COZ. O.F. CALBERTON ST. Posted by Comments of Park Date of return OCT 2, 1970

LAW OFFICES JOHN WARFIELD ARMIGER COCKEYSVILLE, MARYLAND 21030

November 16, 1970

S. Eric Dinenna, Esquire Deputy Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Park Forty Motel Petition for Rezoning from R-6 to B-R

Dear Mr. Dinenna:

As por request made at the time of the hearing on the Park Forty application, I am pleased to furnish you with an October 23, 1970 revision of the plat to accompany our petition.

I might point out that there has been, in addicion to the changes in the neighborhood testified to, a vast growth in the region of the subject property, and that this pettion, white based upon error in original coring, can be equally well supported by the changes in the neighborhood, the major one of which is the increased build-up of physical properties and the new traffic patterns generated by Interstate Highway I- 70-N.

I personally feel that it is worthy of favorable consideration that the I personally 'eel that it is worthy of favorable consideration that the extension of the existing business Roadside will not have any adverse effect on this sparsely populated community, whereas if the map is adopted for R-A zoning, (as presently proposed), the effects of such proposed change would radiate out and severely affect a much larger neighborhood area.

It might also be advantageous for you to know that my clients have entered into a contract to purchase the Zack property, which lies southwest of the subject property, but at a considerable lower level.

Very truly yours John W. Armiger

JWA:ag Enclosure

OF CE OF CATONSVILLE TI MIES CATONSVILLE, MD. 21228 October 1 - 19 70

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County was juserted in THF CATONSVILLE TIMES, a weekly newspaper pub-

lished in Baltimore County, Maryland, once a week for ene

the same was inserted in the issue of September 24, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruta Morgan

	OFFICE OF FINANCE DATE SECTION OF THE SECTION OF TH
To:	John berfield Andger, tre.  30 Yednes Dr.A. East Geologie III. 46. 2009
	TO ACCOUNT NO. SOCIETY OF THE POSTION WITH YOUR RESISTANCE
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QUANTITY		DETACH ALONG PERPORATION AND REEP T	PORTION WITH YOUR REMITTANC	2 \$66.00 COST
	Advertising and desting (#1-122-8	of property for smilty notell	• International, Inc.	6.00

CERTIFICATE OF PUBLICATION

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day of October 19 70, the first publication appearing or the 2hth day of September

THE JEFFERSONIAN,

Petitioner Quality Metals. Interpational Petitioner's Attorney John W. Armiger

Your Petition has been received and accepted for filing this





