

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

As per Roland R. Bounds and Werner G. Schoeler, legal owner(s) 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-A zone to an B-1 zone, for the following reasons:

For that the present ownership of the legal owners is a parcel of ground measuring 40' x 200', more or less, part of which is zoned B-1, and the 40' width of which is zoned R-A; for that there has been a great change in the neighborhood and, in particular, in the use of adjoining properties; and for that there was an error in the zoning map in that the Petitioners' entire 40' x 200', more or less, ownership was intended to be zoned B-1, rather than split, 1/3 B-1, and 2/3 R-A.

Note: Nothing herein to effect the variance to section 232.2b previously granted.

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 as set forth pursuant to the Zoning Law for Baltimore County.

Contract purchase:
Roland R. Bounds
Werner G. Schoeler
Legal Owner
Address: 6630 Baltimore National Pike
Baltimore, Maryland, 21228

Protestant's Attorney:
Kenneth D. Short
Petitioner's Attorney
Phone: 744-8200
Address: 6630 Baltimore National Pike, Baltimore, Maryland, 21228

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 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 11th day of October, 1974, at 1:30 o'clock.

SEP 1 70 AM
SEP 1 70 AM
Zoning Commissioner of Baltimore County
Edward R. Handesty

RE: PETITION FOR RECLASSIFICATION
NE/S of Talbot Place, 240' SE
of Gregory Avenue - 1st Election District
Roland R. Bounds, et al -
Petitioners
NO. 71-123-R (Item No. 283)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners request a Reclassification from an R. A. Zone to a B. L. Zone for a parcel of property located on the northeast side of Talbot Place, 240 feet southeast of Gregory Avenue, in the First Election District of Baltimore County.

As the Comprehensive Zoning Map of Baltimore County was adopted on March 24, 1971 by the Baltimore County Council, this Petition is considered moot.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of September, 1974, that the requested Reclassification be and the same is declared moot and the Petition is DISMISSED.

Edward R. Handesty
Zoning Commissioner of
Baltimore County

LIST OF CHANGES APPLICABLE TO REZONING REQUEST FILED BY ROLAND R. BOUNDS AND WERNER G. SCHOLEER, OWNERS OF 40' x 200' PARCEL ON TALBOT PLACE, FIRST ELECTION DISTRICT

- Opening of U. S. Route 705.
- Opening of 20' road connecting Talbot Place and Queen Anne Street.
- Construction and opening of Chrysler Dealership across Queen Anne Street from subject 40' x 200' parcel.
- Land lying next to and immediately North of the subject tract restricted, by Deed Restriction for parking, said restriction allowing only a small percentage of void land for construction and, then, only for construction of an educational facility.
- Opening and enlargement of new Social Security Buildings.
- Construction and opening of Stewart's Department Store.
- Numerous special exceptions and zoning changes allowed along and near U. S. Route 40.

DESCRIPTION TO ACCOMPANY PETITION FOR RE-CLASSIFICATION NO. 3608 TALBOT PLACE FIRST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the northeast corner of Talbot Place, as laid out and now existing 40 feet wide, distant 240 feet southeasterly from the corner formed by the intersection of the northeast corner of Talbot Place and the southeast corner of Gregory Avenue, as laid out and now existing 40 feet wide, and running thence binding along the aforesaid northeast corner of Talbot Place South 36° 00' 00" East 40 feet to a point thereon, thence leaving said northeast corner line of Talbot Place and running parallel to the aforesaid southeast corner of Gregory Avenue North 54° 00' 00" East 200 feet to a point on the southwest corner of Queen Anne Street, as laid out and now existing 40 feet wide, thence binding along the aforesaid southwest corner of Queen Anne Street North 36° 00' 00" West 40 feet to a point thereon, thence leaving said southwest corner of Queen Anne Street and running parallel to the Second Line of the hereinafore described parcel of land South 54° 00' 00" West 200 feet to the place of beginning, containing 8,000 square feet of land more or less.

BEING part of that parcel of land which by deed dated July 31, 1948 recorded among the Land Records of Baltimore County, Maryland in Liber T. D.S. 34, 1891 at Folio 97, was conveyed by Raymond N. Tallman and Lillian M. Tallman, his wife, to Lawrence O. Wood and Mary E. Wood, his wife.



PURDUM AND JESCHKE, ENGINEERS
24 Park Avenue, Ellicott City, Maryland 21043
March 30, 1970

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward L. Handesty, Zoning Commissioner
FROM: Mr. George E. Goveletts, Director of Planning
SUBJECT: Petition #71-123-R. Northeast side of Talbot Place 240 feet southeast of Gregory Avenue. Petition for Reclassification from R.A. to B.L. Zone. Roland R. Bounds, et al - Petitioners

1st District
HEARING: Wednesday, October 14, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R.A. to B.L. zoning and has the following advisory comments to make relative to planning factors.

The Planning Staff is opposed to the requested reclassification to commercial zoning. R.A. zoning was established here with the objective of creating a transitional area between commercial uses on Route 40 West and institutional and residential uses off of Route 40. We believe the objective is still correct and that no changes have occurred which would warrant further reclassification here.

Kenneth D. Short, Esquire
6630 Baltimore National Pike
Baltimore, Maryland 21228

RE: Petition for Reclassification
NE/S of Talbot Place, 240' SE
of Gregory Avenue - 1st Election District
Roland R. Bounds, et al - Petitioners
NO. 71-123-R (Item No. 283)

Dear Mr. Short:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/sw

Attachments

GEG:msh



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Handesty, Zoning Commissioner
ATTN: Oliver L. Myers
FROM: Ellsworth M. Myers, P.E.
SUBJECT: Item 283 (1969-1970)
Property Owner: Roland R. Bounds & Werner G. Schoeler
E/S of Talbot Place, 240' S. of S/ES of Gregory Avenue
Present Zoning: RA
Proposed Zoning: Reclass. to BL
District: 1st
No. Acres: 1.22 x 105'

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:
Talbot Place and Queen Anne Street, both existing roads are to be improved in the future with 40-foot closed sections within 50-foot right-of-way. Highway improvements including highway right-of-way widening would be required in connection with any subsequent grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains:
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

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 building permits.

Item 283 (1969-1970)
Property Owner: Roland R. Bounds & Werner G. Schoeler
Page 2
May 20, 1970

Water and Sanitary Sewer
Public water supply and public sanitary sewerage is available to serve this property.

Samuel M. Diver
Chief, Bureau of Engineering

END:SAW:PM:iss
H-2E Key Sheet
35 SW 21 Position Sheet
SW 1 P Top
95 Tax

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

COUNTY OFFICE Bldg.
1119 Chestnut Ave.
Towson, Maryland 21204

c/o

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERINGDEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENTKenneth D. Short, Esq.,
6630 Baltimore National Pike
Baltimore, Maryland 21228RE: Type of Hearings: Reclassification
from an RA zone to an BL zone
Location: E/S Talbot Place, 240' S. of
S/E side of Gregory Ave.
Petitioners: Roland B. Bounds &
Werner G. Schoeler
Committee Meeting on April 28, 1970
1st District
Item 283

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 a 1 1/2 story frame dwelling. The properties to the northwest and southwest are improved with a church and parking lot. The property to the south and southeast are improved with a restaurant and a Chrysler Plymouth Dealership. The property to the northeast is improved with dwellings. Queen Anne Street and Talbot Place are not improved with concrete curb and gutter.

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.

Highways:

Talbot Place and Queen Anne Street, both existing roads are to be improved in the future with 40-foot closed sections within 50-foot rights-of-way. Highway improvements including highway right-of-way widening would be required in connection with any subsequent grading or building permit application.

Kenneth D. Short, Esq.,
Item 283
Page 2

June 11, 1970

Highways: (Continued)

The entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

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 building permits.

Water and Sanitary Sewers:

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

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

The width of the entrance and the private drive is not adequate.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from RA to BL. Although the subject petition will not change the trip density of the subject property greatly, some problems can be anticipated with Queen Anne Street and Talbot Place, which were originally designed as minor residential streets.

Kenneth D. Short, Esq.,
Item 283
Page 3

June 11, 1970

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted. Also, see Section 409.10H for Parking Lots.

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 must be in accordance with Baltimore County Standards.

BOARD OF EDUCATION:

No effect on student population.

HEALTH DEPARTMENT:

Public water and sewers are available.

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.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the proposed highway widening and cross section curb and gutter are shown on revised plans.

Very truly yours,


OLIVER L. MYERS, Chairman
OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
TO: Zoning Commissioner

Date: May 21, 1970

FROM: Richard B. Williams
Project planning Division
SUBJECT: Zoning Advisory Agenda Item #283April 28, 1970
Roland B. Bounds &
Werner G. Schoeler
E/S Talbot Place, 240' S. of
S/E side of Gregory Avenue

This office has reviewed the subject site plan and offers the following comments:

W. 240' x 140'

The entrance and the private drive is not adequate.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

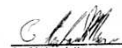
TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers

Date: May 5, 1970

FROM: C. Richard Moore

SUBJECT: Item 283 - ZAC - April 28, 1970
Property Owner: Roland B. Bounds & Werner G. Schoeler
Talbot Place S. of Gregory Avenue
Reclass to BL

The subject petition is requesting a change from RA to BL. Although the subject petition will not change the trip density of the subject property greatly, some problems can be anticipated with Queen Anne Street and Talbot Place, which were originally designed as minor residential streets.


C. Richard Moore
Assistant Traffic Engineer

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

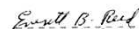
TO: Sirs

Date: April 12, 1970

FROM: Everett B. Reed, Plans Review

SUBJECT: #283 Roland B. Bounds & Werner G. Schoeler
E/S Talbot Place 240' S. of S.E. side of
Gregory Avenue
District: 1

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted. Also see Section 409.10H Parking Lots


Everett B. Reed
Plans Review

B:rech

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner

Date: May 1, 1970

Attn: Mr. Myers

FROM: Inspector Thomas S. Kelly
Fire Department

SUBJECT: Property Owner: Roland B. Bounds & Werner G. Schoeler

Location: E/S Talbot Place, 240' S. of S/E side of Gregory Avenue

Item #283 Zoning Agenda April 28, 1970

Owner shall be required to comply to 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 be in accordance with Baltimore County Standards.

Inspector T. S. Kelly

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF April 28, 1970

Petitioner: Bounds & Schoeler

Location: E/S Talbot Place

District: 1

Present Zoning: RA

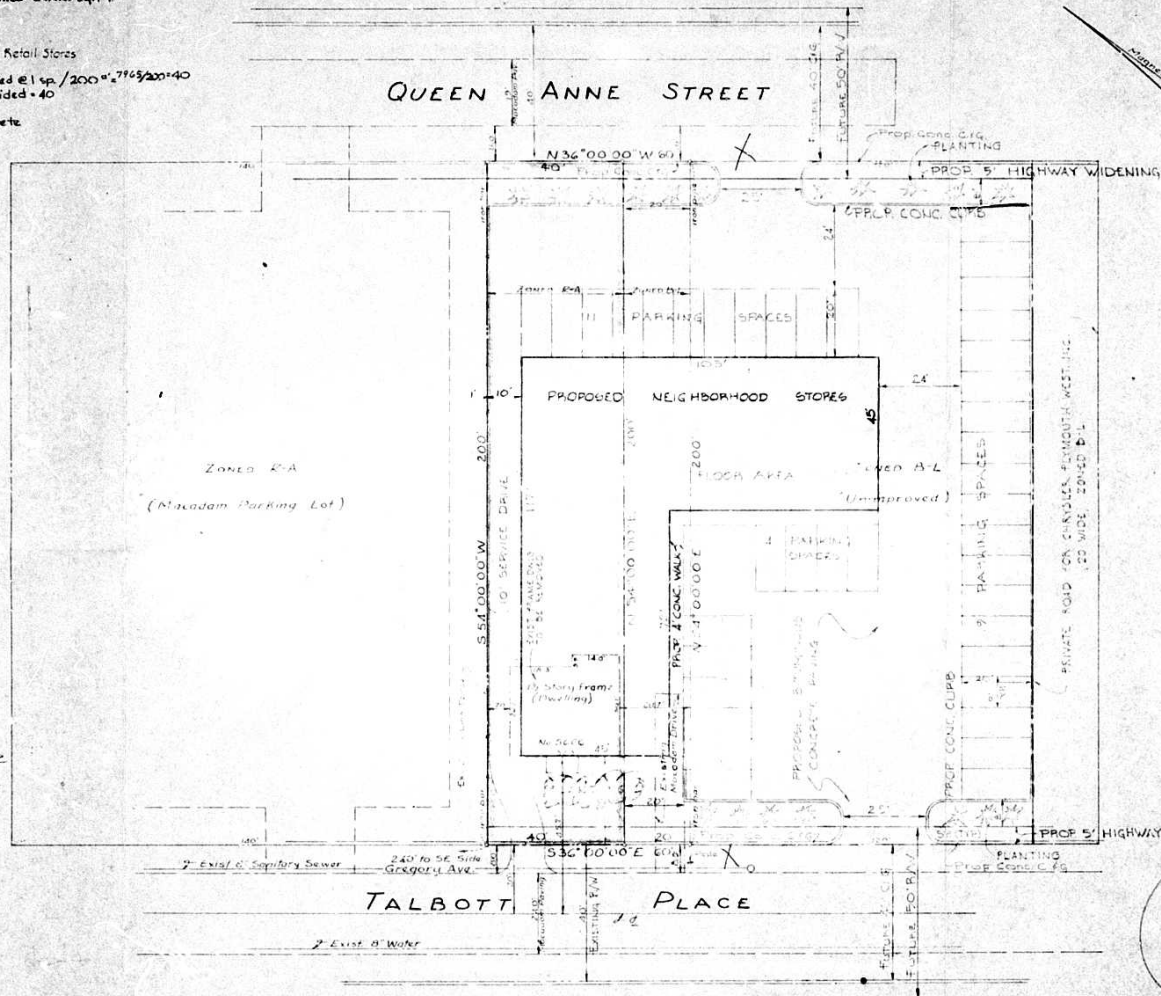
Proposed Zoning: BL

No. of Acres: 12.2 x 140'

Comments: NO EFFECT ON STUDENT POPULATION

NOTES:

1. Gross area of property = 32,000 Sq. Ft. ±
2. Area property to be re-zoned = 8,000 Sq. Ft. ±
3. Present Zoning = R-A/B-L
4. Proposed Zoning = B-L
5. Present Use = Residential
6. Proposed Use = Neighborhood Retail Stores
7. Parking Data:
 - A. Number of spaces required @ 1 sp./200 sq. ft. = 270/200 = 1.35
 - B. Number of spaces provided = 40
8. Screening - None Required
9. Paving - Bituminous Concrete
10. Lighting - None Proposed



*283
Barnes & Schaefer
REVISED PLANS



#71-123R

NAP
2-B
WESTERN
AREA
SW-1-F
BL

PURDUM AND JESCHKE
ENGINEERS & LAND SURVEYORS
2415 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218

PLAT TO ACCOMPANY PETITION
FOR RE-ZONING
N. 5606 TALBOTT PLACE
FIRST ELECTION DISTRICT
BALTIMORE COUNTY MARYLAND
MARCH 18, 1970
REV. 3/18/70

