

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, WALTER R. ROBERTS, 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 reclassified pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reason:

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, a house trailer

Property is to be pos. 1 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.

Contract purchaser _____ Legal owner _____
Address _____ Address: Box 17
Fork, Maryland 21051

Nelson R. Kerr & Kerr & Kerr
Petitioner's Attorney _____
Protestant's Attorney _____

Address: 210 W. Pennsylvania Avenue
Towson, Maryland 21204 VA 3-3414

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, 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 _____, 197____, at 11:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

NOTE: FOR THE PURPOSE OF ZONING ONLY

Beginning for the same at the intersection of the north side of Murrell Avenue (30 feet wide) and the west side of Boyd Avenue (30 feet wide) said point of beginning being north 2 degrees 34 minutes east 381.11 feet from the north side of Harford Road, running thence and binding on the north side of Murrell Avenue north 62 degrees 33 minutes east 179.64 feet running thence for the following three lines of division viz: north 2 degrees 34 minutes east 311.43 feet, south 62 degrees 33 minutes west 179.64 feet and south 2 degrees 34 minutes west 311.43 feet to the place of beginning.

Containing one acre of land more or less.



William S. Ulrich Jr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: October 16, 1970
FROM: Mr. George F. Cavellity, Director of Planning
SUBJECT: Petition #71-130-X. North side of Murrell Avenue 281.11 feet north of Harford Road
Petition for Special Exception for a H. use Trailer
Walter R. Roberts - Petitioner

11th District

HEARING: Monday, October 19, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for a house trailer and has the following advisory comments to make:

The staff recommends that this petition be granted if the Baltimore County Health Department grants approval for the petitioner's private utility system.

CEG:JT:msh



INVOICE		No. 75334	
BALTIMORE COUNTY, MARYLAND		DATE Oct. 19, 1970	
OFFICE OF FINANCE		FILED	
To: Walter Roberts Box 17 Harford Rd. Fork, Md. 21051		Zoning Dept. of Baltimore County	
DEBIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR RECEIPT	
QUANTITY	DETAILS IN ALONG PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORD	COST	
Advertising and posting of property		41.75	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204			

Nelson R. Kerr, Esq.
210 W. Pennsylvania Avenue
Towson, Md. 21204

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County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

18th day of September, 1970.

Edward D. Hardesty
Zoning Commissioner

Petitioner Walter R. Roberts

Petitioner's Attorney _____

Reviewed by Oliver L. Myers
Chairman of the Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 17, 1970

Nelson R. Kerr, Esq.
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
for a house trailer
Location: W/S Murrell Avenue, W/S Boyd Ave.
Petitioner: Walter R. Roberts
Committee Meeting of August 18, 1970
11th District
Item 25

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 an unimproved tract of land with the surrounding properties partially improved with dwellings. The great majority of it wooded area and farm land. Harford Road in this location is not improved as far as concrete curb and gutter are concerned. Boyd Avenue and Murrell Avenue are paper streets and do not exist in the field.

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:

Boyd Avenue and Murrell Avenue are unimproved streets which were established on the plat entitled "Map of the Harriott Tract", which has been recorded among the Land Records of Baltimore County in Plat Book W.P.C. 8 at folio 12. The status of these streets is vague and no highway improvements are proposed by this office at this time.

We note that the subject property does not conform to the lot configuration as shown on the recorded plat and also includes a portion of the road bed of Boyd Avenue as laid out on the plat. Therefore, we are unable to ascertain any means of access to the subject property. The zoning plan should be revised to clarify this matter.

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Highways:

Harford Road is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

Storm Drains:

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.

Harford Road is a State road; therefore drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Sanitary Sewer and Water:

Since public sanitary sewer and water supply are not available to serve this property, a private sewage and water supply system must be provided in accordance with the requirements and regulations of the Department of Health.

DEPARTMENT OF TRAFFIC ENGINEERING:

The special exception for a trailer should have no major effect on traffic.

HEALTH DEPARTMENT:

Private water supply and private sewage disposal system is proposed.

Prior to the approval of a building application soil tests must be conducted to determine the suitability of the soil for underground disposal.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

No comment from this office at this time.

STATE ROADS COMMISSION:

The subject site could be seriously affected by the State Roads Commission's

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tentative proposed highway improvement (Outer Beltway - Perring Freeway Interchange).

ZONING ADMINISTRATION DIVISION:

There is no access to the subject property at the present time. A field investigation revealed that some type of roadway or driveway would have to be provided to this site, or Boyd Avenue and Murrell Avenue would have to be graded and improved to a certain extent. The Zoning Advisory Committee could not find the subject site per se due to this inadequacy of access.

This petition is accepted for filing on the date date of the enclosed filing certificate. Notice of the hearing date and time, which 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
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: August 18, 1970

FROM: Everett Reed, Plans Review

SUBJECT: #25 Walter R. Roberts
N.S. Murrell Avenue
W.S. Boyd Avenue
District: 11

No comment from the Buildings Engineers Office, at this time.

Everett Reed
Everett Reed, Plans Review

