

71-145-RA PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, THE WOODGRAN COMPANY, 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 and R-20 zone to an

PL zone, for the following reasons:
Variance to Section 232.2b (208.3) to permit a sideyard setback of 0' in lieu of the required 10'.

(See attached sheet)

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 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.

by: THE WOODGRAN COMPANY
Contract purchaser
Address: 5308 Liberty Road
Baltimore, Maryland 21207

Address: 212 Washington Avenue, Towson, Md. 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of October, 1970, at 2:00 o'clock.

SEP 1 - 70 AM
Zoning Commissioner of Baltimore County

Robert C. Norris, Reg. Surveyor
Old Court Road, Balto. Md.

April 11, 1970

Description for a parcel of land on the Southside of the Liberty Road, beginning for the same at a point on the West side of the Liberty Road, South 57 degrees 33 minutes East 500 ft. from the center of the Marriottsville Road, measured along the Southside of the Liberty Road, thence running along the Southside of the Liberty Road, South 57 degrees 33 minutes East 50.71 ft. to the West edge of the Gas & Electric Co. Transmission line right of way; thence running and binding on the edge of said right of way South 22 degrees 58 minutes West 400.00 ft.; thence running North 66 degrees 54 minutes West 50 ft.; thence running North 22 degrees 58 minutes East 408.30 ft. to the point of beginning.

Containing 0.46 of an acre more or less and being a part of the land owned by the Woodgran Co. by a deed dated March 29, 1966 and recorded in the Land Records of Balto. Co. in Liber No. 598 folio 295 etc..



Robert C. Norris

IN THE MATTER OF THE PETITION OF
THE WOODGRAN COMPANY
REASONS FOR RE-CLASSIFICATION

I. There was a mistake in the original zoning.

At the time subject property was placed on the original zoning map as R-10 and R-20, because of its width and location it could not be used as such. Therefore, the classification of this property as R-10 and R-20 is erroneous.

II. There has been a change in the character of the neighborhood since the original zoning. The property fronts on the south side of Liberty Road, across from an established shopping center, which will also soon erect a gasoline filling station. Another gasoline filling station on the south side of Liberty Road is located about 275' to its west. Its east side line borders a high tower transmission line of the Baltimore Gas & Electric Company.

III. Since the adoption of the original zoning map, some areas in the vicinity have developed commercially. The re-classification of the property would not have any adverse effect on adjoining properties.

THE WOODGRAN COMPANY

by: A. P. Jeevey, President
8308 Liberty Road
Baltimore, Maryland 21207
Phone - 922-6800

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73849

TO: The Woodgran Co.
Old Court Road
Baltimore, Md. 21207

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

AMOUNT TO ACCOUNT NO. 00-000	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT
00-000	Petition for Reclassification and Variance	50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO: COURTHOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Ralph E. Deits, Esq.
212 Washington Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this

1st day of September, 1970.

Edward D. Hardisty
Zoning Commissioner

Petitioner: The Woodgran Company

Petitioner's Attorney: Ralph E. Deits

Reviewed by: Oliver L. Myers
Chairman of the Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner
FROM: Mr. George E. Goveles, Director of Planning
SUBJECT: Petition 71-145-RA. Southwest side of Liberty Road 500 feet west of Marriottsville Road. Petition for Reclassification from R-10 and R-20 to P.L. Zone. Petition for Variance to permit a side yard setback of zero feet instead of the required 15 feet.
The Woodgran Company - Petitioners

2nd District

HEARING: Wednesday, October 28, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 and R-20 to P.L. zone, together with side yard variance and has the following advisory comments to make:

The map approved by the Planning Board for new, comprehensive zoning recommends that only the front portion of the property to a depth of 200 feet from the center line of Liberty Road be zoned for commercial purposes.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

COUNTY OFFICE BLDG
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Ralph E. Deits, Esquire
212 Washington Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification and Variance
Location: S/S Liberty Road, 500' E. of Marriottsville Road
Petitioner: The Woodgran Company
Committee Meeting of April 26, 1970
2nd District
Item 279

Dear Mr. Deits:

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 improved tract of land with the property to the west improved with dwellings, the property to the south a Gas and Electric Company Transmission Station. The property to the north is the Marriottsville Shopping Center Complex. Liberty Road in this location is partially improved with concrete curb and gutter on the north side.

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:

Liberty 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.

Ralph E. Deits, Esquire
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Liberty Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

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.

Sewer and Water:

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

PROJECT PLANNING DIVISION:

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

This property should be developed along with adjacent property.

DEPARTMENT OF TRAFFIC ENGINEERING:

The proposed 20 foot drive is not sufficient for and commercial traffic.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted.

STATE ROADS COMMISSION:

The frontage of Liberty Road at the subject site must be curbed with concrete. The roadside face of curb is to be 24" from and parallel to the center of the road. The proposed right-of-way line must also be curbed.

There must be a 5' tangent from the west property line to the P.C. of the radius return into the entrance.

Ralph E. Deits, Esquire
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The road name must be indicated on the plan.

The plan must be revised prior to a hearing date being assigned.

The entrance will be subject to State Roads Commission approval and permit.

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.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the 101 Fire Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

No effect on student population.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date on the subject application until the State Roads Commission are complied with. Screening will be required around the entire parking area which adjoins the residential zone and the type of paving must also be indicated.

Very truly yours,

Oliver L. Myers
Chairman

OLM:mc

Enclosures

12-30-70

71-145-2097
#279

