

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Milton & Melvina Kepler, legal owners 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve of off-street parking in a residential zone.

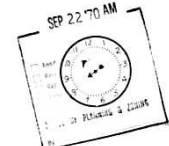
See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

Conroy Joint Venture
by Clark F. MacKay, General Post
Contract Purchaser
Address 411 Jefferson Bldg
Towson Md 21204
Sharon N. Hardisty
Petitioner's Attorney
Address 1st Nat Bank Bldg
Towson Md 21204
Profesant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 7th day of September, 1970, that the subject matter of this petition be advertised, as required by the Zoning L. 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 15th day of September, 1970, at 1:00 o'clock P.M.



Sharon N. Hardisty
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

(over) DATE 2/9/71

BY JC Harris clb
ADMINISTRATIVE ASSISTANT

JOSEPH D. THOMPSON, P.E., C.E.
CIVIL ENGINEERS & LAND SURVEYORS

101 SHULL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VAlley 3-8820

DESCRIPTION FOR SPECIAL EXCEPTION

BEGINNING for the same at a point on the southeast right of way line of the Baltimore and Belair Electric Railway at the northeast corner of Lot No. 45 as shown on the Plat of Carney Heights Addition as filed among the Land Records of Baltimore County in Plat Book No. 7, folio 19 said point being at the end of the two following courses and distances from the intersection formed by the north side of Joppa Road (formerly Camp Chapel Road) with the west side of Eighth Avenue, as shown on said Plat and running thence along the west side of said Avenue northerly 180 feet to the division line between lots No. 45 and 46 as shown on said Plat thence leaving the west side of said Avenue and binding on said division line westerly 126 feet more or less, and running thence from said beginning and crossing said right of way (60 feet wide) North 2 degrees 10 minutes East 94.98 feet to the northeast corner of Lot No. 19 as shown on said Plat and to the northwest side of said right of way, thence binding on the said northwest right of way line southwesterly by a line curving to the right with a radius of 700 feet more or less for a distance of 245.4 feet to the northern outline of lots facing on Joppa Road, thence leaving said right of way line and binding on said outline and crossing said right of way South 89 degrees 00 minutes East 99.82 feet to the southeast side of said right of way, thence binding on said southeast right of way line northeasterly by a line curving to the left with a radius of 760 feet more or less for a distance of 102.95 feet to the place of beginning.



8-26-71

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner
FROM: Mr. George E. Gowell, Director of Planning
SUBJECT: Petition #71-153-SPH. Beginning 120 feet north of Joppa Road and 126 feet west of 8th Avenue.
Petition for Special Hearing to permit off-street parking in a residential zone.
Milton Kepler - Petitioner

11th District

HEARING: Wednesday, November 4, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for permit for off-street parking in a residential zone.

The Planning Staff is not opposed to the use permit for parking here. We are not satisfied with the development plan in that no screening is indicated either for the area embraced by the subject petition or for the balance of the property where parking abuts residence. We feel that the 25 foot high light standards are not in keeping with the residential zone here and that any and all lighting adjacent to residential premises ought to be no higher than 8 feet. Hours of operation are not shown or indicated.

GEG:msh

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
#71-153-SPH

District 11th
Posted for: Hearing Wed. Nov. 4, 1970 9:00 A.M.
Petitioner: Milton Kepler
Location of property: Bay 120' N. of Joppa Rd. & 126' W. of 8th Ave.
Location of Sign: 1st Nat Bank Bldg. Towson Md.
Remarks:
Posted by: Sharon N. Hardisty
Date of return: Oct. 23-70

Frank E. Ciccone, Esq.
First National Bank Building
Towson, Md. 21204
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 2nd day of September, 1970.
Edward D. Hardisty
EDWARD D. HARDISTY, Zoning Commissioner
Petitioner Milton & Melvina Kepler
Petitioner's Attorney Sharon N. Hardisty
Reviewed by Sharon N. Hardisty
Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 9, 1970

Frank E. Ciccone, Esq.
First National Bank Building
Towson, Maryland 21204

RE: Type of Hearing: Special Hearing
for off street parking
Location: 125 Harford Road No. of Joseph Rd.
Petitioners: Milton & Melvina Kepler
Committee Meeting of September 22, 1970
11th District
Item 13

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 and is part of an overall site plan for the Carney Joint Venture Shopping Center. The properties to the south and the east are improved with dwellings. The property to the west and north is part of the Carney Shopping Center itself. The property has no frontage but is connected to the overall plan for the shopping center which fronts on Harford and the proposed Joppa Road.

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.

Comments:

This property is adjacent to, and its intended use is in conjunction with the proposed Carney (Village) Shopping Center, see Item 124 (1959-1970).

A preliminary plan, entitled Carney Village Shopping Center, was recently reviewed by this office and formal comments, dated August 20, 1970 were forwarded to the Bureau of Public Services. That office furnished the developer, Carney Joint Venture, with written comments, dated September 8, 1970. A copy of these comments is attached for your consideration.

Frank E. Ciccone, Esq.
Item 13
Page 2

October 9, 1970

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition for parking in a residential zone should have no major effect on traffic.

HEALTH DEPARTMENT:

Since petition is for parking, no health hazards are anticipated.

STATE ROADS COMMISSION:

The subject plan indicates entrance channelization that would be acceptable to the State Roads Commission. The entrances will be subject to the Commission's approval and permit.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with requirements of Parking Lots, Section 409.104.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will 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.

TELEPHONE 494-8413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204 FILED Zoning Dept. of Baltimore County	No. 75313 DATE <u>Oct. 13, 1970</u>
TO: <u>Frank Ciccone, Esq.</u> <u>1st National Bank Building</u> <u>Towson, Md. 21204</u>		
REPORT TO ACCOUNT NO. <u>01-622</u>	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT <u>25.00</u>
QUANTITY <u>1</u>	DET. ON ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Description: <u>Petition for Special Hearing for Milton Kepler</u> <u>#71-153-SPH</u>		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

TELEPHONE 494-8413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204 FILED Zoning Dept. of Baltimore County	No. 75429 DATE <u>Oct. 2, 1970</u>
TO: <u>Clark F. MacKay</u> <u>411 Jefferson Building</u> <u>Towson, Md. 21204</u>		
REPORT TO ACCOUNT NO. <u>01-622</u>	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT <u>49.25</u>
QUANTITY <u>1</u>	DET. ON ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Description: <u>Advertising and posting of property for Milton Kepler</u> <u>#71-153-SPH</u>		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

MAY 18 1972

Zoning Commissioner of Baltimore County

Having the property of Wilson and
Malvina Kripler, as shown on plat
plan filed with the Zoning
Department.

Hearing Date: Wednesday,
November 4, 1970 at 1:30 P.M.

Public Hearing: Room 105, Court-
House
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

BY ORDER OF
EDWARD D. HARDISTY
ZONING COMMISSIONER OF
BALTIMORE COUNTY

By *Ruth Morgan*

GENERAL NOTES

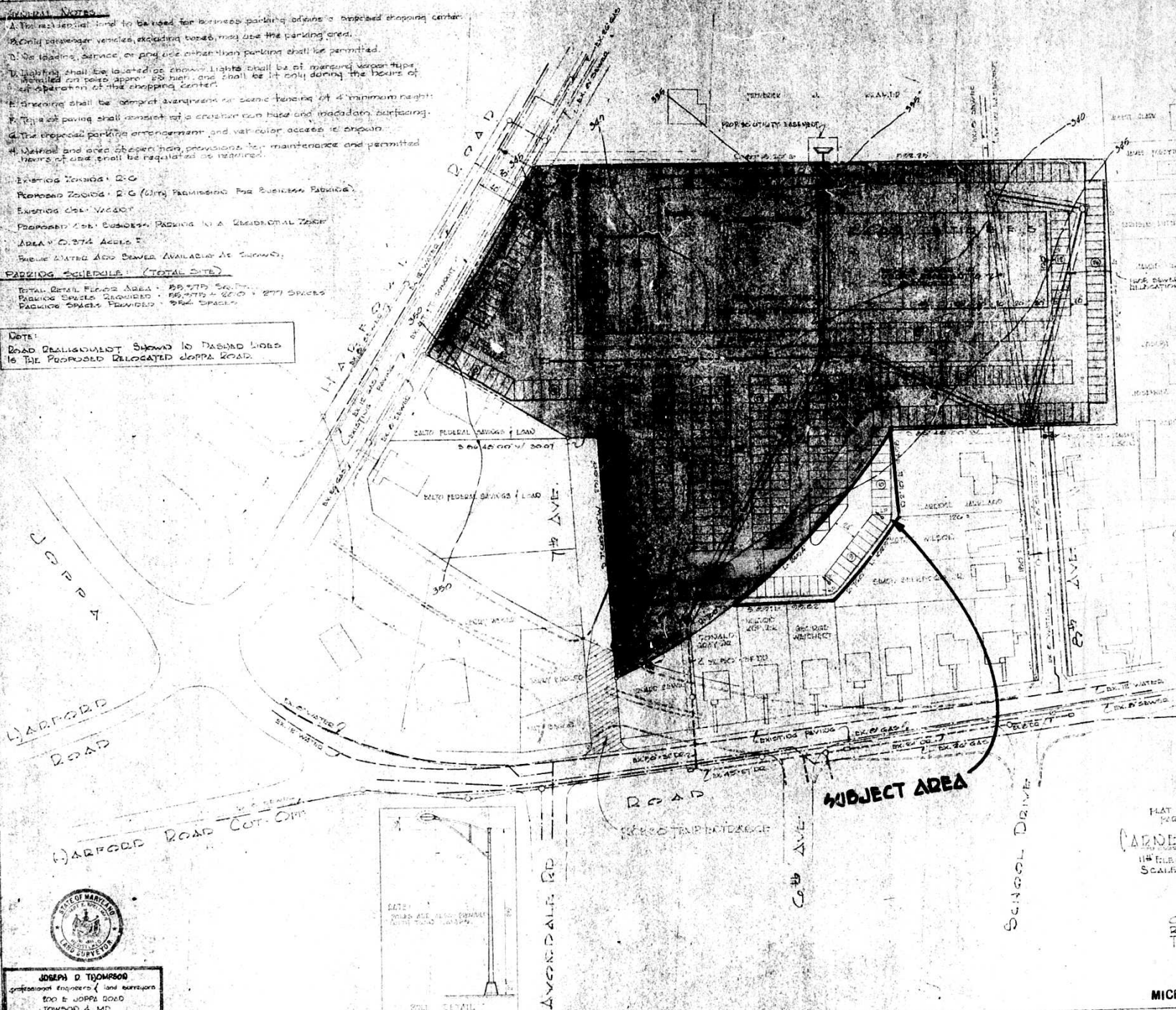
1. The residential land to be used for business parking shall be a proposed shopping center.
2. Only passenger vehicles, excluding taxis, may use the parking area.
3. No loading, unloading, or other parking shall be permitted.
4. Lighting shall be of the enclosed type. Lights shall be of the enclosed type and shall be lit only during the hours of operation of the shopping center.
5. Screening shall be complete and shall be of a minimum height of 4'.
6. The area of paving shall consist of a crushed run base and macadam surfacing.
7. The proposed parking arrangement and vehicular access is shown.
8. Utility and area shown are provisions for maintenance and permitted use of area shall be regulated as required.

EXISTING ZONING: R-1
 PROPOSED ZONING: R-1 (With Provisions For Business Parking)
 EXISTING USE: VACANT
 PROPOSED USE: BUSINESS PARKING IN A RESIDENTIAL ZONE
 AREA: 0.274 ACRES
 PUBLIC WATER AND SEWER AVAILABLE AT CURB

PARKING SCHEDULE: (TOTAL SITE)

TOTAL DETAIL FLOOR AREA: 55,770 SQ. FT.
 PARKING SPACES REQUIRED: 164 (R-1) + 400 (R-1) = 564 SPACES
 PARKING SPACES PROVIDED: 564 SPACES

NOTE:
 ROAD REALIGNMENT SHOWN IN DASHED LINES
 IS THE PROPOSED DELEGATED JOPPA ROAD.



FUTURE IMPROVEMENTS TO 4th AVENUE TO BE DONE BY OTHERS.
 IMPROVEMENTS WILL INCLUDE A 30' PAVED SECTION ON 4th AVE. WITH CURB & GUTTER AND RELATED STORM, SEWERS.

PLAN TO ACCOMPANY PETITION FOR BUSINESS PARKING IN A RESIDENTIAL ZONE

CARNEY VILLAGE SHOPPING CENTER

SUBJECT: DIST. CARNEY, CO. MD.
 SCALE: 1"=60' AUG 24, 1970

OWNER & DEVELOPER:
 CARNEY JOHN VENTURE
 2000 4th JEFFERSON BLVD.
 TOWSON 4, MARYLAND

OFFICE COPY

MICROFILMED



JOSEPH D. THOMPSON
 Professional Engineer & Land Surveyor
 100 E JOPPA ROAD
 TOWSON 4, MD

G. E. G. 1/27/7

MICROFILMED