PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we_MATER_P. MNS. S. ANNA_N. ZEOBEGAI owner.s of the property situate in Haltimora DFS 7.

County and which is described in the description and plat attached hereto and made a part hereof, or or property situates in Haltimora DFS 7. pursuant 3- c by petition (1) that the zoning status of the herein described property be re-districte to the Zening Law of Baltimore County, from B.L.-acc District - to a 771 3/57

B. Io. CSA district; for the following reasons:

CCC-DIST CSA-DIST

e property properly B.L.CSA Ajoining property presently A.location commerical supporting area contiguous to C.C.C. District.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Balt

perty is to be posted and advertised as prescribed by Zoning Regulations. etc., upon filing of this petition, and further agree to and are to be bound by the zoning

Address 6730 Queens Perry Road

Baltimore, Maryland, 21212.

January 19871, that the subject matter of this petition be advertised, a required by the Zoung 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 oner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15thday of March 19871 at 1:00 o'clock

P. M. CLAUDE A. HANLE

Spy11:-10/16

ONDLA RECEIVED

Cavard N. Hardes by

PAUL G. DOLLENBERG CARL L. BERHOLD

DOLLENBERG BROTHEPS Registered Profes.ional Engineers & Land Surveyor TOWSON 4. MD.

October 14, 1970

Ble that piece or parcel of land situate, lyit $_{0}$ and being in the Sinth Bletton District of Baltimore County, State of Maryland and described as follows to wit:

Follow to wit:

Segining for the same at a point on the corthwest side of Loch Rayon
Roulevaria a more on State House Countersion of Earlyland Plat No. 15375,
distensed the Segrees 39 minutes weed 50.18 feet from the intersection
of the extention of the neithwest side of Loch Rayon Boulevard with the
extention of the southwest side of Loch Rayon Boulevard with the
extention of the property of Paylor Avens Boulevard and remning on
since of the property of the petitioners in the second of the second side of the property of the petitioners in the second side of the property of the petitioners in the second side of the petitioners of the property of the second side of the petitioners of the petitioners in the second side of the petitioners of the p

Containing 2.2 Acres of land more or le.s.

Being the land of the patitioners herein as shown on a plat filed in the office of the Zoning womalssioner.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 25 1970

Claude, A. Hanley, Esq., First National Bank Towson, Maryland 21204

RE: Type of Hearing: Redistricting and Special Exception for general commercial surposes Location: SA/Cor. Int. of Loch Reven 6 Gucher Blvds. Petitioner Blvds. Fetitioner Weiter F. Knox, et aux Otto District Ling of Hovember 10, 1976 9th District Ling of Hovember 10, 1976

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced neitition and has made an on-site field inspection of the processry. The following convents are a result of this review and inspection.

The proceed property is presently improved with a Giote chicken house and a particulty vacant let be the west and the south which was used in conjunction with the axisting use when it was a drive-in restaurant. The property is completely surrounded by constrict uses, ranging from automotive service size one, shoosing contert, and restaurant uses. Taylor Avenue and Long Revan Blub, in this location are improved insofer as concrete curb and guiter are concerned.

SUREAU OF ENGINEERING:

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

Highways:

toch Raven Boulevard is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements

Taylor Avenue is an saisting read which has been previously improved as a closul readway section with flexible type pavement; however, full highway improvements have now been completed along the frontage of the subject property.

Therefore, additional highway right-of-way and improvements will be required in connection with the proposed development of the subject property.

The petitioner, or his engineer, should contact the thief of the Streat, Road and Bridge Design Group of the Eureau of Engineering for details in regard to proposed highway improvements and right-of-way recairements.

The entrance locations onto Taylor Avanue are subject to the approval of the Department of Traffic Engineering and all such entrances shall be constructed in accordance with Baltimore Tounty standards.

No median openings will be permitted along Taylor Avenue and any existing median openings would be closed in conjunction with other required highway construction.

Storm Drains:

Loch Raven Boulevard is a State road. Therefore, drainage requirements as they affect the road communder the jurisdiction of the Maryland State Roads Commission.

No provisions for accommodating storm water or draining have been indicated on the subject plan; however, a storm drainings study and facilities will be required in conshection with the proposed development of this property.

The politioner must provide necessary drainage facilities (tomperary or operations) to prevent creating any noisances or dimages to adjacent properties multily by the concentration of surface waters. Correction of any problem that the transfer of the control of

Water and Sanftary Sever:

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

DEPARTMENT OF TRAFFIC ENGINEERING.

The plan appears to show two proposed entrances to Taylor Avenue instead of the one large opening that now exists. Into appears to be swissfactury provided that the median opening that now exists will be closed.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

and accepted for filing this

Your Petition has been received

Petitioner Malter F. Know, et sum

November 25, 1970

Petitions to comply with all applicable recuirements of Saltimore Courty Building Code and regulations when plans are submitted. See Sections 401, 404, 409.5 and $91k_1k_2$

HEALTH DEPARTMENT:

Public water and sewers are available.

Food Service Comments: Prior to construction, removation and/or installation of equipment for this food service facility, comlete plans and specifications must be auminted to the Division of Food Control, Baitimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to registration are consistent 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 bydrants for the proposed site are required and shall be in dance with Baltimore County Standards; also, the hydrant shall be

The owner shall be required to comply with all applicable requirements if the 101 Life Safety Code, 1967 edition, and tim Fire Prevention Code then construction plans are submitted for approval.

BOARD OF EDUCATION:

No bearing on student population.

STATE ROADS COMMISSION:

The entrances to the subject site from Loch Raven Blvd. must be assed curb type.

Either the right of way line of Loch Paven Blvd. (including the corner) or the Inside edge of the proposed grass areas must be curbed with concrete.

The entrances will be subject to State Roads Commission approval and

Claude A. Hanley, Esq. First National Bank Towson, Maryland 21204 Page 4

November 27, 1970

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as revised plans are submitted in accordance with the following:

- Conformance with Project Planning Division comments in the foregoing.
- The servicing areas and pump island locations do not meet requirements set forth in 811 40 of Baltimore County Zoning Begulation. The waiting spaces and servicing spaces do not provide for proper circulation and waiting area for the use. This must be revised and indicated on revised plans.
- The metitioner indicates the signs A, and D. If these signs are to be 12 signs it will be a violation of our present sign laws, as a service station is only permitted one 10 sign, blue three other individual free-standing signs, totaling 100 square feet in area.
- The proposed development plan does not indicate Any mean trash enclosure for storage of old tires, mufflers, and such prior to periodic.

Mice A. H. por

OLIVER L. HYERS, Chairman

CERTIFICATE OF POSTING #71-233-R ZONING DEPARTMENT OF BALTIMORE COUNTY Pate of Posting 2-25-21 Posted for Hearing Monday Morel 15 1921 C. L'ac R.M. Petitioner Walter F Know Location of property SW/can of Lead Renter Block & Taylor or Continued Signer 2 Sugar are found Texton for I foreign Lord Roslew Blud. Remarks:
Poste by Mul V Vice Date of return 3-4-2/

A-ZAL	BALTIMORE COUNTY, MARYLAND	78397
	Recome Division COURT HOUSE TOWSON, MARYLAND 21204	
To:	nex bally (A, Day Copy) (A, Day Copy) (A, Day Copy) (A, 2120)	
DEPOSIT TO	DETACH ALL HE PERFORATION AND RESP THIS PORTION FOR YOUR RECORDS	107AL AMOU \$59.50
0. H 15	Advantating and positing of primarity 771-233-8	59.50
59.5C#4		

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions chacked are outline plotted on map Petition number added to Granted by ZC, BA, CC, CA Reviewed by: JBBm Previous case:

Revised Plans:
Change in outline or description___Yes

DENIED and that the above described projectly or area be and the same is hereby continued at and to remain ______ and/or the Special Exception for _____

Zoning Commissioner of Saltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above Detition and

71-233-R

it appearing that by reason of the requirements of Section 259.2 E. of the Baltimore County Zoning Regulations having been met,

	THE TOWSON PLM IS S
PETITION FOR PEDISTRUCTING PA DISTRUCT	TOWSON LIMES
EDMINO From C.C.C. District C.S.A. District LOCATION: Southwest corner I Lack Reven Boolevard and spire Avenue. DATE & TIME: MONDAY.	724 YORK ROAD 821-7500 TOWSON, MD 31-04
PUBLIC HEARTHG Essen 108, PUBLIC HEARTHG Essen 108, bushly Office Building, 111 W. Descentile Avenue, Towoon,	March 1, 1971
the String Communication of Indianaes County, by authority of	THIS IS TO CERTIFY, that the annexed advertisement of
to Entitle Act and Republished a county, will hold a county, will hold a county be to the county of	Edward D. Hardesty, Zoning Commissioner for Baltimore County TOWNED was inserted in THE XIXIX TIMES, a weekly newspaper published in
print on the meritarent a. to of Loch Serves Loudevered as observe on State Roude Commission of	Baltimore County, Maryland, once a week for One
Moryland F'nt No. 18375, distant booth 20 dags:-us 20 minutes West \$1.13 feet from "he intersection (weeks before the 15% day of March, 1971, that is to say, the same
of Lock Bover Environ with the orientees of the continues the 'T Tupler Access and remaining there are bending on the necessary that of Lock Environ Foreit and of Lock Environ Foreit and foreit Mandard Foreit and foreit Mandard Foreit and foreith of the Continues of the foreith of the Continues of the Continues of the Continues of the foreith of the Continues of the Continues of the Continues of the foreith of the Continues of the Continues of the Continues of the foreith of the Continues of the Continues of the Continues of the foreith of the Continues of the Continues of the Continues of the foreith of the Continues of the Continues of the Continues of the foreith of the Continues of the Contin	was inserted in the issue of February 25, 1971.
and running on the contrast or ter- property of the politicaness heret, the two following lines: i.e. North GZ degmen 23 minutes West 24-35 feet and Horth 25 degrees 45 minutes East 30-11 feet to the resulter seat 30-11 feet to the resulter seat 50-11 feet or the newthern side of Taylor Avenues as shown on Baltimore County Bureaus of Land Acquisition degrees and School County Services We 3-128-6. Honoro	STROMBERG PUBLICATIONS. Inc.
Standing on the two following Taylor Average has two following lines via: So othersery by a line cover; two and the self having a realism of 1 66.55 was for a district of 222.11 feet and South 50 degree 55 minutes East 1.05 feet, thereo North 30 degrees 62 minutes Fast 1.48 feet, thereo South 50 degree 55 minutes East 1.55 feet and 50 minutes East 1.55 feet and	By Buth Morgan
Center southeasterly binding on the curve hearing a residue of 10 feet that control hearing a residue of 10 feet that control hearing a residue of 10 feet and the curve binding of Lori Reven Benderead, for a distance of 126.4 feet to the place of benjame 212 Acres of Land Certaining 212 Acres of Land Cert	G. S
Zoning Department. Hearing Date Monday, March 15, 1971 at 1:00 P.M. Paker Hearing Reem 106.	

CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time mesonates weeks before the 15th day of _ Herch _____, 19.71., the first publication appearing on the 25th day of February THE JEFFERSONIAN. Cost of Advertisement, \$_____





