

71-258 X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ARTHUR A. HACHTEL, JR., 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 EA zone to an SEC-3-C zone with SPECIAL EXCEPTIONS; for the following reasons: The surrounding neighborhood is occupied by offices and light commercial businesses and frequent changes have occurred during the past two years. The most desirable and highest use of premises at present is for offices.

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, offices.

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 adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Arthur A. Hachtel, Jr.
Legal Owners: Valerie L. Hachtel
Address: 8909 Harford Road
Baltimore, Md. 21234

Petitioner's Attorney: James A. Pokorny
Protestant's Attorney: _____
Address: 408 Jefferson Building
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 9th day of March, 1971, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of May, 1971, at 10:00 o'clock.

Edward P. Hardisty
Zoning Commissioner of Baltimore County.

(over)

OFFICE PHONE
452-2287

William G. Ulrich, Jr.
Registered Land Surveyor

16 FULLERTON HEIGHTS AVE. BALTIMORE, MD. 21236

For the purpose of zoning only Re: Petition for Special Exception for Offices.

Beginning for the same on the southeast side of Harford Road at the distance of 168.33 feet measured southeasterly along the southeast side of Harford Road from its intersection with the south side of Edgewood Avenue running thence and leaving the Harford Road for the following: five courses and distances viz: south 39 degrees 09 minutes east 149.40 feet, north 51 degrees 06 minutes east 50.00 feet, south 39 degrees 09 minutes east 50.00 feet, south 51 degrees 06 minutes west 100.00 feet and north 39 degrees 09 minutes west 199.40 feet to the southeast side of Harford Road, running thence and binding on the southeast side of Harford Road north 51 degrees 06 minutes east 50.00 feet to the place of beginning.

Containing 0.28% of an acre of land more or less.



William G. Ulrich, Jr.

RESIDENCE PHONE
865-7172

71-258 X
NORTH-
EASTERN
AREA
SEC-3-C
NE-B-D
"X"

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#71-258-X

District: 147 Date of Posting: 4-15-71
Posted for: Heavy Manufacturing 3, 1971, 9:15 a.m.
Petitioner: Arthur A. Hachtel, Jr.
Location of property: SE/8 Harford Rd. 168.33 ft. S of Edgewood Ave.
Location of Sign: 1 Sign, Posted in Front yard of No. 8909 Harford Rd.
Remarks: _____
Posted by: Paul H. Kim Signature Date of return: 4-22-71

Messrs. Kimmel & Pokorny
408 Jefferson Building
Towson, Maryland 21204

Item 132

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

28th day of March, 1971

Edward P. Hardisty
EDWARD P. HARDESTY
Zoning Commissioner

Petitioner: Arthur Hachtel, Jr.

Petitioner's Attorney: Messrs. Kimmel & Pokorny Reviewed by: Oliver L. Myers
Chairman of the Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 1, 1971

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

CLARENCE
VANDERKAM

BUREAU OF ENGINEERING
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

DEPARTMENT OF PLANNING
PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

DEPARTMENT OF HEALTH
DIVISION OF HEALTH

Messrs. Kimmel & Pokorny
408 Jefferson Building
Towson, Maryland 21204

Re: Type of Hearing: Special Exception
Location: SE/8 Harford Rd., 168.33 ft. S of Edgewood Avenue
Petitioner: Arthur Hachtel, Jr.
Committee Meeting of March 9, 1971
14th District
Item 132

Gentlemen:

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 dwellings, with the property to the east and west improved with dwellings. However, the properties are zoned RA. The property to the southeast and south are improved with dwellings and some vacant land. The property to the northwest is improved with a St. Ursula's Catholic School and existing commercial use to the north. Harford Road in this location is improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

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

Highways:

Harford Road (Md. 147) 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

Messrs. Kimmel & Pokorny
Item 132
Page 2
April 1, 1971

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.

Water and Sanitary Sewers:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition should create no major change in trip density. However, should the site be redeveloped, the driveway would have to be improved to meet County standards.

PROJECT PLANNING DIVISION:

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

The entrance must be approved by the State Roads Commission.

FIRE PREVENTION:

The 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.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet design load of Baltimore County Building Code for conversion to office (see Section 700.2c).

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to restriction 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.

Messrs. Kimmel & Pokorny
Item 132
Page 3
April 1, 1971

STATE ROADS COMMISSION:

The entrance to the subject site is substandard for commercial use. It must be widened to a minimum width of 25 ft.

The plan should be revised prior to the hearing.

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

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to submit revised drawings to this office prior to the hearing in conformance with the State Roads comments above.

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

OLH:JD
Enc.

HACHTEL

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map			4/1/71	APK	4/1/71	APK				
Petition number added to outline										
Denied										
Granted by ZC, EA, CG, CA										
Reviewed by: <u>JBH</u>	Revised Plans: Change in outline or description: Yes _____ No _____									
Previous case: _____	Map # <u>3-C NORTH-EASTERN</u> <u>NE-B-D AREA</u>									

OFFICE
COPY

#71-258X

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR OFFICE

ELECTION DISTRICT: 14th

AREA: 12,470^{sq}

EXISTING USE - RESIDENTIAL

EXISTING ZONING - R-A

PROPOSED USE - OFFICE

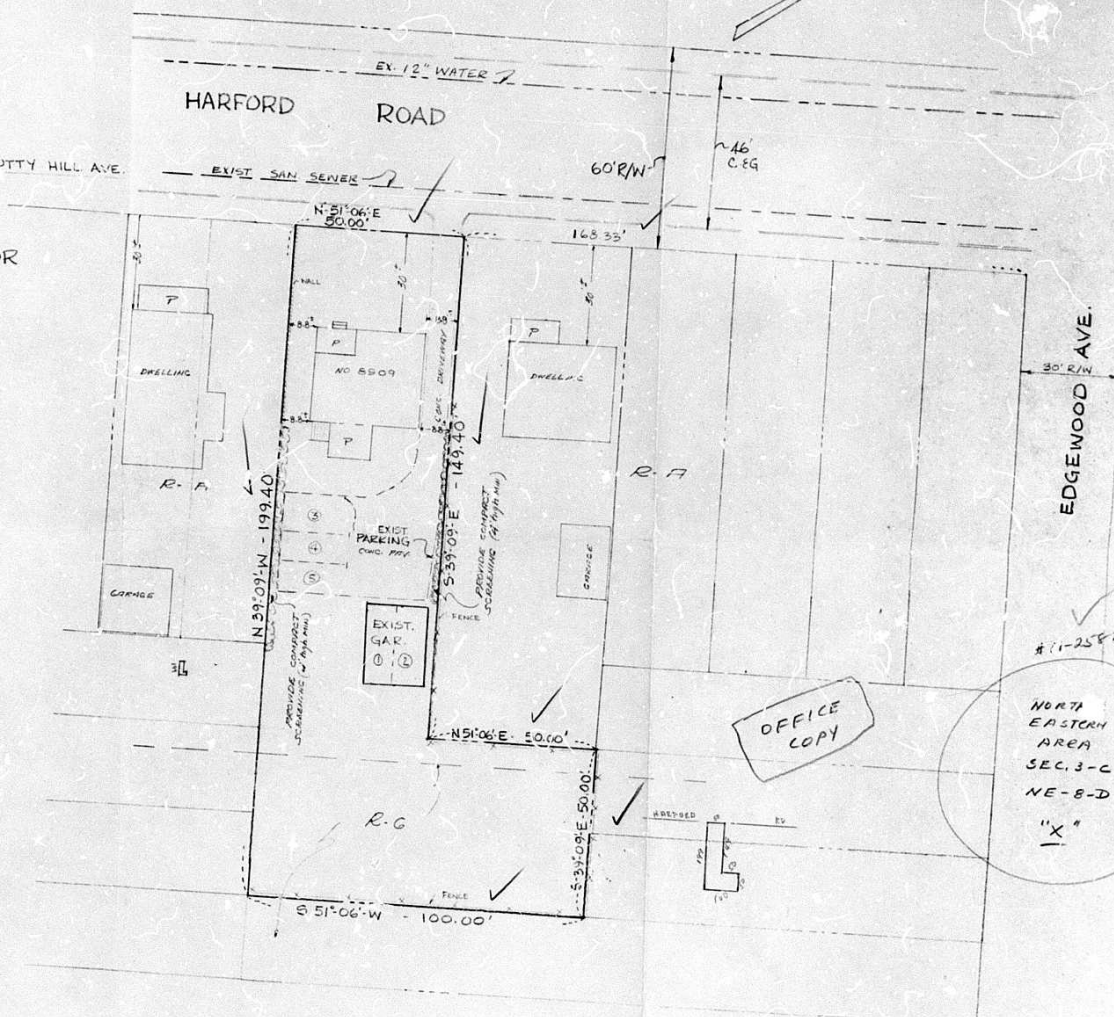
PROPOSED ZONING - SPEC. EXCEPT. FOR OFFICE

NO OF PARKING SPACES REQUIRED - 3

NO OF PARKING SPACES PROVIDED - 5

OWNER - ARTHUR A. HACHTEL, JR.

OFFICE SPACE - 900 SQ. FT.



OFFICE
COPY

#71-258X

NORTH
EASTERN
AREA
SEC. 3-C
NE-B-D
"X"



WILLIAM G. ULRICH, JR. - L.S.
COUNTY SURVEYOR
TOWSON, MARYLAND, 21204

William G. Ulrich, Jr.
DATE 2/19/71 SCALE 1" = 20'

SCALE - 1" = 20'

