

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **ROCCO CITRO**, 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 \_\_\_\_\_ zone to an \_\_\_\_\_ zone, for the following reasons:

SECTION 413.1a- TO PERMIT A SIGN OF 32 SQ. FT. IN LIEU OF THE REQUIRED 1 SQ. FT.

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 \_\_\_\_\_ OFFICE AND OFFICE BUILDING.

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 \_\_\_\_\_ Legal Owner \_\_\_\_\_  
Address \_\_\_\_\_ Address **7541 BELAIR ROAD**  
BALTIMORE, MARYLAND 21236  
Petitioner's Attorney \_\_\_\_\_ Protestant's Attorney \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1971, at \_\_\_\_\_ o'clock.

**Edward D. Hardisty**  
Zoning Commissioner of Baltimore County.

## DESCRIPTION FOR OFFICES FOR ROCCO CITRO

Beginning for the same N 47° 22' E 256' from the north side of Henry Avenue on the southeast side of Belair Road, thence running on the southeast side of Belair Road N 47° 22' E 60'; thence leaving the southeast side of Belair Road and running the three following courses and distances viz: (1) S 42° 38' E 130', (2) S 47° 22' W 60', (3) N 42° 38' W 130' to the place of beginning. Containing 0.111 acres of land plus or minus.

Mr. Rocco Citro  
7541 Belair Road  
Baltimore, Maryland 21236

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 \_\_\_\_\_ day of \_\_\_\_\_, 1971.

Petitioner \_\_\_\_\_

Petitioner's Attorney \_\_\_\_\_

Reviewed by \_\_\_\_\_  
Chairman of the Advisory Committee

## CERTIFICATE OF PUBLICATION

TOWSON, MD., June 3, 1971.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on \_\_\_\_\_ day of \_\_\_\_\_, 1971, the \_\_\_\_\_ publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1971.

**THE JEFFERSONIAN**  
L. L. Smith, Manager.

Cost of Advertisement, \$ \_\_\_\_\_

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

Nº 81256

DATE June 21, 1971

Revenue Division  
COUNT HOUSE  
TOWSON, MARYLAND 21204

Being Dept. of Baltimore County

| QUANTITY                            | RETURN THIS PORTION WITH YOUR REMITTANCE | TOTAL AMOUNT |
|-------------------------------------|------------------------------------------|--------------|
| Advertising and posting of property | 68.25                                    | 68.25        |
| Advertising and posting of property | 68.25                                    | 68.25        |

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

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

Nº 81238

DATE June 1, 1971

Revenue Division  
COUNT HOUSE  
TOWSON, MARYLAND 21204

Being Dept. of Baltimore County

| QUANTITY                                   | RETURN THIS PORTION WITH YOUR REMITTANCE | TOTAL AMOUNT |
|--------------------------------------------|------------------------------------------|--------------|
| Posting for Special Exception and Variance | 50.00                                    | 50.00        |

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

THE TOWSON TIMES  
TOWSON, MD. 21204

JUNE 7 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of \_\_\_\_\_ was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for \_\_\_\_\_ week before the \_\_\_\_\_ day of \_\_\_\_\_, 1971 that is to say, the same was inserted in the issue of June 3, 1971.

STROMBERG PUBLICATIONS, Inc.

By: **Ruth Morgan**

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

Nº 71-279-XA

District: **144** Date of Posting: **June 3, 1971**  
Posted for: **Edward D. Hardisty**  
Petitioner: **Rocco Citro**  
Location of property: **7541 Belair Rd. 256' N. of Henry Ave.**  
Location of Sign: **On the corner of Belair Rd. and 256' N. of Henry Ave.**  
Remarks: **None**  
Posted by: **Mark A. Hill** Date of return: **June 11, 1971**

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 28, 1971

Mr. Rocco Citro  
7541 Belair Road  
Baltimore, Maryland 21236

RE: Type of Hearing: Special  
Exception for office and office building, located SE/S Belair Road, 256' NE of Henry Avenue.  
Petitioner: Rocco Citro  
Committee Meeting of May 4, 1971  
14th District  
Item 160

Dear Sir:

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 a two story frame dwelling, with the property to the south improved with an automotive service station. The property to the west is improved with an ASP supermarket, the property to the north and east, dwellings 10 to 30 years of age. In excellent repair. Belair Road in this location is improved insofar as concrete curb and gutter are concerned.

### 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.

### Signage

This property and the service station property contiguous to the south of this site, apparently provide access to two residences in the rear. This suggests that a rear-111 plot should be submitted indicating the amount of facade frontage provided these homes to a public street.

Mr. Rocco Citro  
Item 160  
Page 2  
May 28, 1971

### Highways

Belair Road (U.S. 1) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

### Storm Drains

Belair Road is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

### Water and Sanitary Sewer

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

### FIRE PREVENTION BUREAU

The owner shall be required to comply to all applicable requirements of the 101 Life Safety Code, 1957 edition, and the Fire Prevention Code when construction plans are submitted for approval.

### BOARD OF EDUCATION

No bearing on student population.

### STATE ROADS COMMISSION

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

Mr. Rocco Citro  
Item 160  
Page 3  
May 28, 1971

### DEPARTMENT OF TRAFFIC ENGINEERING

The subject variance should have no effect on traffic.

### BUILDINGS ENGINEER'S OFFICE

No comment from this office at this time.

### 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.

