

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Richard A. Moore, Reveyley A. Moore, James E. Matthews and
I, or we, Nancy Matthews, his wife/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 zone to an
 zone; for the following reason:

Section 1-20 2.2B (217.3) To permit a side yard setback of 2.5 feet
instead of the required 25 feet.

(1) The owners contemplate remodeling an existing barn structure.

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 and office buildings.

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.

James E. Matthews Reveyley A. Moore
Nancy Matthews Richard A. Moore
Local Owners

Robert E. Carney, Jr., Esq. Esq.
406 Jefferson Building, Towson, Md. 21204
Petitioner's Attorney

Robert E. Carney, Jr., Esq.
406 Jefferson Building, Towson, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day
of MAY, 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 through-
out 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 25th day of July, 1971, at 10:30 o'clock

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

(over)

DOLLENBERG BROTHERS

300 N. HOLLAND ST.
BALTIMORE, MD. 21201
JOHN F. STEEL
PHILIP A. DOLLENBERG
HARRY W. DOLLENBERG

Revised Professional Engineers & Land Surveyors

708 WASHINGTON AVENUE AT YORK ROAD

TOWSON 4, MD.

April 22, 1971

Zoning Description

All that piece or parcel of land situate, lying and being in
the Tenth Election District of Baltimore County, State of Maryland and
described as follows to wit:

Beginning for the same at a point in the center of Paper Mill
Road at the distance of 590 feet measured westerly along the center of
Paper Mill Road from the center of Jarrettville Road and running thence
and binding in the center of Paper Mill Road the four following courses
and distances viz: North 82 degrees 12 minutes West 35.47 feet, North 80
degrees 24 minutes West 50 feet, North 76 degrees 14 minutes West 50
feet and North 74 degrees 06 minutes West 69.45 feet and thence leaving
said road and running the same following courses and distances viz:
North 22 degrees 29 minutes East 230 feet, South 83 degrees 11 minutes
East 209.06 feet and South 22 degrees 29 minutes West 250 feet to the
place of beginning.

Containing 1.12 Acres of land more or less.

Saving and excepting therefrom that area lying within the right
of way of Paper Mill Road.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner Date: July 7, 1971

FROM: Leslie H. Groef, Deputy Director of Planning

SUBJECT: Petition 72-2-XA. North side of Paper Mill Road 590 feet west of Jarrettville Rd.
Petition for Special Exception for Offices and Office Building.
Petition for Variance for a Side Yard.
Reveyley A. Moore and Richard A. Moore, James E. Matthews and Nancy Matthews -
Petitioners

10th District

HEARING: Monday, July 12, 1971 (10:30 a.m.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for special
exception and variance and has the following comments to make relative to pertinent planning
factors:

This petition is in conformity with the Rural Sector Plan and the zoning maps adopted March 24,
1971. Therefore, the staff recommends that the special exception for office use be granted as
well as the side yard variance. The staff does ask that the comments of the State Roads Commission
be adhered to and that the revised plan be utilized in granting the petition.

LHG:NG:mhl

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 8, 1971

COUNTY OFFICE BLDG.
111 E. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

MEMBERS

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
WORKING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

RECORDS DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

GENERAL
DEVELOPMENT

Robert E. Carney, Jr., Esq.
Moore, Hennegan, Brennan & Carney
406 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearing: Variance & Special
Exception
Location: W/S Paper Mill Rd., 590'
W. of Jarrettville Rd.
Petitioners: Richard A. Moore, et al
Committee Meeting of May 25, 1971
10th District
Item 172

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 dwelling and an outbuilding, which at one time appeared to
be a garage. However, on our field investigation the
petitioner appeared to be converting the garage to offices.
The property to the east is improved with retail stores, the
property to the north, west and south are all vacant farm land
used, zoned R2C and R2V. Paper Mill Road in this location is
not improved insofar as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

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

Highways:

Paper Mill Road (Md. 142) is a State road, therefore,
all improvements, intersections and entrances on this road will
be subject to State Roads Commission requirements.

Storm Drainage:

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

Robert E. Carney Jr., Esq.
Item 172
Page 2
June 8, 1971

The Petitioner must provide necessary drainage facilities
(temporary or permanent) to prevent creating any nuisances or damage 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 Sewers:

Neither public water supply or sanitary sewerage are available
to serve this property which is utilizing private on site systems.

The property is located beyond the limits of the Baltimore
County Metropolitan District and also the Baltimore County Water and
Sanitary Sewer Plan for 1970-1980. Therefore, public water supply
and sanitary sewerage is not proposed to serve this area at this time.

BUILDINGS ENGINEER'S OFFICE:

Not complying with permit - was given a stop work notice.

DEPT. OF TRAFFIC ENGINEERING:

The subject special exception should not create any major
increase in trip density. However, it must be noted that traffic problems
will exist due to the severe sight distance problems.

FIRE PREVENTION BUREAU:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

Would not increase student population.

HEALTH DEPARTMENT:

A revised plan must be submitted showing the location of the
private sewage disposal system for the existing dwelling and the proposed
location of the water supply for the proposed offices prior to a hearing
date being assigned.

STATE ROADS COMMISSION:

The proposed right of way for Paper Mill Road is 80' rather than
60' as indicated on the subject plan.

Robert E. Carney Jr., Esq.
Item 172
Page 3
June 8, 1971

There is inadequate stopping sight distance along the entire
frontage of the site due to the vertical and horizontal alignment of
Paper Mill Road. The best sight distance is at the existing easterly
entrance, therefore the proposed entrance and existing westerly entrance
must be eliminated, the easterly entrance must be widened to a minimum
of 35' and the bank along the frontage of the site must be graded back
to improve sight distance to the west.

The frontage of the site must be curbed with concrete, with
the roadside face of curb being 24" from and parallel to the center line
of Paper Mill Road. The entrance and shoulder of the road must be
paved with bituminous concrete.

It is our opinion that the plan should be revised prior to a
hearing date being assigned.

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

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as
the petitioner submits revised plans in accordance with the Health
Department and State Roads Commission comments in the foregoing.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

CLM:JD

Enc.

This doc. was not advertised

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708 WASHINGTON AVENUE AT YORK ROAD

TOWSON 4, MD.

June 13, 1971

Zoning Description

All that piece or parcel of land situate, lying and being in
the Tenth Election District of Baltimore County, State of Maryland and
described as follows to wit:

Beginning for the same at a point in the center of Paper Mill
Road at the distance of 590 feet measured westerly along the center of
Paper Mill Road from the center of Jarrettville Road and running thence
and binding in the center of Paper Mill Road the four following courses
and distances viz: North 82 degrees 12 minutes West 35.47 feet, North 80
degrees 24 minutes West 50 feet, North 76 degrees 14 minutes West 50
feet and North 74 degrees 06 minutes West 69.45 feet and thence leaving
said road and running the same following courses and distances viz:
North 22 degrees 29 minutes East 230 feet, South 83 degrees 11 minutes
East 209.06 feet and South 22 degrees 29 minutes West, binding on the
outline of the land of the petitioners herein, 250 feet to the place
of beginning.

Containing 0.58 of an Acre of land more or less.

Saving and excepting therefrom that area lying within the right
of way of Paper Mill Road.

Being a part of the land of the petitioners herein as shown on a
plat filed in the office of the Zoning Commissioner of Baltimore County.



