PETITION FOR ZONING RE-CLASS-FICATION 72-22 AND/OR SPECIAL EXCEPTION AND VARIABLE

THE ZONING COMMISSIONER OF EALTHORF. COUNTY:

Richard A. Moore, Reveley A. Moore, James E. Matthews and

L or wolkney Matthews, his wifegad uneral, of the property shade in Baltimore
comby and which is described in the description and plat attached hereto and meta a part hereof. solition (1) that the zoning status of the herein described property he re-classified, pursuant

he Zoning Law of Baltimore County, from Ma ...

Section 1-BO 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.

and (2) for a Special Exception, under the said Zouing Law and Zoning Regulations of Bal County, to use the herein described property, for offices and office building.

Property is to be posted and advertised as prescribed by Zoning F guistions I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, ting, etc., upon filing of this petition, and farther agree to and are to be bound by the soning

Ratthew Rocket A. Moore Legal Owners & Rocket & Roc

obert E. Carney, Jr. Moore, Hennegan, Brannan & Carney

406 Jefferson Building, Towson, Maryland 21204

, 197 ., that the subject matter of this petition be advertised, as

by the Zoning Law of Baltimore County, in two newspapers of general circulation through-more County, that property be posted, and that the sublic hearing be had before the Zoning 197 1 at 10:38 clock fay of July

This descr. was not advertised -

DOLLENBERG BROTHERS Registered Professional Engineers & Land Surveyor TOWSON 4, MD.

June 18, 1971

Zoning Description

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

Beginning for the same at a point in the menter of Paper Mill Road at the distance of 590 feat measured weaterly & ong the center of Paper Mill Road from the center of Jarrettaville Boad and running thence and binding in the center of Paper Mill Road forth &2 degrees 12 minutes West 18.65 feet, thence "earling add road and running the rix following nourses and distances" was the first within the result of the second second was been fill result for the first second was been filled from the first second was been filled from the filled from the filled filled from the filled filled from the filled filled from the filled filled filled from the filled filled from the filled filled filled from the filled filled from the filled filled

Containing 0.58 of an Acre of land more or less.

Baying and excepting therefrom that area lying within the right of way of Paper Will Rosi.

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





PAUL & DILLINGERS CARL L. GERHOLD

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A/

DOLLENBERG BROTHERS Re-issend Professional Engineers & Land Surv

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 Penth election District of Beltimore County, State of Maryland and de oribed as follows to wit:

Beginning for the same at a point in the center of Paper Mill Road at the distance of 500 feet measured westerly along the center of Paper Mill Road from the center of Jarrettsville Road and running thence and binding in the center of Paper Mill Road the four following courses and distances with North 62 degrees 22 minutes west 35.44 feet Morth 60 degrees 24 minutes west 50 feet, North 76 degrees th minutes West 50 degrees 24 minutes West 50 address of minutes west 50,46 feet and thruce leaving faild road seat 29 minutes west 50,46 feet and thruce leaving Morth 22 degrees 29 minutes Meat 230 feet to the place of regiming.

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, MARYLA

INTER-OFFICE CORRESPONDENCE

Zoning Commissioner Date July 7, 1971

FROM Loslie H. Graef, Deputy Director of Planning

SUBJECT Petition #72-2-XA. North side of Paper Mill Road 590 feet west of Jarrettsville Rd. Petition 7.2-2-AA. Notin side of reper natil Road 270 feet was of consensured not betilion for Special Exception for Offices and Office Building.

Petition for Variance for a Side Yard.

Reveley A. More and Richard A. Moore, James E. Matthews and Nancy Matthews

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

This patition is in conformity with the Rurol 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 Commissible adversed to and that the revised plan be utilized in granting the patition.

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LHG:NG:msh

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 8, 1971

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MEMBERS

BUFEAU OF DESARTMENT OF TRAFFIC ENGINEERING

BUREAU CF FIRE PREVENTION MEALTH DEPARTUES

PROJECTILANS BUILDING DEPARTMEN BOARD OF EDUCAS 20NING AUMINISTRA PRODUSTSIAL DEVELOPMENT

Robert E. Carnoy, Jr. Esq. Moore, Mannegan, Brannon & Carney 406 Jefferson Buflding Towson, Maryland 21204 RE: Type of Hearing: Variance & Special

i yps of Moaring: Variance 5 Special Exception Location: N/S Paper Hill Rd., 599' W, of Jarrettavilla Pd., Petitioner: Richard A. Hoore, et al Committee Desting of May 25, 197' 10th District 1tom 172

Door Str.

The Loning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an en 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 be a darage. Mover, on our feed in visit me appared to be a garage. Movere, on our feed in visit me appared to pastificate appared to be converting the great metrics. The property to the cast is ferrored with reall iteras; the property to the cast is ferrored with reall iteras; the property to the cast is ferrored with reall iteras; the property to the cast is ferrored with a feel it is consistent in the property to the cast is ferrored with a feel it is consistent in the property to the cast is ferrored with a feel it is cast in its location is not improved insofar as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

The following community are furnished in regard to the plat submitted to this effice for review by the Loning Advisory Committee in connection with the subject item.

Highways:

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

Privileions for accommodating storm rater or drainage have not been indicated on the submitted plan.

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

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The Patitioner must provide necessity drainage facilities (temporary no premains) to premain the premain resulting any noisances or down as to adjacent properties, especially by the Correction of any problem which may result, due to improper ignating as improper installation of drainage facilities, would be the full responsibility of the Patitioner.

Water and Sanitary Sever:

Meither public water supply or sanitary samerage are available to serve this property which is utilizing private on site systems.

The property is located beyond the limits of the Baltimore County Matropolition Disrict and also the Baltimore County Master Vater and Sanitary Somer Plan for 1970-1980. Therefore, public water swoolly and sanitary scharage is not proposed to serve this area at this time.

BUTIDINGS ENGINEER'S OFFICE:

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

PEPT. OF TRAFFIC E'SINEER:

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

FIRE PREVENTION BUREAU:

This office has no comment in the proposed site. BOARD OF EDUCATION:

Would not increase student population.

A revised plan must be submitted showing the location of the private snage disposal system for the emisting dealling and the proposed location of the water supply for the proposed offices prior to a hearing that believe

STATE ROADS COUNTSSION:

The proposed right of way for Paper Mill Ro d is 80° rather than 60° as indicated on the subject plan, $\,$

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

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There is immediate stoping sight distance along the entire frontage of the site due to the verticle and horizontal alignment of Faper-dill Jand. The host sight distance is at the existing ensure they, therefore the proposed entrance and sadating unsterly entrance of 25 and the bank all at the fraction of 25 and the bank all at the fraction of the site must be graded back to informs.

The frontage of the site must be curbed with concrete, with the readside face of ourb being 24 from and parellel to the center line of Paper Hill Read. The enterace and shoulder of the read must be pived with bituminous concrete.

It is our opin: 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 bearing 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. Olivin & Mari

OLIVER L. MYERS, Chairman

OLM: JO Enc.

nt, posting of preperty, and public hearing on the above Peth-on, and appearing that by reason of the requirements of Section 502. 1 of the Baltimore County Zoning Regulations having been met, a Special Exception for an Office Buildand Office's should be granted; and it further appearing that by reason of the ing Regulations would result in practical difficulty and unreasonable hardship stantial injury to the public health, safety and general welfare of the locality involved, the above Variance to permit a ride yard setback of 2.5 feet instead of the required 25 feet should be granted..... Recention for an Office Building and Of- should be and the same is inces GRANTED, and a Variance to permit a side equired 25 feet should be and the sam is GRANTED, from and after the I PUTY Zoning Commission of Balthore County date of this Order, subject to the approval of the site plan by the Stric Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning. , 197 ..., that the above re-classification be and the same is hereby ENIED and that the above described property or area be and the same is her/by continued as and zonr; and/or the Special Exception for ... Zoning Commissioner of Baltimore County MICROFILMED

-XA 44



June 24, 1971

Mr. Edward ^U. Hardesty Zoning ^Commissioner County Office Bidg. Towson, Maryland 21204

Rel Baltimore County
Paper Mill Road (Route 145)
West of Jarrettaville Pike
RICHARD A HOURE PROPERTY
Special exception for offices
Variance for side yard aetback

CL : JEH: bk

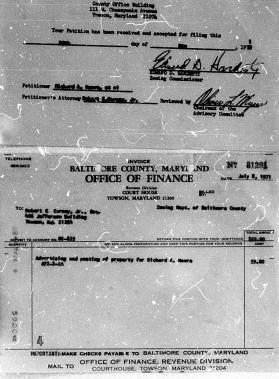
We are in receipt of a revised plan of the subject property which does not folly reflect our previous comments or any "tate "coads "commission stendards for a commercial entrance. In additional commencial commencial entrance. In additional commencial commencial entrance. In additional commencial commencial commencial entrance. In additional commencial commencia

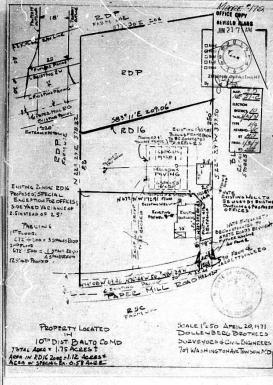
The minimum entrance width of 25 ft. must extend back to the proposed right of way line. There must be a minimum of 5' from the property line to the beginning of the radius return into the entrance. The extrance must be curbed with concrete with the curb extending along the road for a minimum of 10' on both sides of the entrance.

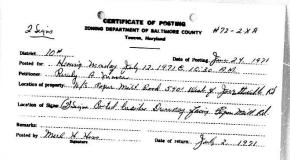
The roadside face of curb is to be 24' from and parallel to the centerline of Paper Mill Road.

The plan should be revised prior to the Hearing.

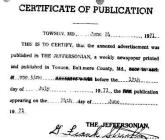
Very truly yours. Charles Lee, Chief Development Engineering Section bys John E. Meyers
Asst. Development Engineer













THIS IS TO CERTIFY, that the annexed adverti-Biward D. Hardesty Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published week before the 28 day of JUNE 1971 that is to say, the same was inserted in the issue of June 24, 1971.

STROMBERG PUBLICATIONS, Inc.

B, Kuth Morgan

