

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, EVERETT T. HAY, 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; and (2) for the following reasons:

See attached description

MAP	47
SECTION	14
CORNER	14
TYPE	14
HEARD	14
BY	14
DATE	14

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a wireless transmitting and receiving structure of 140 feet height.

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
Everett T. Hay Leg. Owner
Address: 8622 Belair Road
Baltimore, Maryland 21236

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of July, 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 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 11:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 7, 1971

Mr. Everett T. Hay
8622 Belair Road
Baltimore, Maryland 21236

RE: Type of Hearing: Special Exception
Locations: 8622 Belair Road, 8622 Belair Road, 8622 Belair Road.
Petitioner: Everett T. Hay
Committee Meeting of May 25, 1971
District: 11th
Item 169

Dear Sirs:
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 stone dwelling being converted into offices. The property to the north, northwest, northeast, residential in character, with dwellings 16 to 20 years of age, in good repair. The property to the southwest is an unimproved tract of land zoned B1. The property to the south and southeast are several commercial units and some vacant residential property. Slater Avenue and Belair Road in this location are not 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.

General:
A Building Permit Application, BLN #119-71, was reviewed by this office and formal comments, dated February 25, 1971 were forwarded to the Bureau of Public Services.

That office furnished the Petitioner and his engineer with written comments, dated March 1, 1971. A copy of those comments is attached for your consideration.

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The Petitioner is advised to consult with the Chief of the Street, Road and Bridge Design Group of the Bureau of Engineering in regard to the highway right-of-way widening requirement which shall also include a filllet area at the southwest corner of the Belair Road - Slater Avenue intersection.

HEALTH DEPARTMENT:

Since this petition is for a radio tower, no health hazard is anticipated.

DEPT. OF TRAFFIC ENGINEERING:

The subject radio tower should have no effect on traffic.

FIRE PREVENTION BUREAU:

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

The owner shall also be required to comply with the U.F.P.A. Vol. #4, Lighting Protection Code.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted.

BOARD OF EDUCATION:

No hearing on student population.

STATE ROAD COMMISSION:

Although the subject plan indicates no direct access to the site from Belair Road, the location of the site revealed that the entrance to the adjacent property was being used by construction vehicles.

If the entrance continues to be used to serve the site after construction is completed, it must be widened to a minimum of 20'.

April 27 1971

Description of Portion of Property at 8622 Belair Road to be Reseamed from S.L. to S.L. with Special Exception for Wireless Transmitting and Receiving Structure

BEGINNING for the same at a point situate the 3 following courses and distances measured from the intersection of the northwest side of Belair Road, 70 feet wide, with the southwest side of Slater Avenue, 30 feet wide, the first course being measured along the northwest side of Belair Road, referring all courses of this description to the Magnetic Meridian of 1922, South 47 degrees 09 minutes 40 seconds West 54.09 feet, thence leaving said Northwest side of Belair Road North 43 degrees 35 minutes 30 seconds West 72.00 feet, thence North 46 degrees 24 minutes 20 seconds East 19.00 feet to the place of beginning, thence leaving said place of beginning and running the 4 following courses and distances, viz: (1) North 46 degrees 24 minutes 30 seconds East 7.00 feet, thence (2) South 43 degrees 35 minutes 30 seconds East 7.00 feet, thence (3) South 46 degrees 24 minutes 30 seconds West 7.00 feet, and thence (4) North 43 degrees 35 minutes 30 seconds West 7.00 feet to the place of beginning.

Containing 49.00 square feet of land.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



L. Alan Evans

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: July 2, 1971
FROM: Leslie H. Graef, Deputy Director of Planning

SUBJECT: Petition 72-3-X. Petition for Special Exception for a Wireless Transmitting and Receiving Structure of 140 feet height. Southwest corner of Belair Road and Slater Avenue. Everett T. Hay - Petitioner

11th District

HEARING: Monday, July 12, 1971 (11:00 a.m.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for a wireless transmitting and receiving structure and has the following advisory comments to make:

Our primary concern with granting this special exception is the safety factor of this tower. We question what would happen if it should fall. It appears that the tower could fall on two dwellings or onto Belair Road which all are within 140' of the tower site.

LHG:MG:mjh

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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

OLMJD

Enc.

PETITION FOR SPECIAL EXCEPTION...
The Zoning Commission of Baltimore County, on the 25th day of July, 1971, at 11:00 o'clock, has ordered 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 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 11:00 o'clock.

OFFICE OF ORIGINAL

THE ESSEX TIMES

ESSEX, MD. 21221 JUNE 28 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 28th day of JUNE 1971 that is to say, the same was inserted in the issue of June 24, 1971.

STROMBERG PUBLICATIONS, Inc.

Ruth Morgan

Zoning Commissioner of Baltimore County

EVERETT T. HAY
Sv/cor. of Belair Rd. and
M/2-3-1

#72-3-X

District. 11th Date of Posting. June 24-71
 Posted for: Heavenly Bunch, July 12th 1971 @ 11:00 A.M.
 Positioner: Christa T. May
 Location of property: Salina Rd & Belair Rd & Salina Ave.
 Location of Signs: 1 Sign Located in front of 68832 Belair Rd
Facing Salina Rd
 Remarks:
 Posted by: Mark H. Bero Date of return: July 2--71

TOWSON, MD., June 24, 1921.

THIS 'S 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 be one time successive weeks before the 12th day of July, 19 71, the first publication bearing on the 21th day of June, 19 71.

THE JEFFERSONIAN.

L. Frank Smith Manager

Cost of Advertisement, \$.....

[illegible]

TELEPHONE
484-3413

№ 81294

DATE July 13, 1978

To:
The Navy Sec.,
6122 Balair Road
Bethesda, Md. 21294

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

FILED
BY:

Judge Court. of Baltimore County

01-621

Advertising and printing of property
§ 23-21

TOTAL AMOUNT
\$95.50

© 1999

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE

No 81251

DATE June 17, 1971

To: The Kay Brothers
6901 Balair Dr.
Baltimore, Md. 21209

Being Part of Baltimore County

DEPOSIT TO ACCOUNT NO. **01-622**

Petition for Special Exception
 472-1-1

45

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		Geo Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JBB</u>					Revised Plans: Change in outline or description <u>Yes</u> _____ No					
Previous case: _____					Map # _____					

Mr. Robert T. May
5122 Belvoir Road
Beltsville, Maryland 21035

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

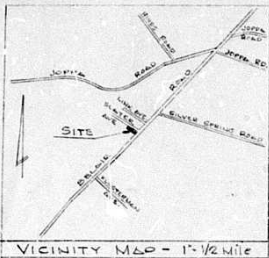
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

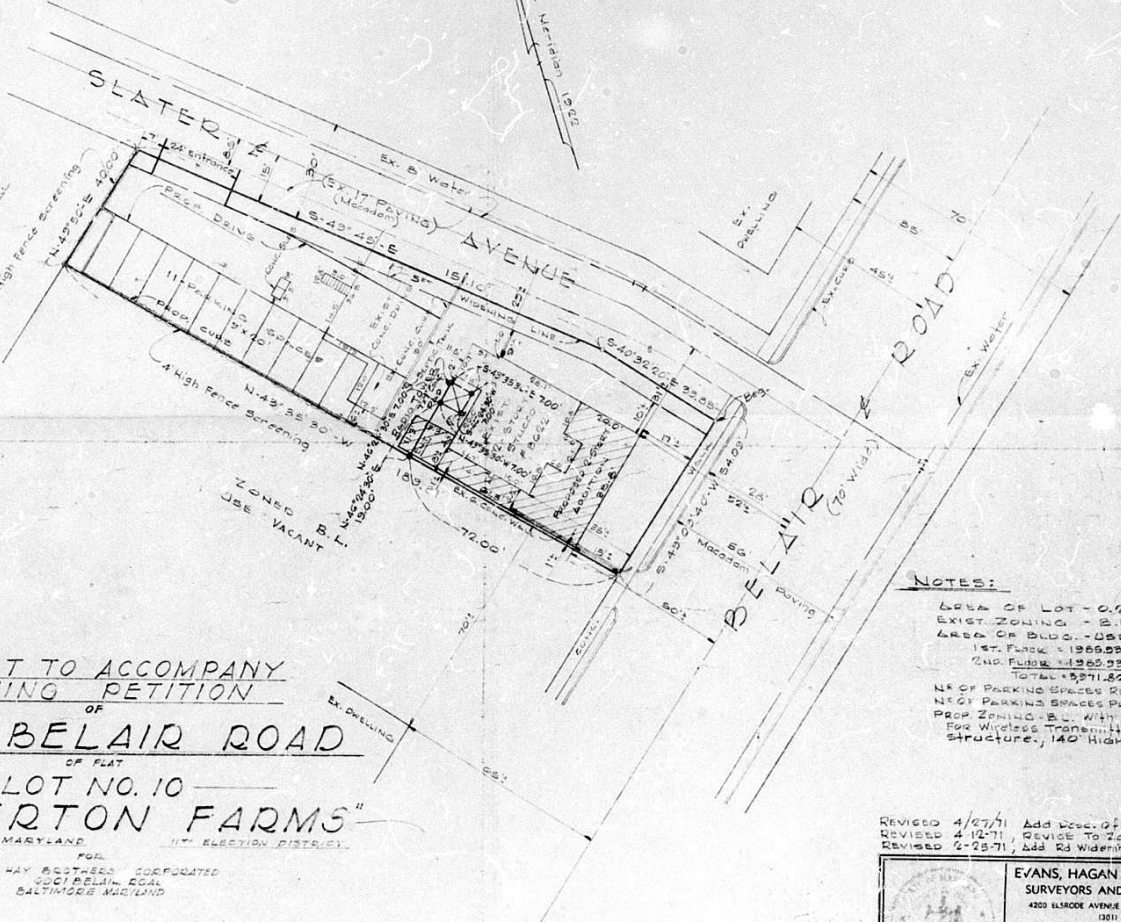
Petitioner Gregory T. ...

Petitioner's Attorney

Reviewed by Walter L. Myers
Chairman of the
Advisory Committee



ZONED E.G.
USE, RESIDENTIAL
4' High Fence Screening



PLAT TO ACCOMPANY
ZONING PETITION
OF

8622 BELAIR ROAD

OF PLAT

LOT NO. 10

"FULLERTON FARMS"

BALTIMORE COUNTY MARYLAND

11TH ELECTION DISTRICT

FOR
HAY BROTHERS CORPORATION
6001 BELAIR ROAD
BALTIMORE MARYLAND

NOTES:

AREA OF LOT - 0.215 AC.
EXIST. ZONING - E.L.
AREA OF BLDG. - USE OFFICES
1ST FLOOR - 1366.53' - 1 Space/1000'
2ND FLOOR - 1366.53' - 1 Space/1000'
TOTAL - 2733.06'
NO. OF PARKING SPACES REQUIRED - 11
NO. OF PARKING SPACES PROVIDED - 11
PROP. ZONING - E.L. With Special Exception
For Wireless Transmitting & Receiving
Structure, 140' High

REVISED 4/27/71 Add Desc. of Use for Radio Tower
REVISED 4/10/71, Add Desc. to ZONING PLAT
REVISED 6-25-71, Add 25' Widening & New Bldg.



EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
4203 ELLSWOOD AVENUE / BALTIMORE, MD. 21214
13011 426-2141

DATE 2/11/71 SCALE 1" = 20'

