PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I KKwe, Delvale Limited Partnershipowner... 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 Coun'y, from an ... existing BL and DR5.6 zone to an

D.R. 16zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property, for .. Property is to be posted and advertised as prescribed by ming 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 s and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore / Kulla portit! Address 1116 Fidler Lane Suite 600 Anne Kay Kramer Silver Spring, Md. 20910 Cum Cay Cia

Protesiant's Attornes

Address . 800 Tower Building Balto, Md.

2.1202
ORDERED By The Zoning Commissioner of Baltimore County, this... 27th of July ..., 197 ...! 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

Ist

175.75

:

Re: Petition for Reclassification

#23

DELVALE LINI/ED PARTNER SHIP A N/S German H:11 Rd, 150' E of Delbert Ave.

5/20/71

from B L and D, R, 5 5 to D, R, 16 Zone - N/S German Hill Road 150 E. Delbert Ave 12th Dist. . Deivale Limited of Baltimore Count

Zoning Con missioner

The petitioner has withdrawn its petition, in the above Commissioner of Baltimore County, this 29 day of Saptember,

There appears to be little need for the additional retail facilities permitted under the present zon-ing. The subject tract is located in close prox-inity to three existing large shopping centers with four sajor food stores and two large chain discount stores, in addition to numerous sup-peritive retail facilities.

Development of the subject tract under its present commercial zoning designation would probably result in greatly increased traffic volume on German Hill Road which is now beyond capacity and could create a serious traffic hazard to resident now living in the proximity of the subject tract.

1. There is a great mend for additional bousing in this area during this period of a national bousing shortage. Sew group homes were an attornal bousing shortage. Sew group homes were as the past year on botton Eocd near German Hill Road, almost issuediately adjacent to the subject tract. Development of the tract into apartments would halp overcome the critical need for housing. Such residential development would be harmoniour with the existing group home development in the interest action of the second state of the second state of the second second

Traffic would also be less than that generated by a commercial development. Generally, apart-ments would enhance and complement the existing neighborhood group home development and not pos-the threat inherent in commercial development.

JOSEPH D. THOMPSON, P. C.AL.S. CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING - 200 EAST TOPPA RGAD

TOWSON, MARYLAND 21204 · VAlley 3-8820 DESCRIPTION OF LAND TO BE REZONED FROM BL. TO DRIA GERMAN HILL ROAD, 12TH DISTRICT, BALTIMORE COUNTY,

BEGINNING for the same at a point on the North side of German Hill Road, 33 feet wide, at the Zoning Line dividing that land Zoned DR5.5 and that land Zoned BL and running thence and binding on said dividing line Northwesterly 275 feet, more easterly 35 feet, more or less, i corthwesterly by a curve to the right 150 feet, more or less, and Northwesterly by a curve to the left 243 feet, more or less, to intersect the Eastern boundary line of Baltimore City and running thence and binding or line North 112 feet, more or less, to the rear lot lines of the lots fronting on Graceland Avenue and running thence and binding on said rear lot lines and continuing on the Zoning line dividing that land Zoned DR5.5 and that land Zoned BL Northeasterly ore or less, to the rear lot lines of those lots fronting on Wilson Avenue and thence and binding on said rear lot lines and continuing on the Zoning line dividing that land Zoned DR5,5 and that land Zoned BL Southeasterly 955 feet, more or less to the North side of German Hill Road, 60 feet wide, and running thence and binding on the North side of German Hill Road , 60 feet wide, and continuing along the North side of German Hill Road, 33 feet wide, Westerly 250 feet, more or less, Westerly by a curve to the left 240 feet, more or less, and Westerly 70 feet, more or less, to the place of beginning.

CONTAINING 9.0 acres of land, more or less.

JOSEPH D. THOMPSON, P.E.AL.B.

CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING . 200 EAST JOPPA ROAD TOWSON, MARYLAND 21204 . VAlley 3-8820

DESCRIPTION OF LAND TO BE REZONED FROM DR 5.5 TO DR 16, GERMAN HILL ROAD, 12TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the North side of German Hill Road, 33 feet wide, at the Zoning Line dividing that land Zoned DR 5.5 and that land Zoned unning thence and binding on said dividing line Northwesterly 275 feet, more or less. Northeasterly 35 feet, more or less, Northwesterly by a curve to the right 150 feet, more or less, and Northwesterly by a curve to the left 243 feet, more or less, et the Eastern boundary line of Baltimore City and running thence and binding on said boundary line South 260 feet, more or less, to the Northeast side of the 16 foot alley there situate and running thence and binding on the Northeast side of said alley Southeasterly 400 feet, more or less, to the North side of German Hill Road herein referred to and running thence on the North side of German Hill Road 138 feet, more or less, to the place of beginning.

CONTAINING 1.6 acres of land, more or less.



4.13.71

KRAMER & NIED

August 17. 1971

Eric di Ninna, Esquire Zoning Commissioner of Baltimore County County Office Building Towson, Maryland 21204

in re: Delvale Limited

110 24 71

My clients, Richard Kress and Sheldon Jontiff respectfully request that their petition to reclassify the above named property be withdrawn without prejudice before the scheduled hearing date of Septem'er 1, 1971.

To proceed at this time would not be in the best interests of those concerned and we would wish to preserve our right to make further application for reclassification in March, 1772. Thank you for your consideration in the matter,

history misk Richard Kress for Delvale Limited Partnership

Hille Ditil Sheldon Jontiff for Delvale Limited Partnership

June Kay Bramer

Anne Kay Kramer Counsel for Petioners

THE DUNDALK EAGLE

KIMBEL PUBLICATION, INC.

KIMBEL E DELKE Publisher-Editor MARY G. OILKE General Manager

EVILYN V. CRISTY

IS NORTH DUNDALK AVENUE

CERTIFICATE OFFUBLICATION

THIS IS TO CENTIFY that the annexed advertige entering of THE ZOLING COMMISSIONER OF BALTIMORS COUNTY, Mo., in the matted commission of the partial control of the control

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load herein	Sept. 1, 1971 at 10:00 A.M.	
g thence on	Public Hearing: Room 108,	
erman Hill	County Office Building, III W.	
or less, to	Chesapeake Avenue, Towson, Md.	
to	BY ORDER OF	
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4.13.71

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

OLIVER L. MYERS

BUSEAU OF ENCINE RING DEPARTMENT OF TRAFFIC ENGINEERS

STATE BOADS COM BUREAU OF FIRE PREVENTION

PROTECT PLANNING BLILDING DEPARTM BOARD OF EDUCATION ZONING AL VINISTRATI INDUSTRIAL DEVELOPMENT

Mr. George E. Gavrelis Director Office of Planning and Zoning 301 Jefferson Building Towson, Karyland 21204

RE: Item 23 (Ar-il - October Octo 1971)
Property Omer: Delvale Limited
Partnership
Location: N/S German Hill Road, 150* Location: N/S German Hill Road, 150' E of Delvale Avenue Present Zoning: B.L. and D.R.5.5 Proposed Zoning: Reclassification to D.R.16 District: 12th Sector. Eastern No. Acres: 10.6

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.

Improved in a subject property is presently an unimproved track of land with the property to the north improved with single facily doe' inter, a portion of winch are located and are within the confines of Baltimore City. The property to the cost is improved with single facily dvallings entirely in the County. In property to the south and on the south farmed and the control of the cost is improved with single facily dvallings entirely in the County of the cost in the cost of the cost in the cost of the cos

BURSAU OF ENGINEERING:

Hichsays:

This site has frontage on German Hill Road and Graceland Avenue in Peltimore City.

CERTIFICATE OF PUBLICATION

published in THE JEFFERSONIAN, a weekly newspaper printed

THE JEFFERSONIAN,

Item 23

German Hill Book is an extiting County Road. Highway improvements required in connection with bila study include ours and gutter, adductize and entrances in accordance with the study include the study include of the improvements required will be reviewed by the Street, Read and Reidge Taxion Group of this Bureau in connection with subsequent preliminary site plans, or we grading and building permit applications.

Stora Prainst

The Patitioner must provide necessary drainage facilities (temporary or amount) to prevent creating any naisances or dumages to adjacent proporties, especially by the concentration of surface suters. Correction of any problem which ray result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the potitioner.

Public drainage facilities are required for any off site drainage facilities and any La site facilities serving off site areas, in accordance with the standards of the Bulistore County Department of Public Noreks.

On site drainage facilities serving only areas within the site do no require construction under a County contract. Such facilities are considered private and therefore usus conform to the County Plumbing and Building Codes.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging gravate and poblic holdings below this property. Sediment control is required by State law. A grading prints is, therefore, necessary for all grading, including the stripping of top soil.

Oracing studies and seliment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading and building permits.

Public water facilities are available to benefit this property.

Supplementary fire hydrants and improvements to the public system may be required for adequate protection.

The proposed private improvement must be reviewed by the Beltimore City, Water Division for adequacy of water supply.

Itom 23

Part Part Part

Service within the site from the public system must be in accordance with the stationer County Building, Fluxbing and Fire Prevention Codes. The service connection to the mater shall be in accordance with the standards of the Baitimore County Department of Public Works.

0

Public sanitary sewer facilities are available to benefit this property.

The Patitioner is entirely responsible for the construction of all additional severage required to serve the proposed development. Such additional severage is to 's constructed on after, that is, not within any public read, rights-of-way, except for connection to public santary severage located therein. All private the public santary severage located therein. All private the best public sentence of the Rittance County Piumbing Code and/or the Joint Internal Policy of the Code and the Saltisore County Plumbing Code, as applicable.

Additional highways, public water, sanitary sever and storm drain facilities would be required for development in acc rdance with the existing soning.

PROJECT PLANNING DIVISION:

The entrance opposite Delvale Avenue should be redesigned and the interior will be commented on at a later date.

DEPARTMENT OF REALTHY

Public Water and Sewers are available to the site.

Air Pollution Comment: The building or buildings on this site may be subject to registration 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.

The subject petition is requesting a change from B.L. and D.R.5.5 to D.R.16. This proposal should decrease the trip density considerably, since 9 acres of the subject trust are no zoned commercial.

Fire hydrants for the proposed site are required and shall be in ce with Saltimore County Standards. The hydrants shall be located at accordance wit' Saltimo intervals of 500 feet.

Minimum width to the coads through site shall be 30 feet to assure passage of Fire Department equipment.

Itcm 23

when pull-in parking is designed for both sides of a roads J, the minimum distance from surb to curb of the parking area shall be 64 feet.

- L -

b. Pull-in parking on one side only, the distance from curb to curb shall be by feet.

9

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.

From 'e existing zoning we could expect app, existately four (4) Elementary pupils while from a change to garden apartments we could expect approximately three (3) Elementary pupils.

ZONING AUMINISTRATION DIVISONS

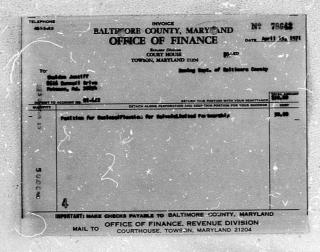
Nine (9) acres of the subject property is presently somed connected which would gone att considerably more traffic than the proposed B.R.16 or graden-type aparteness. A portion of Gorann Hill Road will have to be realized and widened to the required width by the Bureau of Engineering. No access is proposed to Goraceland Avenue, however, at a later date if access is proposed this approval must cose out of Baltimore City.

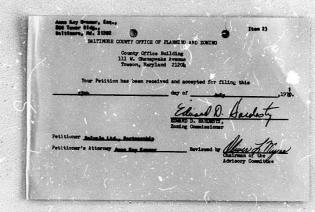
Very truly yours,

OLMano

co: Mr. Edward D. Hardesty Zoni: - Commissioner

Anne Vay Kramer, Faquire 800 Tower Building Baltimore, Maryland 21202





PETITION	ı M	APPI	NG	PRC	OGRE	:55	SHE	ET		
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Descriptions checked and outline plotted on map										
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