

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph L. Soley, 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 R-10 or DR-3.5 zone to an

Error in original zoning.

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,

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
Address 3001 York Road
Towson, Maryland 21204
327-2601

W. Lee Harrison, Petitioner's Attorney

Address 306 W. Joppa Road
Towson, Maryland 21204 (822-1200)

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd 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 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 16th day of September, 1971, at 10:00 o'clock

AM

16th day of September, 1971, at 10:00 o'clock

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Re: Petition for Reclassification : Before
from R-10 or D.R. 3.5 to : Zoning Commissioner
B-L Zone - E/S Charles :
St. Ave. N. McKim Avenue - :
Joseph L. Soley, Petitioner :
of
Baltimore County
No. 72-57-R

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn his petition and the matter is dismissed without prejudice.

W. Lee Harrison
Zoning Commissioner of
Baltimore County

Date: 12/2/71

Re: Petition for Reclassification : BEFORE THE
Charles Street : ZONING COMMISSIONER
R-10 or DR-3.5 to B-L :
Joseph L. Soley, Petitioner : OF BALTIMORE COUNTY

MEMORANDUM

Now comes Joseph L. Soley, legal owner of the above captioned property, by W. Lee Harrison, his attorney, and in accordance with Bill 72, Section 22, 22(b) states that the reclassification requested should be granted and for reasons says:

The subject property fronts on one of the major arterial roads in Baltimore County (Charles Street Avenue). It is bounded on the south by commercial uses ranging from offices to Automotive Service Stations. The remainder of the surrounding zoning is residential in character. The County Council failed to recognize the logical extension of commercial zoning on Charles Street Avenue thereby adopting the DR-3.5 zone in error.

A need exists in the area for an orderly developed planned shopping area which would be compatible if not better than the existing commercial immediately to the south. Therefore, we request that the error be corrected and the proper zoning be B-L.

W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204
823-1200
Attorney for Petitioner

S. Eric DiNeuro, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Soley, Charles Street No. 72-57-R

Dear Mr. DiNeuro:

Confirming my verbal statement made at the hearing on September 16, 1971, please withdraw the same without prejudice.

Very truly yours,

W. Lee Harrison

WLBb
CC: Mr. Joseph Soley



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 18, 1972

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

RE: Item 2 (April - October 1971)
Property Owner: Joseph L. Soley
Location: 2/5 Charles Street Avenue,
S of Baltimore Avenue
Present Zoning: DR-3.5
Proposed Zoning: B-L
Districts: 9th Sector: Central
No. Acres: 3.5

Dear Mr. Gavallia:

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 several dwellings which appear to be boarding houses or apartment dwellings. Property to the north is improved with residential dwellings as well as the property to the west and east. The property to the south is improved with an apartment building and office building complex. The surrounding dwellings are fifteen (15) to thirty (30) years of age, in excellent repair. La Grange Lane is an existing twelve (12) foot paved lane with no curb and gutter. Charles Street Avenue is an extensive highway with existing concrete curb and gutter with very wide paving.

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.

Highways:

This site has frontage on Charles Street Avenue and La Grange Lane.

Charles Street Avenue is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Road Commission requirements.

Item 2

La Grange Lane is an existing County Road, which shall ultimately be improved to minor residential standards. Highway improvements to this site, including curb, gutter and sidewalks in accordance with the standards of the Baltimore County Department of Public Works for a thirty (30) foot closed road section a fifty (50) foot right-of-way will be required for any grading or building permit application.

Access should be from Charles Street only. La Grange Lane would be inadequate with full improvements.

Storm Drains:

Provisions for accommodating storm 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 drainage 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.

Public drainage facilities are required for any offsite drainage facilities and any onsite facilities serving offsite areas, in accordance with the standards of the Baltimore County Department of Public Works.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

Offsite rights-of-way appear to be necessary for the provision of public drainage facilities to this site. If so, a record plat, grading or building permits cannot be approved prior to acquisition of such rights-of-way.

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

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, endangering private and public holdings below this property, and sediment control is required by State law. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment 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.

Item 2

Water:

Public water facilities are available to benefit this property.

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

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

Sanitary Sewer:

Public sanitary sewer facilities are available to benefit this property.

The Petitioner is entirely responsible for the construction of his on site private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

The plat submitted does not adequately reflect the existing or required public improvements to this site for public highways and storm drain facilities; or private improvements on site for storm drain facilities, water system and sanitary sewerage system.

The plan should be revised to reflect these items.

PROJECT PLANNING DIVISION:

This plan has been reviewed and this office offers the following comments:

1. Entrance will be subject to State Roads Commission's approval.

BUILDINGS ENGINEER'S OFFICE:

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

STATE ROADS COMMISSION:

It is assessed from the subject plan that the proposed two points of access are to be an entrance and exit. If this is the case it must be so indicated on the plan.

The minimum width for the points of access is twenty (20) feet.

Either the right-of-way line or the front boundary of the parking lot must be curbed with concrete.

The plan must be revised prior to the hearing.

The points of access will be subject to State Roads Commission approval and permit.

Item 2

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition, as presently zoned, will generate 120 trips per day. As B.L. the trip density will be 1750 per day.

The existing volume on Charles Street is 20,400. This increased trip density should not create serious capacity problems to Charles Street except in the vicinity of the entrance. The entrance as shown is also insufficient for handling traffic circulation.

DEPARTMENT OF HEALTH:

Public water and sewer are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to reclassification 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.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health for review and approval.

FIRE PREVENTION BUREAU:

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at 300' spacings.

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.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

In view of the comments by the State Roads Commission and Department of Traffic Engineering, extensive redesign for the entrance will be required prior to any subsequent building permits issued on the site. At the present time there is very bad site distance to the site due to very high hedging and tree growth along the right-of-way line of Charles Street Avenue making any access to this site, at the present time, very hazardous. This must be taken into consideration as to any future development of the site and corrected per the above comments.

Very truly yours,

W. Lee Harrison
Zoning Commissioner

MAY 15 1972



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301-823-0900

DESCRIPTION

3.5 ACRE PARCEL, PROPERTY OF JOSEPH L. SOLEY, EAST SIDE OF CHARLES STREET AVENUE, SOUTH OF BELLONA AVENUE, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for a "B-1" Classification

Beginning for the same at a point on the east Right of Way Line of Charles Street Avenue, sixty-six feet wide, as shown on State Roads Commission of Maryland Plat No. 11550, revised May 7, 1954, at the distance of 980 feet, more or less, as measured northerly along said Right of Way Line from its intersection with the north side of McKim Avenue, thirty feet wide, as shown on the Plat of Woodbrook Highlands, recorded among the Land Records of Baltimore County in Plat Book J. W. S. 1, page 3, running thence binding on said east Right of Way Line of Charles Street Avenue, (1) N00° 15' W 675.3 feet, more or less, thence binding reversely on a part of the last line of the third parcel described in the deed to Joseph L. Soley recorded among said Land Records in Liber O.T.G. 4921, page 236, (2) S 88° 17' E 150.1 feet, more or less, to the beginning thereof, thence binding reversely on the second line of said third parcel and continuing the same course along the third line of the second parcel of said land, in all, (3) S 00° 15' E 80.93 feet to a point in the second line of said parcel of said land, thence binding on a part of said last mentioned second line

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

Lester Matz
John C. Childs
Associates
Ronald W. Broyles
George W. Buehler
Robert W. Czarhan
Edward M. Glavin
Edmund F. Hahn
Norman F. Harman
Paul Lee
Fred F. Newman
William F. O'Brien
Paul S. Shelton



MATZ, CHILDS & ASSOCIATES, INC.

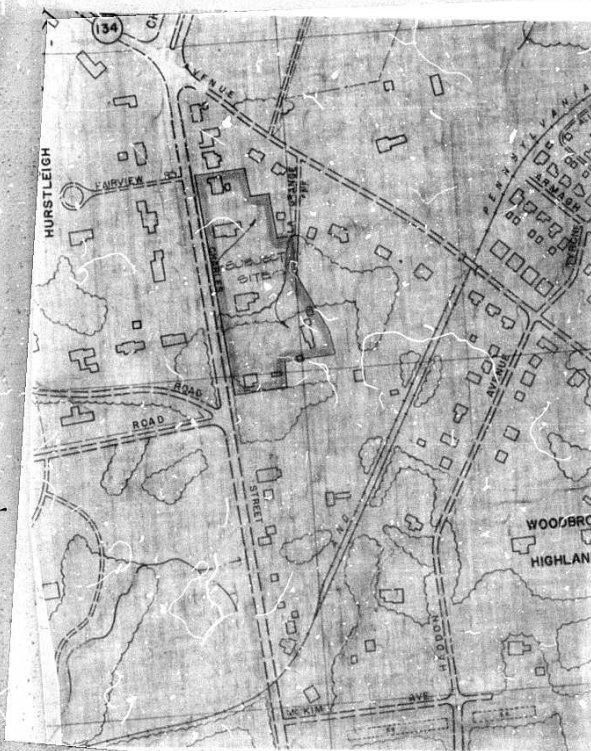
and on all of the third line of said first parcel two courses: (4) S 30° 07' 30" E 52.66 feet, and (5) S 01° 12' W 135.42 feet to the end of said third line and to a point in the dividing line between lots 5 and 6, as shown on the aforementioned Plat of Woodbrook Highlands, thence binding on a part of said dividing line, (6) N 89° 45' E 57.9 feet, more or less, to a point on the west side of the avenue, twenty feet wide, shown on said plat and referred to in said deed, said avenue being now known as LaGrange Lane, thence binding on the west side of said LaGrange Lane three courses: (7) S 11° 25' W 118.6 feet, more or less, (8) S 18° 35' E 200.0 feet, more or less, and (9) S 05° 35' E 69 feet, more or less, to the dividing line between lots 10 and 11, as shown on said plat, and to the end of the first line of the land conveyed to Theodore E. Mayer and wife by deed recorded among said Land Records in Liber V.J.R. 3596, page 546, thence binding reversely on said first line and on a part of said last mentioned dividing line, (10) S 89° 45' W 140 feet, more or less, thence binding reversely on the last line of said last mentioned land, (11) S 00° 15' E 75.00 feet to a point in the dividing line between lots 11 and 12, as shown on said Plat of Woodbrook Highlands, and thence binding on a part of said last mentioned dividing line, (12) S 89° 45' W 165.0 feet, more or less, to the place of beginning.

Containing 3.5 acres of land, more or less.

HGW:mpl

J.O. #70242

April 13, 1971



PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wet Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Deeded									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>[Signature]</i>	Revised Plans:				Change in outline or description Yes ☐ No ☐				
Previous case:	Map # <i>9-5c</i>								

W. Lee Harrison, Esq.
326 W. Joppa Road
Towson, Md. 21204

Reclassification
Item 2

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 3rd day of August

[Signature]
Zoning Commissioner

Petitioner: Joseph L. Soley

Petitioner's Attorney: W. Lee Harrison

Reviewed by: *[Signature]*
Chairman of Advisory Committee

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 8000 CHARLES ST., on the 16th day of September, 1971, the first publication appearing on the 26th day of August, 1971.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

ORIGINAL 72-57

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 August 30, 1971

CERTIFY, that the annexed advertisement of Joseph L. Soley, Petitioner, appearing in the TOWSON TIMES, a weekly newspaper published in the County of Baltimore, Maryland, once a week for One (1) issue, on the 30th day of August, 1971, that is to say, the same in the issue of August 26, 1971.

STROMBERG PUBLICATIONS, INC.

By *[Signature]*

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9-2 Date of Posting: Aug. 26-1971

Petitioner: *[Signature]*

Location of property: 675 E. CHARLES ST. AVE. 880 FT. E. OF W. CHESAPEAKE AVE.

Law of Sign: 675 E. CHARLES ST. AVE. 880 FT. E. OF W. CHESAPEAKE AVE.

Remarks: *[Signature]*

Posted by: *[Signature]* Date of return: Sept. 7-1971

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

TO: 16 Lee Harrison, Esq.
326 W. Joppa Road
Towson, Md. 21204

INVOICE NO. 78693
DATE: April 22, 1971

REPORT TO ACCOUNT NO. 01-622

QUANTITY: 1

REMARKS: Petition for Amelioration for Jm. L. Soley

CHARGE: 50.00

TOTAL AMOUNT: 50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

BALTIMORE COUNTY, MARYLAND No. 1413

OFFICE OF FINANCE, REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: Nov. 28, 1971 ACCOUNT: 01-662

AMOUNT: \$16.50

WHITE - CASHIER DIST. - AGENT YELLOW - CUSTOMER

Maryland Commercial Contractors, Inc.

3001 York Road
Towson, Md. 21204

Advertising and posting of property -- #72-57-R

1465 CMCE

