

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Charles E. Loveman and Leonard H. Golombek
I, or we, Melvyn F. Pugatch, 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 B-1 with Special Exception to one to an M-L-R zone; for the following reasons:

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 of Baltimore County.

Contract purchaser: _____ Address: _____
Charles E. Loveman, Legal Owner

W. Lee Harrison, Petitioner's Attorney
Protestant's Attorney

Address: 306 W. Joppa Road
Towson, Maryland 21204 (823-1200)

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of August, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of September, 1971, at 10:00 o'clock.

Charles E. Loveman
Zoning Commissioner of Baltimore County

Re: Petition for Reclassification
R-8 with Special Exception or M. L. R.
to B-1 - West Road
Melvyn F. Pugatch, Charles E. Loveman and Leonard H. Golombek
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MEMORANDUM

Now come Melvyn F. Pugatch, Charles W. Loveman and Leonard H. Golombek, legal owners of the above captioned property, by W. Lee Harrison, their attorney, and in accordance with Bill 72, Section 22, 22(b) states that the reclassification requested should be granted and for reasons say:

The County Council erred in adopting the subject property M. L. R. The parcel of land is located on an arterial road which is developed with uses compatible with commercial enterprise rather than industrial uses. The property is bounded on the southeast by public land and is contiguous to B-1 zoning. It is improved with a convalescent home at the present time. The property lies approximately 100 feet southwest of the ramp to the Baltimore County Beltway. In order to develop the property and be compatible with the surrounding uses the property must be zoned B-1. Our request is logical. Correct the error committed by the County Council and reclassify our property to B-1.

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

MCA LOD
MATE, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
17120 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0950

Leslie Mates
John C. Childs
Associates
James W. Shirley
George W. Bushby
Robert W. Criswell
Leonard M. Glase
Edward F. Healy
Norman F. Harrison
Paul Lee
Frank F. Mirman
Wilson F. Cullen
Paul S. Sinton

DESCRIPTION

1.78 ACRES PARCEL, SOUTHEAST SIDE OF WEST ROAD, SOUTHWEST OF YORK ROAD, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B-1" Classification

Beginning for the same at a point on the southeast side of West Road, seventy feet wide, at the distance of 840 feet, more or less, as measured southwesterly along said southeast side of West Road from its intersection with the southwest side of York Road, running thence binding on said southeast side of West Road, (1) S 56° 28' 48" W 355.63 feet, thence five courses: (2) S 33° 29' 00" E 123.37 feet, (3) N 56° 31' 00" E 83.83 feet, (4) S 33° 29' 00" E 122.00 feet, (5) N 56° 31' 00" E 278.25 feet, and (6) N 34° 59' 00" W 246.31 feet to the place of beginning.

Containing 1.78 acres of land, more or less.

HGW:mp1 J.O. #71045 April 14, 1971



Walt Juppel • Sewerage • Drainage • Highways • Structures • Design • Planning • Reports

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 972 Date of Posting: Aug. 26, 1971
Posted for: RECLASSIFICATION
Petitioner: MELVYN F. PUGATCH
Location of property: 7/8 OF WEST RD. 840 FT. SW. OF YRK RD.
Location of sign: 5/8 OF WEST RD. 860 FT. SW. OF YRK RD.
Remarks: _____
Posted by: Charles E. Loveman Date of return: Sept. 7, 1971

PETITION MAPPING PROGRESS SHEET

FUNCTION	Will Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, SA, CC, CA					
Reviewed by: OCM		Revised Plans: Change in outline or description	Yes		
Previous case: 70-219-2A		Map # 7-3C	No		

TELEPHONE 494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 81952
DATE: Sept. 20, 1971

TO: Delaney-Thorne Housing and Convalescent Home, Zoning Dept. of Baltimore County
111 West Road
Towson, Md. 21204

ADVERTISING AND POSTING OF PROPERTY \$4.00

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

136 W. Joppa Road
Towson, Md. 21204

Reclassification Item 5

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

You, Petitioner has been received and accepted for filing
this 3rd day of August 1971

Petitioner, Melvyn F. Pugatch, et al
Petitioner's Attorney, W. Lee Harrison
Reviewed by: Vincent L. Myers
Chairman of Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 18, 1971

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

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF PUBLIC WORKS
STATE PLANNING COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
HOMELAND DEVELOPMENT

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

RE: Item 5 (April - October Cycle 1971)
Property Owner: Melvyn F. Pugatch, et al
Location: S/8 West Road, S/4 of York Road
Present Zoning: M-L-R or B-1 with Special Exception
Proposed Zoning: B-1
District: 5th Sector: Central
No. Acres: 1.78

Dear Mr. Carroll:

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 an existing nursing home. With the property to the southeast, improved with an existing building and structure. The property to the north is improved with buildings, the property to the northeast improved with residential buildings with dwellings twenty (20) to forty (40) years of age. In good repair. The property to the south is public land owned by the Board of Education of Baltimore County. West Road in this location is improved with a macadam and concrete curb and gutter are constructed.

BUREAU OF ENGINEERING:

Since no further highway improvements are required and the public utility exist, this office has no further comment on the plat submitted to this office for review by the Zoning Advisory Committee.

DEPARTMENT OF PUBLIC WORKS:

Although the petition is in order for filing, the petitioners are requested to submit a plat showing the proposed improvements to the property which is expected, within a reasonable time, to be completed. Further on this subject.

Item 5

PROJECT PLANNING DIVISION
This application should not be considered as the proposed use permitted in a D.R.16 Zone.

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 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.

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 to 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
It should be noted at this time that the existing use on the property which appears to be the proposed use is permitted in a D.R.16 Zone. The proposal is for a portion of the convalescent home to be an office building. This is also permitted in a D.R.16 Zone after a Special Exception is obtained. Therefore, we question the necessity for rezoning this property to B-1.

Very truly yours,
Oliver L. Myers
Chairman

OLM:ms
cc: Mr. Edward D. Hardesty
Zoning Commissioner
W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

PETITION FOR
RECLASSIFICATION
OF PROPERTY
ZONING FROM M-L-R TO B-1
CENTRAL SECTION
LOCATION: South side of West Road 840 feet, more or less, from the southeast side of York Road.
DATE & TIME: FRIDAY, SEPTEMBER 17, 1971 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Present: Melvyn F. Pugatch, et al.
Proposed Zoning: B-1.
All that parcel of land in the Ninth Election District of Baltimore County, beginning for the same at a point on the southeast side of West Road seventy feet wide, at the distance of 840 feet, more or less, as measured southwesterly along said southeast side of West Road, running thence binding on said southeast side of West Road, (1) S 56° 28' 48" W 355.63 feet, thence five courses: (2) S 33° 29' 00" E 123.37 feet, (3) N 56° 31' 00" E 83.83 feet, (4) S 33° 29' 00" E 122.00 feet, (5) N 56° 31' 00" E 278.25 feet, and (6) N 34° 59' 00" W 246.31 feet to the place of beginning.
Containing 1.78 acres of land, more or less.
Being the property of Melvyn F. Pugatch, et al as shown on plan filed with the Zoning Department.
Hearing Date: Friday, September 17, 1971 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.
THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Aug. 26

OFFICE OF
THE TOWSON TIMES
TOWSON, MD 21204 August 30, 1971

THIS IS TO CERTIFY, that the annexed advertisement of
The Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a week newspaper published in Baltimore County, Maryland, once a week for the following week before the 1st day of August, 1971 that is to say, the same was inserted in the issue of August 26, 1971.

STROMBERG PUBLICATIONS, Inc.

TELEPHONE 494-6633

INVOICE
BALTIMORE COUNTY, MAR. LAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 78689
DATE: Sept. 22, 1971

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

Zoning Dept. of Baltimore County

PETITION FOR RECLASSIFICATION FOR MELVYN F. PUGATCH, et al

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

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above Reclassification should be had; and it further appearing that by reason of

~~Special Exception for~~ should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6th day of December, 1971, that the herein described property or area should be and the same is hereby reclassified; from a M.J.R. zone to a B.L. zone, and on a Special Exception for a ~~Special Exception for~~ should be and the same is granted from and after the date of this order, subject to approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

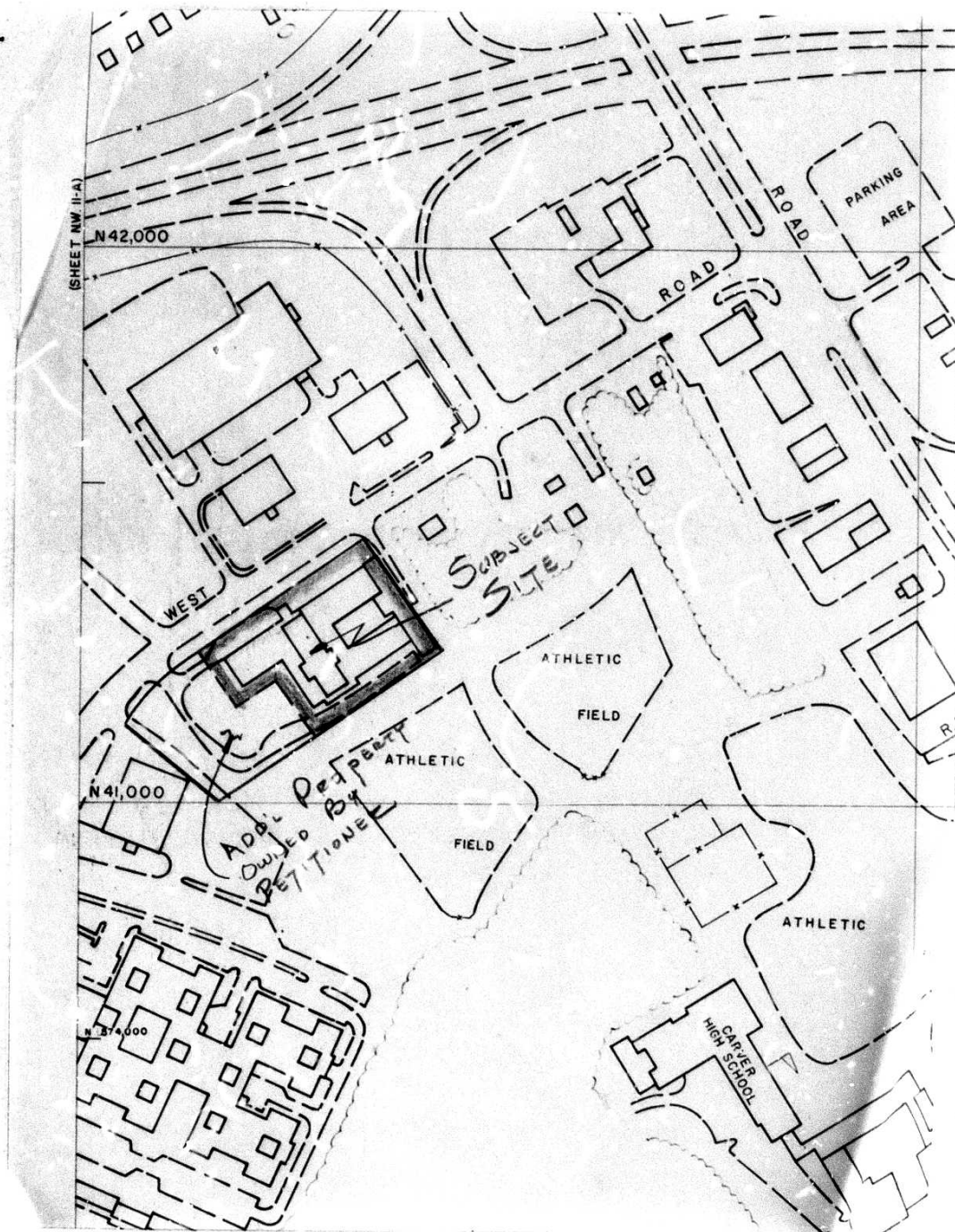
[Signature]
Zoning Commissioner of Baltimore County

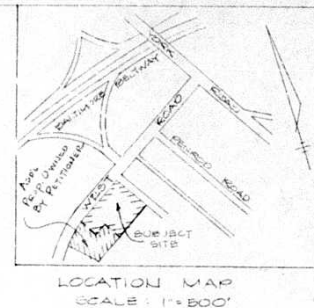
Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of , 197 , that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

[Signature]
Zoning Commissioner of Baltimore County





- 111 WEST ROAD
Election District 9 Baltimore County, Maryland
Scale 1"=30' April 10, 1971

MATZ, CHILD - 1 MISSING			
1030 MILL AVE. - MT. RD.			
BALTIMORE 24 - MD. - 171 - 172			
7.045	29		245

