# PETITION LOW ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF PALTIMORE COUNTY

County and which is described in the description and plat attached hereto and made a part hereof, 70 46 P tion (1) that the zoning status of the herein described property be re-class 

14/2/21

Error in original zoning.

See attached descritoion

and (2) for a Special Exception, under the said Zoning Law and Zoning Rega

Property is to be posted and advertised as prescribed by Zoning Res upon filing of this petition, and further agree to and are true bound by the zoning

ruland 21204 (823-1200)

..., 197 .1, that the subject matter of this petition be advertised, as

Re: Petition for Reclassification:
from R-40 am d R, D, P, Zones
to B-L and D, R, 16 Zones
S/W Cor. Falls & Green
Spring Valley Roads, 3rd
District - Meadowood, Inc.
Petitioner

Zoning Commissione: Baltimore County

No. 72-66-R

Before

.......

ORDER OF DISMISSAL

The petitioner in the aforegoing case has withdrawn the

petition and the matter is DISMISSED without prejudice

Date: Octobe 19 1971

Re: Petition for Reclassification Falls Road and Valley Road R-40 and R. D. P. to B-L and J. R. -16

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MEMORANDUM

Now comes Meadowood, Inc., legal owner of the above captioned property, by W. Lee Harrison, it's attorney, and in accordance with Bill 72, Section 22. 22 (b) states that the reclassification requested should be

The subject parcel was adopted on the new zoning maps as R.D.P. y the County Council in error. The parcel lies contiguous to the Business Center at Falls Road and Valley Road. Properties immediately across the the Planning Staff is that butters be established between intensive commercial criteria and would be in keeping with good planning practices. The Council nowever, failed to recognize good planning practices and zoned the property Therefore, we request that this error be rectified and the property be reclas

W. LEE HARRISON

September 22, 1971



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

Re: Southwest corner of Falls and Valley Roads - Meadowood, Inc. No. 72-66-R

Confirming the verbal statement made by me at the hearing on September 17, 1971, please withdraw the above captioned Petition without prejudice.

Very truly yours,

0

J. Lee Harrison

WLH:b CC: Mr. J. Cooper Graham, Jr.

MCA 🗆 O D

DESCRIPTION

20.00 ACRE PARCEL, SOUTHWEST CORNER OF FALLS ROAD AND GREEN SPRING VALLEY ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B -R" Classification

Beginning for the same at the southeast end of the gusset line connecting the westernmost Right of Way Line of Falls Road, as shown on State Roads Commission of Maryland Plat No. 25200, revised July 6, 1961, with the south side of Green Spring Valley Road, sixty feet wide, as shown on said plat, running thence binding on said gusset line, (1) N 51\* 41' 06" W 134. 35 feet, thence binding on the south side of said Green Spring Valley Road two courses: (2) N 87° 09' 26" W 126.00 feet, and (3) N 02\* 50' 34" E 29.74 feet, to a point in the center line of Green Spring Valley Road and in the sixteenth line of the land describe, in the deed to Meadowood, Inc., recorded among the Land Records of Baltimore County in Liber G.L.B. 2227, page 166, thence binding on said center line and on a part of said sixteenth line, (4) N 85° 49' 35" W 248, 90 feet, more or leas, thence two lines (5) S 02\* 17' 00" W 1340 feet, more or less, and (6) S 80\* 40' 00" E 310 feet, more nce binding reversely on the outlines of the land conveyed to Clinton P Sewerage & Drainage > Highways # Structures & Developments > Hanning # Reports

MCA 🗆 O >

Pitts and wife by deed recorded among said Land Records in Liber T. B. S. 1861, page 411, four courses: (7) S 80\* 40' 00" E 35.96 feet, (8) N 16\* 48' 00" E 77.62 feet, (9) S 69° 39' 00" E 177.05 feet, and (10) S 40° 45' 10" E 81.97 feet, thence binding on a part of the last line of the land conveyed to Clinton P. Pitts and wife by deed recorded among said Land Records in Liber R.J.S. 1494, page 267, (11) N 75' 26' 55" E 387. 90 feet, thence binding on the westernmost Right of "ay Line of Falls Road, as shown on State Roads Commission of Maryland Plat No. 25199, revised July 6, 1961, and on the plat first herein mentioned nine courses: (12) N 29° 57' 07" W 125. 58 feet, (13) N 28° 18' 20" W 473. 24 feet, (14) northwesterly, by a curve to the right with the radius of 3024.79 feet, the distance of 67.02 feet, the chord of said arc being N 13° 32' 51" W 67.02 feet, (15) N 22° 58' 02" E 149.50 feet, (16) N 18\* 54' 46" W 272.00 feet, (17) S 71\* 05' 14" W 5.00 feet, (18) N 18\* 54' 46" W 101.00 feet, (19) N 71° 95' i4 "E 5.00 feet, and (20) N !8° 54' 46" W 167.00 feet to the place of beginning.

- 2 -

Containing 20,00 acres of land, more or less.

13-66

J. O. #62174

4/14/71





# DESCRIPTION

78.48 ACRE PARCEL, SOUTH SIDE OF GREEN SPRING VALLEY ROAD, WEST SIDE OF FALLS ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for R-A (DR-16) Classification

Beginning for the same at a point in the center line of Green Spring Valley in the sixteenth line of the land conveyed to Meadowood. Inc. by deed recorded among the Land Records of Baltimore County in Liber G. L. B. 2227, page 166, at the distance of 505 feet, more or less, as measured westerly along said center line from its intersection with the center line of Falls Road, as shown on thence binding on the center line of said Green Spring Valley Road and on the outline of said land four courses: (1) N 80\* 49' 55" W 129. 83 feet, more or less, (2) N 77\* 'W 610.50 feet, (3) N 72\* 49' 35" W 99.00 feet, and (4) N 6: \* 49' 35" W et, thence binding on the last line of said land. (5) N 52: 44' 55" W 63 50 feet, thence binding on the first three lines of said land, (6) S 04" 39" 49" E 2754, 75 feet, thence binding on the northernmost line of the Right of Way of the Green Spring



Branch of the Northern Central Railway and still binding on the outlines of the land herein referred to five courses: (7) S 86\* 15' 40" E 655. 35 feet, (8) southeasterly, by a curve to the right with the radius of 1441.50 feet, the distance of 315.12 feet, the chord of said arc being S 79° 59' 55" E 314.49 (eet, (\*) southeasterly, by a curve to the right with the radius of 1520. 78 feet, the distance of 494.81 feet, the chord of said arc being S 64° 24' 45" E 492.63 feet, (10) N 31° 49' 20" E 75.00 feet, and (11) S 58° 00' 20" E 782. 25 feet, thence binding on the center line of Falls Road, (12) N 00° 09' 10" E 766.53 feet to the beginning of the fourth line of the land conveyed to Francis H. McAdoo, Jr. and wif by deed recorded among said Land Records in Liber G. L. B. 1999, page 476, thence binding on the outlines of said land twelve courses: (13) N 69\* 29' 00" W 195.20 feet, (14) N 22\* 09' 00" W 50.00 feet, (15) N 75° 29' 00" W 105. 90 feet, (16) N 43° 29' 00" W 56. 00 feet, (17) N 70° 29' 00" W 81.00 feet, (18) S 64" 46' 00" W 158.00 feet, (19) S 85" 31' 00" W 105.00 feet, (20) S 74\* 16' 00" W 120,00 (eet, (21) S 88\* 31' 00" W 112.00 feet, (22) N 44\* 44' 00" W 96.00 feet, (23) N 74' 5e' 00" W 88.85 fee; and (24) N 04' 06' 00" E 346.62 feet, thence binding reversely on the ninth line of the land conveyed to Clinton P. Pitts and wife by deed recorded among said Lanc Records in Liber T. B. S. 1861, page 411, (25) N 04° 05' 00" E 406. 25 feet, thence two lines; (26' N 80° 40' 00" W 310 feet, more or less, and (27) N 02\* 17' 00" E 1340 feet, more or less, to the place of beginning.

Containing 78.48 acres of land, more or less.

#62174



4/14/71

DEC 08 1971

COUNTY OFFICE, 84 DG.

OLIVER I MYERS

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DURENT OF ENGINEERING DEPARTMENT OF CARFECT NOISE EINC

DIPARIMINE OF CAPPER ENGINEERING STATE ROADS OF DIMENSION OF FIRE PREVENTIO.

HEALTH DEPAREMENT

PROTECT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATIO ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT May 18, 1971

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

RE: Item #8 (April - October 1971)
Property Owner: Meadowood, Inc.
Locations 7/£ corner Valley and Falls Roads
Present Zonings Ro.U.P.
Proposed Zonings Roclass, to D.R. 16 and B.L.
Districts 3rd Sections Central
No. Acres 198.48

Dear Stri

The Zoning Advisory Comities 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.

comments are a result of this review and inspection.

The subject property is presently an unimproved tract of land, with the presenties to the usest and such unimproved tracts of land sound #8.0½. The property on the marth side of Green Spring Welley Road is the old Enerton Ferne property, which its presently wears. Some duellings exist on this north side of Green Spring Welley Road, 80 to 100 years of age, 1900 and repair. The property to the east is improved with a savvice station, restburant and cabinet waking shop, as well as a spill off-ving range. The property is bardered on the east perfectly to the north is bounded by the Green Spring Welley Road, the property on the south is bounded by the Green Spring Velley Road, the property on the south is bounded by the Green Spring Velley Road, the property on the south is bounded by the Green Spring Velley Road, the property on the south is bounded by the Green Spring Velley Road, of the Borchera Central Railroad; however, the tracks are not in place at the present time.

### BUREAU OF ENGINEERING:

The following comments are furnished in regard to the rist submitted to this office for review by the Zoning Advisory committee in connection with the subject itom.

#### Highway

This site has frontage on Falls Road, Jones Falls Expressions and breen Spring Valley Road.

I tem #8 Page 2 May 18, 1971

Falls Road, Jones Falls Expressway and Green Spring Valley Road are State roads; therefore, all improvements, intersections and enrances on these roads will be subject to State Roads Commission requirements.

#### Storm Drains:

This property is traversed by streams which constitutes waters of the State. No change can be authorized for the course or cross-section of the streams without permit from the State Department of Water Resources. This includes a culvert crossing, public, or private. The owner is responsible for an engineering study to determine the area of this site which would be inundated by a 50-year score and to provide all justification of public benefit necessary to, and to obtain the required State permit when change in course cross sections.

The Patitioner must provide necessary draining facilitis (temporary or permanent) to prevent creating any nuisances or demages t. adjacent proporation, especially by the concentration of surface subtract, Correction of any provides which may result, due to improper grading or insert, and the provides and the contraction of any coult, due to improper grading or increase.

Public drainage facilities are required for any off site drainage facilities and any on site facilities serving off site areas, in acco dance wil. the standards of the Baltimore County Department of Public Works.

On site 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.

As Falls Road, Jones Falls Expressing and Green Spring Valley Road are State roads, drainage requirem its as they affect these roads come under the jurisdiction of the Haryland St. "Roads Commission."

#### Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging 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 andirent control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or issuance of any grading and building permits.

Item #8 Page ? May 18, 1971 0

#### da :er:

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

Supplementur, fire hydrants and improvements to the public system may be required for adequate protection and domastic service. Improvements to this site would necessarily include the extension of public water mains for the full frontage of the site on all public roads.

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

#### Sanftary Sewers

The subject site is within the 1970-1980 service area for sewers as thown on the Biltimare County Comprehensive Sewerage Plan, but public sanitary sewerage facilities have not been master planned.

The plan for davelopment of this property is subject to approval of the State Department of Health prior to acceptance of a provintinary or final plat for recordation.

The plat submitted does not adequately reflect the existing or required public improvements to this site for highways, storm drain facilities, frood plans, subter facilities and sandrary swenzage facilities or private improvements on site for storm drain facilities, where system and sandrary swenzage system.

The plan should be revised to reflect their items.

#### PROJECT PLANNING:

This office cannot comment on the site at this time as the flood plains are not established, sever is not available and the entrances are not acceptable.

#### FIRE PREVENT ON BUREA

Fire hydrants for the programd site are required and shall be in according with Baltimore County Standards. The hydrants shall be located at 500 ft. spacings for apartments and spaces at 300 ft. for Bul. Sention.

1tem #8 Page 4 Hay 18, 1971

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

A. When pull-in parking is designed for both sides of a roadway, the minimum distance from curb to curb of the parking areas shall be 64 feet.

3. Pull-in parking on one side only, the distance from curb to curb shall be 44 feet.

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 unbailted for approxit.

## DEPARTMENT OF TRAFFIC ENGINEERING:

The subject potition is presently zoned 800 which could be expected to generate 1,000 trips per day. As proposed, the 78 ercs, 03 15, could penerate 9,000 trips and the 20 ercs of 81 toudis generate 10,000 trips per day. 100 of the trips generated by the DR 16 zone can be espected to use the convertal facilities of 20 ercs, therefore, giving a trip density to the total tract of 18,000 vehicles a day.

Since no firm plans have been developed for the extension of Jones Falls Expressive, nor any plans for the improvement to Green Spring Valley Book this plan is to be considered pressure, a Mether Green Spring Valley Book, nor Jones Falls Expressive, as presently designed, can be expected to handle this increased trip density. It should also be pointed out what the Jones Falls Expressive, when extended, is to have deniable descriptions.

# BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirems is of the Saltimore County Suliding Code and regulations when plans are submitted. Also, S.u. Parking Lots "Section 409.108".

#### HEALTH DEPARTMENT

This office will not approve this operation at this location until such time as public water and sewer are made available to this site.

Food Service Community: If a food service facility is resposed, complete plant and specifications must be submitted to the Division of Food Control, Baltimore County Opportunes of Microbia for rivides and approximate.

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Air Pollution Communts: 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.

## STATE ROADS COMMISSION

The subject plan indicates intrance channelization at the Jones Falls Expressive that would out off the citising Falls Road connection. This situation would be out of the question, Due to the heavy volume of posk-hour traffic at the intersection, Jones Falls Expressive, Joppa Road and falls Road, and the type of connection at Falls Road, in effect that secess at the location indicated would be impreciated and any access along falls Road sould be undesirable and may not be parmitted,

The proposed points of access to Green Spring Valley Road must be located at points where good stopping sight distance is provided.

There is an 80' right of way proposed for Green Spring Valley Road that must be indicated on the plan. The frontage of the site along Green Spring Valley Road must be curbed with concrete. The roadside face of curb is to be 24' from and parallel to the center line of the road.

Any access to the State highway would be subject to State Roads Commission approval and permit.

The site could be seriously affected by the proposed relocation and extension of the Janes Falls Expressway. The plan should be revised prior to the hearing.

# ZONING ADMINISTRATION DIVISION:

pressure, a seek at lever common that this satisfies is pressure, as a decay at lever yelffred? to model to the third that sewerage has not been exter planned as of this date. We definite colision has been made as to the allignment of Green Spring Walley Road and the extension of the Jones Falls Expressure, Therefore, it appears that the patition is definitely pressure.

Wery truly yours,

Mener & Misser ,

OLIVER L. HYERS, Charron

OLM:JD cc: Edward D. Hardesty

W. Lee Harrison, Esc.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

STATE DISTRICT MALE CHECKE PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE COUNTY MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

Walson Horrison, Edge,
306 Vs. Augus Basel
Towson, Re. 21204

SALTIMORE COUNTY OFFICE OF PLANING AND 2011HG
County Office but finance
County Office but finance
Towson, Re. 21204

Your Pet'tion has been received and accepted for filing
this 3rd day of August September 1911 Maryland
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County Office but finance
Towson, Re. 21204

Your Pet'tion has been received and accepted for filing
this 3rd day of August September 21 Maryland
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PETITION	MAPPING			<b>PROGRESS</b>			SHEET			
TUNOTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION		by	date	by	date	4	date	by	date	by
Descriptions checked and putline plotted on map										
Petition number added to putline										
Denied										
Granted by ZC, BA, CC, GA										
Reviewed by: Ofm					ed Pla		or des	c ripti	on	Yes

ELEPHOI 401-241	BALTIN DRE COUNTY, MARYI ND Nº OFFICE OF PINANCE DATE OF PINANCE	7868 <b>6</b>
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To:	Zoolog Copt. of Salithore County	
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MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

72-66-12

# CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 3 r.d.	Date of Posting AUG 26 T
Posted for RECLASSIFICATION	
Petitioner HEADENCO d. TNE	
Location of property: SW/Con Of	FALLS P.A. AND BREEK STAN VALLEY I
Desation of Signal Sts. OF Green Spains VALLES OF FALLS RE 10	STOOG VALLEY P. S. S. S. T. T. N.S. F. FALLS RU S. F. T. T. S. G. F. D. S. G. STOLKE STORMS LIGHTER R. J. S. T. T. T. S. S. F. BOWER STOLMS LIGHTER R. J.
Remark D WE OF FALL'S TEL	350 FT. +-SOF GREEN STRING LAKERY RU.
Posted by Cherles 11 16	Date of return SEPT 7-1971

CRICINAL

72.66.

OCOMMUNITE LIMITES

RANDALLSTOWN, MD. 21133 August 36, 1971

THIS IS TO CERTIFY, that the annexed advertisement of The Zoning Commissioner of Pultimore Courty was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One TEXTER weeks before the 30th day of Aug., 1971 that is to say, the same was inserted in the issue/ of August 25, 1971.

All that purcel of land in the Third District of Baltimore County This Description is for "6-1." Classification Beginning for the same at the southeast end of the guaset line countering the westerner's Right of Way Line of Falls Road, as shown on State Roads Commission

STROMBERG PUBLICATIONS, Inc.

B. Ruch mayon

appearing on the 25th day of August

CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN,



