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Re: Petition for Reclassification
Old Hanover Road
R-6 and B1 to BM
Lawrence A. Corbi and Rose C. Corbi
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MEMORANDUM

Now comes Lawrence A. Corbi and Rose C. Corbi, 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 reason says:

The subject property is presently improved with a restaurant, cocktail lounge, and inn which has been existing on this property for more than 25 years.

It appears that the County Council did not take into consideration the fact that the existing zoning line was through the building, leaving a portion of the improvements as a non-conforming use. The entire property should be zoned BM to permit remodeling and future expansion. The zoning office has informed me that in order to remodel and renovate the existing building the property must be zoned BM (business major).

Therefore, we respectfully request that the error committed by the county council be rectified and the property reclassified BM (business major).

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



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

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Norman F. Herrmann
Paul L. L.
Fred F. Minchen
William F. Owen
Paul B. Smeton

DESCRIPTION

8.15 ACRE PARCEL EAST SIDE OF HANOVER PIKE, NORTH OF MT. GILEAD ROAD, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "B-M" Classification

Beginning for the same at a point in the center line of Hanover Pike at the distance of 250 feet, more or less, as measured northerly along said center line of Hanover Pike from its intersection with the center line of Mt. Gilead Road, running thence binding on said center line of Hanover Pike, (1) N 03° 39' E 254 feet, thence binding on the third line of the first parcel of the land conveyed to B&H Properties Inc. by deed recorded among the Land Records of Baltimore County in Liber O. T. G. 4502, page 192 and on the center line of the twenty foot lane referred to in said deed, (2) N 84° 39' E 479.1 feet, thence binding on the third and fourth lines of the second parcel of said land two courses; (3) N 76° 27' E 325 feet, and (4) S 03° 39' W 679.9 feet, thence binding on the south side of another twenty foot lane referred to in said deed and binding on the first line of said second parcel and continuing the same course along the first line of the aforementioned first parcel, in all, (5) N 68° 21' W 825 feet to the place of beginning.

Containing 8.15 acres of land, more or less.

HGW:mpm J.O. # 69001 April 14, 1971
Water Supply • Sewerage • Drainage • Highways • Structures • Professional Engineering Reports



STATE HIGHWAY ADMINISTRATION

300 WEST FREDERICK STREET
BALTIMORE, MD. 21201

TELEPHONE 486-6000 • FAX 301-221-1000

January 6, 1972

Mr. James E. Dyer
Deputy Zoning Commissioner
County Office Building
Towson, Maryland, 21204

RE: Petition for Reclassification
East Side Hanover Pike
Route 30 250' North of Mt.
Gilead Road - Lawrence A. Corbi
No. 72-71-5 (Item No. 9)

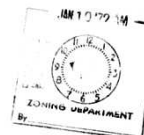
Dear Mr. Dyer:

We are in receipt of a copy of your order relative to the subject petition. It was noted that the reclassification was not made subject to compliance with a site plan approved by the State Highway Administration. We are very much concerned with development of the site, therefore we would appreciate your amending the order.

Thank you for your cooperation.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Meyers
Sgt. John E. Meyers
Asst. Development Engineer

JEN/nb



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 19, 1971

COUNTY OFFICE BUILDING
111 N. Calverton Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

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

RE: Item #9 (April - October 1971)
Property Owners Lawrence and Rose Corbi
Locations: E/S Hanover Road, 300' N. of Mt.
Gilead Road
Present Zoning: R-6, and R-6-P
Proposed Zoning: Reclass. to B-M
Districts 4th Sector Central
No. Acres: 8.15

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 restaurant known as the Squires Inn, with the surrounding properties being farms and residential in character. Hanover Road in this location is paved; however, no concrete curb and gutter are existing at the present time. The Squires Inn evidently been in this location for quite some time. A very large addition is proposed to the site.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General

The owner has not indicated proposed use of the total area requested to be rezoned.

Highways

This site has frontage on Hanover Pike and a Common Private Road.

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Hanover Pike is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

Serving as the basis for a public road through existing service to several properties the private road has been classified for ultimate improvement to collector standards.

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 damages 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 off site drainage facilities and any on site facilities serving off site areas, in accordance with the standards of the Baltimore County Department of Public Works.

In 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.

Off site rights-of-ways 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-ways.

Hanover Pike is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Road 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.

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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.

Water and Sanitary Sewer

The subject site is outside the Urban Rural Demarcation Line and public water and sewer facilities have not been master planned.

* * *

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 plat should be revised to reflect these items.

PROJECT PLANNING

This office has reviewed the subject plan and offers the following comments:

A 30' widening strip for a future road should be provided along the south property line.

BUILDINGS ENGINEER'S OFFICE

No comment from this office at this time.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject site, as presently zoned, could generate 1,000 trips a day, while as proposed it could generate 4,000 trips. A restaurant of 8,000 square feet could be expected to generate 800 trips per day.

The existing volume on Hanover Road is 5400 vehicles a day. The expansion of the existing restaurant should not create any major effect on the road's capacity. However, should this 8 acres develop as a shopping center built to capacity, the existing Hanover Road could not handle this type of development.

BOARD OF EDUCATION

No bearing on student population.

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FIRE PREVENTION BUREAU

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.

HEALTH DEPARTMENT

A revised plan must be submitted showing the location of the private water supply and sewage disposal system.

The existing sewage disposal system is overflowing and must be corrected prior to the hearing date.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

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.

STATE ROADS COMMISSION

The subject plan indicates entrance channelization that would be acceptable to the State Roads Commission.

The entrance will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION

It would appear that the subject property as presently used for a restaurant has a need for improvement insofar as sewerage disposal system is concerned. It could be that a complete new sewerage disposal system will be required in order for the addition to be approved under building application. Also, if the entire property is zoned Business Major, as per the request and a large shopping center was constructed in lieu of the proposed addition for the restaurant, traffic on Hanover Road could become very hazardous and create a tremendous amount of traffic congestion at this location.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JS
cc: Edward O. Hardesty
W. Lee Harrison, Esq.,
306 W. Joppa Road (21204)

