

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Lee Richards Jones
Lee Richards Jones, 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.R. 3.5 to an R.R. 16, and (2) for the following reasons:

Errors in Existing Zoning See Attached Statement

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: *Lee Richards Jones*
Address: 24 Old Tollgate Road
Owings Mills, Maryland 21117

Petitioner's Attorney: *Lee Richards Jones*
Address: *Lee Richards Jones*

ORDERED By The Zoning Commissioner of Baltimore County, this 10th 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 22nd day of September, 1971, at 10:00 o'clock.

Lee Richards Jones
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
NW corner of Tollgate Road and Old Tollgate Road - 4th District
Lee Richards Jones, et ux - Petitioners
NO. 72-72-R (Item No. 33)

The Petitioners have withdrawn their Petition, and it is, therefore, ORDERED by the Zoning Commissioner of Baltimore County this 27th day of September, 1971, that the said Petition be and the same is hereby DISMISSED without prejudice.

Lee Richards Jones
Zoning Commissioner of Baltimore County

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
Reclassification from D.R. 3.5 to D.R. 16
Old Tollgate Road

April 14, 1971

Beginning for the same at or near the intersection formed by the centerline of Tollgate Road and the centerline of Old Tollgate Road and running thence binding in the bed of Old Tollgate Road the four following courses viz: (1) North 32° 14' 34" East 293.70 feet (2) North 22° 49' 18" East 90.75 feet, (3) North 25° 49' 18" East 105.60 feet and (4) North 12° 45' 18" East 87.45 feet, thence for part of the distance in the bed of Old Tollgate Road (5) North 11° 49' 18" East 165.00 feet, thence leaving Old Tollgate Road, (6) North 70° 10' 42" West 135.30 feet and (7) North 43° 58' 20" West 523.93 feet, thence (8) South 45° 51' 50" West and for part of the distance binding on "Public" land (Tollgate Junior High School) 247.50 feet, thence binding on said "Public" land the four following courses viz: (9) North 43° 58' 20" West 156.28 feet, (10) South 46° 26' 10" West 314.42 feet, (11) South 45° 17' 00" East 410.85 feet and (12) South 10° 2' 50" West 625.33 feet to a point on or near the center of Tollgate Road, thence in the bed of Tollgate Road the two following courses viz: (13) North 85° 20' 15" East 528.00 feet and (14) North 12° 49' 18" East 41.87 feet to the place of beginning.

Containing 16.0 acres of land more or less.



JONES PROPERTY-OLD TOLLGATE ROAD

Errors in Zoning as shown on County Maps

- There is considerable underlying rock the removal of which places a greater financial burden on a developer of individual lots.
- The northern portion of the tract is quite steep and this again adds to the development problems and increases the cost of an individual house and lot.
- The area in general like so much of Baltimore County is far more active in the development of apartments as compared to modestly priced individual houses similar to those in the adjacent to the tract.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE May 21, 1971

COUNTY OFFICE, PLANNING
131 E. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

MEMBERS
DIRECTOR OF PLANNING AND ZONING
OFFICE OF PLANNING AND ZONING
301 JEFFERSON BUILDING
TOWSON, MD. 21204

Mr. George E. Gavrellis
Item 33

sidewalks and entrances in accordance with the standards of the Baltimore County Department of Public Works for a 40-foot closed road section on a 60-foot right-of-way will be required for any grading or building permit application.

Old Tollgate Road is an existing County Road. Highway improvements to this site, including curb and gutter and sidewalks in accordance with the standards of the Baltimore County Department of Public Works for a 36-foot closed road section on a 60-foot right-of-way will be required for any grading or building permit application.

Storm Drains:

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.

Provisions for accommodating storm drainage have not been indicated on the submitted plan.

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.

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. 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.

Water:

Public water facilities are available to benefit this property.

Mr. George E. Gavrellis
Item 33

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

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

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 meter shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewer:

Public sanitary sewer facilities can be made available to benefit this property.

Offsite rights-of-ways appear to be necessary for the provision of public sewerage facilities to this site. If so, a record plat, grading or final plat for recordation.

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

Public sanitary sewers are to be extended through this property as necessary to the development of the public system.

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from D.R. 3.5 to D.R. 16 of 16 acres. This should increase the trip density from 660 to 1920 trips per day.

All access to the subject property exists via Reisterstown Road. Although this increase is not expected to overload Reisterstown Road in the vicinity of Enchanted Hills Road, it can be expected to create additional volume on Reisterstown Road in this area is 20,700.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations, when plans are submitted. Also, see parking lots Section 409.10h.

Mr. George E. Gavrellis
Item 33

HEALTH DEPARTMENT

It is recommended that a sanitary sewer study be conducted on the Gwynns Falls Interceptor to determine if it is adequate and capable of accepting the additional waste load created by this operation.

FIRE DEPARTMENT:

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at intervals of 500 ft. along an approved road.

A second means of access is required for the site.

Minimum width to the roads through 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 area shall be 64 feet.

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

ZONING ADMINISTRATION DIVISION:

The subject property lies within the Reisterstown Road Corridor. Due to the amount of petitions filed in this area, a comment must be made at this time as to traffic. If the petitioners are granted the areas are constructed as proposed on the petition, a serious traffic problem will be compounded that it is the capacity of Reisterstown Road. At present 1100, Reisterstown Road is at capacity and at different times of the day, and at certain points, backups are experienced by motorists. Any higher density zoning in this Reisterstown Road corridor would just increase the congestion and increase the amount of the traffic hazards along this corridor. The Petitioner's site plan does not meet with requirements set forth in Bill 100 of the Baltimore County Zoning Regulations that is, all buildings must be set 75 feet back from the D.R. 16 zoning line.

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

DLN:W

CC: Mr. Lee Richards Jones
24 Old Tollgate Road
Owings Mills, Maryland 21117

Mr. Edward D. Hardesty, Zoning Commissioner

STATE OF MARYLAND
STATE ROADS COMMISSION
300 W. PATTERSON STREET
BALTIMORE, MD. 21201
May 10, 1971

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Dear Mr. Hardesty:

In reviewing the subject petitions it was noted that quite a few new developments that would create a considerable increase in traffic generation are proposed in the Reisterstown Road area: Items 24, 25, 26, 29, 30, 32, 33, 35, 38 and 44.

It is the opinion of the State Roads Commission that if many of these sites are developed as planned sections of Reisterstown Road could become virtually impassible.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
J. John E. Mayers
Asst. Development Engineer.

72-72-R

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 2, 1971.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about the 22nd day of September, 1971, the first publication appearing on the 2nd day of September, 1971.

THE JEFFERSONIAN,
L. Leach Shuster, Manager.

Cost of Advertisement, \$.

ORIGINAL

OFFICE OF
THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Sept. 6, 1971

THIS IS TO CERTIFY, that the annexed advertisement of The Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 6th day of Sept., 1971 that is to say, the same was inserted in the issue of September 2, 1971.

STROMBERG PUBLICATIONS, Inc.

By: Keith Morgan

3 sheets 72-72-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 474 Date of Posting: Sept. 4-1971

Posted for: RECLASSIFICATION

Petitioner: Lee Richards Jones

Location of property: NW/4 Cor. of Talbott Rd. and Old Talbott Rd.

Location of Sign: NW/4 Cor. of Talbott Rd. and Old Talbott Rd.

Post by: Charles H. Jones Date of return: Sept. 7, 1971

INVOICE No. 84965

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Revenue Division
JOURN HOUSE
TOWSON, MARYLAND 21204

To: Petitioner & Paul Smith, Inc.
300 Park Road
Pawcatuck, Md. 21099

Advertising and posting of property for Lee E. Jones
62-72-2

TOTAL AMOUNT \$117.50

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

INVOICE No. 78668

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Revenue Division
COUNTY HOUSE
TOWSON, MARYLAND 21204

To: Carl and Mildred Jelle
10 Park Lane
Cockeysville, Md. 21039

Petition for Reclassification for Lee Richards Jones

TOTAL AMOUNT \$50.00

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

Mr. Lee Richards
24 Old Talbott Road
Bump Mills, Md. 21117

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 10th day of August 1971

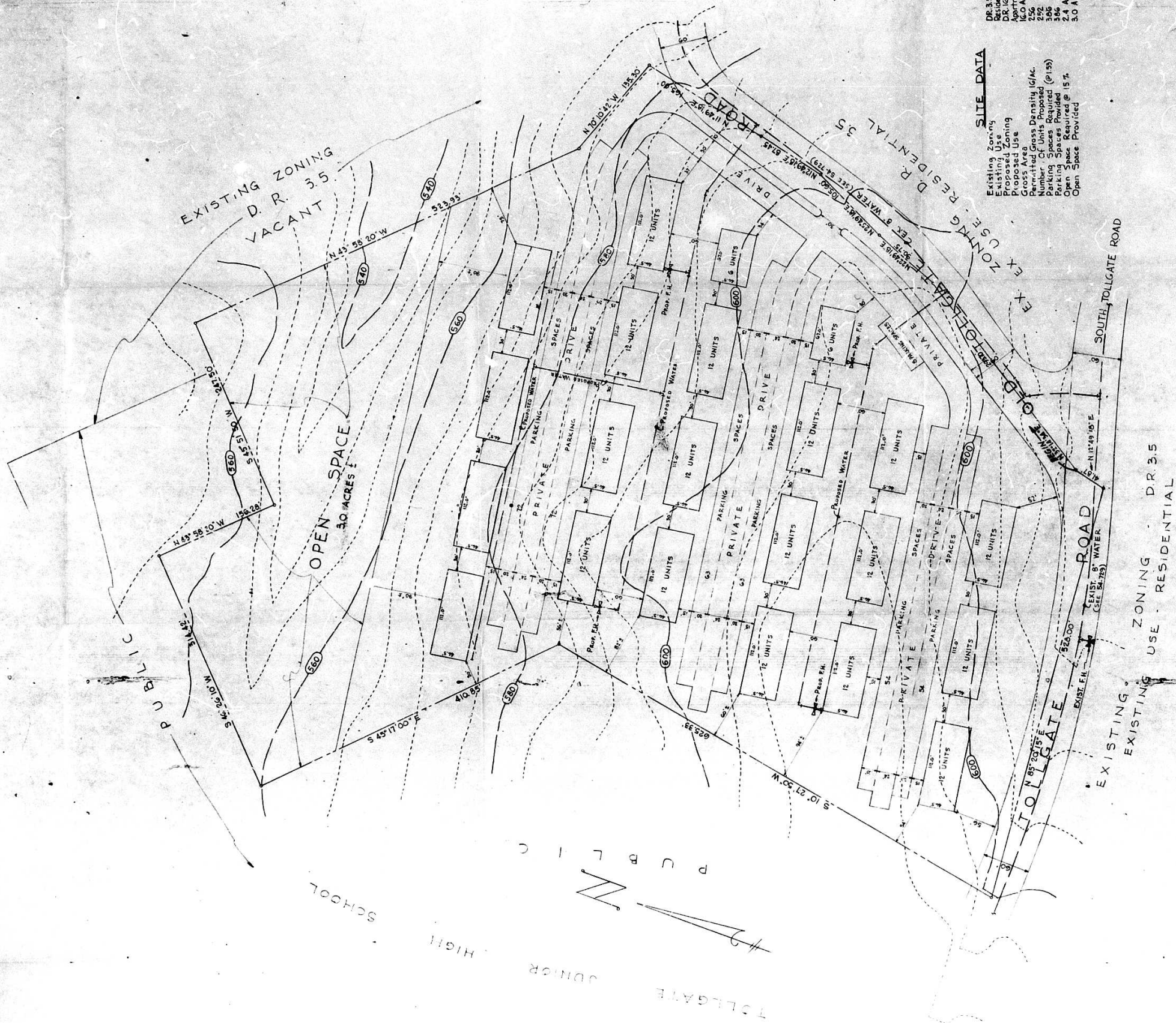
Eric Osterman, Zoning Commissioner

Petitioner: Lee Richards

Petitioner's Attorney

Reviewed by: [Signature]
Chairman of Advisory Committee

PETITION MAPPING PROGRESS SHEET						
FUNCTION	Wall 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, BA, CC, CA						
Reviewed by: [Signature]						Revised Plans: Change in outline or description Yes Map # 40C
Previous case:						



SITE DATA

Existing Zoning	DR 3.5
Existing Use	Residential
Proposed Zoning	DR 16
Proposed Use	Apartment
Gross Area	256 Ac.
Number of Units Proposed	252
Number of Units Required (p.15)	252
Parking Spaces Provided	366
Parking Spaces Required (p.15)	252
Open Space Required @ 15%	2.4 Ac.
Open Space Provided	3.0 Ac.

NOTES:
 Sewer is in design stage and plans are not available. There is an existing sewer approx. 411' 500 ft. to the northeast. All apartments are two-bedroom apartments.



PLAT TO ACCOMPANY
 ZONING PETITION
 RECLASSIFICATION FROM DR 3.5 TO DR 16
 BALTIMORE CITY, MARYLAND
 ELECTION DISTRICT 4
 APRIL 14, 1971
 SCALE: 1" = 50'