PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

County and which is described in the description and plat attached hereto and made a part hereof. seroby petition (1) that the soning status of the herein described property be re-classified, pursuan to the Zoning Law of Beltimore County, from an R:19 and R:40 or DR:3.5 andbee to an

map

NW 8-5,I NU 95,I

6/1/71

R-A or DR-16 mee for the following reasons

Error in original zoning.

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

By J. Lee Harrison, atty. Legal Owner

Di Le Hamin

Address 306 W. Joppa Road Towson, Maryland (82361200

ORDERED By The Zoning Commissioner of Baltimore County, this... 1971 that the subject matter of this netition he advertised as

out Baltimore County, that property be ported, and that the public hearing be had before the Zoning County, on the 23rd Service Victoria-

Re: Petition for Reclassification Petition for Reclassification From D, R, 3, 5 and R, D, P, to D, R, 16 - N/E Side Winands: Road 3500' N/W McDonogh Road, Second District - Rarch Properties,

Baldimore County

No. 72-76-R

ORDER OF DISMISSAL

Zoning 'ommission Baltimore County.

Date: Of 27,1971

Re: Petition for Reclassification from R-10 and R-40 or DR-3, 5 and R.D.P. to R-A or OR-16 Ranch Properties. Petitioner

REFORE THE

OF BALTIMORE COUNTY

MEMORANDUM

New comes Ranch Properties, legal owner of the above captioned

The shove tract of land lies within close proximity of a large propo

306 W. Joppa Road Towson, Maryland 21204 823-1200 rney for Petitioner

W. LEE HARRISON

October 12, 1971

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S. Eric DiNenna, Esq County Office Building Towson, Maryland 21704

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.tc: Petition for Reclassification - Ranci. Properties No. 72-76-R

Dear Mr. DiNenna

Confirming our verbal statement made at the Hearing on the above Petition, please withdraw the same without prejudice.

With kind personal regards, I am,

Very truly yours. Ale Horwson

) Mr. George E. Gavrelis Item 35

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

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

Pull-in parking or 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 sumbitted for approval.

STATE ROADS COMMISSION:

The subject property is affected by the State Roads Commission's we proposed highway improvement plans for the Liberty Expressway.

Transmitted herewith are two copies of the pelitioner's plan or which we have indicated the proposed Right of Way.

The extra copy is for the petitioner's use.

The plan should be revised to indicate the proposed Right of Way prior to the hearing.

ZONING ADMINISTRATION DIVISION:

It should be noted that a project of this magnitude which will have a direct affect on the sever facilities known as the Gwynn Falls Interceptor will require a sever study before any construction can be done. Therefore, all potitions in this sector should be given consideration at the adequacy of the sever that is available through this Gwynn Falls Interceptor. The craftic generator by a size of this magnitude would never intense and could create problems on both Lyons XIII how and not before the sever intense and could create problems on both Lyons XIII how and not before the several could be several through the several thro

Very truly yours OLIVER L. MYERS Myras

Mr. Edward D. Hardesty, Zoning Commissioner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 21, 1971

Item 35 (April-October 1971)
Property Owner: Ranch Properties
Location: N55 Winads Rd.,
\$500 W of McDonogh Rd.
Present Zoning: R.O.P. and L.R.3.5
Proposed Zoning: Reclass. to OR 16
District: 2nd Sector: Northwestern
No.

COUNTY OFFICE BLDG

. George E. wavrelis Director
Office of Planning and Zoning
301 Jefferson Building
Towson, Meryland 21204

SUREAU OF DEPARTMENT OF TRAFFIC ENGINEERD STATE BOADS COMM

BOARD OF EDUCATIO DEVELOPMENT

BUREAT OF

PROJECT PLANNING

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has made an on site field inspection of the property. The following comments are a result of this review and imposein

The subject property is presently being used as a farm with the surrounding properties to the uset, north, and east; the same farmland has some vector and some improved with high, some heavily wooded. The property to the south is improved with aligns, some heavily wooded. The property to the south is improved with the south is improved with aligns, some heavily wooded. The property to the south is improved with aligns, some heavily nor radis, tyons mill hoad and Minands Road. Winands Road is a very narrow road for which extensive realignment and widening must be accomplished to accommodate the heavy traffic that would be generated from this site. Winans Road is not improved as far as concrete curb and gutter are concerned.

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 Lyons Mill Road and Winands Road.

Lyons Hill Rose is an existing County Road, which shall ulti-mately be improved to major collector standards. Highway improvements to this list, including curve and gutter, sidewalks and entrances in the histories with the standards of the Baltimora County Department of Public Borks for a 50-root closed read section on a 70-foot right-of-may will be

Mr. George E. Gavrelis Item 35

required for any grading or building permit application.

Winands Road is an existing County Road, which shall ultimately be improved to major collector standards. Highway leprovements to this site, including the standards of the standards of the standards of the Baltimore County Department of Public Upoks for a 68-foot closed road section on a 70-foot right of way will be required for any grading or building parent application.

Streets required within this property must be improved in accordance with the standards of the Department of Public Works.

Storm Drains:

This property is traversed by a stream which constitutes waters of the State. No change can be authorized for the course or cross-section of the stream without persit from the State Department of Matre Resources. This includes a culvert crossing, sublic or private. The owner is responsible for an engineering study to determine the area of this site which would be immedated by a 50-year corn drain and to provide all justification of public benefit or cross-section proposed. Public rights-of-way will be required for the 50-year flood plain including I foot free board.

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

The Petitioner must proved recessary drainage facilities (temporary or permanent) to prewnt 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 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 no require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

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

Mr. George E. Gavrelis Item 35

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.

In accordance with the Baltimore County Comprahensive Water Plan, water facilities are planned between 1970 - 1980.

in accordance with the Baltimore County Comprehensive Sewerage Plan, sanitary facilities are planned 1970 - 1980.

This property is located outside the Baltimore County Metropolitan District. An extension of the Metropolitan District Douadary is required, to include this property before public sewerage can be extended to serve this property.

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 RDP and DR 3.5 to DR 16 of 93 acres. This should increase the trip density from 1180 to 11,160 trips per day. This type of density cannot be adequately served by the existing or proposed road system.

BUILDING ENGINEER'S OFFICE

Peritioner to comply with all applicable requirements of the Baltimore County Building Code and regulations, when plans are submitted. Also, see park-ing lots Section 409.10M. HEALTH DEPARTMENT:

It is recommended that a sanitary sower 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 (ounty Standards. The hydrants shall be located at intervals of 500 feet along an approved road.

A second means of access is required for the site.



DESCRIPTION

93. 3 ACRE PARCEL, NORTHEAST SIDE OF WINANS ROAD, 3300 FEET, MORF OR LESS, NORTHWEST OF MCDONOUGH ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

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

Beginning for the same at a point on the northeas, side of Winans Road distant 3500 feet, thore or less, northwesterly from the intersection of said Winans Road and McDonough Road, said point being at the beginning of the thirteenth line of the land a scribed in the deed to Stanford H. Cohan and others as recorded among the Land Records of Baltimore County in Liber O.T.G. 5162 page 269, running thence binding on the outlines of said land fifteen courses: (1) N 26* 31' 30" E 1620, 80 feet, (2) N 66* 51' 30" W 1231.10 feet, (3) N 78* 03' 30" W 432.30 feet, (4) N 47* 10' 00" W 231.00 feet, (5) N 48* 23' 30" W 1258.49 feet, (6) S 68* 09' 30" W 396.00 feet, (7) S 88* 30' 30" W 225.20 feet, (8) S 76* 41' 00" W 99.50 feet, (9) S 61* 10' 00" W 110.60 feet, (10) S 55* 38' 00" W 103.10 feet, (11) S 34* 22' 00" E 200.00 feet, (12) S 55* 38' 00" W 185.45 feet, (13) S 53* 27' 60" E 1541.60 feet, (14) S 52* 55' 00" E 200.00 feet, and (15) S 39* 37' 00" W 674.50 feet to the northeast side of said "in ans Road, thence binding thereon two courses: (16) S 64* 56' 00" E 353.90 (eet, and (17) S 66* 53' 30" E 256.30 (eet to the beginning of the

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PETITION	MAPPING			PROGRESS			SHEET			
		Мор		inol		icate		cing	200	heet
FUNCTION	date	by	date		date	by	date	by	date	by
Descriptions checked and outline plotted on map					_			_	l l	
Petition number added to outline									_	
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Granted by ZC, BA, CC, CA										
Reviewed by: 03M	,			Revis	ed Pl ge in o	ans: utline	or de	scrip	tion	Ye
Previous case:		_		Мар	2.	20	<u>-</u>			

451605

72-76-12

CERTIFICATE OF POSTING PARTMENT OF BALTIMORE COUNT

	WAS THE TOWN COMMON
District 24	Date of Posting SEPT. 4-1971
Dellas FIRSTICA	
Petitioner RANCH PROPERT	155 MANS RL 3500 FT, NIV OF
MG/ le man all	777
Cartion of Signs O F/S CF WILLAS	US PAL 3550 FT. + NOF HEDENCHER PAL 150 FT. 1 - NOF MEDONGLEM, POLO F/S OF
Wiete Rd. GOOS IT A	SC FT 1 NEFT DENERAL RAIGOFS OF TRANSPORTER DE PRODUCTION DAY (1900) TO TO TO THE PRODUCTION AND THE PRODUCT
Posted by Cherles M. Mice	Date of return SEPT. 7-1971



third line of said land, thence binding on the outlines of said land five courses: (18) N 31 * 28 '04" E 917.22 feet, (19) S 67 * 31 '07" E 432.44 feet, (20) S 22 * 07' 52" W 357.70 feet, (21) S 14* 49' 07" W 304.39 feet, and (22) S 21* 24' 07" W 288.44 feet to the northeast side of said Winans Road, thence binding thereon, (23) S 63* 49' E 851. 34 feet to the place of beginning.

Containing 93. 3 acres of land, more or less.

RWB:mpl

J. O. #70185

April 13, 1971



المسران	OFFICE OF FINANCE	78684 41 21, 15
	Revenue Division COURT HOUSE TOWNEN, MARYLAND 21204	
S To:	State Services, Sec	17
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	MPOHTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAN	STORY OF THE PARTY OF

CERTIFICATE OF PUBLICATION

Pikesville, Md. September 2 . 1971

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each before the 23ri of one time day of September the first publication appearing on the 2nd day of September

Land Landau
Ranager
Cost of Advertisement, 3_30.03_



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIPY, that the annexed acvertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once the week day of September 19.71 the first publication appearing on the 2nd day of September

THE JEFFERSONIAN,

19.71

BALTIFORE COUNTY, MARYLAND No. 231 OFFICE OF PINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Oct. 22, 1971 AMOUNT_\$128.03



