72-77-2 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mildred Cohen, Stanford H. Cohen, Robert H. Cohen and Elaine W. Cohen
L or w. Danicle E., Cohen, 2004.

L, or w. Danicle E., Cohen, 2004.

County and which is described in the description and plat attached horsto and made a part barred, tion (1) that the zoning status of the herein described property be re-classified p to the Zoning Law of Pailmore County, from an R-10 and R-40 or DR-2 and/ some to an

NW GI

6/1/21

Error in original zoning.

Property is to be posted and advertised as prescribed by Zoning Regule agree to pay expenses of above re-classif ication and/or Special Reting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

306 W . oppa Road Towson, Maryland 21204 (623-1200)

tred by the Zoning Law of Ralti-

Re. Petition for Reclassification e: Petition for Reclassification: from R-.0 and R-40 or D. R. 2 and R. D. P. toR. A, or DR-16,: S/S Lyons Mill Road 1920 W. Painters Mill Road, Znd Dist.; Daniel E. Cohen, Mild: ed Cohen, Stanford H. Cohen, Robert H. Cohen and Elaine W. Cohen.

Zoning Commissioner

Baltimore County

ORDER OF DISMISSAL

The petitioners in the aforegoing case have withdraw ition and the matter is DISMISSED without periodice.

1.15.19.20

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Date: Nah14,182

Harry

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11/11/11

3. F.

Re: Petition for Reclassification from R-10 and R-40 or DR-2 and R.D.P. to R-A or DR-16, Offutt Road and Lyons Mill Road Daniel E. Cohen and Mildred Cohen Stanford H Cohen Rosert H Cohen and Elaine W. Cohen. Petitioners

ZONING COMMISSION OF BALTIMORE COUNTY

MEMORANDUM

Now come Daniel E. Cohen and Mildred Cohen, Stanford H. Cohen Robert H. Cohen and Elaine W. Cohen, Legal owners of the above captioner property, by W. Lee Harrison, their attorney, and in accordance with Kill 72. Section 22. 22(b), state that the reclassification requested should be

own-center development. Therefore, it would appear that the mity to town-center developments. The parcel consists of 37. I acres of land, more or less, and lands itself to higher density ent with freedom to incorporate different residential uses and create a more suitable environment. We respectfully request that the error committed by the County Council be rectified and the property be reclassified to DR-16 or K-A.

Attorney for Petitioners

LAW OFFICES W. LEE HARPISON

October 13, 1971



S. Eric DiNenna, Eso County Office Building Towson, Maryland 21204

Re: Petition for Reclassification - Daniel E. Cohen -No. 72-77-R

Dear Mr. DiNenna:

WLH jw

Confirming our verbal statement made at the Hearing on the above Petition on September 23, 1971, please withdraw the Petition without prejudice.

Mike Thomson

W. Lee Harrison

DESCRIPTION

37.09 ACRE FARCEL, SOUTH SIDE OF LYONS MILL ROAD, WEST OF PAINTERS MILL ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

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

Beginning for the same at a point near the north side of Lyons Mill Road. at the distance of 1920 feet, more or less, as measured westerly along said Lyon Mill Road from its intersection with Painters Mill Road, said beginning point being the beginning of the land conveyed to Louis Johan and others by deed recorded among on the first line of said land and near the north side of said Lyons Mill Road, (1) N 85* 36' 15" W 195, 46 feet, thence still binding on the outlines of said land thirteen courses: (2) S 05* 46' 17" W 626.25 feet, (3) N 85* 36' 15" W 208.75 feet, (4) S 05* 46' 17" W 846.03 feet, (5) S 71* 04' 02" W 808.29 feet, (6) S 86* 49' 02" E 2051.78 feet, (7) N 01* 26' 12" W 246.09 feet, (8) N 14* 56' 55" E 140.88 feet, (9) N 13* 57' 35" W 198.04 feet, (10) N 23* 02' 35" W 112.20 feet, (11) N 02* 18' 06" W 394. 93 feet, (12) N 77* 23' 05" W 149. 95 feet, (13) N 85* 10' 27" W 543.90 feet, and (14) N 02" 45" E 660.13 feet to the place of beginning. Containing 37.09 acres of land, more or loss

BALMINGHE COUNTY BOARD OF EDUCATION ZONING ADVISORY COMMITTER MEETING OF APRIL 27 128 (Croce Zening)

Petitioner: MILARED CHEN, ET AL Iocation: sls Lyons Mice Ro, W. of Printers Mice Ro. District: 2 Present Zoning: RDP 4 DR A. Proposed Zoning: Da 16

No. of Acres: 37.07

Comments: The AREA AS CURRENTLY ZENED CECLB YIELD APPREX. IN ELEM. PUPILS WHILE A CHANGE TO APIS COULD FIELD APPRIX. 131 ccom. rooms, 82 Ja. Hr. Porus, \$ 36 Sa. Hr. Porus.

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THESE ARE THIS FITTIENS FOR REZONAS- TO ASTS. IN TRIS GENERAL AREA:

1. RAHEN PROPERTIES

2. MILDRED CONEN, ET AL

98.3 Acnes 37.09 ACRES

(35)

TOTAL : 13 0.37 ACRES

Under THE EXITING ZONING WE SEE A PASSIBLE VIEW OF APPROX. 114 ELEM. PURILS TORICE A CHANGE TO APPOTRICAT ZONING COULD YIELD Approx. 460 etcm. Public, 289 Ja. Hi. Dunic, 1 127 Se. Hi. Publics.

Some other PLATIED DEVELOPMENTS:

1. CARRIAGE HILL AND - 1,032 DANS

2. Wastrioss Apris - went terretine

ALSO, THURE ARE SINGLE FAMILY DEFELOPMENT IN THE AREA STILL



STATE OF MARYLAND STATE ROADS COMMISSION BALTIMORE. MD. 21201

May 10, 1971

ReiBaltimore County
(Route 140)
Baltimore County Meclassifi-cation Cycle for the period of April to October, 1971.
Northwastern Sector (Reistersteem Road Area)

Dear Mr. Hardesty:

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

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

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

Very truly yours,

Charles Lee, Chief
Development Engineering Section

July John S. Meyer;
Asst. Development, Engineer

CL:JEM:b

MAY 15 1972

May 21, 1971

COUNTY OFFICE BLING 111 W. Chruspeak Are. Towner, Marriand 21200

OLIVER 1. MYERS

STREAM OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING

NUREAU OF HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION

INDUSTRIAL

Office of Planning and Zoning MEMPERS 301 Jefferson Building Towson, Maryland 21204

Item *38 (April - October Cycle 1971) Property Owner: Mildred Cohen, et al Location: S/S Lyons Mill Rd., W. of Painters Mill Rd. Present Zoning: D.R. 2 and R.D.P.
Proposed Zoning: D.R. 16
District: 2C2 Sector: Northwestern
No. Acres: 37.09

Mr. George E. Gavrelis

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

The subject property is presently farm land with the surrounding properties being form land and several dwellings on the farms. It is all zoned R.D.P. at the present time. Large zeroage tracts of land exist. Youns Mill Road in this location is not improved as for as concrete curb and gutter are concerned and it a very narrow monodom road.

BUREAU OF ENGINEERING:

BALTIMORE COUNTY, MARYLAND

Nov. 15, 1971

SUBJECT.

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 Lyuns Mill Road.

ACCOUNT

Lyons will Road is an existing County Road, which shall ultimately be

item /38

including curb and guiter, sidowalks and entrances in accordance with the standards of the Baltimore County Department of Public Works for a 50-foot closed road section on a 70-foot right-of-way will be required for any grading or building permit application.

This properly is traversed by a stream which constitutes waters of the State. No change can be cushorized for the course or cross-section of the stream without permit from the State Department of Water Resources. This includes a culvert crossing, public or private. The owner's responsible for un engineering study to determine the area of this site which would be inundated by a 30-year storm and to provide all justification of public benefit necessary to, and to obtain the required State permit for any change is accurse or cross-section proposed. Public rights-of-way will be required for the 50-year flood plain including 1 foot free board, -30-door width infairmen.

Provisions for accommodating storm drainage have not been indicated on the

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to accident 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 Experiment.

Public drainage facilities are required for any offsite drainage facilities and any ansite facilities serving offsite areas, in accordance with the standards of the Eultimore County Department of Public Works.

Onsite drainage facilities serving only areas within the situ do not require construction under a County contract. Such facilities are considered private and therefore must conform with the County Plumbing and Suliding Codes.

Sediment Control:

From D.R. 2 and R.D.

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

CERTIFICATE OF PUBLICATION

TOWSON MD September 2 19 71

THE JEFFERSONIAN,

THIS IS TO CERTIFY, that the annexed advertisement was

blished in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once in ceach

day of __September______, 19.71_, the first publication

appearing on the 2nd day of September

of one time ... associates associates before the ... 23rd

Item fas

Water

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

Sanitary Sewer:

In accordance wit the Baltimore County Comprehensive Sewerage Plan, sanitary facilities are planned between 1970 – 1980.

This property is located outside the Baltimore County Metropolitisn District. An extension of the Metropolition District Boundary is required, to include this property before public sewarage 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 accepance of a preliminary or final plat for recordation.

Plans Reviews

Petitioner to comply with all opplicable requirements of the Baltimore County
Suilding Code and regulations, when plans are submitted. Also, see Parking lots Section 409.10H.

DEPARTMENT OF HEALTH

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

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 intervals of 300 feet 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

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

8. Pull-in parking on one side o 4y, the distance from curb to curb shall be 44 feet.

The owner shall be required to comply with oil applicable requirements of the 101 Life Safety Code, 1967 Edition, and the Fire Prevention Code when construction plans are

COME From D.R.2 and B.D.P. b 0 CERTIFICATE OF PUBLICATION Pikerviile, Md. gentember 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 the first publication appearing on the 2nd Santenher . 1977 . THE NORTHWEST STAR Cost of Advertisement, \$ 24.64

> BALTIMORE COUNTY OF ICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Patition has been received and accepted for filing

Petitioner's Attorney W. Lee Herrison, Est. Reviewed by Misseur Ma

Petitioners Hildred Cohen. et al

	AMOUNT 35	.55		0		
WHITE CASHIER	PINK - APENLY	YELLOW - CUSTYMER				
91 Aquahart Road Glen Burnie, id. i Advertising and p	21061 pating of property	t groperty - FSIISec				
BALLIMOR	RE COUNTY, M	ARYLAND				
INTER-C	OFFICE CORRESPON	NDENCE		de.		
f	Dat	e April 29, 1971				
Dietrich - Plans Re	view					
36 Mildred Conen, e S.S. Lyons Mill Painters Mill Ro	Hd. W. of					

Fetitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations, when plans are submitted. Also, see Parking lots Section (09.102H)

		man de la company
TELEPHONE	BATT FORE COUNTY, MARY AND NO OFFICE OF FINANCE DATE. ATTENDATED DESIGN COUNTY HOUSE TOWNON, MARKLAND 2120M	78687
TO: W.	ACCOUNT THE FORTION WITH YOUR RESITTANCE DEFENDATION AND RESPITATE FORTION WITH YOUR RESISTANCE DEFENDATION AND RESPITATE FORTION FOR YOUR RECORD	
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

	<u> </u>	10000	
BALTIMORE COUNTRICE OF FINANCE - I	EVENUE DIVISION	lle.	297
Nov. 15, 19	ACCOUNT 61	-662	
	AMOUNT \$35	.55	

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CERTIFICATE OF POSTING

Fowson, Maryland

ZONING DEPARTMENT OF BALTIMORE COUNTY

Location of property: \$15. C.F. LYENS HULL Rd 1920 FTM OF PANTERS

Location of Signs: SS CELTONSHILLER 2000 ITT 10 01

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_		Pilotoli Com	
OFFICE C	ORE COUNTY, MARYLAND F FINANCE - REVENUE DIVISION LANEOUS CASH RECEIPT	No.	298
DATE	Nov. 15, 1971 ACCOUNT	0'1-662	

DATE	Nov. 15, 1971 ACCOUNT	0'1-662	100
	T AMOUNT_	\$35.54	

Stanford H. Cohan 91 Aquahart Rd.

Glen Burnie, Md. 21061 Advertising and possing of property - 172-2755.5 4 000

MAY 15 1972

The subject petition is requesting a change from RDP to DR 16 of 37 acres. This will increase the trip density from 370 to 4, 440 trips per day. This type of density cannot be adequately served by the existing or proposed road system.

Very truly yours,

The impact of a site of this regnitude on the existing Gwynns Falls Interceptor as to severage disposal must be determined before any further consideration to this petition can be determined before any further consideration to this petition can be determined to the severage of the seve

Item #38

DEPARTMENT OF TRAFFIC ENGINEERING:

ZONING ADMINISTRATION DIVISION:

Mr. Edward D. Hardesty

W. Lee Harrison, Esquire 306 W. Joppa Road Towson, Maryland 21204

District. 211

Posted for: DECLASSIFICATION

Petitioner DANIEL E. COMEN

