PETITION FOR SPECIAL HEARING 72-150 504

TO THE ZON/NG COMMISSIONER OF BALTIMORE COUNTY:

It is summer to the property student in the property stude in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 5:0.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning

Property is to be posted and advertised as prescribed by Juning

Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, pointing 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 ighresuant to the Zoning Law for Baltimore County.

The Previse of Perry Ball esident of Perry Hell Legal Owner 21206 Contract Purchaser 866-1282 Protestant's Attorney Petitioner's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this__30th_

12

Zoning Commissioner of Baltimore County

Acri de Kensa

(over)

9:30A 1/-/72 1091

JOSEPH D. THOMPSON, P.E.AL.B.

CIVIL ENGINEERS & LAND SURVEYORS 101 SHALL BUILDING 200 BAST JOPPA ROAD TOWSON, MARYLAND 21204 . VAlley 3-8820

DESCRIPTION FOR A SPECIAL HEARING FOR PARKING IN A RESIDENTIAL ZONE, 9545 BELAIR ROAD, 11TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the zoning line dividing that land zoned BL-CNS and that land zoned DR16 said point being at the two following courses and distributions ortheast side of Klausmier Road North 42 Degrees 28 Minutes 10 Seconds East nore or less, measured along the centerline of Belair Road and South 48 Degree 29 Minutes 00 Seconds East 190,00 feet and running thence South 48 Degrees 29 Minutes 00 Seconds East 79.97 feet, North 25 Degrees Ci Minutes East 131.47 feet and North 46 Degrees thence and binding on said zoning line Southwesterly 128 feet, more or less, to the place of

CONTAINING 0.18 acres of land, more or less.



11.9.71

BAL MORE COUNTY, MARYL ONL

INTER-OFFICE CORRESPONDENT

TO. Mr. S. Fric DiNenno, Zuning Commissioner Date. December 27, 1971

FROM Mr. George E. Govrelis, Director of Planning .

Petition #72-152-51H. Northeast side of Bela'r Road 575 feet, more or less, north of Klausmier Road.

Petition for Special Hearing for Off-Street Parking in a Residential Zone.

Perkins of Pery Hall - Peritioner

11th District

HEARING: Monday, January 3, 1972 (9:30 A.M.)

The staff of the Office of Planning and Zouing has reviewed the subject potition and has the following advisory comment to main:

The use of this property appears to be acceptable as long as it is developed in accordance with an approved site plan.

We do object to any light being over 8 feet high in that portion of the property

GEG:NG:msh

BALTIMORE COUNTY, MARYLAND

Date December 16, 1771

Perkins of Perry Hall S/E/S of Belair Road 575' N/E of Klausmie

The plan has been reviewed and this Office offers the following as

- 1) The lights should be no higher than 8 leet.
- 2) The type of screen planting should be noted.

NG DEPARTMENT OF BALTIMORE COUNTY # 72-152-5PH. Towsen, Maryland 1971 C. P. 30 MM.

Location of property: NE/S & Belux Rd 525! N & Klausmin Rd. Location of Signes I Sugar Quantul Night in FRANT OF Do Neut Sign.

Posted by Piul N House Date of return: 12-2:2-71

PROJECT PLANNING DIVISIONS

The plan has been reviewed and this office offers the following

2) The type of screen planting should be noted.

Very truly yours. OLIVER L. MYERS, Chetrus

STATE HIGHWAY ADMINISTRATION

BALTIMORE, MD. 21201 January 14,1972

Mr. S. Eric DiNenna Zoning Commissioner County Office Bldg. Towson , Maryland 2120h

Re: Zoning Petition, revised plan, item 88 Property Owner: Perkins of Perry Hall Location S/E/ S Belair Rd. (Rte 1) 575' N/E.of Klavameier Rd.

The subject plar, revised December 30,1971 does not fully reflect our comments to you of December 1,174. There is no indication on the plan of the required concrete curb along the right of way line between the entrances. It is our opinion that the plan should be revised prior to the hearing.

. 188 1 7 179 DV -

Very truly yours Charles Lee Chief, Development Engineering Section by: John E. Meyers
Asst. Development Engine

PETITION	M	APPI	NG	PRO	GRE	SS	SHEE	T		
FUNCTION	Wall Map		• Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	eiste	by
Descriptions checked and outline plotted on map									USS)	
Petition number added to outlin:										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: M.C.F					ed Pla		or des	c ripti	on	
Previous case;			1	Map 6	Ü.,					

BALTIMORE COUNTY, MARYLAND No. 1439 OFFICE OF FINAL REVENUE DIVISION MISCELLANEOUS CASH RECEIPT
DATE Dec. 10, 1971 ACCOUNT 01-662
AMOUNT \$25.00
DISTRIBUTION WHITE - CAPHER PINK - AGENCY YELLOW - CUSTOMER
Joroph D. Thompson, Inc. 200 E. Joppe Road Tourson, Md. 21204
Petition for Secial Hearing for Perkins of Perry Hell #72-152-SPH NO 25511, 13 25.00st

	State of the second second section of the	Control of the contro
ALTIMORE COUNTINGE IN	EVENUE DIVISION	3 1477
ATE Jan. 6, 1	972 ACCOUNT 01-	-662
	AMOUNT SH	1,50
WHITE - CASPIER	DISTRIBUTION PIRK - AUTREY	YELLOW - CUSTOMER
Robert J. W 6006 Westwood Baltimore, I	od Ave.	
	and lasting of prop	perty 4850mm

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the public health, safety and general welfare of the locality involved not being adversely affected, the above Special Hearing for Off-street Parking in a Residential Zone in accordance with the plat dated October 22, 1971, revised December 36, 1971, and approved January 20, 1972, by George E. Gavrelis, Director of the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit
"A" in this proceeding, and which is incorporated by reference hereto as a part Special Hearing should be and the same is Granted, from and after the date of this Order, to permit Off-street Parking in a Residential Zone, subject to the approval of the site plan
by the State Highway Administration, the Bureau of Depuy Zoning Commissioner of Baltimore County
Public Services and the Office
of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of_____ 1 Special Hearing should NOT BE GRANTED. ВУ IT is ORDERED by the Zoning Commissioner of Baltimore County, this _____day of_____, 196__, that the above Special Hearing be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

ORIGINAL OFFICEOF TOWSON IMES December 21, 19 71 THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner for Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published was inserted in the issue of December 16, 1971. STROMBERG PUBLICATIONS, Inc. By Ruth morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. ... Dec appearing on the 16th day of December 19.71

L. Leanh Street

Cost of Advertisement

USW War with

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

454 OLIVER L. MYSRS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

NUREAU OF

REALTH DEPARTMENT

PROJECT PLANNING SCHLDING DEPARTMENT

ZONING ADMINISTRATE

ENDUSTRIAL DEVELOPMENT

STATE BOADS COME

ORDE

Mr. Robert J. Wyatt, Vice President Perkin, of Perry Hall 6006 Mestwood Avenus Baltimore, Maryland 21206

RE: Type of Hearing: Special Hearing Location: \$5/5 of Belsir Road, Etc. 1, 5/5: NE of Ribusmier Road Patitioner: Parkins of Ferry Hall Committee Meating of November 30, 1971 11th District Item 88

December 7, 1971

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

The subject property is located on the east side of Blair Road, 375 feet north of Klaumder Road. It is currently a lot that has recently been cleared of a dealing and small group of notels. To the south of the subject site is a two-story frame dealing, and to the north is a two-story frame and the subject site is vecent farm land, with speciments and or other residential several hundred feet away. Across the streat from the subject property is a clurch. There is emissing order and gotter at this location.

BUREAU OF ENDINEERING:

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.

Beiair Road (U.S.I) is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem.

Mr. Robert J. Wyatt, Item 88 Page 2

damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building

Storm Drains:

Provisions for accommodating storm water or drainings have not been indicated on the submitted plan.

Beleir Road (U.S. 1) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

The Petitioner must provide necessary designs facilities (temperary or perminent) to provent creating may mulsances or demaps to adjacent properties and the properties of the properties of any problem which may result, due to improper grading or improvential inition of desings facilities, would be the full responsibility of the Petitions.

Vater and Sanitary Sewer:

Public water supply and sanitary sewerage are available to serve this

The Potitioner is coutlened that no encrochment by construction of any structure, including feetings, will be paralited within the utilities exceed which invaries this site. Our long the course of grading or construction required to further develop this afte, protection must be strength by the contractor to present deeps to the existing sanitary seems and early the contractor to present deeps to the existing sanitary seems and early the sanitary s

BOARD OF EDUCATION:

DEPT. OF TRAFFIC ENGINEERING:

The four parking sevens in front of the building are not workelia All two-day delectors as the a minimum of 20 feet.

Mr. Robert J. Wyatt Item 88 Page 3

TO BE TAKE TO THE

FIRE DEPARTMENT:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 10; "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted

STATE HIGHMAY ADMINISTRATION:

The entrances as shown on the subject plan are basically correct. Concrete curb must be installed along the Right of Way line between the entrances, and along the Right of Way line on the parking setback line between the southerly entrance and the south property line.

It is our opinion that the plan should be revised prior to a hearing date being assigned. The entrances will be subject to State Highway Administration's approval and permit.

HEALTH DEPARTMENT:

Hetropolitan water and sever are available to the site.

Food Service Convents: If a food service fact ty is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Bultimore 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 Mostlin Air Pollution Control Regulations, Additional Information may be obtained from the Division of Air Pollution, Builtions County Sportment of identification.

BUILDINGS EMGINEER'S OFFICE:

No comment from this office at this time.

COMING ADMINISTRATION DIVISION:

This office is accepting the petition for a hearing; however, we are requesting revised plans be schultted prior to the hearing that indicate the corrections at requested by the Dept. of Treffic Engineering and the State Highway Administration.

Mr. Robert J. Wyatt Item 89 Page 4

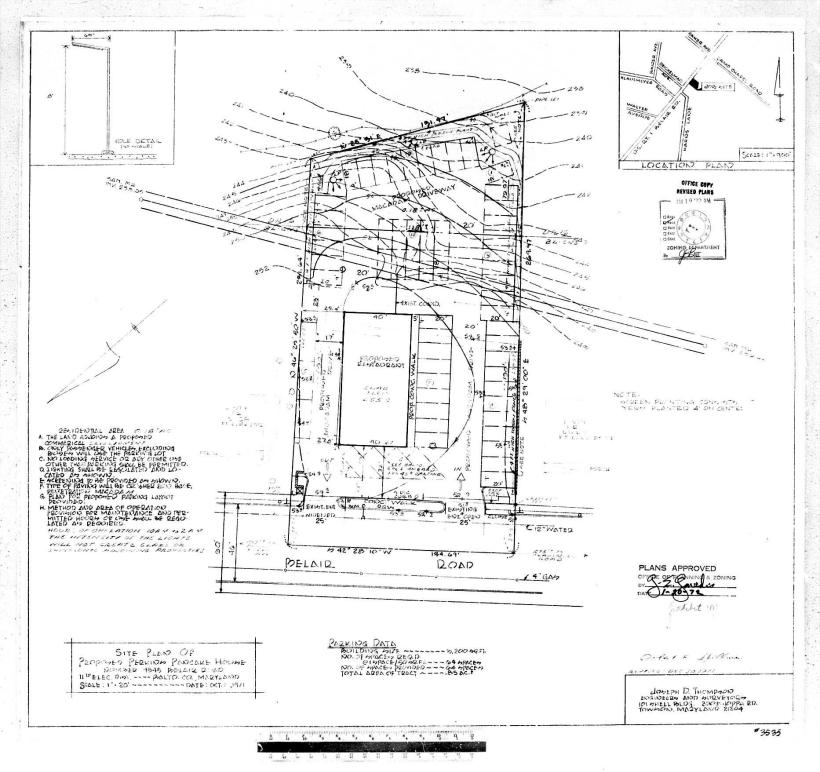
This patition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

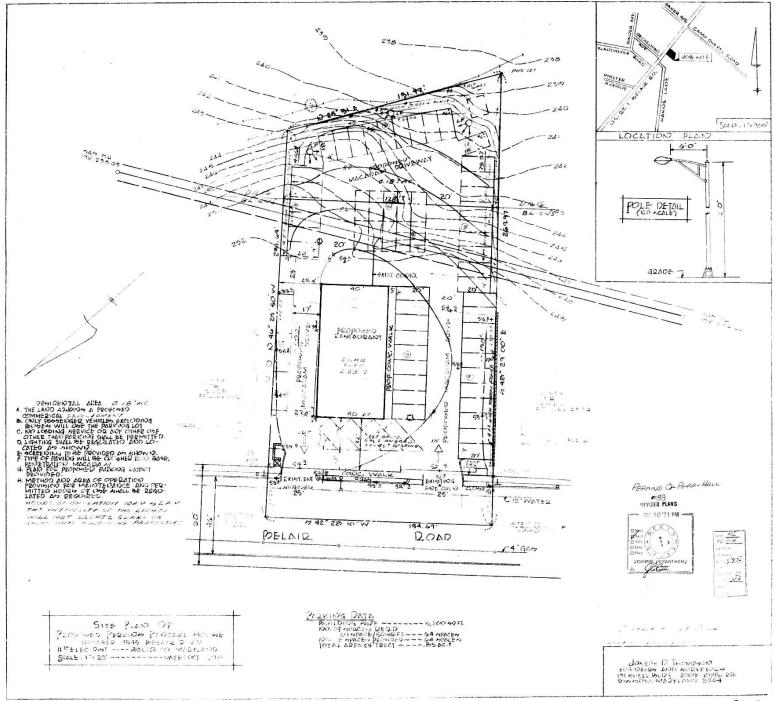
Very truly yours,

Oliver L. Hyers, Chairman

Enc.

JJD1JD





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