BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

James H. Cook, Esq., 409 Washington Avenue Towson, Maryland 21204

> RE: Type of Hearing: Reclass to B.L. Petitioner: Security Mortgage Corp. Location: N/E Cor. Marlyn Ave. and Sandalwood Road District 15th Item 21

Dear Sir:

NITY OFF THE STATE

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 inspection.

The subject property is presently vacant. The property to the north and east are being developed as townhouse apartments. The property to the south is improved with an elementary school and some residential D.R. 5.5 land. Marlyn Avenue, Foxwood Lane and Sandalwood Road are existing County roads with curb and gutter.

BUREAU OF ENGINEERING:

The subject property constitutes the same property previously reviewed by the Zoning Advisory Committee and known as Item #235 (1969-1970) Zoning Order #71-38-R. The comments furnished by this office in connection with Item #235 remain valid and in effect except as noted below.

Revised Highway Comments:

Bayner Road was improved in 1971 as a 36-foot curbe cross-section on a 60-foot right of way. Any comments regarding Bayner Road should be corrected to reflect this construction.

We are enclosing herewith a xerox copy of the comments for Zoning Item #235 which are applicable to the current petition.

PROJECT PLANNING DIVISION:

This pian has been reviewed and there are no site planning factors requiring comment.

James H. Cook, Esq., Item 21

FIRE PREVENTION BUREAU:

The owner shall comply with all applicable aquirements of the National Fire Protection Association Standard No. 101, 'The Life Safety Code", 1967 Edition, and the Fire Provention Code when construction plans

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject site, as proposed, can be expected to generate 2500 vehicles a day. The location of this commercial site is such that many of the area residents which now use Eastern Avenue or Back River Neck Road for their commercial services, would now use this location.

BOARD OF EDUCATION:

This petition came up at the April 21, 1970 Zoning Advisory Committee Meeting. Since then an elementary school has opened next to the Jr.Hi.School directly across from the subject site. The Sandalwood Elementary School now services this area and with a capacity of 415 has (as of 9/20/71) an enrollment of 561 pupils. A rezoning would not increase the student population but, from a conversation with the Jr. Hi. School's principal last year, it would seem that the area as proposed would create an unhealthy atmosphere for the students attending these schools since past history has shown such areas to be lures for school drop-outs and hangers-on as well as for attending pupils who would cut classes, etc. The transportation Department feels that the added traffic resulting from this type of operation would increase the problems of the school buses, would create additional hazards for walkers and would be an attraction for bus students as well as walkers.

Metropolitan water and sewers are available to this site.

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 Protection, 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 Realth Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

The proposed monumental entrance on Mariyn Avenue is located directly in line with the existing crossing pattern from the elementary school. All

James H. Cook, Esq., Page 3 Item 21

other aspects of the plan appear to meet the Zoning Commissioner's rules and procedure. This property was also the subject of a reclassification known as Case No. 71-38R. in 1970.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing the 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.

JJD:JD

Enc.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Security Mortgage Corp. legal owner. of the property situate in Baltimore County and which is described in the description and plat attached hereio 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 ... D.R.16 and D.R.10.5 zone to an ___zone; for the following reasons.

1. That the Baltimore County Council committed error in placing subject property in a D.R.16/cTMSsIFtCatton at the time of its adoption of the Land Use Map of Narch 24, 1971.

See attached description

and (2) for a Special Exception, under the said coning Law and Zoning Regulations of Ballimore County, to use the herein described property, for

Property is to be posted and advertised as prescribed by Zoning Regulations

To be agree to pay expense of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and surther agree to 'nd are to be bound by the zoning regulations and restrictions of Baltimore Courty adopted pursuant to the Zoning Law for Baltimor

s H.Cook Petitioner's Attorney 409 Washington Avenue Towson, Maryland 21204

ORDERED By The Zoning Commiss mer of Baltimore County, this 25th of January

197 22 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation inrough County, that property be posted, and that the public hearing be had before the Zoning Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ... 2nd ., 197 2 , at 1:00 o'clock

P. M

PROF THE OFFICE OF GEORGE VALLIN STEPENS, JR. AND ASSOCIATED ENGINEERS P.O. BOX # 6828, TOWSON, HD. 2120

Description to Accompany Zonin Petition, Reclassification fro D.X.16 & D.R. 10.5 to BL.

Sentember 21, 1971

Merra

ost side of harlyn Avenue, 70 feet wide, at the southermost end of the cur-off leading to the eastermost side of Sandalsmod Road, number them: on said subsoff North 22º 621 500 West 21 32 feet to the eastermont side of Sandalwood Road, 60 feet wide, thence binding on the easternmost side of said road, North 21° 55' 28" East 350.11 feet to the cut-off leading to Bayner Road, thence or anid cut-off North 66° 55' 28" East 21.21 feet to the southermost side of Bayne wide, thence binding on the southernmost side of said road the five following lines, viz: South 68° 0': 32" East 54.51 feet, thence by a line curvin to the right hautre a radius of 390 00 feet for the distance of 166-11 feet, said chord bearing South 57° 29' 30" East 143.28 feet, thence South 46° 54° 17" East 219.39 fee, thence by a line curving to the left having a radiu of 560,00 feet for the distance of 198,34 feet, said cur having a chord bearing 5" East 197.30 feet, thence South 67° 11' 51" East 79.15 feet, Baywer Road and running South 22° 48' 09" West 246.23 feet to the elde of Marlyn Avenue, therea binding on the northermost elde of said evenue the two following lines, viz: North 67° 10' 50" West 653.81 feet, thence by a line curving to the left having a radius of 3849.50 feet for the distance of 13.27 feet, said curve having a chord bearing North 67° 15' 53" West 15.27 feet

Containing 4.890 Acres of land, more or less.

RE: PETITION FOR RECLASSIFI-CATION

NE/corner of Marlyn Avenue and Sandalwood Road - 15th District Security Morigage Corporation -NO. 72-193-R (Item No. 21)

BEFORE THE DEPUTY ZONING COMMISSIONER

OF : BALTIMORE COUNTY

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...

The Petitioner has withdrawn his Petition, and it is, there fore ORDERED by the Deputy Zoning Commissioner of Baltimore County this 772 day of March, 1972, that the said Petition be and the same is hereby DISMISSED without prejudice.

MEMORANDUM IN SUPPORT OF RECLASSIFICATION FILED BY SECURITY MORTGAGE CURP. AS REQUIRED BY BILL 72, SECTION 22-22(b).

Now comes Security Mortgage Corp., a body corporate, legal owner of the property covered by the within Petition for Zoning Reclassification, by James H. Cook, its attorney, and in accordance with the provisions of Bill 72, Section 22-22(b), states that the reclassification requested herein should be granted and for reasons says.

- 1. That the Baltimore County Council committed error in placing the subject property in a D.R.16 and D.R.10.5 classification at the time of the adoption of the Land Use Map,
- 2. That the subject land lies in an era of high density residential zoning for which adequate provisions have not been made for sufficient business local zoning in close proximity thereto, within walking distance, so as to afford the amenities desired by the occupants of such high density zoning.

James H. Cook Attorney for Property Owner

March 7, 1973

James H. Cook, Esquire 409 Washington Avenua Towson, Maryland 21204

> RE: Petition for Reclassification N'E/corner of Marlyn Avenue and Sandalwood Road - 15th District, Security Mertgage Corporation - Petitioners NO. 72-193-R (Item No. 21)

Dear Mr. Cook:

I have this date passed my Ords, in the above captioned matter in accordance with the attached

Very truly yours.

JAMES E. DYER Deputy Zoning Commissione

JEDime

cc: Mr. Richard G. Watson 1112 Foxwood Lane Baltimore, Maryland 21221

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna TO Zoning Commissione

21972

Beatuci

Date November 1, 1971

FROM Richard B. Williams
Project Planning Division SUBJECT... Zoning Advisory Agendo (tem #21

> Baltimore County Reclassification Cycle for the Period of October '71 to April '72 Security Mortgage Corp.
> N/E Cor. Marlyn Ave. & Sandalwood Rd.

This plan has been reviewed and there are no site-planning factors requiring

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF TRAFFIC ENGINES
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE COARESPOND

s. Eric DiNenna Attn: Oliver L. Myers C. Richard Moore

SUBJECT: Item 21 - Cycle Zoning II Property Owner: Security Mortgage Corp. NE Corner Marlyn Avenue & Sandalwood Road Reclass. to B.L.

The subject site, as proposed, can be expected to generate 2500 vehicles a day. The location of this commercial site is such that many of the area residents which now use Eastern Avenue or Back River Neck Road for their commercial services, would now use this location,

Date__November 2, 1971

BALTINLAS COUNTY () OF THEATING

ZONING ADVISORY CONTINUE HIRETING OF Penies of Cor. 71 - 1-12 /2

Petitioner: Security Morrosca Com-

Location: NIE cos. MIRLIN ALE, 4 SWALLE D RA

District: 15

Present Zoning: DR 10 T u n.2 16

Proposed Zoning: Gr. (SHOPING CONTER)

No. of Acres: 4.79

Comments: They perfect the comment of the Acres at 1575 ADVISORY COMMITTEE MEETING. SINCE THEN AN ELEMENT MY WHICH HAS OFFICE NEET TO THE JO. HE SENIEL DIRECTLY ACRESS FROM THE SUBJECT SITE. THE SWALLOOD ELEMENTING THE WALL SERVICES This invest of with a executly of dist has (a of 9/2/71) in Endent-MEST OF SEL PURES. A RESIDENCE WOULD NOT INCREASE THE STOPENpossention dut, since A constanting with the Je. He much's " PRINCIPLE LAST YEAR IT WOULD SEEM THAT THE AREA AS PACESED WHICH PRESTE IN CHIERCENT STRUCTURES BY THE STATES STEWNER. THESE STREETS SINCE PLSE HISTORY HAS THEM SUCH AREIN TO BE ELICEN The Truck Different of Haussens on as well to the interior forth the world for custoffer. The Transferration deposit ment feet THAT THE ADDRESS TO THE RESIDENCE FROM THIS TYPE OF COMMENTER WALL INVALUE THE PARTIENS OF THE STREET BUSINESS OF CREATE ASSISTANCE HATARDS FOR WALKERS, & LOUID BE IN ATTRACTION FOR IT. STORMS AS WELL AS WALKERS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver Myers	Date October 21, 1971						
FROM Hoyt V. Bonner							
SUBJECT Item 21 - Zoning Advisory Co	omaittee Meeting, October 20, 1971						

21. Property Owner: Security Nortgage Corp.
Location: S/E Cor. Marlyn Ave. : Sandalwood Rd.
Proposed Zondha, Reclass. to S.L.
District: 15th
Sector: Rastern No. Acres: 4.89

Metropolitan water and sewers are available to this site.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be substited to the Division of Food Protection, 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 comptiance 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.

Sanitarian II
Water and Sever Section
BURRAU OF ENVIRONMENTAL HEALTH

HVB:ca

COOK, MUDD, MURRAY & HOWARD

March 2, 1972

Mr. S. Eric DiNenna Office of Planning and Zoning County Office Building Towsen, Maryland 21204

Re: Petition No. 72-193 R

Dear Mr. DiNenna:

RCM/u

Please he advised that the above applicant is hereby withdrawing the above Petition without prejudice.

> Very truly yours, INI C.

James H. Cook

6200 WE 2,1472



THIS IS TO CERTIFY that the ansexed advertisement of 3. Eric Dinema Zoning Commissioner of Baltimore County

Catonsville Times Dundaik Times

☐ Arbutus Times ☐ Community Times

weekly new-paper/published in Waltimore County, Maryland, once a week for one xxxxxxxx week before the 14 day of February 19 72 that it to say the same was inserted in the resur of February 10, 1972.

STROMBERG PUBLICATIONS, INC.

111 Futh morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD ... February . 10 , 19 72. THIS IS TO CERTIFY, that the ennexed advertisement was published in THE JEFFERSONIAN, a weekly news, aper printed and published in Towson Baltimore County, Md. care to care day of March 19 72, the Dest publication appearing on the 19th day of February

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Cost of Advertisement, \$_

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CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

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Petitioner Secus	ity mestgra	Corp		
Location of property				
cocation of Signs (3)	1 South low 9.	norlyn 10.	stul ou San	dalword x
Remarks				
Posted by Mest	14 14m	. Date of r	return 2-72	7.4

PETITION	M	MAPPING PROGRESS						SHEET			
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	date	by	dete	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA						_	Γ.				
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Previous case:			5	tap #						.140	

BALTIMORE COUNTY MARYLAND OFFICE OF FINANCE - RE-INTERIOR MISCELLANEOUS CASH RECEIP?

> ACCOUNT 01-662 Oct. 27, 1971

AMOUNT_\$50.00

No. 249

PINK AGENCY

MHITE CASHER PINK AGENCY Mesars. Cook, Hudd, Murray 6 Howard 409 Washington Ave. Towson, Md. 21206:

Petition for Reclassification for Security Mortgage Corp.

No. 1567 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Mae. /, 1972 CCOUNT 01-662

AMOUNT - \$142.50

Market Comism Page Agency Nashington Ave. 100 Agency Value Contoner 409 Vashington Ave. 100 Agency 100 Agency

Advertising and posting of property for Security Mortgage Corp. 147.50mc

