

72-193
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:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition 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 (1965-1970) 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 curb and 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 this current petition.

PROJECT PLANNING DIVISION:

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

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FIRE PREVENTION BUREAU:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

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.

HEALTH DEPARTMENT:

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

ZONING ADMINISTRATION:

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

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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 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. Myers
OLIVER L. MYERS, Chairman

JJD:JD

Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: October 21, 1971

FROM: Hoyt V. Bonser

SUBJECT: Item 21 - Zoning Advisory Committee Meeting, October 20, 1971

21. Property Owner: Security Mortgage Corp.
Location: N/E Cor. Marilyn Ave. & Sandalwood Rd.
Present Zoning: D.R. 10.5, D.R. 16
Proposed Zoning: Reclass. to S.L.
District: 15th
Sector: Eastern
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 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 Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Hoyt V. Bonser
Sanitarian II
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

HVB:ca

LAW OFFICES
COOK, MUDD, MURRAY & HOWARD

JAMES H. COOK
JOHN E. MUDD
RICHARD C. MURRAY
JOHN B. HOWARD
DANIEL D. TRACY, JR.
JOHN H. ENK, JR.

MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

TELEPHONE 823-4111
AREA CODE 301

March 2, 1972

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

Re: Petition No. 72-193 R

Dear Mr. DiNenna:

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

Very truly yours,

James H. Cook

RCM/u

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#72-193-R

District: 15th Date of Posting: 2-16-72
Posted for: Heavy Thru Road 2-1972 & Local PM
Petitioner: Security Mortgage Corp
Location of property: _____
Location of signs: 3 1/2 Sandalwood Rd. 1 Sandalwood Rd. 1 on Marilyn Ave. Rd
Remarks: _____
Posted by: Paul H. Larr Date of return: 2-17-72

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	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										
Reviewed by: <u>JHB</u>	Revised Plans: Change in outline or description: <u>Yes</u> Previous case: _____ Map # _____									

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 240

DATE: Oct. 27, 1971 ACCOUNT 01-662

AMOUNT \$50.00

WHITE CASHIER
Messrs. Cook, Mudd, Murray & Howard
409 Washington Ave.
Towson, Md. 21204
Petition for Reclassification for Security Mortgage Corp.
10-27-71

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1567

DATE: Mar. 7, 1972 ACCOUNT 01-662

AMOUNT \$142.50

WHITE CASHIER
Messrs. Cook, Mudd, Murray & Howard
409 Washington Ave.
Towson, Md. 21204
Advertising and posting of property for Security Mortgage Corp. 3-7-72
142.50



THIS IS TO CERTIFY that the annexed advertisement of
J. Eric DiNenna
Zoning Commissioner of Baltimore County
was inserted in the following

- ☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times

weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 14 day of February 1972 that it was the same was inserted in the issue of February 10, 1972.

STEWART PUBLICATIONS, INC.

By *Ruth Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 10, 1972.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once a week on one time before the 2nd day of March 1972, the first publication appearing on the 10th day of February 1972.

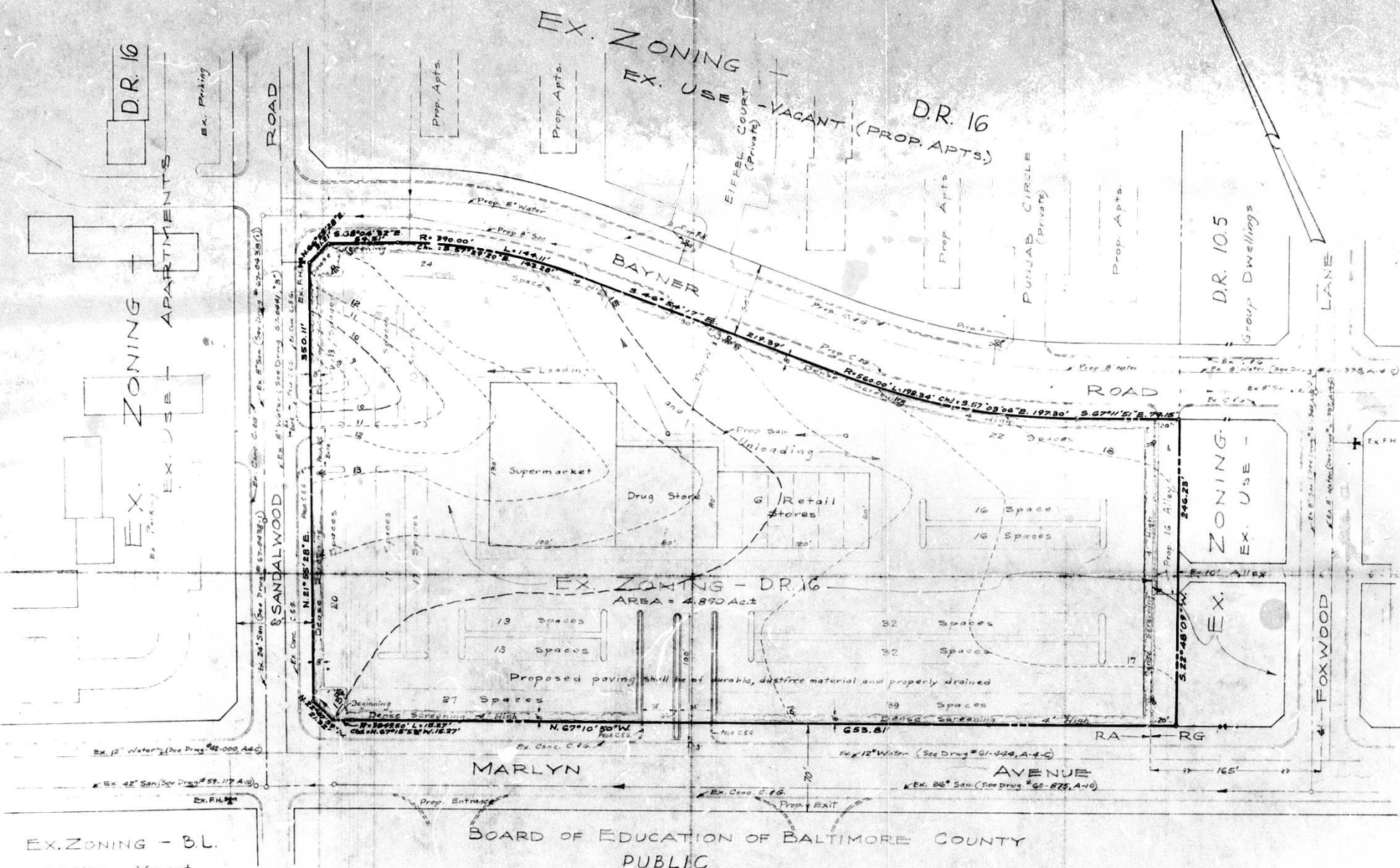
THE JEFFERSONIAN

H. Leach
Manager

Cost of Advertisement \$.

PETITION FOR RECLASSIFICATION
ZONING DIST. 15 and D.R.
LOCATION: Sandalwood Rd. & Marilyn Ave.
SECURITY MORTGAGE CORP.
COUNTY OFFICE BUILDING, 100 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND
The Zoning Commissioner of Baltimore County is hereby notified that the annexed advertisement of J. Eric DiNenna, Zoning Commissioner of Baltimore County, was inserted in the following

PETITION FOR RECLASSIFICATION
ZONING DIST. 15 and D.R.
LOCATION: Sandalwood Rd. & Marilyn Ave.
SECURITY MORTGAGE CORP.
COUNTY OFFICE BUILDING, 100 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND
The Zoning Commissioner of Baltimore County is hereby notified that the annexed advertisement of J. Eric DiNenna, Zoning Commissioner of Baltimore County, was inserted in the following



PARKING TABULATION

SUPERMARKET - 1 Space per/200 Sq. Ft. = 65
DRUG STORE - 1 Space per/200 Sq. Ft. = 32
RETAIL STORES - 1 Space per/200 Sq. Ft. = 36
TOTAL REQUIRED = 133
TOTAL PROVIDED = 321

NOTE:
LIGHTS SHOWN THUS ☉ TO BE DIRECTED
AWAY FROM RESIDENTIAL PROPERTIES.

PLAT TO ACCOMPANY ZONING PETITION RECLASSIFICATION FROM D.R. 16 & D.R. 10.5 TO B.L.

FIFTEENTH DISTRICT
SCALE 1" = 50'

BALTIMORE COUNTY, MARYLAND

MARCH 18, 1970
REVISED: APRIL 7, 1970
REVISED: AUGUST 5, 1970
REVISED: AUGUST 11, 1970

REVISED: SEPTEMBER 23, 1971 TO
SHOW NEW ZONING DESIGNATIONS.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

