PETITION FOR ZONING RE-CLASSIFICATION 72-197-4 AND/OR SPECIAL EXCEPTION : VARIANCE

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RECL

ORDER DATE

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THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Peter G. Angelou, Selig A. Wolfe

**EDEK we...and.James.R..CKeMAOKS...legal owner.R of the property situate in Baltimore ounty and which is described in the description and plat attached hereto 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.... DR. 5.5. .DR 16 with a variance of the following reasons

Error in Comprehensive Zoning Maps Variance Section 18 62.2 (E) request a 35' yard instead of the required 75'.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of to use the herein described property, for ... an office building ...

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

we, agree to pay expenses of above re-classification and/or Special Exception advertising, skens we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this perition, and further agree to, and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuals to the identity law for Baltimore County.

400 Equitable Building

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400 Equitable Building 21202

Balcimore, Maryland 21202 M G

Protestant's Attention

Protestant's Attention

10 Light Street

20 20 25 1570

To this gettion he shows the Rebruary, 197 2, that the subject matter of this petition be advertised, as equired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughsore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th

ding in Towsoc, 197 2, at 10:30 clockday of 10.00

MCA DOD

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DESCRIPTION

4. 89ACRE PARCEL

WEST SIDE OF EMGE ROAD

490 FEET, MORE OR LESS

NORTH OF JOPPA ROAD

NINTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

This Description is for a "DR 16 Classification with Specia! Exception

Beginning for the same at a point in the center of Emge Road, at the distance of 490 feet, more or less, as measured northerly and northeasterly er of said Emge Road from its intersection with the centerline of (1) N 56° 25' E 68 feet, more or less, (2) N 15° 48' E 50 feet, more or less, (3) N 06° 04' E 100 feet, more or less, (4) N 16° 21' W 70 feet, more or less, W 50 feet, more or less, and (6) N 41° 59' W 56 feet, more or less courses: (7) S 76° 21' W 626 feet, more or less, (8) S 15° 46' E 328 feet, more or less, and (9) N 77° 18' E 559 feet, more or less, to the place

or Surply & Sewerage & Drainage > Highways & Structures & Developments > Planning & Reports

RE: PETITION FOR RECLASSIFICA-

TION AND VARIANCE W/S of Emge Road, 490' N of Joppa Road - 9th District

Peter G. Angelos, et al - Petitioners : COMMISSIONER NO. 72-197-RXA (Item No. 5)

: BALTIMORE COUNTY

REFORE THE

DEPUTY ZONING

OF

The Petitioners have withdrawn their Petition, and it is, therefore, ORDERED by the Zonine Commissioner of Baltimore County this day of June, 1972, that the said Petition be and the same is hereby DISMISSED without prejudice.

Page Two

Containing 4.89 acres of land, more or less.

RLS:mp

October 13, 1971



BRIEF IN SUPPORT OF PETITION FOR ZONING RE-CLASSIFICATION AND SPECIAL EXCEPTION

Your Petitioners allege the following reasons for Error in the Comprehensive Zoning Mane:

- for DR 5.5 Development.
- 2. The general characteristic of the area has changed ecause of the proximity of the Beltway and widening of access
- 3. The intended occupant of the proposed building will restrict his hours of operation to conform with the best interest

AND for such further reasons to be assigned at the Hearing

- 1. The land is presently undeveloped and not susceptible

B...TIMORE COUNTY, MAR LAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric Dillenna Date October 22, 1971

PROM. Ellsworth N. Diver, P.E.

SUBJECT ites 55 (Cycle October 1971 - Acril 1972)
Property Owner: Note: Acreles, et al.
Discourage of the Cycle of Subject of Supa Road
Present Coning: Peclass. to D. 92, 165 Variance to
1808-20 - side yards
No. Acres: 4,89

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Cosmittee in connection with the subject item.

Lackewanns Avenue is an existing County road which shall ultimately be improved as a 30-foot curbed paving section on a 50-foot right-of-way.

Enge Road is an existing County road which shall be improved as a lo-Toot curbed pering section on a 60-Toot right-of-way. A revision in the horizontal alignment of Enge Road will be necessary due to several sharp curves and highway improvements will be required in connection with the development of this site.

Entrance locations will be subject to approval by the Department of

Provisions for accommodating storm drainage have not been indicated on subject plan; however, storm drain facilities will be required and shall carried to a suitable cutfall.

The Patitioner must provide necessary desinger facilities (temporary or measure) to prevent creative may mustances or desages to adjacent or may be a superior of any problem which may remain the major of any problem which may remain the major of major of the medical problems of creating facilities, would be the full responsibility of the Patitioner.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE.

Mr. George E. Gavrelis, Director Office of Planning & Zoning Rock 301, Jefferson Building Towson, Maryland 21204

COUNTY OFFICE BLDG

IVER L. MYER

MEMBERS BUREAU OF ENGINEERING

DEPARTMENT OF

TATE ROADS COMM BUREAU OF

NE ALTH DEPARTMENT BUILDING DEPARTMENT BOARD OF ELUCATION ZONING ADMINISTRATIO INDUSTRIAL DEVELOPMENT

3E: Property Owners Pater G, Angelos, ot al Locations V/S Emp. Rd., 490' Locations V/S Emp. Rd., 490' Mo. of Jopps Rd.
Present Zonings D.R. 5,5' Proposed Conings Reclass. to D.R. 16;
Surfance to 1802,2C - side yells.
No. Acress 4,99
Iten 5

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November 8, 1971

The following comments were compiled after a field investigation and an in-office review which will provide the Planning Seard and/or the patitioner with pertinent information of possible development problems.

The subject property is located on the west side of existing Emge Lane just north of Joppa Road, It is a large wooded tract that is completely surrounded by an existing and well meintained residential development. There is no curb and gutter existing at this location.

The plat submitted, although it does show the proposed development of the property, it does not indicate all the existing structures in close proximity to this site. It also does not indicate an existing two story frame dwelling that is located within the confines of this site. This property was an issue before the County Council during the map adoption process.

Very truly yours. Oliver L. Myes OLIVER L. MYERS, Chairmer

JJDJr. :JD

#5 (Cycle Oc. er 1971 - April 1972) orty Owner: Peter G. Angelos, et al Property Owner: Page ? Cotober 22, 1971

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

Water:

Public water is available to serve this site from Lackawanna Avenue and Emge Road.

Public sanitary sewerage is availabl. From the existing sewer in

END: TAM: MAK: 88

W. T Kay Sheet NE 10C Topo 38 NE 11 Position Sheet

BALLIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date October 22, 1971 TO Mr. Oliver Myers FROM Hoyt V. Bonner

Item 5 - Zoning Advisory Committee Meeting, October 21, 1971 SUBJECT.

5. Property Owner: Peter G. Angelos, et al Incation: W/S Eage 6d., 490' N. of Jorge Road Present Zoning: Reclass. to D.R. 16: Variance to 1802.2C - side yards District: 9 Sector: Central No. Acres: 4.89

Metropolitan water and sever must be extended to the site before building permit is approved.

Air Pollution Comments: The building or buildings >: this site may be subject to re-istration . d compliance with the Maryland State Health Air Pollution Control Regulations. Addition-21 Information may be obtained from the Division of Air Pollution. Baltimore County Department of Health.

Hayt U Ban or Sanitarian II Water and Sewer Section BUREAU OF ENVIRONMENTAL HEALTH

HVB/klr

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
10WSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna Attn. Oliver L. Myers FROM: C. Richard Moore

SUBJECT: Item 5 - Cycle Zoning II
Property Owner: Peter G, Angelos, et al
Emge Road N, of Joppa Road
Reclassification to D.R. 16; variance
to 1802.2C - side yards

The subject 4,89 acres is requesting a special exception for an office building. The only access to this proposal is via Lackawanna Avenue and Enge Road. These roads do not have sufficient width to handle office or high density development.

Date____November 2, 1971

BALTIMORE CONSTRUCT TO BE THE STATION

ZONTENG ADVISORY COLLECTED CONTEND

OF Penies . F C F 71 - Main 72

Petitioner: Paren & Andrews, et al Location: Wis Emer Ro , 490' N or Jenni Ro

District: 1

Present Zoning: D.1 5 5

Proposed Zoning: On It 1 Vod (... . and a ser)

Comments: I chieces in the Presoner 2 since copies ROMANNE WILL CONT RESET IN 1 655 65 Perentine 'morn's

TO: S. Eric Dillenna, Zoning Commissi Attention: Mr. Myers

SUBJECT: Property Owner:

Peter G. Ancelos, et al

Zoning Agenda: Cycle for October '71

() 1. 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 ____feet along an approved road.

() 2. A second means of access is required for the site.

() 3. The dead-end condition shown at _

exceeds the maximum allowed by the Pire Department.

() h. The cite shall be made to comply with all applicable requirements of the Untional Pire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Pire Prevention Code prior to occupancy or commencement of operations.

(X) 5. The owner shall comply with all applicable requirements of the Netional Fire Protection Association Stondard No. 101, * The Life Safety Code *, 1957 Exition, and the Fire Prevention Code whon construction plans are submitted for approval.

() 6. The Fire Department has no comment on the proposed site.

Abov; comments indicated with a check apply.

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ton for Special Exception for Other Smithing. Stant for a Vertinese for a Yard. 1980t. West side of Empe Road Sant, more or loss, North of	CERTIFICATE OF PUBLICATION	
a Till Menday, Morth 6, I at 19,30 AM. 30 MARTIN'S Room 194, only Office Smiding, 111 W magazing Avenue, Torona, Se.	TOWSON, MDPehruary. 17, 1972 THIS IS TO CERTIFY. that the annexed advertisement was	
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east Sening: D.R. J.S. speemd Zening: D.R. 11 Stien for Special Exception for Stien Surface, Steen Surface, Steen for Variance from the Zen-	and published in Towson, Baltimore County, Md., manufacturesh	
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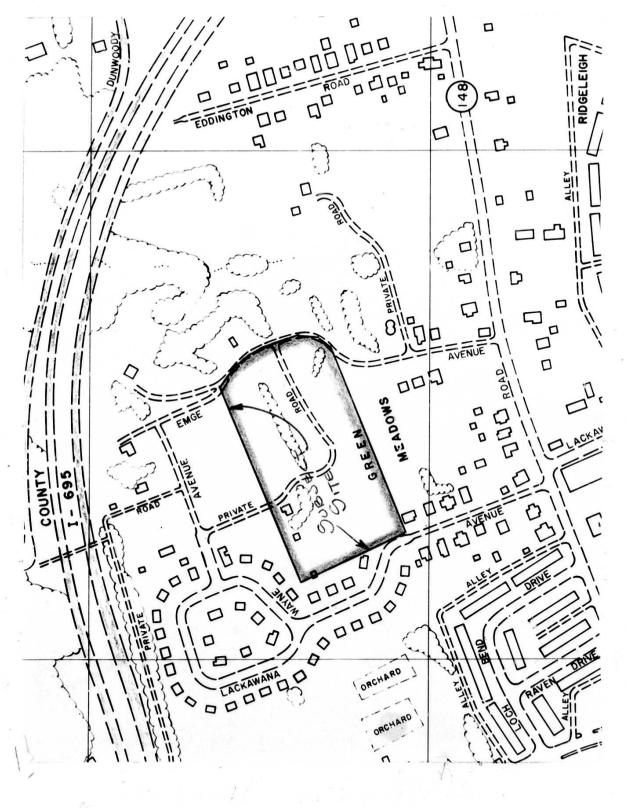
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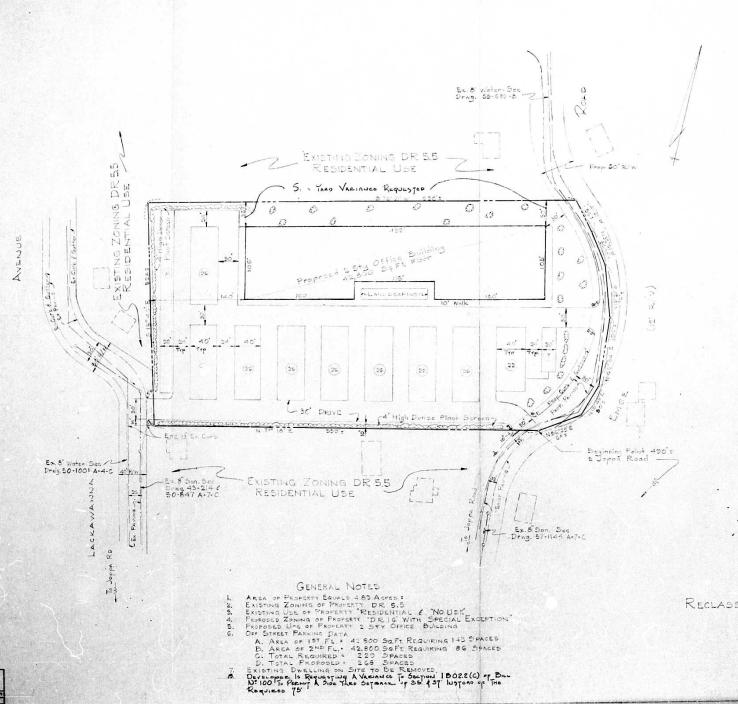
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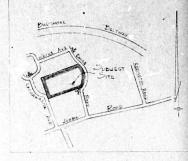
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AMOUNT.	\$50.00	• •
Peter G. Angelos, Esq. Slo Equitable Bellding Baltimore, Md. 21202 Pettion for Reclassification a	VELLO	CUSTOMER







MATZ, CHILDS & ASSOCIATES



LOCATION PLAN Scale: 1":500" .



PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION & SPECIAL EXCEPTION FOR PROPERTY

VICINITY LACKAWANNA AVE & WAYNE AVE. ELECTION DISTRICTS BALTIMORE Co., Mb.

Scale: 1 50 OCT. 13, 1971

