I, or-we, Joseph L. Soley legal owner of the property situate in Baltimo county 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.

zone: for the following reasons

Error in original zoning.

HEARING: and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore risperty is to be posted and advertised as prescribed by Zoning Regulations.

Let we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting etc., upon filing of this petition, and further agree to and are to be bound by the zoning s and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltin

W. Lee Harrison Petitioner's Attu. or Protestant's Attorney

Address ...306\_W.\_JoppaRoad.... Towson, Maryland 21204 (823-1200)

ORDERED By The Zoning Commissioner of Baltimore County, this...

..., 1972..., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of veneral circulation through-out Baltimore 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 6th \_day of\_ March .... 197 2 at 1:00 o'clock P. M.

Zoning Commissioner of Baltim

120

Towson, Maryland 21204

Re: Petition for Reclassification Joppa Road DR-5, 5 to B-L

N.S

20

Deg. 120' N of Joppa Road feat East of Enge Lane

-

7

2-198

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMO RE COUNTY

#### MEMORANDUM

Now comes Joseph L. Soley, legal owner of the above captioned property by W. Lee Harrison, his attorney, and in accordance with Bill 72. Section 22, 22(b), states that the reclassification should be granted and for reasons says:

1. That this property was zoned B-R at the time of the adoption of the map by the County Council and was developed in accordance

2. That subject property is part of a larger tract which was devaloped within the B-R zone and was erroneously zoned B-R 5.5

> W. Lee Harrison 306 W. Joppa Road Towson, Maryland 21204 823-1200 orney for Petitioner

William G. Wrich, Or.

18 FULLERTON HEIGHTS AVE. BALTIMORE MD 21234

For The Purpose of Zoning Only

411 that piece or parcel of land situate lying and being in the Ninth Election District of Baltimore County State of Maryland and described as follows:

Beginning for the same in the westermost or south 4 degrees 27 minutes east 200,00 feet line of the parcel of land conveyed by Walter C. Breidstein to Stanley by a deed dated October 15, 1945 and recorded among the land records of Baltimore County in liber R.J.S. No. 1374 folio 142 etc. said point of beginning being distant North 87 degrees 11 minutes East 138.00 feet and north 4 degrees 27 minutes est 120.00 feet from the center of Emge Lane running thence and binding on the present B\_ R zoning line through the existing building North 67 degrees 11 minutes East 124.74 the easternmost outline of said lot running thence and binding on said easternmost, North 4 degrees 27 minutes West 65.00 feet to the northernmost outline of said lot running thence on said northernmost outline South 87 degrees 11 minutes West 124.74 feet to the westernmost outline of said lot thence binding on the said westernmost outline south 4 degrees 11 minutes east 65.00 feet to the place of beginning.

Containing 0.19 of an acre of land more or less

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet FUNCTION Petition number added to Granted by ZC, BA, CC, CA Reviewed by: OFM "evised Plans; Change in outline or description\_

Map # 9-30

THE OF ENTINE

William & Which Ja.

#### BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OF FIRST SERVICE AND THE CHARACTERS AND THE CHARACTERS AND THE COUNTY OF T OLIVER I WYER

BURLAL OF

DEPARTMENT OF

ATATE BOSTON

FIRE PRODUCT

PROJECT PLANNS BUILDING DEFAULT

BOARD OF SECURIO

DEPT TRUE

. . .

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

RE: Type of Hearing: Reclass, to B.R. Location: N/S Joppa Rd., 138' E. of Emge Land Petitioner: Joseph L. Soley 9th District

Dear Sir:

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 lies on the north side of Joppo Road Just east of Enge Lane. It is currently improved with a small shopping consists consisting of a service gareng, auto building to the west of the subject site that is used for the sale of surgical supplier, and a convenciel carpet store is to the east of the subject site. The south side of Joppo Road is alrellarly improved with convencial development.

#### BUREAU OF ENGINEERING:

The subject property constitutes the same property proviously reviewed by the Joning Advisory Con-Ittee and known as Cycle Joning Item 14 (April - October 1971). The commants furnished by this office in connection with Cycle Joning Item 47 resain valid and in affect. We are enclosing hereafth a zeros copy of these commants which are epylicable to the current patition.

#### DEPT. OF TRAFFIC ENGINEERING:

Item 4 was reviewed under Cycle 1 as Item 4 in which the comment remains valid.

The subject request is of .19 acres from 0.8. 5.5 to 88. This small area should have no serious effect on volumes to Joppo Road and could generate 100 trips per day. Movever, if dead and storage warehouse, it would generate much less.

W. Lee Harrison, Esq. Page 2 Item 4

#### BOARD OF EDUCATION:

No effect on student population.

#### FIRE DEPARTMENT:

This office has no comment on the proposed site.

concern their out to the it

Metropolitan water and sewer are available to the site, therefore, no health hozards are anticipated.

#### ZONING ADMINISTRATION DIVISION:

The proposed zoning reclassification lies between the existing store area and a property adjoining to the north that was subject of a hearing in the first cycle. This property is used as a parking area for the retaining area in front.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the haring 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 & Tilger OLIVER L. HYERS, Chairman

JJ9:J0

#### 0 100 BALTIMORE COUNTY MARYLAND

INTER-CTEICE CORRESPONDENCE

Date\_\_ May 3, 1971

PROM Filsworth N. Diver, P.E.

SURBECT. Item fh (heril - October 1971)
Proporty Omner: Joseph L. Soloy
Location: N. of Dope Road, 336' E. of Empe Lane
Prement Soning: D.M. 5.5.
Proposed Zenfar: B.M. and Veriance from 238,2
Floriet 9th Sector: Control

The following comments are furnished in regard to the plot calculated to this office for review by the Zoning Advisory Committee in connection with the subject item.

The proposal that "No Nator, No Sewer, No Heat" are required conflicts with the Relitions County Beliding and Plumbing Codes. If this property is in common fee title with the existing retail use shown than the following commonts apply:

Mighnaya:

Trie site has frontage on Joppa Road.

Type Road is an existing County Road, which has been improved to major collector standards.

Provisions for accommodating storm drainings have not been indicated

The Petitioner must provide necessary drainage facilities (tow wary or personnel to recent recording engentiage continues to adject to represent the recording engineers or danger to adject to represent a generally by the constructed as of surface values. Correction of any produce wide as present that a continue values. Correction of any produce with the recording to the fact that the recording the recording to the recording to

Contro de impo facilities serving only aross within the site do not regard construction under a County contract. Facil fredition are considered private and three-feer ment conform to the County Plumbing and said-ing Serve.

## Sellmant Coutrol:

Breed, read of bide presents where he triple, nor for and stabilities exclude a self-ment of ballong means, or in replacing and a labou, is been able to exclude all the self-ment of the self-me

Tion \$h (April - Octor 1971) Property Usmer: Joseph L. Selsy Page 2 Noy 3, 1971

Sediment Control: (Cont'd)

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

#### Waters

Public water familities are available to benefit this property.

Service within the site from the public system must be in accordance with the Raltimore County Entliding, Plumbing and Fire Prevention Johns. The service connection to the sature shall be in accordance with the standards of the Battlance County Department of Public Works.

### Senitary Severs

Public scritary sower facilities are available to benefit this property.

The Petitioner is entirely responsible for the construction of his conta private senitary sewerage, which must conform with the Baltimore County Plumbing Code.

This plat submitted does not adequately reflect private improvements onsite for store drain facilities, water system and sanitary sewerage system.

If this property is motion fee with the property fronting Jopes Fead, it is landlocked, that is, without fee access to any public facilities and the plan totally inadequate.

The plan should be revised to suffer them items. The plan should be revised to suffer to. Diver

ELISACRIH H. DIVER, P.E. Chief, Bureau of Engineer

ENDIERATIONETES DAMPS

Eey Sheet: N-NE Position Sheet: 38 NE 11 Topo: NE 10 C Tex: 70

Pursu	ant to the advertisement, posting of property, and public hearing on the above petition and
It appearin	ig that by reason of error in the original coning map and the health, safe
and gen	eral welfare of the community not being adversely affected,
the above	Reclassification should be had; and to further appearing that by weapon of SECENTEEN SECTION 1
	ELECTRIC CONTRIBUTION SUCCESSION OF THE CONTRIBUTION OF THE CONTRI
www.	Constitute Storing Control Con
	ORDERED by the Zoning Commissioner of Baltimore County this. 1574
Son of W	(arch, 1972, that the herein described property or area should be and
3 the same is	hereby reclassified; from a D. R. 5.5 zone to a B.R.
S 200e.	- A Should divention for announces of the contract of the cont
Constant of	om and after the date of this order, subject to approval of a site plan by the
Bureau	Public Services and the Office of Planning and Zoning,
JO IE	ances 2 Klass
24 16	Deputy Zoning Commissioner of Baltimore County
6	
Purpuin	nt to the advertisement, posting of property and public hearing on the above petition
and it appea	aring that by reason of
- T	
C D	
the above re	e-classification should NOT BE HAD, and/or the Special Exception should NOT BE
GRANTED.	
IT IS O	RDERE'D by the Zoning Commissioner of Baltimore County, thisday
of	
	I that the above described property or area be and the same is hereby continued as and
	zone; and/or the Special Exception for
	be and the same is hereby DENIED.
	·····
	Zoning Commissioner of Baltimore County



## CERTIFICATE OF PUBLICATION

appearing on the ... 17th ....day of ... February

ORIGINAL

# TOWSON LIM

TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinemma Zoning Comissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published weeks before the 21. day of February 1972 that is to say, the same

was inserted in the issue of February 17, 1972.

STROMBERG PUBLICATIONS, Inc.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 1600

March 13, 1872

PINK - AGENCY

Joseph L. Soley 8001 York Rd. Towson, Md. 21204 Advertising and posting of property 872-198-R 377 SMm 13 1 24.0 CMcc

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

#72-198-8

Posited for Fleening Manufay Munch Let. 1822. G. L. Co. F. M. Petitioner Teaph L. Seley Let. J. Jeffer Rel V. 138. Cont. Location of property and for the state of England State of England Designs 18 est of an Jetter Will Food Note 1 Pooled Book of Chinater, Blog Missel to Design Posted by Must Sugarture Date of return: 2-24-72

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Nov. 19, 1977 CCOUNT 01-662 AMOUNT \$50.00

W. Lee Hartson, Esq.

90 N. Jopps Reed
Townon, Md. 2120h
Petition for Realiseffication for Joseph L. Salay

18 4 0 Opins 22

5 0.0 Order



