PETITION FOR ZONING RE-CLASS-FICATION 2.2032 AND/OR SPECIAL EXCEPTION

NER OF BALTIMORE COUNTY

I, or we, ...losepb L. Soley legal owner. of the property situate in Baltimore sty and which is described in the description and plat attached hereto and made a part hereof n (1) that the soning status of the herein described property be re-classi ng Law of Baltimore County, from an R-10 or DR-3.5

Error in original zoning

See attached description

sty, to use the berein described property for

Property is to be posted and advertised as prescribed by Zoning Regulat I, or we, agree to pay expenses of above re-classification and/or Special Exce

ng, etc., upon filing of this petition, and further agree to and are to be bound by the zoning ons of Baltimore County adopted pursuant to the .'oning Law for Baltim begle Lobe

a Slamo

Towson, Maryland 21204 (823-1200)
ORDERED By The Zoning Commissioner of Baltimor

..., 197 _2, that the subject matter of this petition L. dvertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughre County, that property be posted, and that the public hearing be had before the Zoning imore County in Room 106, County Office Building in Towson, Baltir day of March 197 22, at 120% o'clock

Joseph L. Soley

s. 8001 York Road Towson, Maryland 21204

MCA DOD

DESCRIPTION

3.5 ACRE PARCEL, PROPERTY OF JOSEPH L, SOLEY, EAST SIDE OF CHARLES STREET AVENUE, SOUTH OF BELLONA AVENUE, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for a "B-L" Classification

Beginning for the same at a point on the east Right of Way Line of Charles Street Avenue, sixty-six feet wide, as shown on State Roads Commission of Maryland Plat No. 11559, revised May 7, 1954, at the distance of 980 feet, more or less, as measured northerly along said Right of Way Line from its intersection with the north side of McKim Avenue, thirty feet wide, as shown on the Plat of Woodbrook Eighlands, recorded among the Land Records of Baltimore County in Plat Book J. W. S. 1, page 3, running thence binding on said east Right of Way Line of Charles Street (1) NOO" 15' W 675. 3 feet, more or less, thence binding reversely on a part of the last line of the third parcel described in the deed to Joseph L. Soley recorded among said Land Records in Liber O.T.G. 4921, page 236, (2) S 88° 17' E 150.1 feet, more or less, to the beginning thereof, thence binding reversely on the second line of said third parcel and continuing the same course along the third line of the second parcel of said land, in all, (3) S 00° 15' E 80.93 feet to a point in the second line of the first parcel of said land, thence binding on a part of said last mentioned second line

Water Supply & Sowerage & Drainage > Highways & Structures & Develops

RE: PETITION FOR RECLASSIFICATION: E/S of Charles Street Avenue, 980' N of McKim Avenue - 9th : District

...

Joseph L. Soley - Petitioner NO. 72-203-R (Item No. 8)

ZONING COMMISSIONER

BALTIMORE COUNTY

111

The Petitioner having withdrawn this Petition prior to the hearing, it is, therefore, ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of March, 1972, that the said Petition be and the same is hereby DISMISSED without preju-

MICROFILMED

X

.61

MICROFILMED

nea

and on all of the third line of said first p ...el two courses: (4) S 86° 07' 30" E 52.66 feet, and (5) S 01° 12' W 135.42 feet to the end of said third line and to a point in the dividing line between lots 5 and 6, as shown on the afores Giat of Woodbrook Highlands, thence binding on a part of said dividing line, (6) N 89 45' E 57.9 feet, more or less, to a point on the west side of the avenue, twenty feet wide, shown on said plat and referred to in said deed, said avenue being now known as LaGrange Lane, thence binding on the west side of said LaGrange Lane three courses: (7) S 11° 25' W 118.6 feet, more or less, (8) S 18° 35' E 200.0 feet, mare or less, and (9) S 05° 35' E 69 feet, more or less, to the dividing line between lots 10 and 11, as shown on "aid plat, and to the end of the first line of the land convejed to Theodore E. Mayer and wife by deed recorded among said Land Records in Liber W.J.R. 3596, page 546, thence binding reversely on said first line and on a part of said last mentioned dividing line, (10) S 89° 45' W 140 feet, more or less. thence binding reversely on the last line of said last mentioned land, (11) \$ 30° 15" E 75.00 feet to a point in the dividing line between lots 11 and 12, as shown on said Plat of Woodbrook Highlands, and thence binding on a part of said last mentioned dividing line, (12) S 89° 45' W 165.0 feet, more or less, to the place of beginning. Containing 3.5 acres of land, more or less

- 2 -

MICROFILMED

J. O. #70242

April 13, 1971



 \Diamond (134) 凹 ·C D 망 Tenanta = Bar \Diamond STREET.

Re: Petition for Reclassification Charles Street R-10 or DR=3, 5 to B-L Joseph L. Soley, Petitioner

REFORE THE

ZONING COMMISSIONER OF BALTIMORE 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 requested should be granted

The subject property fronts on one of the major arterial roads in Baltimore County (Charles Street Avenue). It is bounded on the south by commercial uses ranging from offices to Automotive Service Stations. of the surcounding zoning of residential in character. The County Council failed to recognize the logical extension of commercial conin on Charles Street Avenue thereby adopting the DR-3, 5 zone in error.

A need exists in the area for an orderly developed planned shopping area which would be compatible if not better than the existing commercial immediately to the south. Therefore, we request that the error be corrected and the proper zoning by B-1

0

W. Lee Harrison 306 W. Joppa Roa Towson, Maryland 21203 823-1200 Attorney for Petitioner

MICROFI MED. March 28, 1972

N. Lee Harrison, Esquire 306 West Joppa Road Towson, Maryland 21204

Petition for Reclassification E/S of Charles Street Avenue, 980' N of McKim Avenue - 9th District Joseph L. Soley - Petitioner NO. 72-203-R (Item No. 8)

Dear Mr. Harrison

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

SED/srl

Attachmente

cc: Frank E. Cicone, Esquire 411 Jefferson Building Towson, Maryland 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

П

1

0

0

D

0

0

SITE

MEMBERS BUREAU OF

BUREAU OF HEALTH DEPARTMEN PROTECT PLANNING MULDING DEPARTME Z-NING ADMINISTRAT

DEVELOPMENT

November 8, 197

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

RE: Property Owner: Joseph L. Soley Location: E/S Charles St., NE of Int. Moodrook Lane Present Juning: 0,8, 3,5 Proposed Zoning: Peciass to 8,1, No. Acres: 3,5 Item 8 Sector: Central

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

of possible development problems,

The subject property lies on the east side of Charles

Street just south of the intersection of Bellona Avenue. It
is currently through the intersection of Bellona Avenue. It
is currently the problem of the intersection of the street in the become
allowed to fall into a deterforested of others. This have been
allowed to fall into a deterforested of the second overgrown. There is a large hedge that currently exists along
the display of the control of the second overgrown. The second overgrown, the right of way of Darles Street which creates
in using a second over the second overgrown of the second overgrown of the second overgrown.

The subject site is a small garden aperters of eveluponent with
another of the site are well maintained dealings. To the west
of the subject site are well maintained dealings. To the west
of the subject site are well maintained dealings, in the
201,000,000 range.

The plat as submitted dows not indicate any of the existing development either on the subject lite or the adjacent properties. There was a prival so see on this property (#651-198) and was also the subject of the Planning Board and County Council on the may adoption process and was also a petition considered in the last cycle.

Allow & Myes OLIVER L. MYCRS, Chairman

JJDjr.:JD

MICROFILMED

MICROFILMET

DEC. 16, 1974

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver Myers	Date October 22, 1971						
FROM Hoyt V. Bonner							
SUBJECT Item 8 - Zoning Advisory	Committee Meeting, October 22, 1971						

8. Property Owner: Joseph L. Soley
Location: E/S Charles St., N/E of int. Woodbrook Lane

Present Zoning: D R. 3.5 Proposed Zoning: Reclass. to B.L.

Metropolitan water and sewers are available to the site.

District: 9th

No. Acres: 3.5

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.

> LAW OFFICES W. LEE HARRISON 300 WEST JOPPA BOAD

TOWSON, MARYLAND BIRGH March 2, 1972

Re: Item N. . 8 - East Side of Charles Street, 350' South of Bellona Avenue - Property of Joseph L. Soley

Please withdraw the above Petition, without prejudice.

Very truly yours,

W. Lee Harrison

Acti of leveson

Counsel for the protestants has been notified of the withdrawal, and it is my understanding that Morton Rome, Esquire, is notifying the protestants by letter of this withdrawal.

Sanitarian II Water and Sever Section BUREAU OF ENVIRONMENTAL HEALTH

BUR . ca

BALTIMORE COUNTY, MARTIAND INTER-DEELCE CORRESPONDENCE

TO S. Eric DiNenna ATTN: Oliver L. Myers	Date October_21_ 1971
FROM Ellsworth M. Diver, P.E.	
SUBJECT Item #8 (Cycle October 1971 - Ap Property Owner: Joseph L. Soley	

Location: E/C Charles St., N/E of Int. Woodbrock Lane Present Zoning: D.H. 3.5 Froposed Zoning: Reclass. to B.L. District: 9th Sector: Central No. Acres: 3.5

The subject property constitutes the same property previously reviewed by the Zoning Advisory Comittee and known as Cycle Zoning Hem 22 (April - Gotore 1971). The comments Drainabed by this office in connection with Hem 22 remain valid and in effect. We are enclosing herewith a xerox copy of those comments which are opplicable to the current patition.

END:EAM:ONK:s:

Enclosure

BATIMORE COUNTY, MARY, AND

INTER-OFFICE CORRESPONDENCE

To Edward Hardesty	Date_May 3, 1971	
FROM Ellisworth, ". Divor, P.E.		

SUBJECT. Item #2 (April - October 1971)
Property Owner: Joseph L. Soley Property Joseph L. Solry Location: E/S Charles St. Avanue, S. of Bollona Avenue Freezet Zening: D.R. 3.5 Proposed Zoning: U.L. District: 5th Sector: Control No. Acros: 3.5

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

Highwayns

This site has frontere on Charles Street Avenue and LaGrance Lane.

Charles Street Avenue is a State Read; therefore, all improvements, intersections and entrances on this read will be subject to State Reads Commission requirements.

Librarge form is an existing Gounty Boat, which shell ultimately be two rood to since residential standards. Highery Engrerounts to the converse of the Boat of the Baltimore County Magnatamat of Public Wheel For a 30-feet cloud rood continue of the Baltimore of the Baltimore formal properties of Public Wheel For a 30-feet right-of-way will be required for any graduater to build the provide options of the Baltimore wheel positions of the Baltimore formal provides of the Baltimore formal prov

Access should be from Charles Street only. LaGrange Lane would be inadequate with full improvements.

Storm Drains:

Provisions for accommodating storm drainage have not been indicated

The Politicer with provide measurery drainage facilities (temporary preparates) to provide excelling any red senses or designs to adjacent proporation, expecially by the eccentration of surpose where. Correction of any problem which may result, due to increase grading or improver installation of drainages facilities, wealth to the Pull respectfully of

Iten #2 (April - Sober 1971) Property Owner: Stock L. Soley May 3, 1971

Storm Proince (Cont'd)

Public drainage facilities are required for any offsite drainage facilities and any coaste facilities serving offsite area, in accordance with the steadards of the Ealthware County Department of Public Works

Assite drainage facilities serving only areas within the site do not require construction under a County contract Such Ladillies are considered private and therefore must conform to the County Plumbing and Building Codes.

Offsite rights-of-ways appear to be necessary for the provision of public dratage facilities to this sit. If so, a record plat, grading or building paralla cannot be approved prior to acquisition of much rights-of-ways.

Charles Street Avenue is a State Read. Therefore, drainage requirements at they affect the read come under the jurisdiction of the Maryland State Reads Considerate.

to did not the account of this property through stripping, grading and stabilization to did not the fact that a codiant pollution prollom, desegting private and public halting balon this property, and andman control is required by that law. A traine point is, therefore, necessary for all grading, including the strip, in of top poil.

One ing studies and sediment central drawings will to measure to be 1 and approved prior to the recording of any record plat or the issuence of any marking and balling pormits.

Public water feeilities are available to benefit this property.

Supplementary five hydrants and improvements to the public system may be restricted for adequate protection.

Service within the mite from the public system must be in accordance till the failing County failding, Floriding and Fire Prevention Octor. The risks commented to the state while is in accordance with the standards of the Rallmorn County Repartment of Public University.

Public sentery sewer facilities are available to bone? this property.

The Patitioner is entirely responsible for the construction of his entire ivate wentery severage, which text or afore with the Baltimore County Ph. Mer.

35.605 72-203-12 CERTIFICATE OF POSTERS THENT OF SALTIMORS COL Towns, Maryland 074 VOSEPH 6 SOLEY Location of property F/S OF CHICKES ST. AUK. 880 FT. M. OF MCKM AV Location of Stone 1 . Els of PUB ST. 989 F. 1- NOF ME MAN ALL. 2 Hs of the STANE 1925 FT - DOT HE KIR AVE. 3 W/S Of LA BRANGE LANCE Charles M. Mas

PETITION	M	MAPPING			PROGRESS			ET		
FUNCTION				iginal Duplicate		Tracing		200 Sheet		
	date	by	date	by	date	by	date	by	dote	by
Descriptions checked and outline plotted on map							T S			-
Petition number added to outline										
Denied						9				
Granted by ZC, BA, GC, CA	1			_					2.	-
Reviewed by: ASM		-	C	hange	d Plan in out	line o	or desc	riptio		Yes No

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Teason, Haryland 21204 Your Petition has been received and accepted for filing Petitioners Joseph L. Soley

Item S

WLH/jed

G. MITCHELL AUSTI

HAND DELIVERED

S. Eric DiNenna, Esquire Zoning Commissioner County Office Building

Towson, Maryland 2120

Dear Mr. DiNenna

cc: Frank E. Cicone, Esquire Morton E. Rome, Esquire

OFFICE OF

TOWSON IMES

TOWSON MD 21204

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in THE TOWSON TIMES, a weekly newspaper pub week 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.

By Buth margin

CERTIFICATE OF PUBLICATION

TOWSON, MD. ... February 17 19 72 THIS IS TO CURTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed day of Yarch 19 72, the first publication appearing on the 17th day of February 19 72

> THE JEFFERSONIAN, D. Leank Structor

2109 BALTIMORE COUNTY, MARYLAND OFFICE CHIMANCH - REVENUE DIVISION March 27, 1972 ACCOUNT 01-662 \$158.25 Joseph L. Soley 8001; York #d. Towson, Md. 21204

Advertsing and posting of property (Charles St. Ava.) 672-203-R 189 6 7#NH 27

1582588

CERTIFICATE OF PUBLICATION TOWSON, MD. February 17

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed appearing on the 17th day of February

H. Leans Manager.

Cost of Advertisement, \$ 33 ° °

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE SEVENUE DIVISION MISCELLANEOUS CASH RECEIPT

ACCOUNT 01-662 Oct. 27, 1971

AMOUNT_\$50.60

PARTIC CARRIES THE ADMITTANCE TO THE ADMITTANCE

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF TRAFFIC ENGINEERING JEFFERSON BUILDING TOWSON, MARYLAND 21204 INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna Attn: Oliver L. Myera

C. Richard Moore Item 8 - Cycle Zoning II

Property Owner: Joseph L. Soley Charles Street NE of Woodbrook Lane Reclassification to BL

Item 8 was reviewed as Item 2, under Cycle I Zoning Petition 72-57. The following comment still remains valid.

The subject pelition, as presently zoned, will generate 120 trips per day. As St. In the trip density will be 1750 per day. The existing so that the subject of the subject

November 2, 1971

CR1: nr

BALTINGRE COURTY MED TO BE STORY

ZONING ADVISORY CONMITTEE MEETING OF PERSON OF COR '71 - Acres '72

Petitioner: Jos L. Scher

In tions els Chieces Se NIZ de me l'ordinace Line

Present Zoning: Da 35

Proposed Zoning: GL

No. of Acres: 35

Comments: A CHINES FROM RESIDENTIAL TO BESINESS WOULD ONLY DESILT IN A LOSS OF POTENTIAL STEDENTS



STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET BALTIMORE, MD. 21201

November 2, 1971

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland Att: Mr. O. L. Myers

Rel Balt Facts County Reclass. Cycle
for the period of Oct. 71 to
April 1972. Central Section
Froperty Domer-Juseph L. Soley
Locations F/S Charles St., N/E of
Int. Moodbrook Lane (Route 139)
Froposed Zonings Reclass to 9.L.
Present Lonings U.R. 3,5
21stricts 9th Sectors Central
No. Acress 3,5

Dear Hr. DiNenna:

The subject plan indicates two 20° wide entrances from Charles Street. The minimum width for a standard entrance is $25~\rm ft_{\star}$, therefore, it is assumed that the points of access will be one-way IN and $00T_{\star}$.

The plan must be revised to clearly indicate how the points of access are to be used. Entrances will be subject to state Highway Administration approval and permit.

Very truly yours,

Charles Lee, Chief Development Engli-eering Section

by: John E. Meyers Asst. Development Engineer

CL:JEM:bk

8. Property Owner: Joseph L. Soley Location: E/S Charles St., N/E of int. Woodbrook Lane Present Joning: D.R. 3.5 Proposed Zoning: Reclass. to B.L. District: 9th Sector: Central No. Acres: 3.5

TO Mr. Oliver Myers

FROM Hoyt V. Bonner

Metropolitas water and sewers are available to the site.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SURJECT Item 8 - Zoning Advisory Committee Meeting, 0:tober 22, 1971

Air Pollution Comments: The building or haldings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional info. attion may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Stayt U. Barrey

Sanitarian II

Water and Sever Section
BUREAU OF ENVIRONMENTAL HEALTH

Date October 22, 1971

HVB:ca

DUPLICATE

OFFICE OF

TOWSON I IM IES

TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of 3. Bris Dinemna Zening Commissioner of Haltimore County

was inserted in THE TOWSO ... FIMES, a weekly newspaper published in Baltimore County, Mary, and, once a week for was inserted in the issue of Fabruary 17, 1972.

STROMBERG PUBLICATIONS, Inc.

By litt mayor

