

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MARY R. PETIT, legal owner of the property situate in Baltimore 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 D.R. 3.5 zone to an BL zone; for the following reasons:

see attached brief

See attached description

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

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

I, or 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 regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

Mary R. Petit
Legal Owner
Address: 102 W. Pennsylvania Avenue, Towson, Maryland 21204

Protestant's Attorney

John G. Turnbull, II
Petitioner's Attorney
Suite 411 Jefferson Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of February, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout 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 County, on the 10th day of March, 1972, at 10:00 o'clock.

John G. Turnbull, II
Zoning Commissioner of Baltimore County.

(over)

JOSEPH D. THOMPSON, P.E., A.L.S.

CIVIL ENGINEERS & LAND SURVEYORS

1100
101 SHELL BUILDING - 300 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VALLEY 3-8820

DESCRIPTION FOR REZONING 1412-1414 PROVIDENCE ROAD,
9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point in or near the center of Providence Road at the distance of 544.5 feet, more or less, measured Northeasterly from the centerline of Seminary Avenue and running thence in or near the center of Seminary Avenue North 71 Degrees 11 Minutes 10 Seconds East 119.60 feet thence leaving the center of Providence Road and running North 29 Degrees 09 Minutes West 130.00 feet South 61 Degrees 43 Minutes West 11.00 feet North 28 Degrees 32 Minutes West 278.16 feet South 72 Degrees 00 Minutes West 39.18 feet South 21 Degrees 00 Minutes East 72.85 feet, South 73 Degrees 12 Minutes West 84.80 feet and South 32 Degrees 50 Minutes 20 Seconds East 341.13 feet to the place of beginning.

CONTAINING 1.01 acres of land, more or less.



Appointed 3/20/74

RE: RECLASSIFICATION from
D.R. 3.5 to B.L. zone
W/S of Providence Rd. 544.5'
NE of Seminary Avenue
9th District

Mary R. Petit
Petitioner - Appellant

File No. 72-204-R

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

AT LAW

Misc. Docket No. 9

Folio No. 389

File No. 5223

CERTIFICATE OF NOTICE

My Clerk:

Pursuant to the provisions of Rule 1101-8(4) of the Maryland Rules of Procedure, John A. Slowitz, W. Giles Parker and Robert L. Gifford, constituting the County Board of Appeals of Baltimore County, have given notice by mail of the filing of the appeal to the representative of every party to the proceeding before it; namely, John G. Turnbull, II, Esq., 610 Bayley Avenue, Towson, Maryland, 21204, Attorney for the Petitioner; Richard A. Reid, Esq., 102 W. Pennsylvania Avenue, Towson, Maryland, 21204, Attorney for the Protestants; Mr. Robert B. Kalm, 2 Pickford Court, Towson, Maryland, 21204, Protestants, and Mr. C. Edgar Thomas, Jr., 1101 Hart Road, Towson, Maryland, 21204, Protestants, a copy of which Notice is attached hereto and prayed that it may be made a part thereof.

Muriel E. Buckmaster
County Board of Appeals of Baltimore County
County Office Building, Towson, Md. 21204
Telephone: 494-3180

I HEREBY CERTIFY that a copy of the foregoing Certificate of Notice has been mailed to John G. Turnbull, II, Esq., 610 Bayley Avenue, Towson, Maryland, 21204, Attorney for the Petitioner; Richard A. Reid, Esq., 102 W. Pennsylvania Avenue, Towson, Maryland, 21204, Attorney for the Protestants; Mr. Robert B. Kalm, 2 Pickford Court,

Mary R. Petit - Petitioner-Appellant;

2.

Towson, Maryland, 21204, Protestants, and Mr. C. Edgar Thomas, Jr., 1101 Hart Road, Towson, Maryland, 21204, Protestants, on this 25th day of February, 1974.

Muriel E. Buckmaster
County Board of Appeals of Baltimore County

cc: J.G. Turnbull, II, Esq.
Richard A. Reid, Esq.
Mr. R.B. Kalm
Mr. C.E. Thomas, Jr.
Mrs. R. Wemeth

PETITION FOR RECLASSIFICATION FROM
D.R. 3.5 to B.L. zone
W/S of Providence Rd. 544.5'
NE of Seminary Avenue
9th Election District, MARY R. PETIT,
PETITIONER

IN THE CIRCUIT COURT
OF BALTIMORE COUNTY
AT BALTIMORE

ORDER FOR APPEAL

MR. CLERK:

Please note an Appeal from the Judgment and Decision of the Board of Appeals of Baltimore County entered on the 21st day of January, 1974 in Case No. 72-204-R, to the Circuit Court of Baltimore County on behalf of the Petitioner, Mary R. Petit.

JOHN GRASON TURNBULL, II
Brooks & Turnbull
Attorneys for Petitioner

I HEREBY CERTIFY that on this 20th day of February, 1974 a copy of the foregoing Order for Appeal was mailed to Richard A. Reid, Esquire, 102 W. Pennsylvania Avenue, Towson, Maryland 21204; and two copies hand-delivered to the Board of Appeals for Baltimore County, County Office Building, Towson, Maryland 21204.

JOHN GRASON TURNBULL, II
Brooks & Turnbull
610 Bayley Avenue
Towson, Maryland 21204
296-2600
Attorneys for Petitioner

-2-

- The County Board of Appeals had substantial evidence before it from which it was compelled to find that a genuine change in conditions in the immediate neighborhood had occurred;
- The County Board of Appeals in direct contradiction to the testimony presented failed to recognize the error of the county council in placing the subject property in a D.R. 3.5 classification in that the subject property had for many years prior to the adoption of the Comprehensive Zoning Map by the Baltimore County Council been used for commercial purposes and was immediately contiguous to a volunteer fire company, which rendered the property unsuitable for residential uses and further that there was a need for the convenience center.
- That the County Board of Appeals for Baltimore County committed such other and further errors as will be presented to this Honorable Court on the oral hearing hereof.

WHEREFORE, the Appellant (Petitioner) prays that this Honorable Court reverse the decision of the County Board of Appeals for Baltimore County in denying the request for reclassification from D.R. 3.5 to B.L. and D.R. 2 and issue an affirmative order granting the request for reclassification.

JOHN GRASON TURNBULL, II
Brooks & Turnbull
610 Bayley Avenue
Towson, Maryland 21204
296-2600
Attorney for Appellant (Petitioner)

-3-

I hereby certify that on this 24th day of February, 1974, a copy of the foregoing Petition was mailed to Richard A. Reid, Esquire, 102 W. Pennsylvania Avenue, Towson, Maryland 21204; and two copies mailed to the Board of Appeals for Baltimore County, County Office Building, Towson, Maryland 21204.

JOHN GRASON TURNBULL, II
Brooks & Turnbull

PETITION FOR RECLASSIFICATION
FROM D.R. 3.5 TO B.L. W/S OF
PROVIDENCE ROAD 544.5' NE OF
SEMINARY AVENUE, 9TH ELECTION
DISTRICT, MARY R. PETTIT,
PETITIONER

IN THE CIRCUIT COURT
OF BALTIMORE COUNTY
MISC.
Zoning File No. 72-204-R

ORDER TO DISMISS APPEAL

MR. CLERK:

Please dismiss the order for appeal filed in the
above entitled case.

JOHN GRASON TURNBULL, II
Brooks & Turnbull
610 Bosley Avenue
Towson, MD 21204
296-2600
Attorneys for Petitioner

I HEREBY CERTIFY that on this 24 day of April
1974 a copy of the foregoing order to dismiss appeal was mailed
to Richard A. Reid, Esquire, 102 W. Pennsylvania Avenue, Towson,
Maryland 21204; and two copies mailed to the Board of Appeals
for Baltimore County, County Office Building, Towson, Maryland
21204.

JOHN GRASON TURNBULL, II
Brooks & Turnbull
Attorneys for Petitioner

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 3.5 to B.L. : COUNTY BOARD OF APPEALS
W/S Providence Road 544.5' :
NE of Seminary Avenue : OF
9th District : BALTIMORE COUNTY
Mary R. Pettit, :
Petitioner : No. 72-204-R

OPINION

This case comes before the Board on an appeal by the Protestants from an
Order of the Zoning Commissioner, dated November 10, 1972, granting the requested
petition to reclassify the subject property to Business Local (B.L.) zoning.

The subject property is located on the west side of Providence Road 544.5
feet northeast of Seminary Avenue, in the Ninth Election District of Baltimore County,
Maryland. The perimeter of the tract is rather rectangular in shape, roughly averaging
120 feet wide by 335 feet deep, plus having a small parcel 39 by 72 feet attached to its
northeast corner. It contains 1.01 acres of land in all (See plat, Petitioner's Exhibit #3
for exact dimensions and description). The plat and the Petitioner erroneously indicated
that the entire 1.01 acres was presently zoned D.R. 3.5. The Board, over Protestants
Counsel's objection, permitted the Petitioner to correct this error by amending the petition,
as noted in red markings on plat, Exhibit #3, to show that the rear portion of the tract is in
fact presently zoned D.R. 2. The Board believes that the Protestants and the general
public were fully put on notice by the advertised metes and bounds description of the tract,
in that the entire 1.01 acre tract was being petitioned for B.L. zoning.

The property is presently improved with a one story masonry and frame build-
ing used as a grocery store, apparently under a non-conforming use, and with a connecting
fourteen room, one and one half story frame residence. In front of the building are a
customer parking lot and an Exxon gasoline pump (See photo, Petitioner's Exhibit #2).
Abutting the north side of the site is the Providence Fire Station, operating under authority
of a Special Exception (See photo, Petitioner's Exhibit #1). The remaining immediate
neighborhood is residentially zoned and in residential use with some public and institutional
uses. In fact, all of the properties, excluding public properties, which front
along both sides of Providence Road, extending from the Beltway on the south to at least

Mary R. Pettit - #72-204-R

2.

Rackleigh Road on the north, a distance of nearly two miles and including both the subject
property and the fire station, are all in either D.R. 1, D.R. 2 or D.R. 3.5 zones; all
being residential zones. Neither public sewer nor water serve the site.

Testimony revealed that reclassification of the subject property was not
sought during the period that the comprehensive zoning map was being prepared for the area.
The County Council, on March 24, 1971, adopted said map with new residential zoning
that was nearly equivalent to the type of residential zoning which then was in existence on
the subject property. The Petitioner claims that this constitutes "error" in comprehensive
rezoning and is their basis to seek reclassification.

To support their claim of error, the Petitioner's expert witnesses testified that
it was their opinion that the County Council ignored the longstanding commercial non-
conforming use of the subject property and its undesirable proximity, for residential use, of
being next to a fire engine house, when it assigned the D.R. 3.5 residential classification to
the front portion of the property. Both experts agreed, however, that it was proper for the
County Council to zone the rear portion as D.R. 2. The County Planning Board opposed
the reclassification.

Without reciting any further testimony and evidence presented, the Board is
of the opinion that the Petitioner has failed to meet the burden of showing error in compre-
hensive rezoning and the strong presumption in law of its correctness. The Board believes
that to rezone the subject small tract to B.L. in such a residential area that is completely
devoid of commercial zoning would constitute illegal spot zoning.

The action of the County Council in classifying the subject property on the
zoning map adopted March 24, 1971, was neither illegal, arbitrary, capricious nor con-
fiscatory, and the Board makes no finding of error. Therefore, the Order of the Zoning
Commissioner, dated November 10, 1972, is hereby reversed and the petition to reclassify
the subject property from D.R. 2 and D.R. 3.5 to B.L. is hereby denied.

Mary R. Pettit - #72-204-R

3.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 21st day
of January, 1974, by the County Board of Appeals, ORDERED that the reclassification
petitioned for, from D.R. 2 and D.R. 3.5 to B.L., be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100,
subtitle B of Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Chairman

W. Giles Parker

Robert L. Gillard

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
W/S of Providence Road, 544.5' : ZONING COMMISSIONER
NE of Seminary Avenue : OF
9th District : BALTIMORE COUNTY
Mary R. Pettit - Petitioner :
NO. 72-204-R (Item No. 3)

The Petitioner requests a Reclassification from a D.R. 3.5 Zone
to a B.L. Zone for a parcel of property located on the west side of Providence
Road, 544.5 feet northeast of Seminary Avenue, in the Ninth District of
Baltimore County, containing 1.01 acres of land, more or less.

Evidence on behalf of the Petitioner indicated that the property is
improved with a very old building, which is presently used, and had been used
for many years as a grocery store. In fact, it was stated by all those present
at the hearing, that the use existed prior to the adoption of the Baltimore
County Zoning Regulations in 1945 and is obviously a non-conforming use.

A building on the north side of the subject property is being used
as a fire station by the Providence Volunteer Fire Company. The immediate
surrounding area is generally residential in nature with very fine homes.

It was further indicated that there is a need and a demand in this
area for a small convenience type store.

The Petitioner testified to the fact that her reason for requesting
Reclassification was because of the age of the building and its status as a
non-conforming use. She cited that should the building be destroyed, she would
be unable to rebuild. Approximately thirty-three hundred (3300) feet north of
the subject property is a tract of land known as the Simms property, which is
zoned B.L., and is being used as a service garage.

Expert testimony on behalf of the Petitioner by John Medary, a
qualified real estate broker and appraiser, indicated that the Baltimore County
Council, in its adoption of the Comprehensive Zoning Map on March 24, 1971,
was in error in classifying the subject property D.R. 3.5 zoning. He further

indicated that the subject property would not be desirable for a residential use
as it is immediately adjoined by the Volunteer Fire Company. He also indi-
cated that in this general area, there is a need for a small convenience type
store because of the non-conforming use as a grocery store for many years,
its continuous use and success. He felt that the Baltimore County Council did
not take into consideration the whole area when classifying the subject property
D.R. 3.5 zoning. The same consideration should have been given to the subject
property as was given to the Simms property when the Comprehensive Zoning
Map was adopted, March 24, 1971. He further indicated that a small commer-
cial use would be more suitable for the subject property, as it adjoins the
Volunteer Fire Company. It was also stated that the use of the subject property
would not be detrimental to the health, safety and general welfare of the com-
munity, since it has been used as a grocery store for many years.

Several residents of the area appeared at the hearing in favor of
the subject Petition, indicating the need of the small convenience type store.

Mr. John White, a resident of the area, felt that the heart of the
issue was basically that this area is confined and necessitates a small business
use for the convenience of the area residents.

Mr. Bernard Willemain, a qualified land planner testifying on
behalf of the Petitioner, felt that had the Baltimore County Council, in the
adoption of the Comprehensive Zoning Map, taken into consideration the non-
conforming use status of the subject property, it would have been zoned B.L.
He also indicated that the subject Reclassification, as requested, would not
have a detrimental effect upon the area.

Several area residents, in protest of the subject Petition, indi-
cated that Providence Road is heavily travelled and could be the subject of
traffic congestion problems if the subject property were to be fully developed
into a small convenience type shopping center. It should be pointed out at this

time that the property has been utilized as a commercial use for many years.
The protestants were skeptical of the domino effect upon the neighborhood,
necessitating other properties being zoned commercial, should the subject
Petition be granted.

It must be stated that each Petition must rise or fall on its own
merits. The granting of one Petition does not necessarily indicate or require
that other Petitions for similar uses be granted.

Without reviewing the evidence further in detail but based on all
the evidence presented at the hearing, in the judgment of the Zoning Commis-
sioner of Baltimore County, the subject property, as presently zoned, is in
error. It is obvious that during the deliberation and consideration prior to the
adoption of the Comprehensive Zoning Map, the subject property was not taken
into consideration with the surrounding area, its contiguous nature to the
Providence Volunteer Fire Company, its long standing non-conforming use
status, and the size of the property. The Simms property, north of the subject
property, was given consideration in that it was zoned B.L. on the Comprehen-
sive Zoning Map even though the property enjoyed a long non-conforming use
status as a service garage. It would be confiscatory in nature to not allow the
subject property to enjoy a B.L. Zone. There should be no increase in traffic
on Providence Road as a result of the granting of this Petition inasmuch as the
subject property has been used for many years as a grocery store. In fact,
the Department of Traffic Engineering Zoning Advisory comments indicated that
the subject Petition should not increase trip density greatly since it is only a
one (1) acre tract. Furthermore, the granting of the subject Petition will not
be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Zoning Commissioner of
Baltimore County, this 10 day of November, 1972, that the herein

FRANK E. CICONE
Attorney At Law
FIRST NATIONAL BANK BLDG.
TOWSON, MARYLAND 21204
October 14, 1971

Mr. S. Eric DiNenna
Zoning Commissioner of
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Mary R. Pettit

Dear Mr. DiNenna:

Please be advised that I represent Mary R. Pettit and am filing herewith a petition to re-zone the subject property from D.R. 3.5 to B.L. As a basis for this reclassification, I wish to cite the following reasons:

1. Error in 1971 map for failure to legalize a non-conforming use of long standing.
2. There is a need to legalize and expand commercial center to provide a neighborhood shopping area for the expanding residential development.
3. For such other and further sufficient reasons to be shown at the hearing on this petition.

Respectfully submitted,

Frank E. Cicone

FEC:kn

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE, BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS:
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARDS OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

November 8, 1971

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

RE: Property Owner: Mary R. Pettit
Location: N/S Providence Rd., 544' E. of
Seminary Ave.
Present Zoning: D.R. 3.5
Proposed Zoning: Recl. to B.L.
9th District - Sector: Central
No. Acres: 1.01

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.

The subject property is located on the north side of Providence Road just north of Seminary Avenue. It is currently improved with a one story block and frame building that is used as a grocery and confectionary store, and immediately to the southeast is a 2 1/2 story frame dwelling that is in excellent condition and repair. The property to the north of the site is a one story block building that is used as the Providence Volunteer Fire Company. The properties to the south and east of this site are residences, approximately 15 years old, and in good condition.

The plan as submitted indicates a one-way entrance on the north side of the subject site to the rear parking area, and with a one-way exit on the south side of the property. It should be noted that there is a severe grade drop at this location and the two parking spaces that are shown parallel to the exit should be relocated to the rear parking area. The plan also does not indicate proper curbing or entrances at this site.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JJDJN:1JU

BALTIMORE COUNTY, MARYLAND

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

TO: S. Eric DiNenna
Attn: Oliver L. Myers
Date: November 2, 1971
FROM: C. Richard Moore
SUBJECT: Item 3 - Cycle Zoning II
Property Owner: Mary R. Pettit
Providence Road E. of Seminary Avenue
Reclassification to B.L.

The subject zoning should not increase trip density greatly since it is only a one acre tract. However, the plan must be revised to proposed road widening and entrances to meet County standards. The easternmost entrance could probably be more efficient if worked in common with the volunteer fire company.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:fr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna
TO: Zoning Commissioner
Date: November 2, 1971
FROM: Michael B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #3

Baltimore County Reclassification Cycle for the
Period of October '71 to April '72

Mary R. Pettit
N/S Providence Road
544' E. of Seminary Avenue

It would be difficult to imagine customers of this convenience type grocery store using the parking spaces down in the back as proposed. They would probably continue to use the proposed right-of-way widening in front of the store.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
Attention: Mr. Myers
DATE: 10/26/71
FROM: Fire Prevention Bureau
Fire Department
SUBJECT: Property Owner: Mary R. Pettit
LOCATION: N/S Providence Road, 544' E. of Seminary Avenue
ITEM # 3 Zoning Agenda: Cycle for October '71

- (X) 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 500 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 Fire Department.
- () 4. The site shall be wide to 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 prior to occupancy or commencement of operations.
- (X) 5. 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.
- () 6. The Fire Department has no comment on the proposed site.

44 JUL
Planning Division
Fire Prevention Bureau

Note: Above comments indicated with a check apply.

mb

TO: S. Eric DiNenna
ATTN: Oliver L. Myers
Date: October 22, 1971
FROM: Ellsworth N. Myers, P.E.
SUBJECT: Item #3 (Cycle October 1971 - April 1972)
Property Owner: Mary R. Pettit
Location: N/S Providence Rd., 544' E. of Seminary Ave.
Present Zoning: D.R. 3.5
Proposed Zoning: Recl. to B.L.
District: 9th Sector: Central
No. Acres: 1.01

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

Highway Comments:

Providence Road is an existing County road which shall ultimately be realigned in the vicinity of this property and improved as a 40-foot curbed paving section on a 60-foot right-of-way. Improvements are not required at this time.

Storm Drain Comments:

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Sediment Control Comments:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water and Sanitary Sewer Comments:

Public water and sanitary sewerage are not available to serve this property.

Ellsworth N. Myers
ELLSWORTH N. MYERS, P.E.
Chief, Bureau of Engineering

ENB:ZAM:MA:web
*cc: S.J. Kay Street
N.E. 120 Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
Date: October 22, 1971
FROM: Hoyt V. Bonner
SUBJECT: Item 3 - Zoning Advisory Committee Meeting, October 21, 1971

3. Property Owner: Mary R. Pettit
Location: N/S Providence Rd., 544' E. of Seminary Avenue
Present Zoning: D.R. 3.5
Proposed Zoning: Recl. to B.L.
District: 9
Sector: Central
No. Acres: 1.01

Private water and sewerage systems are existing on this site. There was no evidence of an overflow from the disposal system; therefore, no health hazards are anticipated.

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

HVB:kir

BALTIMORE COUNTY, MARYLAND

ZONING ADVISORY COMMITTEE MEETING

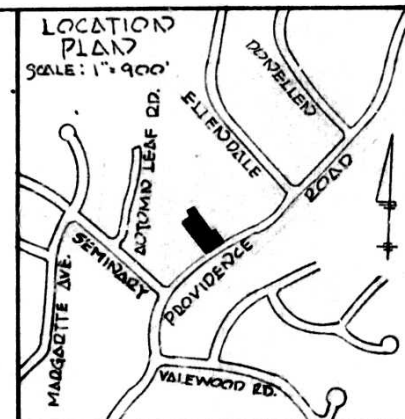
OF RECORD OF OCT. 21 - APRIL 72

Petitioner: Mary R. Pettit
Location: N/S Providence Rd., 544' E. of Seminary Ave.
District: 9
Present Zoning: D.R. 3.5
Proposed Zoning: B.L.
No. of Acres: 1.01
Comments: NO EFFECT ON CURRENT DEVELOPMENT

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

Mr. Walter M. Engle
Cost of Appeal and Posting of Property on Case No.
72-204-R
W/S of Providence Road, 544.5' NE of Seminary Ave-
nue - 9th District 4 APR 68 R J O CRR
Mary R. Pettit - Petitioner





VISIT SITE

MAINTENANCE
ENGINEER
RE: WIDENING

TRENNEN

GENERAL NOTES

VERBALLY APPROVED
 EXISTING ZONING ----- DQ 3.5
 PROP. ZONING ----- PL
 PARKING REQUIRED
 RESIDENTIAL --- 1 SPACE
 1344 SQ. FT. RETAIL STORE --- 7 SPACES
 PARKING PROVIDED
 RESIDENTIAL --- 2 SPACES
 RETAIL STORE --- 8 SPACES
 AREA OF TRACT --- 1.01 AC.

PLAT FOR REZONING
No. 1412 & 1414 PROVIDENCE ROAD
9TH ELEC. DIST. BALTO. CO. MARYLAND
SCALE: 1" = 40' DATE: OCT. 14, 1971

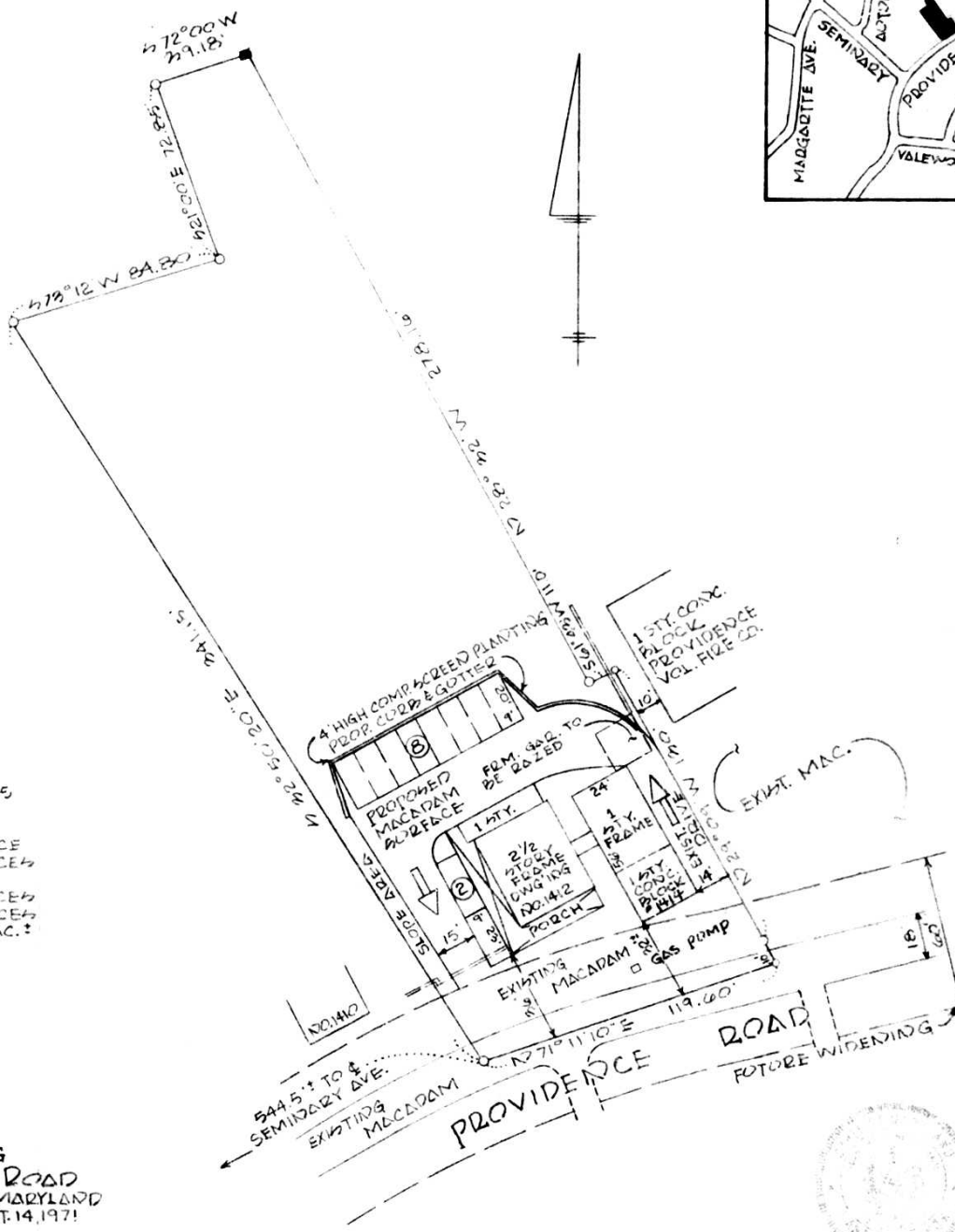
PETITIONER
EX 22



Robert E. Spellman

JOSEPH D. THOMPSON
ENGINEERS AND SURVEYORS
101 GHELL BLDG. 200 E. JOPPA RD.
TOWSON, MARYLAND 21204





EXISTING ZONING ~~~~~ DR 3.5
PROPOSED ZONING ~~~~~ PL
PARKING ~ JOINED
RESIDENTIAL ~ 1 SPACE
1344 SQ. FT. RETAIL STORE ~ 7500 SCS
PARKING PROVIDED
RESIDENTIAL ~ 2 SPACES
RETAIL STORE ~ 8 SPACES
AREA OF TRACT ~ 1.0 AC.

PLAT FOR REZONING
No. 1412 & 1414 PROVIDENCE ROAD
7TH ELEC. DIST. BALTO. CO. MARYLAND
SCALE: 1" = 40' DATE: OCT. 14, 1971

MAP: 9C
15-12-C
 ELECTION
 DISTRICT: 9
 DATE: 12/8/71
 TYPE R/C
 HEARING: 1/15
 BY YH
 FINAL:
 BY: _____

JOSEPH D. THOMPSON
ENGINEERS AND SURVEYORS
101 GHELL BLDG. 200 E. JOPPA RD.
TOWSON, MARYLAND 21204