GEORGE E. GAVRELIS Director Jufferson Building Suite 301 Towson, Md. 21204 494-3211



S. ERIC DINENNA Zoning Commissioner County Office Building 111 W. Chesapeake Ave. Towson, Nd. 21204 494-3351

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 8, 1972

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 13, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: H. Denton and Virginia S. Smith Location: E/S York Road, 103' N of Ridgefield Road

Present Zoning: D.R.5.5

Proposed Zoning: Reclassification to D.R.16 and Variance to side yard setbacks.

District: 9

No. Acres: 0.77 acres

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

Very truly yours,

Richard B. Williams

Planner II

Project Planning Division

Office of Planning and Zoning

ELLSWORTH N. DIVER. P. E. CHIFF

April 20, 1972

Mr. Oliver L. Myers, Chairman Zoning Advisory Conmittee County Office Building Towson, Maryland 21201

Re: Item #13 (Oycle April - October 1972)
Property Owner: R. Penton & Tirginia S. Emith 2/8 York Rds, 103 W. of Edgefield Ed.
Evesent Sching: D.W. 5.5
Proposed Coning: Reclassification to D.W. 16 and
Variance to side yard settacks
District: 9th Yo. Keres: 0.77 serse: 0.77 serse: 0.77

Dear Mr. Myers:

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.

Access to this site shall be from York Road which is a State Road; therefore, all improvements, intersections, entrances, storm drains and unilities as they affect this road will be subject to State highway Administration

In accordance with the crainage policy for this type development, the In accordance with the crainage policy for this type development, the Pattioner is responsible for the total actual cost of drainage facilities required to carry the storm later run-off through the property to be developed to a muitable outfall. The fattioneries cost responsibilities include the acquiring of essencis and right-of-way - both omnite and offsite - including the deciding in few to the County of the right-of-way - Propuration of Including the deciding of the state of th owarhead both within and outside the developme , are also the responsibilities

The Petitioner must provide necessary drains o facilities (temporary or personnel to prevent creating any nulsons or elements to adjacent properties especially by the concentration of surface waters. Correction of any problem which may result, due to incree greating or improper installation of drainage facilities, would be the full responsibility of the Patitioner.

Mr. Oliver L. Myers, Chairman Coming Advisory Connittee Apr'1 20, 1972

Br. Item #13 (Cycle April - October 1972)

Storm Drains: (Cont'd)

The Retitioner shall provide a cinimum 10-foot drainage and utility eastennt along all bordering property lines which are not adjacent to County right-softway or start dark necessary and the usement has provided along the graphy lines of the adjacent sublivision. If an eastern less than 10 feet in width has previously been provided along the graphy lines of the adjacent sublivision any bordering property line within an adject sublivision, an additional eastern the provide for a minimum with of 10 feet shall be provided along that property line within this subdivision.

Sediment Control:

Development of this property through stripping, credity and stabilization could result in a sadison trollution problem, de-actum private and public holdings domaintees of the property. A gradin permit is, therefore, secessary for all grading, including the stripping of top soil.

Water

There is an existing 10-inch water main in York Road,

Sanitary Sewer:

There is an existing 21-inch sanitary sewer in York Road.

Very truly yours, Estevous 5. Never ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

BALTIMORE COUNTY. MARYLAND 13-4

April 17, 1972

Comments on Item 13, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: H. Denton and Virginia S. Smith Location: E/S York Road, 103' S. of Tidgefield Road Present Zoning: L.R. S. Froposed Zoning: Reclassification to D.R. 16 and Variance to size yard setbacks.

Very cruly yours.

J: Strawhorn Sanitarian II Water and Sewer Section Division of Sanitary Engineering BUREAU OF ENVIRONMENTAL SERVICES

J: Strawhorn

Metropolitan water and sever are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Beltimore Court Department of Health.

DEPARTMENT OF HEALTH-

DONALD J. ROOP, M.O., N.W.M.

END: BAM: CIN: 08

TOWSON, MARYLAND 21204

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee Office of Planning & Zoning Baltimore County Office Bldg. Towson, Maryland 21204

District: 9 No. Acres: 0.77

R-SW Key Sheet NE 11 A Topo Sheet bb N5 1 Position Sheet BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAF. IC ENGINEERING EUGENE J. CLIFFORD. P.E.

April 28, 1972

Mr. Oliver L. Myers Chairman Zoning Advisory Committee County Office Building Towson, Maryland 21204

Re: Cycle Zoning III Itom 13 - ZAC = 4-4-72 Property Owner: H. Denton & Virginia S. Emith York Road N. of Ridgefield Road Reclass. to DR 16 & variance to side yard setbacks District 9

Dear Hr. Hvers:

CRM-nr

The subject property is not of sufficient size to increase the of trips to York Road greatly.

Very truly yours,

C. Richard Moore Assistant Traffic Enginee:

STATE HIGHWAY ADMINISTRATION

and the second of the second o

ITEM 13.

Rec 2.A.C. Meeting 4/4/72

Reclassification
Property Gener: H. Dentoniand Virginia 2. Seith
Location: E/S York Road
iNoute 45) 103' N. of
Ridgefield Road
Proposed Zoning Reclass.to
D. R. 16 and variance to
side yard setbecks. side yard setbacks.
Present Zoning: D.R. 5.5
District: 9
No. Acres: 0.77 acres

The subject plan indicates a proposed entrance of 24 ft. in width, the standard minimum width is 25 ft. The entrance must be a depressed cut type with 30's transitions rather than a radius return-type as indicated. There must be a minimum of 5 ft. from it? properly line to the beginning of the depression transition. The untrance must be aligned as close to 90° to the highway as possible.

The plan must ultimately be revised.

The entrance will be subject to approval and permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief Development Engineering
Section

by: John E. Meyers Asst. Development Engineer Baltimore County Fire Department

Towson, Marylan 1 21204 475-7710

April 26, 1972

Office of Flanning and Zoning Baltimore County Office Building Towson, Maryland 21204 ATT: Mr. Oliver L. Nyers, Chairman Zoning 'dvisory Committee

> RE: Property Owner: H. Denton and Virginia S. Smith Location: E/S York Road, 103' N of Ridgefield Road

Item No. 13 Zoning Acenda 4/4/72

Gentlemen:

J. Austin Deitz

Pursuant to your request, the referenced property have been surveyed by this Bureau and the comments below marked with an "x" are sonliable and required to be corrected or incorporated into the final plans for the

(%) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 500 feet alone an approved road in accordance with Baltimore County Standards as published by the Department of Public Norks

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all oplicable narts of the Fire Prevention Code prior to occupancy or beginning of operations.

The buildings and structures existing or promosed on the (A) 3. The Bullelings and structures existing or proceed on the site shall comply with all applicable remutements of the Intional Fire Protection Association Standard No. 101

The Life Enfety Code** 1970 Edition prior to occurrency ()

The Fire Prevention Eureau has no comments at this time.

Hotel and aul. H Reache Reviewer: At J. E. T. Lly Planning Group
Special Inspection Division Fire Prevention Bureau

JS:mn

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Property Owner H. Denton & Virginia S. Smith

District 9

Fresent Zoning DR 5.5

No. Acres 0.77

No effect on student population

Proposed Zening DR 16 + VAR.

FUBENE C. N. CO. VILLERIAN MRS ROCERT L DERVEY

ALVIN LORELS JOSHUA B. WHECLER, SAME STATES RICHARD W. YRACEY, V.M.O. MET SICHARD K VINCEY

May 8, 1972 S. M. Almond, Jr., Esquire Jenifer Building Towson, Maryland 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Re: Reclassification Petition 3rd Zoning Cycle Item 13 H. Denton Smith et al-Petitioners

Dear Mr. Almond:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an onsite field inspection of the property. The attached comments are a result of this review and inspection.

The subject property is located on the cast side of York Road, 103 feet north of Ridgefield Road in the Ninth Election District of Baltimore County. The property is currently improved with a two-story dwelling as a ricely wooded lot. There is a storm drain reservation immediately to the south with residences beyond.
Other residential properties exist to the north and east. The property is diagonally across from the new Beltway Office Building and approximately three hundred is at south of the new SECO office

The plan submitted appears to meet the requirements of the Zoning Commissioner and revised plans will not be required unless so indicated by other departments.

> Oliver & Myes OLIVER L. MYERS, Chairman

OLM:JJD:bbr

COUNTY OFFICE BLDG. 111 W. Chesspeake Ave. Towson, Marriand 2/204

OLIVER L. MYERS

MEMBERS

DEPARTMENT CY TRAFFIC ENGLISHING

STATE ROADS COMME

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT PROJECT PLANNING

BUILDING DEFARTMENT

BOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

300 WEST PRESTON STREET

April 11, 1972

Att: Mr. O. L. Myers

Mr. S. Eric DiNenna Zoning Commit idener County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

CL + JEM+NA

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Virginia S. Smith legal owners 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 an........DR 5.5. DR 16 -----zone; for the following reasons: There was an error in the original zoning in not extending the 6 zoning to the southernmost line of the petitioners' property.

sec attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Balti-County, to use the herein described property, for Office building in a DR 16 zone and variance to p cmit 15 foot side var. instead of 75 feet required by Section Fig. 1802.26 (50), v.S.1.30 Toperty is to be posted and advertised as prescribed by Zoning Regulations.

poung, etc. upon filing of this petition, and further agree 1: and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Rattendard.

Alest a Smith Virginia S. Smith Legal Owner Address 4025 E. 43rd Street Tulsa, Oklahoma 74135

Petitioner's. M. Almond, Jr. Jenifer Bldg. Towson,Md.21204 823-2300

OkDERED By The Zoning Commissioner of Baltimore , 197 . 3 that the subject matter of this petition be advertised, as

out Baltimore County, that property be needed by the Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be needed by the Baltimore County. cunty, that property be posted, and that the public hearing be had before the Zoning Baltimore County in Room 106, County Office Building in Towson, Baltimore day of July, 197 _2, at 10:00 g'clock Seni Oli Henra

FE: PETITION FOR RECLASSIFI-CATION, SPECIAL EXCEPTION, AND VARIANCE ZONING COMMISSIONER E/S York Poad, 103' N of Ridgefield Road - 9th District H. Denton Smith - et ux -Petitioners NO. 73-4-RXA

The Petitioner requests a Reclassification from a D. R. 5. 5 Zone to a D. R. 16 Zone, further requests a Special Exception for an office building in a D. R. 16 Zone, and a Variance to permit fifteen (15) foot side yard etback instead of the required seventy-five (75) foot side yard setback, as set forth in Section 1802. 2C of the Baltimore County Zoning Regulations, said property being keated on the east side of York Road, one hundred and three (163) feet north of Ridgefield Road in the 9th District of Baltimore County, and ing 0,77 acres of land, more or less.

BEFORE THE

OF

BALTIMORE COUNTY

Without reviewing the evidence further in detail, but based n all of the evidence presented at the hearing, in the judgement of the Zoning for Baltimore County, the comprehensive zoning map, as March 24, 1971, was in error in classifying the subject property unreasonable hardship upon him to develop this land without th Variance requested, granted. Furthermore, the prerequisite to Section 502.1 having been met, a Special Exception for the office building should be granted. Theref re, IT IS ORDERED this ______ day of

Appleabr. 1972, that the requested Reclassification be GRANTED and that the prerequisites of Section 502.1 having been met, a Special Exception for an office building be GRANTED and furthermore, unreasonable hardship

and preactical difficulty having been shown, a Variance is hereby GRANTED to permit a fifteen (15) foot side yard setback instead of the required sev nty-five

- The size of the subject office building not exceeding forty (40) feet by one hundred (100) feet and no more than two (2) stories
- Proper screening as approved by the Office of Planning for Baltimore Cour be erected.
- 3) The height limitation for lighting of the parking lot, etc., being limited to eight (8) feet.
- Proper drainage facilities be installed so that run-off drains to the flood control strip adjoining said property neet the requirements of the Baltimore County Department of Public Works.
- 5) The approval of a site plan by the State The approval of a site plan by the State Highway Administration, the Bureau of Public Services and the Office of Plan-ning and Zoning.

H. DENTON SMITH YORK ROAD, NINTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLANE

BEING a part of that land which by Deed dated June 27, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1862 Page 253 was conveyed by Herbert L. Wynne and wife to Denton Smith and wife. Being also a part of lot No.1, said lot being shown on the Plat of Green Ridge recorded among said records in Plat Book No.5, foli 85.

BEGINNI) at a point 103 feet north of the centerline of Ridgefield Rd. in the east night-of-way line of York Road as widened and slown on Maryland State Roads Commission Plat 10580 where maid line is inter-sected by last line aforementioned deed; thence leaving maid point and binding on said east right-of-way line, as now surveyed.

(1) Nor h 316-gr'-09" West - 87.42 feet; thence leaving said right-of-(1) Nor h 37 - 39 sean - 0.74 rest. tende teach and right way line and identify on the northermost outline of lot No.1.

(2) North 680-171-160 East - 380.83 feet; thence binding on the easternmost outline of Lot No.1.

(3) South 210-421-107 East - 90.33 feet; thence binding on the southern-

most outline of Lot No.1. (4) South 680-571-29" West - 374.30 feet to the point of beginning.

CONTAINING 0.77 Acres of land, more or less.

DESCRIPTION OF PROPERTY

This description is for zoning purposen only and is not intended to be used for conveyancing of land.

The following described parcel is already zoned DR-16 and is therefore saved and excepted from the proposed reclassification of the parcel described hereinabove: BEGIRNING at a point in the East right-of-way line of York

BECLINING at a point in the Bask right-of-way line of York Road as shown on aforementioned State Roads Commission plat where said line is intersected by the line limiting the existing DR-16 zoning; thence binding on said right-of-way line North 31 degrees 57 minutes 09 seconds West - 43.23 feet North 25 degrees 17 minutes 50 seconds East -243.00 feet; thence binding on the line limiting the existing DR-16 zone South 58 degrees 02 minutes 51 seconds West 239.20 feet to the point of beginning.

Denton Smut

BRIEF OF PETITIONER

March 28, 1972

Re: Petition for Zoning Reclassification from DR-5.5 to DR-16 and Special Exception for 15 foot wide side yard set back, instead of 75 foot set back.

The Brief of H. Denton Smith and Virg'nia S. Smith, his wife, owners of property known as 1203 York Road, in the Ninth Assessment District of Baltimore County, State of Maryland,

FIRST: That at the time of the adoption of the new land use plats by the Baltimore County Council in the spring of 1971, the property of the petitioners was thought to be included in the land proposed and recommended as a DR-16 zone by the Planning Commission of Baltimore County; but, in the words of the Director of Planning and Zoning, George Gavrelis, through a "technical error" or "minor error in drafting" slightly more than one-half of the property of the petitioners was panced on the new map as DR-5.5.

SECOND: That the property of the petitioners is a portion of the development of land known as the plat of "Green Ridge, Section A", which plat is recorded among the Land Pucords of Baltimore County in Plat Book W.P.C. No. 5 folio 85, which plat was laid out on February 6, 1923; and that all the remaining lots fronting on the East side of York Road known as Lots Nos. 2 through 6, inclusive, are now zoned DR-16 and have been the subject matter, together with Lot which is the property of the Petitioners, of a zoning petition in the early 1960's which went through the Zoning Commissioner, the County Board of Appeals and the Circuit Court, with the requested

zoning finally denied.

That the physical layout of the property of the petitioners is such that it is naturally a part of the land to the North, all zoned DR-16 and the said property of the petitioners is separated from a development to the South known as "Ridge Pield" by a 50 ft. flood control strip, which carries a large stream and lies in a gully 10-15 ft, deep.

THIRD: That the Director of Planning, G. Walter Tyrie, Jr. and Francis C. Barrett, Baltimore County Councilmen and R. Bruce Alderman, the County Schicitor, have agreed with the attorney for the petitioners that an error was made in drawing up the map and recommended to the Zoning Commissioner that this technical error should be corrected.

FOURTH: That the petitioners' property is 87.42 feet wide, with a depth of slightly less than 400 ft. and to grant the reclassification without a special exception for a side yard set back on the South of 15 ft., rather than 75 ft. would deny the petitioner the proper use of his land; particularly since there is a 50 ft. front control strip which acts as a barrier between the petitioners' property and the adjacent residential property situate to the South. Respectfully submitted,

County Council of Baltimore County County Office Muilding, Towson, Manyland 21204

1

Mr. S. Fric DiNenna

Third District Zoning Commissioner County Office Building Towson, Maryland 21204 Fourth District Filds District Dear Wrig:

Sixth District e and District

COUNCILMEN

First District

Second District

Board Resolutions which were approved by the County Council at their meeting on June 5, 1972.

Very truly yours

Attached are copies of the Planning

Herbert E. Hehenberger Secretary

HEHide

cc: Mr. George L. Gavrelis

NOV 14 1972

D.R.5.5 PUBLIC BM FUBLIC D 1.15 PAE 2 PUB

D.R.5.5

Tic1

stant's Attornes

16/77

4 X

BALLIMORE COUNTY OFFICE OF PLANNING AND ZONING

SEORGE E. CAVEELE Derrotas Jefterana Balléling Julius 207 Turana, Ind. 21204 1944-2211

S. ERIC DISTENSA

May 39, 1972

The Honorable Empris C. Barmtt Chairman Baltimare County Council Towson, Maryland 2120-

At its regular meeting on Thursday, May 18, 1972, The Baltimore County Planning Board, under the provisions of subsection 22-22(i), Britimore County Code 1968, as amended, unanimously approved the following

WHEREAS.

the Baltimore County Planning Doard has favorably received the report of the Comprehensive Planning Committee with respect to certain zoning reclassification petitions, and

WHEREAS

the Comprehensive Planning Committee recommends that these the Companentive Franting Committee recommends that these petitions be exempted from the regular, cyclical procedures of subsections 22-22 (c) through (h). Saltimore County Code, 1908, as amended, being convinced that it is in the public Interest to ectify, as speedily as possible, what the committee considers to be errors of committee considers of the consideration of the committee consideration of th

RESOLVED,

that the Seltimore County Planning Board critifies to the Boltimore County Council that early action is nonifically re-quired because of emergancy and in the public interest on the below listed zoning reclastification partitions, copies of which

- Peristion of Harry Glardina, et al, east and west sides of Kings Ridge Road;
 (2) Petition of David Brown, et al., east side of Reisterstown
- retition of David Brown, et al, east side of Reisterston Road, north of Craditor & Long.
 Petition of Herry A. Dundore, east side of York Road, north of Western Run; and
 Petition of H. Denion british, et al, east side of York Road, north of Ridgefield Food.

May 30, 1972

Ms. Glardina's properties were zoned S. G. and R.A. by Tettlian (e7-245 R.A., and apartment and townbowns were subsequently constructed. The Planning staff, in preparing the mopy, erronoutly placed the properties in the D.R.5.3 classification. Ms. Glardina has sold many of the townbounts; therefore, the home-owners are being allowed to come in under Ms. Glardina's petition; by menty signing on extra petition.

Mr. Brown's property was zoned B.L. prior to adoption of the 1971 maps. The Planning Board's Map recommended B.L. – C.N.S. to cover existing development and the downshift of the remaining existing B.L. zone – thought to be in a different ownershift to D.R.16. Mr. Brown, the property owner was not notified by certified letter as was the owner of the adjacent property to the north. The steff elso overlocked an approval development plan for additional tentil stores, to the rear of the existing stores.

The Board felt that if all the circumstances were known at the time, it would have recommended leaving enough additional B.C. zoning to cover the proposed expansion.

In accordance with a preliminary development plan, the Flenning Board recommended 55.6 acres of D.R. 16 zoning for portions of Mr. Dundare's property. When translating from a larger scale nap, the Planning staff plotted a D.R. 16 area of only slightly more than 54 acres which did not match Mr. Dundare's property boundaries.

During the 1971 Comprehensive Zoning Map processing, D.R.16 zoning was created on a portion of Mr. Smith's property, as well as on the properties adjoining to the north.

The Board's intent had been to cover each of the properties north of the strang and north of Ridgeland Road and fronting on the east side of York Road with D.R.16 zoning for a depth of 350' from the centerline of York Road.

As the maps were drawn, only a portion of the frontage of the Smith property along York Road was to zoned, the balance of the frontage southerly to the stream was zoned D.R.5.5. It was the intent of the Board that all of the frontage be zoned D.R.16.

The Planning Board agreed that these petitions should be exempted from the regular, cyclical for the reasons stated above.

If further information is needed, please contact me.

GEG:bms

1 25 Holer Herbert E. Hohenberger, Secretary

ORTGINAL

OFFICE OF TOWSON IM ES

TOWSON, MD. 21204

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

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 19 day of June 19 72 that is to say, the same

was inserted in the issued of June 15, 1972.

STROMBERG PUBLICATIONS, Inc.

By Pett morgan



CERTIFICATE OF PUBLICATION

CALTIMORE COUNTY, MARYLAND

INTER-OFFICE CONVENIENDENCE

SUBJECT Petition 73-4-RXA. East side of York Road 103 feet North of Ridgefield Road.

Petition for Special Exception for Offices and Office Building .

Petition for Variance for Size Yard.

H. Centon Smith and Virginia S. Smith - Petitioners

The Office of Planning and Zoning has reviewed the subject petition and has the following

D.R. 16 zoning was recommended on the east side of York Road north of Ridgefield Road by the Planning Board in anticipation that those properties would be used for

The requested variance to Section 1802, 2C as inspeed on the petitioner's plot dated March 21, 1972 does not appear to be objectionable because of the property's relationship to the flood control strip and sewage force main right of way.

We note that a parking permit will be required for a partian of the property If the D.R. 16 zoning is extended according to the Planning Board recommendation.

The petitioner's plat dated Merch 23, 1972 does not include provisions for lighting the parking area. We suggest that a lighting plan be required and that the light standards be limited to 8 foot in height.

HEARING: Thursday, July 6, 1972 (10:00 A.M.)

TO Mr. S. Eric DiNenna, Zoning Commissioner Date. June 28, 1972

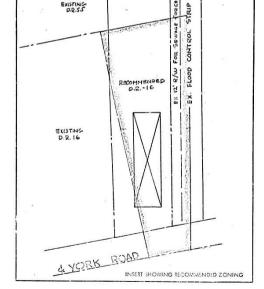
FROM Normon E. Gerber, Office of Planning

9th District

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., encorchacusch of one time successive weeks before the 6th day of ____ July _____, 19_72, the first publication appearing on the 15th day of June 10 72

THE JEFFERSONIAN,

Cost of Advertisement, \$.



PETITION	M	APP!	NG	PRO	OGRE	SS	SHE	ET		
FUNCTION		Map	Orig	inal	Dupl	icate	Tro	cing	200	Sheet
Tenerion	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Dented										
Granted by ZC, BA, CC, GA										
Reviewed by:	/				d Pla		or desc	riptio		
Pr vious case:			2	dap #					-	NO.

3 Syn	CERTIFICATE OF ZONING DEPARTMENT OF BA Townen, Mary	ALTIMORE COUNTY	#73-1-PX
District 9 W	ouis There July 61 1 Destre Smith	Date of Posting.	June 15. 72
Petitioner H	Deston Smith	Ny Relgifs	ill Rl
	3 Syn Prod gpry 10		and the state of t

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. S. Eric DiNenna, Zoning Commissioner Date. June 15, 1972

FROM Baltisore County Planning Board

SUBJECT Zoring Petition No 73-4-RXA

Francety Owner: H. Denton and Virginia S. Smith Property Owner: H.Denton and Virginia S. Smith Location: E/S of York Road, 103' N. of Ridgefield Road Fxisting Zoning: D.R. 5.5 Requested Zoning: D.A. 16 Date of Hearing: July 6, 1977

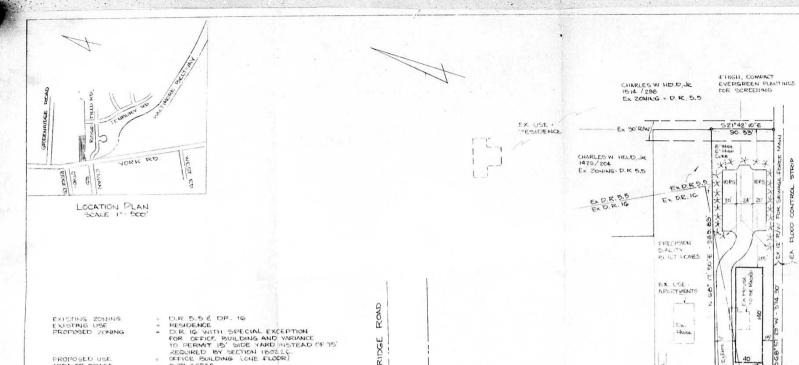
This property, containing a two-story dwelling, is located on the east side of Yori Road, 103 feet north of Ridgefield Road. A storm drainage reservation along its south sides exparates this property from the adjacent residences facing Ridgefield Road. To the north is a house converted to apartment use. The petitioner is requesting a reclassification of 0.65 acres from D.R. 5.5 to D.R. 16 zening and a special exception for office use.

In preparing the recently adopted comprehensive zoning maps, it was introded that D.R. 16 zoning be provided here along all of the York Poak frontage to a depth of 390 feet from the center line of York Road. As a result of a staff drafting error, only the northwest corner of the tract was zoned D.R. 16, and the remainder D.R. 5.5

It is therefore recommended that D.R. 16 zening be added so as to correct the oversight (see faser; on opposite page); D.R. 5.5 zening should be retained for the rear portion of the property. By obtaining a permit for off-street parking in a residential zone, this D.R. 5.5 zenesi partion of the tract could be utilized as shown on the petitioner's plan.

OFFICE OF FINE .	NTY, MARYLAND PEVENUE DIVISION CASH: RECEIPT	No. 3603
PATE	972 ACCOUNT 0	1-662
	AMOUNT	\$50.00
WHITE - CASHIER	PINK - AGENCY	VELLOW - CUSTOMER
Saunders M. Almor Jenifer Building Townen, Md. 21201 Petition for Read or H. Pento: 54		Special Extention in

	INTY, MARYLAND	No.	3736
OFFICE OF FINANCE -			
ATE July	3, 1972 ACCOUNT 01-6	60	
	PE TIL ACCOUNT OF	-	CACCO CONTRACTO
	AMOUNT \$51	.00	
	DISTRIBUTION	.00	
WHITE CASHIER Check Al3647 H. Danton Sat	DISTRIBUTION PINK - AGENCY	+00	v - CUSTOMER
	DISTRIBUTION PINK - AGENCY	¥866.99	V - CUSTOMER



AREA OF TRACT - 0 TT ACRES

PARKING SPACES REQUIRED - 19 (5,600 + 300)

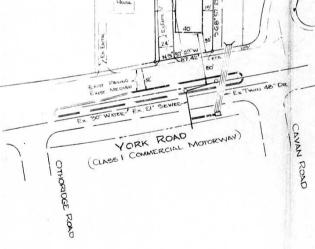
PROPOSED PAVEMENT - MACADAM EXISTING HOUSE - TO BE RAZED

PUBLIC WATER & SEWER = 18 AVAILABLE SCREENING OF PARKING = TO BE PROVIDED BY 4' HIGH, COMPACT

EVERGREEN PLANTINGS



SMITH, TEACHER & ASSOCIATES P.O. POX 172 OWINGS MILLS, MD . 21117 363-2100 P.N. B-530



RIDGEFIELD

EX. USE

RESIDENCE

LTI

PLAT ONE



PLAT TO ACCOMPANY PETITIONS FOR RECLASSIFICATION, SPECIAL EXCEPTION & VARIANCE H. DEINTON SMITH PROPERTY YORK ROAD ELECTION DISTRICT NO. 9 BALTIMORE. COUNTY, MARYLAND SCALE 1"- 50" MARCH 25, 1972