

# PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Mr. Roy Norris, 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-districted, pursuant to the Zoning Law of Baltimore County, from UNDISTRICTED to a CNS district; for the following reasons:

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-districting 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 of Baltimore County.

Contract purchaser Roy Norris Legal Owner  
Address Chesapeake, Maryland  
Petitioner's Attorney Robert J. Romadka  
Address 809 Eastern Boulevard  
Baltimore, Maryland 21221  
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 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 1st day of October, 1972, at 10:00 o'clock P.M.

James E. Dyer  
Zoning Commissioner of Baltimore County.

(over)

April 19, 1973

Robert J. Romadka, Esquire  
609 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Petition for Reclassification, Special Exception and Redistricting NE/S of Eastern Avenue, 2400' E of Earle Road - 15th District Roy Norris - Petitioner NO. 73-68-RX (Item No. 5)

Dear Mr. Romadka:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER  
Deputy Zoning Commissioner

JED:mc

cc: Mr. Douglas Wright  
15th District Improvement Association  
Box 459, Route 14  
Baltimore, Maryland 21220  
Alfred L. Brennan, Esquire  
Brennan & Brennan  
825 Eastern Boulevard  
Baltimore, Maryland 21221

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Mr. Roy Norris, 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 an NLR zone to an BL zone; for the following reasons:

See attached description

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: automotive service station

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 of Baltimore County.

Contract purchaser Roy Norris Legal Owner  
Address Chesapeake, Maryland  
Petitioner's Attorney Robert J. Romadka  
Address 809 Eastern Boulevard  
Baltimore, Maryland 21221  
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 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 1st day of October, 1972, at 10:00 o'clock P.M.

James E. Dyer  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION, AND REDISTRICTING NE/S of Eastern Avenue, 2400' E of Earle Road - 15th District Roy Norris - Petitioner NO. 73-68-RX (Item No. 5) : OF BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a M.L.R. Zone to a B.L. Zone, Redistricting from Undistricted to a C.N.S. District, and a Special Exception for an Automotive Service Station. The tract contains 2.743 acres and is located on the north side of Eastern Avenue, 2400 feet east of Earle Road in the Fifteenth Election District of Baltimore County.

Testimony was presented on behalf of the Petitioner by Mr. Daniel W. Huber, an area real estate broker and developer since 1947, and by several area residents in protest to the request.

The property is situated between Eastern Avenue and the Pennsylvania Railroad, is bounded on the east by an elevated railroad spur that overpasses Eastern Avenue, said spur effectively divides the subject site from a commercially zoned area to the east that is also owned by the Petitioner.

The elevation of the site was described as being low and swampy requiring substantial fill prior to being improved with the proposed retail stores and service station. Mr. Huber felt that the Baltimore County Council had erred in not placing a commercial classification on the Petitioner's property, and offered the following reasons as justification: the cost of improvements; needed services for the existing as well as the many proposed residences that will be located in the area; and evidence in the form of a letter from an adjoining developer indicating the necessary rights of way which would be provided for the construction of a sewer line to the subject property.

Area residents objected to the request on the basis of inadequate highway access to the proposed center and the probability that the use would

RE: PETITION FOR RECLASSIFICATION : BEFORE  
from M.L.R. to B.L., from : COUNTY BOARD OF APPEALS  
UNDISTRICTED to C.N.S. District, : OF  
and SPECIAL EXCEPTION for : BALTIMORE COUNTY  
Automotive Service Station :  
NE/S of Eastern Avenue, 2400' :  
E. of Earle Road, : No. 73-68-RX  
15th District :  
Roy Norris, Petitioner :

## ORDER OF DISMISSAL

Petition of Roy Norris for reclassification from M.L.R. zone to B.L. zone, from Undistricted to C.N.S. District and a special exception for an Automotive Service Station on property located on the northeast side of Eastern Avenue, 2400 feet east of Earle Road, in the Fifteenth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed August 9, 1974 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioner-Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the appeal filed on behalf of said Petitioner be dismissed and withdrawn as of August 9, 1974.

IT IS HEREBY ORDERED, this 13th day of August, 1974, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Walter A. Jellor, Jr., Chairman

W. Giles Porter

Robert L. Gilland

ROBERT J. ROMADKA  
ATTORNEY AT LAW  
809 EASTERN BOULEVARD  
TOWSON, MARYLAND 21204

August 7, 1974

County Board of Appeals  
County Office Building  
Towson, Maryland 21204

Re: Case No. 73-68 RX  
Roy Norris

Gentlemen:

Please withdraw appeal entered in the above noted case. This case is presently scheduled for hearing on Tuesday, October 15, 1974.

Very truly yours,

Robert J. Romadka

dsf

and the Special Exception request for an Automotive Service Station are also DENIED.

James E. Dyer  
Deputy Zoning Commissioner of  
Baltimore County

destroy the tranquility of their enclave which includes a church on the adjoining property to the west.

Comments by the Department of Traffic Engineering stated:

"The subject petition is requesting a change from M.L.R. to B.L. which can be expected to increase the trip density from 100 to 1,000 trips a day.

This site is across from a major apartment complex and entrances along Eastern Avenue must be located in such a way as to decrease conflicts from entrances. At the present time, there is sufficient capacity, except during the periods when shore traffic is predominant.

However, with the continued development of the industrial park in the vicinity of Wilson Point Road, capacity problems can be anticipated in this area."

Planning Board recommendations were, in essence, as follows. During the preparation of the recently adopted Comprehensive Zoning Map, the Planning Board recommended that the M.L.R. zoning designation on the subject property be downshifted to D.R. 5.5. However, after hearing the Petitioner's protest, the County Council retained the M.L.R. zoning status when the maps were adopted on March 24, 1971. The Planning Board now believes that the M.L.R. classification is correct and that the Petitioner's vacant commercially zoned land to the east of the subject tract would be a more appropriate location for the uses proposed by the Petitioner.

After reviewing the above testimony and making an on site inspection of the subject property and surrounding vicinity, it is the opinion of the Deputy Zoning Commissioner that the subject property is properly classified and should not be placed in a commercial classification until such time as Eastern Avenue has been widened and approved; the adjoining and commercial property developed; and a need established for additional commercial uses in the area.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of April 1973, that the above Reclassification be and the same is hereby DENIED and that the above described property and area be and the same is hereby continued as and to remain a M.L.R. Zone; the request for Redistricting from Undistricted to a C.N.S. District,

ORD & R.C. 17.0 FOR FILING

DATE April 19, 1973

BY John P. Dyer

Administrative Assistant

ORD & R.C. 17.0 FOR FILING

DATE April 19, 1973

BY John P. Dyer

Administrative Assistant

ORD & R.C. 17.0 FOR FILING

DATE April 19, 1973

BY John P. Dyer

Administrative Assistant

NOV. 19, 1974

Re: Petitioner - Roy Morris  
Reclassification of property from MLR to BL  
Special Exception for automotive service station  
with CNS District

The subject tract of land consisting of 2.743 acres, more or less, runs along the north side of Eastern Avenue Extended, the West side of the Pennsylvania Railroad Spur to the Charles P. Crane power station and the south side of the main line of the Pennsylvania Railroad. Said site is located in the fifteenth election district of Baltimore County.

The property is presently zoned MLR and Petitioner has filed a zoning petition requesting said property be reclassified to BL with a CDS district and a special exception for an automotive service station. While the property is now served by public water main, the sewer is not. It is anticipated that the subject property and through a tract of land presently owned by your Petitioner therefore, making public sewer available to the subject site. Rezoning said property as hereinbefore mentioned would allow your Petitioner to develop the property with a restaurant, a drive-in, a drive-up, a convenience food store, and other commercial outlets associated with a small neighborhood shopping center. The property is located on that portion of Eastern Avenue Extended which runs through the Chase/Oliver Beach communities. It is the only route that connects these communities with the Eastern Beach Communities. This development would be the only one of its type to service these two communities. In addition to servicing these two communities, your Petitioner owns a 135 acre tract of land directly across Eastern Avenue from the subject property. This property is presently zoned for the development of garden type apartments; that a tentative plat has been filed and approved with the County known as "Dundee Village Apartments" and calls for the construction of approximately 1900 units on said tract and that it is contemplated that the construction will start sometime in 1972.

It is felt that with the recent construction of both water and sewer into the Chemo/Oliver Beach areas, and the increase of residential development in these areas and particularly, your Petitioner's tract of land to the immediate south, that these changes in the neighborhood would both allow and demand the need for commercial development as hereinbefore stated. Because of the irregular shape and the high elevation of both the railroad spur and main line that runs through the property, the railroad and main line would be most difficult to plan and develop this property for MLR; that to the immediate north and

west of the property hundreds of acres are zoned ML and MH, and which land has lain dormant for a long number of years; that if there becomes a demand for industrial growth in the area, that these large tracts now zoned and available for ML and MH use could very easily satisfy all such demands.

It is for these reasons that your Petitioner respectfully asks that his Petition for Reclassification be granted.

Respectfully submitted,

Robert J. Romadka  
Attorney for Petitioner

**FRANK S. LEE**  
1277 NEIGHBORS AVENUE  
BALTIMORE, MARYLAND 21237

March 14, 1972

MLR to BL - CNS

Whole tract  
Northeast side of Eastern Avenue 2400 feet east of Earls Road  
15th District Baltimore County, Maryland

beginning for the same on the north side of Eastern Avenue at the distance of 400 feet measured easterly along the north side of Eastern Avenue from the east side of Earls Road, and thence running and binding to the right with a radius of 90.16 feet for a distance of 40.0 minutes of 27 seconds east 40.0 feet to the north side of Eastern Avenue and east 190.6 feet to the northwest right of way line of the Penn. railroad Spur leading to Charles F. Crane station, thence leaving Eastern Avenue and running and binding to the right with a radius of 90.16 feet for the distances: North 16 degrees 00 minutes 30 seconds east 10.00 feet and a line curving to the right with a radius of 90.16 feet for a distance of 130.7 feet to the north side of Eastern Avenue, thence leaving Eastern Avenue running and binding on said right of way line by a line curving to the right with a radius of 191.61 feet for a distance of 40.0 feet to the north side of Eastern Avenue and east 190.6 feet to the northwest right of way line of the Penn. railroad Spur leading to Charles F. Crane station, thence leaving Eastern Avenue and running and binding on said right of way line by a line curving to the right with a radius of 191.61 feet for a distance of 40.0 minutes of 27 seconds east 40.0 feet to the north side of Eastern Avenue, thence leaving Eastern Avenue and running and binding on said right of way line by a line curving to the right with a radius of 90.16 feet for a distance of 130.7 feet to the north side of Eastern Avenue, thence leaving Eastern Avenue and running and binding on said right of way line by a line curving to the right with a radius of 90.16 feet for a distance of 40.0 minutes of 27 seconds east 40.0 feet to the place of beginning.

Containing 119.354 square feet of land more or less.

Parsel No. 1  
Special Exception for an Automotive Service Station in a BI - CDS  
Zone.

beginning for the same on the north side of Eastern Avenue at the distance of 1335 feet measured along the north side of Eastern Avenue from the east side of Carl Road, and thence running and curving on the north side of Eastern Avenue to the north side of Carl Road, a distance of 1335.00 feet to the northwest blight of any line of the Penn National Spur leading to Charles P. Crane Station, thence leaving eastern Avenue and binding on part of the Carl Road Right of Way, a distance of 1335.00 feet to the northwest blight of any line of the Penn National Spur, and last 1335.00 feet distance running for two lines of division as follows: - South 60 degrees 50 minutes 33 seconds east 654.67 feet, and then 61 degrees 03 minutes 41 seconds east 100 feet to the place of beginning.

Containing 29,480 square feet of land more or less.



ROBERT J. ROMAOK  
ATTORNEY AT LAW  
809 EASTERN BOULEVARD  
(Baltimore Federal Building)  
ESSEX, MARYLAND 21221

April 27, 1973

ASSOCIATES  
IRVIN N. CAPLAN  
CHARLES E. FOOS, III  
ALEXANDER M. HARRISON

James E. Dyer, Deputy Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Petition for Reclassification  
and Redistricting - Item No. 5, No. 73-68-RX  
NE/S of Eastern Avenue  
Roy Morris - Petitioner

Dear Mr. Dyer:

On behalf of my client, Roy Norris, Petitioner in the above noted matter, I wish to file an appeal from your decision of April 19, 1973. I would appreciate your forwarding all papers relating to said case to the Zoning Board of Appeals for further hearing. I have enclosed my check in the amount of \$70.00 to cover costs in filing said appeal.

Very truly yours,

Robert J. Romadka

RJR/dsl  
Enc.

2 W. University Parkway  
Baltimore, Maryland 21218  
August 30, 1972

Mr. and Mrs. Roy Norris  
Chase, Maryland 21027

Dear Mr. and Mrs. Norris:

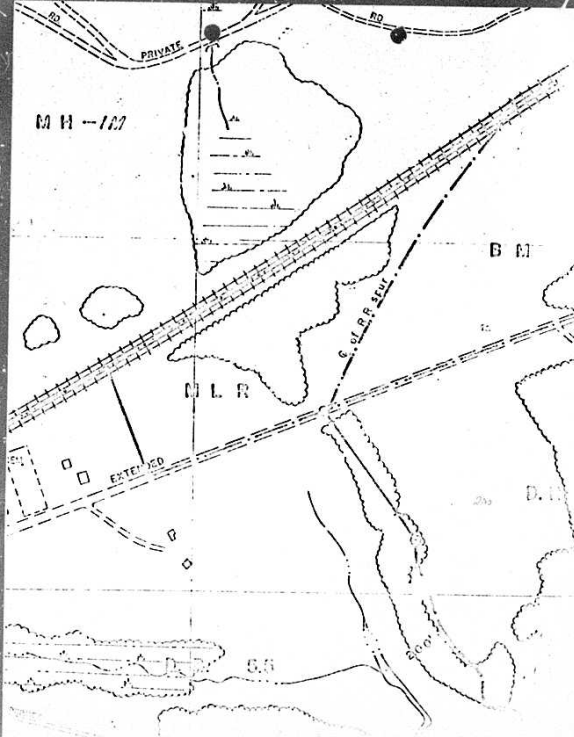
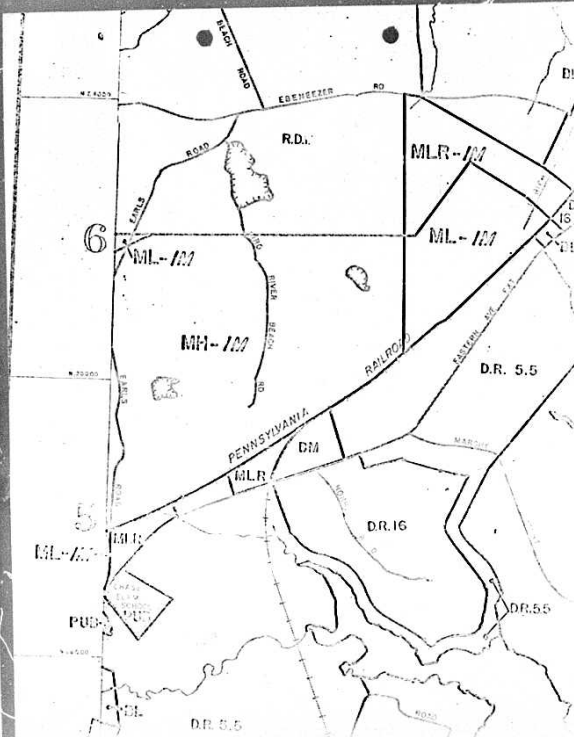
Please accept this letter as written confirmation to our agreement pertaining to the two and one-half acres you now own on the north side of Eastern Avenue, which property you are presently requesting the Baltimore County Zoning Office to reclassify.

That in further consideration of your selling to me the tract of land on the south side of Eastern Avenue wherein the present sewer line now exists, I hereby agree to give to you the necessary right-of-way through said tract of land to construct a sewer line to service your property on the north side of Eastern Avenue. That said right-of-way alignment will be determined by me so as not to interfere with any improvements that I may be constructing on the tract of land I am presently purchasing from you. That said sewer right-of-way will be conveyed to you, your heirs, successors, assigns, personal representatives and assigns. In further consideration; however, the costs of constructing said line will be borne solely by you, your heirs, successors, personal representatives and assigns.

Very truly yours,

Henry J. Knott

# h1k:r:pu



**BALTIMORE COUNTY**  
**ZONING ADVISORY COMMITTEE**

**PETITION AND SITE PLAN**

| EVALUATION | COMMENTS |
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## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 4, 1972

Robert J. Romack, Esq.,  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Reclassification Petition  
3rd Zoning Cycle  
Item 5  
Roy Norris

Dear Sir:

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

The subject property is located on the north side of Eastern Avenue, 2400' east of Earls Road, in the 15th District of Baltimore County. The property is bounded on the north and east by the Pennsylvania Railroad, on the west by a church and a church parking lot. The south side is unimproved except that it is becoming a road side side area. The subject property is almost completely covered by a marsh that currently exists on both sides of the railroad. The total area of this site is 119,304 square feet, or about 4.4 acres of land. There is no curb and gutter along Eastern Avenue at this location.

The petitioner's plan should be revised prior to the hearing to indicate the church as the east side of the property and also show the culvert on Eastern Avenue and the culvert that connects the marsh area on the north side of the railroad tracks. We are also requesting that the Department of Water Resources comment on the effect of the filling of the marsh area.

Very truly yours,

OLIVER L. MYERS, Chairman  
Zoning Advisory Committee

JOHN J. BILSON, Jr., Planning Tech. II

CCE:JEM:bak

cc: State Office Building  
Annapolis, Maryland 21401  
Attention: Department of Water Resources

Baltimore County, Maryland  
Department of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

Division of Engineering  
ELLSWORTH N. DIVER, P.E. CHIEF

April 21, 1972

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

Re: Item #5 (Cycle April - October 1972)  
Property Owner: Roy Norris  
1/2 Eastern Avenue, 2400' E. of Earls Rd.  
Present Zoning: M.L.R.  
Proposed Zoning: Reclassification to B.L.;  
Redistrict to C.N.S.;  
Special Exception for auto service station  
District: 15th No. Acres: 89,874 sq. ft.

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.

Highways:

Eastern Avenue is a State Road; therefore, all improvements, intersections, entrance, storm drains and utilities as they affect this road will be subject to State Highway Administration requirements.

Storm Drains:

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall. The Petitioner's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the dealing in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Petitioner.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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 Petitioner.

Mr. Oliver L. Myers, Chairman  
Zoning Advisory Committee  
Page 2  
April 21, 1972

Re: Item #5 (Cycle April - October 1972)

Storm Drains: (Cont'd)

The Petitioner shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision. If an easement less than 10 feet in width has previously been provided along any bordering property line within an adjacent subdivision, an additional easement to provide for a minimum width of 10 feet shall be provided along that property line within this subdivision.

Sediment Control:

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.

Reclaiming of Wetland Areas is subject to approval of the Maryland State Department of Water Resources.

Water:

There is an existing 20-inch water main in Eastern Avenue.

Sanitary Sewer:

There is an existing sewer interceptor approximately 600 feet south of Eastern Avenue in this area. Off-site right-of-way will be required to provide service to this site.

Very truly yours,

ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:HEM:GJM:es

MS-2N Key Sheet  
NE 5 K Topo Sheet

## BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

## DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLYDE, P.E.

DIRECTOR

Wm. T. MILLER

DEPUTY TRAFFIC ENGINEER

April 29, 1972

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

Re: Cycle Zoning III  
Item 5 - ZAC - 4-4-72  
Property Owner: Roy Norris  
Eastern Avenue E. of Earls Road  
Access to B.L.; redistrict to C.N.S.  
Special exception for auto service station  
District 15

Dear Mr. Myers:

The subject petition is requesting a change from M.L.R. to B.L. which can be expected to increase the trip density from 100 to 1,000 trips a day.

This site is across from a major apartment complex and entrances along Eastern Avenue must be located in such a way as to decrease conflicts from entrances. At the present time, there is sufficient capacity, except during the periods when shore traffic is predominant.

However, with the continued development of the industrial park in the vicinity of Wilson Point Road, capacity problems can be anticipated in this area.

Very truly yours,

C. Richard Moore  
Assistant Traffic Engineer

CJM:mr



## STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET  
BALTIMORE, MD. 21201

OFFICE ADDRESS: 601 N. BALTIMORE, MD. 21201

April 11, 1972

Mr. S. Eric D'Anna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Att: Mr. O. L. Myers

Dear Sir:

The subject plan indicates the existing width of Eastern Avenue as 28 ft. An inspection at the site revealed the width to be 22 ft.

The proposed roadside curb scales 28 ft. from the center of the highway. This distance is to be 24 ft. and should be so indicated on the plan.

At present most of the site is marsh which receives drainage from the highway as well as the surrounding land. If this area is filled there may be some difficulty in providing proper drainage.

The entrances will be subject to State Highway Administration approval and permit.

Very truly yours,

Charles Lee, Chief  
Development Engineering Section  
John C. Hughes, Jr.  
Asst. John C. Hughes, Jr.  
Asst. Development Engineer

CL:JEM:bak

## Baltimore County Fire Department



Towson, Maryland 21204  
873-7310

J. Austin Deitz

Chief

April 17, 1972

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

RE: Property Owner: Roy Norris

Location: N/S Eastern Avenue, 2400' E of Earls Road

Item No. 5 Zoning Agenda April 4, 1972

Gentlemen:

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

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead-end condition shown at \_\_\_\_\_

- ( ) 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standards, "The Life Safety Code", 1970 Edition prior to occupancy.
- ( ) 6. Site plans are not shown.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *John C. Hughes, Jr.* (Noted and Approved)  
Planning Group  
Special Inspection Division  
Fire Prevention Bureau  
4/17/72

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

April 17, 1972

DONALD J. KOOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. Myers:

Comments on Item 5, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: Roy Norris  
Location: N/S Eastern Avenue, 2400' E of Earls Road  
Present Zoning: M.L.R.  
Proposed Zoning: Reclassification to B.L.; Redistrict to C.N.S.; Special Exception for auto service station.  
District: 15  
No. Acres: 89,874 sq. ft.

Metropolitan water is available to the site. Sanitary sewer is not available. There is a serious drainage problem on the eastern side of this property. Water impounded between Eastern Avenue and the Panna Railroad drains under Eastern Avenue and enters Chesapeake Bay. A sanitary sewer is not available. This is an area characterized by many difficulties with private sewage disposal systems. The soil in this area is very unlikely to pass the percolation requirements for septic tanks and dry wells.

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, Baltimore County Department of Health.

(continued)

Mr. Oliver L. Myers

- 2 -

April 17, 1972

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Very truly yours,

*John C. Hughes, Jr.*  
Sanitarian II  
Water and Sewer Section  
Division of Sanitary Engineering  
BUREAU OF ENVIRONMENTAL SERVICES

JS:mr



GEORGE E. GAVRELIS  
Director  
Jefferson Building  
Suite 201  
Towson, Md. 21204  
(410) 221-1111



S. ERIC DINENHA  
Zoning Commissioner  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Md. 21204  
(410) 221-1111

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 5, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owners: Roy Norris  
Location: N/S Eastern Avenue, 2400 E. of Earls Road  
Present Zoning: M.L.R.  
Proposed Zoning: Reclassification to B.L.; Redistrict to C.N.S., Special Exception for auto service station  
District 15  
No. Acres: 89,874 square feet

The limited frontage of this site does not lend itself to this intense use.

Very truly yours,  
*Richard B. Williams*  
Richard B. Williams  
Planner II  
Project Planning Division  
Office of Planning and Zoning

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

ITEM #5

TOWSON, MARYLAND - 21204

Property Owner: Roy Norris  
District: 15  
Present Zoning: M.L.R.  
Proposed Zoning: B.L., C.N.S., S.E.  
No. Acres: 89,874 sq. ft.

No bearing on student population

M. EMILIE PARKS, President  
EUGENE C. HERSH, Vice-President  
MRS. ROBERT L. BERRY  
MRS. JOHN M. CROCKER  
JOSEPH H. MUDGOWAN  
ALVIN LOROCK  
JOSHUA R. WHEELER, Superintendent  
T. BAYARD WILLIAMS, JR.  
RICHARD W. TRACEY, V.P.D.  
MRS. RICHARD K. WILSON

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 14, 1972

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about the 11th day of September, 1972, the last publication appearing on the 11th day of September 1972.

THE JEFFERSONIAN  
*L. Lank*  
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 2365  
DATE May 8, 1972 ACCOUNT 01-662  
AMOUNT \$5.00  
DISTRIBUTION YELLOW - CUSTOMER  
Cost of Posting of Property on Case No. 73-68-KX  
NE/S of Eastern Avenue, 2400' E of Earls Road -  
15th District  
Roy Norris - Petitioner

OFFICE OF  
THE ESSEX TIMES

ESSEX, MD. 21221 September 18 - 1972

THIS IS TO CERTIFY that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County, was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 18 day of September 1972 that is to say, the same was inserted in the issue of September 14, 1972.

STROMBERG PUBLICATIONS, Inc.

*Ruth Morgan*

PETITION MAPPING PROGRESS SHEET

| FUNCTION                                        | Wall Map |    | Original                                                                                                     |    | Duplicate |    | Tracing |    | X-Copy Sheet |    |
|-------------------------------------------------|----------|----|--------------------------------------------------------------------------------------------------------------|----|-----------|----|---------|----|--------------|----|
|                                                 | date     | by | date                                                                                                         | by | date      | by | date    | by | date         | by |
| Descriptions checked and outline plotted on map |          |    |                                                                                                              |    |           |    |         |    |              |    |
| Petition number added to outline                |          |    |                                                                                                              |    |           |    |         |    |              |    |
| Denied                                          |          |    |                                                                                                              |    |           |    |         |    |              |    |
| Granted by<br>ZC, BA, CC, CA                    |          |    |                                                                                                              |    |           |    |         |    |              |    |
| Reviewed by: <i>JB</i>                          |          |    | Revised Plans:<br>Change in outline or description, Yes <input type="checkbox"/> No <input type="checkbox"/> |    |           |    |         |    |              |    |
| Previous case:                                  |          |    | Map #                                                                                                        |    |           |    |         |    |              |    |

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#73-68-KX

District: 15th  
Posted for: *Planning* Date of Posting: *Sept. 11-72*  
Petitioner: *Roy Norris*  
Location of property: *NE/S of Eastern Ave. 2400' E of Earls Rd.*  
Location of Sign: *3rd St. on Eastern Ave. 2400' E of Earls Rd.*  
Remarks: *1. Sign posted on Eastern Ave. 2400' E of Earls Rd.*  
Posted by: *Paul H. New* Date of return: *Sept. 21-72*

Appeal  
CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#73-61-KX

District: 15th  
Posted for: *Planning* Date of Posting: *May 31-73*  
Petitioner: *Roy Norris*  
Location of property: *NE/S of Eastern Ave. 2400' E of Earls Rd.*  
Location of Sign: *1. Sign posted on Eastern Ave. 2400' E of Earls Rd.*  
Remarks: *1. Sign posted on Eastern Ave. 2400' E of Earls Rd.*  
Posted by: *Paul H. New* Date of return: *June 7-73*

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing  
this 2nd day of July 1972  
*S. Eric Dinenna*  
Zoning Commissioner  
Petitioner: Roy Norris  
Petitioner's Attorney: Robert J. Romadka, Esquire  
Reviewed by: *Oliver L. Myers*  
Chairman, Advisory Committee

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 2190  
DATE May 3, 1972 ACCOUNT 01-662  
AMOUNT \$50.00  
DISTRIBUTION YELLOW - CUSTOMER  
WHITE - CASHIER  
Robert J. Romadka, Esquire  
809 Eastern Blvd.  
Bexar, Md. 21221  
Petition for Reclassification for Roy Norris

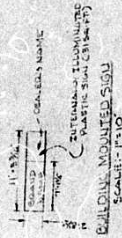
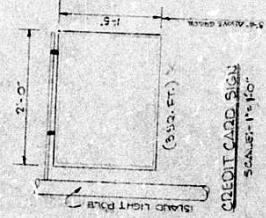
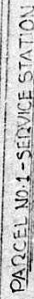
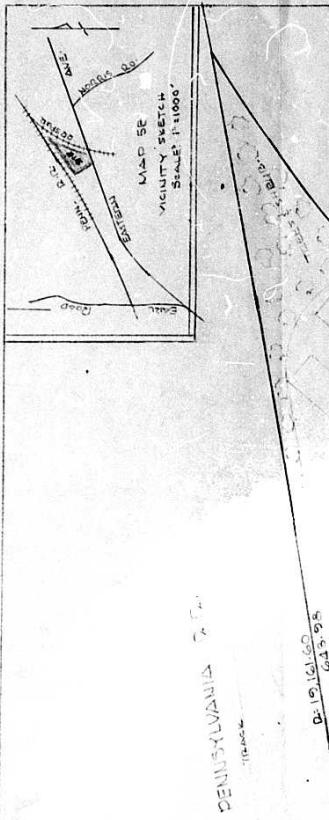
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 827  
DATE May 3, 1973 ACCOUNT 01-662  
AMOUNT \$70.00  
DISTRIBUTION YELLOW - CUSTOMER  
WHITE - CASHIER  
Robert J. Romadka, Esquire  
809 Eastern Blvd.  
Bexar, Md. 21221  
Petition for Reclassification for Roy Norris



PAQUET  
PARTI DES LIBRES DE LA GUYANE FRANÇAISE  
COMITÉ DE LA GUYANE FRANÇAISE

REVISIO PLANS





EXISTING ZONING - M12  
PROPOSED ZONING - B1C1A3, WITH A SPECIAL EXCEPTION FOR  
AN AUTOMOTIVE REPAIR STATION

AREA REQUIREMENTS

DISPERSED ISLANDS WITH 2 INCHES 1/2 DUAL DISPERSED PUMPS  
ADVANCE OF SERVICING 4000'S AT ANY ONE TIME. SHOWN ABOVE 0330

TOTAL SERVICING SPACES = 4

TOTAL SERVING DAYS = 3

**- BUREAU DIAGNOSED:**  
① - 9A-7 & 8 AND 9B-6  
② - 1000 SALES @ 10,500 STAFF (15000 STAFF MINIMUM)  
③ - NO AGENCY USE  
④ - VEHICLE DEPOT  
⑤ - VENDING MACHINE SITES  
⑥ - TIRE SITES  
⑦ - PARTS & AUTO PLANT ACCESSORIES SALES  
⑧ - CHESTNUT TREE SITES

ADDITIONAL WORK REQUIRED:  
TOTAL AREA REQUIRED - 13,000 SQ FT  
TOTAL AVERAGE FACT - 20,400 SQ FT

ACCESS POINTS

LANDSCAPING  
TOTAL SQ. FT. = 9,070 = 31% OF TRACT  
REQUIRED 5% OF TRACT = 453.5 SQ. FT.  
LANDSCAPING CONSISTS OF 300 AND BUSHES

LIGHTING: A  
TYPE: FLUORESCENT LUMINADES  
HEIGHT: 20 FEET  
DESCRIPTION:  
STYLE: A  
MOUNTED: KNO  
BOLE: BLD  
STRAIGHT  
STRAIGHT

PACKING  
ADDING SPACES TQR. AT SPACES PER BOX + 9 SPACES  
TOTALING SPACES PROVIDED = 15

PANZEL No. 2 STORES

PRESENT USE - NONE  
PROPOSED USE - STORES (GROCERY AND/OR DEPT. STORES)  
PRESENT ZONING - R-1Z  
PROPOSED ZONING - BL-CU3  
AREA OF PROPOSED BLDG - 6,000 SQ. FT.  
AREA OF PLOT - 30,000 SQ. FT.

PARCELING DATA

NO. OF PARKING SPACES REQ. - (1/200%) = 45 SPACES  
NO. OF PARKING SPACES PROVIDED ~ 96 SPACES

UTILITIES  
WATER - AVAILABLE  
SEWERAGE - NOT AVAILABLE

15<sup>TH</sup> DISTRICT BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=40'  
DATE: 2-14-72



FRANK B. LEE  
1277 NEIGHBORS AVE.  
BALTIMORE, MD. 21237