

73-69-2X #31 2369-2 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WILLIAM A. METZGER and
DOROTHY M. METZGER, 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 B L to B M and (2) for the following reasons:

SEE ATTACHED SHEET

See attached description

and (3) 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
WILLIAM A. METZGER
DOROTHY M. METZGER
Address: 240 S. Marlyn Avenue
Baltimore, Maryland, 21221

Protestant's Attorney
CHARLOTTE W. PINE
607 Baltimore Ave., Towson, Md., 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 11th 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of October, 1972, at 10:00 o'clock

W. A. Metzger
Zoning Commissioner of Baltimore County

(over)

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

Bureau of Engineering
ELLSWORTH M. DYER, P. E., CHIEF

April 20, 1972

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

Re: Item #31 (Cycle April - October 1972)
Property Owners: William A. & Dorothy M. Metzger
1/2 corner of Marlyn Ave. & Foote Road
Present Zoning: B L
Proposed Zoning: Reclassification to B.M.
District: 15th No. Acres: 0.15 acres

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:

Marlyn Avenue, an existing County road, is proposed to be improved as a 50-foot curbed pavine section on a 70-foot right-of-way. Highway improvements are not required at this time; however, highway right-of-way widening will be required in connection with any building permit or grading permit application.

Creek Road and Foote Road are existing County roads which shall ultimately be improved with a 30-foot class-type roadway cross-section on a 100-foot right-of-way. Highway improvements and highway right-of-way widening will be required in connection with any building or building permit application.

The entrance location is subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

The plan should be revised to indicate the proposed highway widening.

The plan should indicate the location of the existing gas pump and underground storage tank.

Sediment Control:

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

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Page 2
April 26, 1972

Re: Item #31 (Cycle April - October 1972)

Storm Drains:

Provisions for the accommodation of storm water have not been indicated on the submitted plan.

The Petitioner 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 Petitioner.

Water and Sanitary Sewers:

Public water and sanitary sewerage are available to serve this site.

Very truly yours,

Elmsworth M. Dyer
Chief, Bureau of Engineering

END:SAM:MK:res

1-SV Key Sheet
1-SV 30 Position Sheet
NE 1 H Topo
97 Tax Map

MALCOLM E. HUDKINS ASSOCIATES
SURVEYORS AND LAND DEVELOPERS
808 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
822-9060

Zoning Description

Beginning for the same at the intersection of the west side of Marlyn Avenue as now widened to 60 feet with the north side of Foote Road (30 feet wide); thence northerly binding on the said west side of Marlyn Avenue by a curve to the left having a radius of 5365.05 feet for an arc length of 150 feet more or less; thence S 84° W 134 feet more or less to the east side of Creek Road (30 feet wide); thence binding on the said east side of Creek Road the two following courses and distances, viz: (1) S 6° E 100 feet (2) southerly by a curve to the right having a radius of 350 feet for an arc length of 50.5 feet to the said north side of Foote Road; thence N 84° E 128 feet more or less to the place of beginning.

Containing 0.451 acres of land, more or less.

March 28, 1972



Malcolm E. Hudkins
Malcolm E. Hudkins

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1972

COUNTY OFFICE BLDG.
311 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF

STATE ROAD COMMISSION

BUREAU OF

HEALTH PREVENTION

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

Mrs. Charlotte W. Pine
Attorney at Law
607 Baltimore Avenue
Towson, Maryland 21204

Re: Reclassification Petition
3rd Zoning Cycle
Item 31
William A. Metzger, et al-Petitioners

Dear Mrs. Pine:

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 northwest corner of Marlyn Avenue and Foote Road in the Fifteenth District of Baltimore County. The property is improved with an existing one-story block building that is used as a sheet metal shop, two miscellaneous storage buildings and a one and one-half story dwelling. The property on the west side of Creek Road which runs behind this property is developed as residential. The property to the south of Foote Road is an existing trailer park. There is no curb and gutter existing along Foote Road or Creek Road at this location.

The Petitioners plan basically reflects what exists in the field except for the existing parking area which is not curbed or landscaped from the adjoining residential properties. Also, if the petitioners expect to keep the gas pump at the rear of their property, they should indicate it on a revised plan prior to the hearing.

Very truly yours,
Oliver L. Myers, Chairman
John J. Dillon, Jr., Zoning Tech. II

OLM:JJD:bbr

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

ELLSWORTH M. DYER, P.E. CHIEF
WILLIAM T. MILLER, P.E. DEPUTY CHIEF

April 28, 1972

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

Re: Cycle Zoning III
Item 31 - ZAC - 4-4-72
Property Owners: William A. & Dorothy M. Metzger
NE Corner Marlyn Avenue & Foote Road
Reclassification to BM - District 15

Dear Mr. Myers:

The requested change from BL to BM should not increase the trip density.

Curbs should be placed along Foote Road to reduce parking in the street.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM:nr

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
872-7510

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 Owners: William A. and Dorothy M. Metzger

Location: N/E corner of Marlyn Avenue, and Foote Road

Item No. 31 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 amenable 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 100 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.
- (5) The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code" 1970 Edition prior to occupancy. Site plans are approved as drawn.
- (6) The Fire Prevention Bureau has no comments at this time.

Reviewed: J. Austin Deitz, Chief
Planning Group
Special Inspection Division
Noted and Approved: Paul H. Rinehart, Deputy Chief
Fire Prevention Bureau

mb 4/17/72

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.

the above Reclamation should be had, and it further appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of October, 1972, that the herein described property or area should be and the same is hereby reclassified from a B.M. zone to a B.M. zone.

from and after the date of this order, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning, Baltimore County Department of Health, for review and approval.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.

the above reclassification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of October, 1972, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a B.M. zone and or the Special Exception for.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 17, 1972

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

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

Dear Mr. Myers:

Comments on Item 31, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: William A. & Dorothy M. Metzger
Location: N/E corner Marilyn Avenue and Foote Road
Present Zoning: B.L.
Proposed Zoning: Reclassification to B.M.
District: 15
No. Acres: 0.45

Metropolitan water and sewer are available to the site.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

J. Strauborn
Sanitarian II
Water and Sewer Section
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL SERVICES

JS:nn

GEORGE E. GAVRELS
Director
Jefferson Building
July 301
Towson, Md. 21204
494-2711



S. ERIC DINENHA
By the Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
494-3751

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

Property Owners: William A. and Dorothy M. Metzger
Location: N/E corner of Marilyn Avenue, and Foote Road
Present Zoning: B.L.
Proposed Zoning: Reclassification to B.M.
District: 15
No. Acres: 0.45 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

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM #31

TOWSON, MARYLAND 21204

Property Owner William A. and Dorothy M. Metzger
District 15
Present Zoning B.L.
Proposed Zoning B.M.
No. Acres 0.45

No effect on student population

H. EMILIE PARKS, President
EDWARD S. HENDRICKS, Vice President
MEL ROBERT L. BERNIER

MRS. JOHN M. ENDERK
JOSEPH W. WILKINSON
ALVIN LUTER

B. EDWARD HILLMAN
EDWARD S. HENDRICKS
MEL ROBERT L. BERNIER

THE ESSEX TIMES

ESSEX, MD. 21221 September 18 - 19 72

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.

week/16 = 18 days of September 19 72 that is to say, the same was inserted in the issue of September 14, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

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 the 14th day of September, 1972, at one time, before the 5th day of October, 1972, the same publication appearing on the 14th day of September, 1972.

THE JEFFERSONIAN
S. Eric Dinenna
Manager

Cost of Advertisement, \$.....

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Describe plans checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <i>JLB</i>					
Previous case:					
Revised Plans: Change in outline or description					
Yes					
No					

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

DATE May 3, 1972 ACCOUNT 01-662
AMOUNT \$50.00
DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
Marilyn Easting & Fleming Co.
726 S. Marilyn Ave.
Baltimore, Md. 21221
Petition for Specialization

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

DATE Oct. 3, 1972 ACCOUNT 01-662
AMOUNT \$139.50
DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
Marilyn Easting & Fleming Co.
726 S. Marilyn Ave.
Baltimore, Md. 21221
Advertising and posting of property
#73-69-R

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: Sept. 14, 72
Posted for: Hearing, Thursday Oct. 5, 1972, 8:00 A.M.
Petitioner: William A. Metzger
Location of property: N.E. corner of Marilyn Ave. & Foote Rd.
Location of Signs: 3 Signs 1 on Marilyn Ave. 2 on Foote Rd.
Remarks: Met at 11:00 A.M. on Marilyn Ave. and Foote Rd.
Printed by: M. H. H. Date of return: Sept. 21, 72

Ms. Charlotte Rice
Attorney at Law
607 Baltimore Avenue
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 3rd day of July, 1972.

S. ERIC DINENHA
Zoning Commissioner

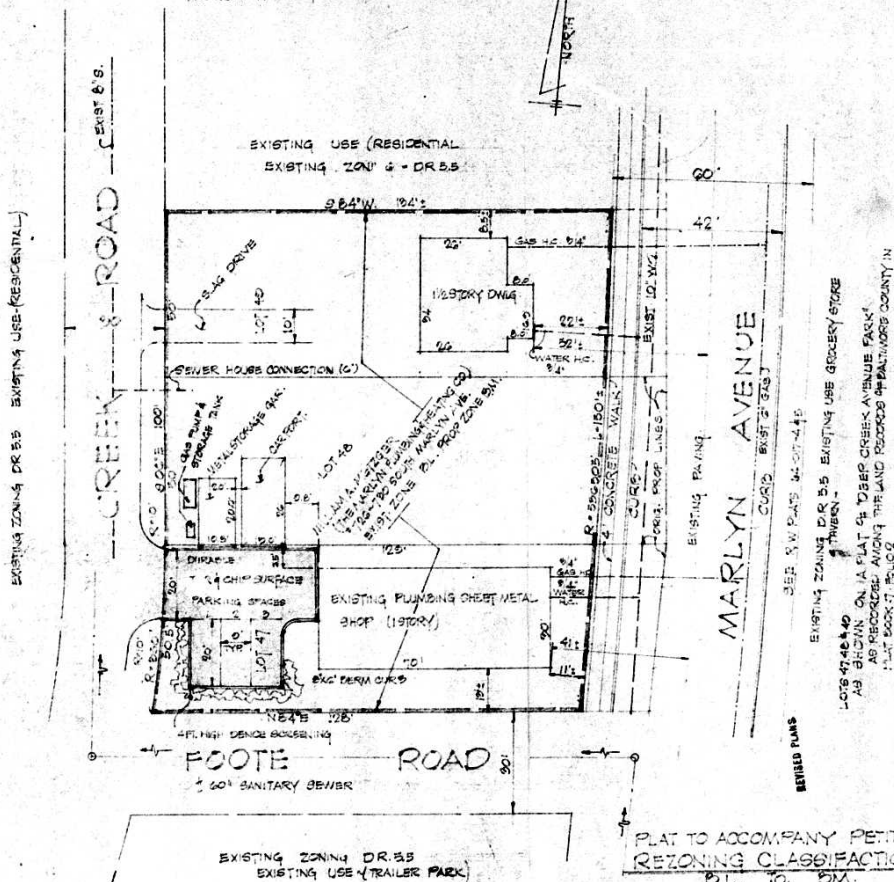
Petitioner: William A. Metzger et al

Petitioner's Attorney: Ms. Charlotte W. Rice

Reviewed by: *J. B. Williams*
Advisory Committee

REQUIRED PARKING SPACES 1/5EMP • 1
PROVIDED PARKING SPACES • 3

ARTICLE 400.4
PARKING FOR PASSENGER VEHICLES ONLY
LOADING FROM SOUTH OF BLDG ONLY
SCREENING PROPOSED AS SHOWN
PROPOSED RETAIL SALES OPERATION (NONE)
NO WALL MOUNTED FLOOD LIGHTS (DAY TIME
OPERATION - ONLY.
DURABLE DUSTLESS SURFACE PROVIDED



PREPARED BY:
MALCOLM E. HUDKINS ASSOCIATES
208 W. CHEBAPPEAKE AVENUE
TOWSON, MARYLAND 21204

PLAT TO ACCOMPANY PETITION FOR
REZONING CLASSIFICATION FROM
B.L. TO GM.
10TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND
SCALE 1"=20' MARCH 20, 2021

OWNER: WILLIAM A. METZGER
EMERLYN PLUMBING & HEATING CO.
726-780 MARLIN AVENUE
BALTIMORE, MARYLAND
DEED REF. - G. L. D. 104-460

Metzger #31

PARKING TABULATIONS
 EXISTING AREA OF PROPERTY 0.451 AC ±
 EXISTING ZONING D.L.
 EXISTING AREA OF BLDG (1 STY) 2,000 SQFT.
 PROPOSED ADDITION - NONE

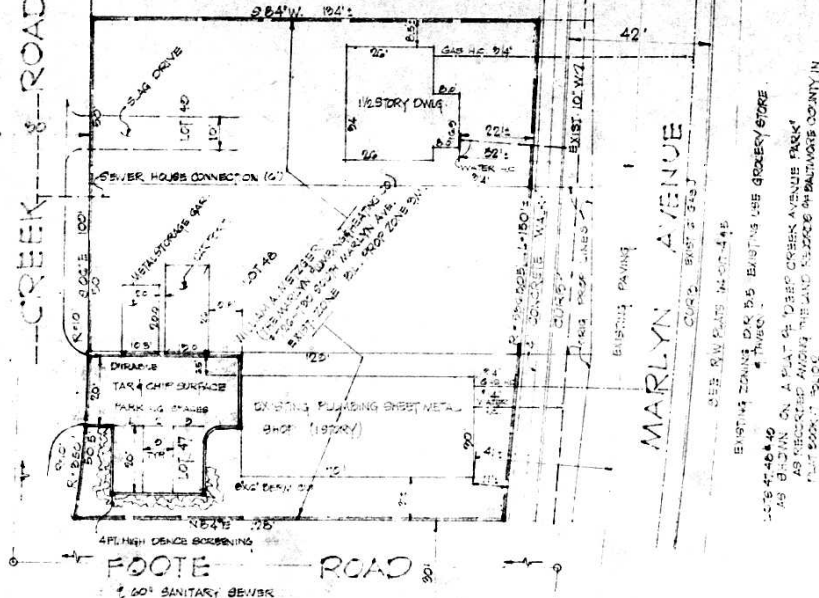
REQUIRED PARKING SPACES 1/5 SMP - 1
 PROVIDED PARKING SPACES - 3

ARTICLE 400.4
 PARKING FOR PASSENGER VEHICLES ONLY
 LOADING FROM SOUTH OF BLDG ONLY
 SCREENING PROPOSED AS SHOWN
 PROPOSED RETAIL SALES OPERATION (NONE)
 NO WALL MOUNTED FLOOD LIGHTS (DAY TIME
 OPERATION - ONLY)
 DURABLE DUSTLESS SURFACE PROVIDED

EXISTING ZONING DR 5.5 EXISTING USE - RESIDENTIAL

CREEK & ROAD - EXIST B'S

EXISTING USE (RESIDENTIAL)
 EXISTING ZONING - DR 5.5



EXISTING ZONING DR 5.5
 EXISTING USE (TRAILER PARK)

PLAT TO ACCOMPANY PETITION FOR
 REZONING CLASSIFICATION FROM
 D.L. TO D.M.

10TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND
 SCALE 1"=20'

PREPARED BY:
 MALCOLM E. HUCKINS ASSOCIATES
 709 W. CHESTNUT AVE. #100
 TOWSON, MARYLAND 21204



OWNER:
 WILLIAM A. METZGER
 THE MARLYN PLUMBING & HEATING CO.
 702-780 MARLYN AVENUE
 BALTIMORE, MARYLAND
 DBEL RBR - G.L.D. 1041-400

