

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 be had and it is 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 1st day of March, 1972, that the herein described property or area should be and the same is hereby reclassified from a D.R. 16 to a B.L. 16. This order shall be effective from and after the date of this order, subject to the approval of the site plan by the State Highway Administration, the Bureau of Public Services, and the Office of Planning and Zoning.

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.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of March, 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 D.R. 16, and/or the Special Exception for.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

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

Bureau of Engineering
ELLSWORTH H. DIVER, P.E. CHIEF

October 12, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
TOWSON, Maryland 21204

Re: Item #5 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Edward and Colleen Makowski
9607 Belair Road
Present Zoning: B.L. and D.R. 16
Proposed Zoning: Reclass. from D.R. 16 to B.L.
District: 11th No. Acres: 0.1176 acre

Dear Sir:

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

Highway Comments:

Belair Road is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Storm Drain Comments:

Belair Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drainage facilities with a satisfactory outfall will be required in conjunction with the proposed development of this property.

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.

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.

Item #6 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Edward and Colleen Makowski
Page 2
October 12, 1972

Water Comments:

Public water supply is available to serve this property. It appears that an additional fire hydrant is required adjacent to this property to meet fire protection requirements.

Sanitary Sewer Comments:

Public sanitary sewerage is available to serve this property and an 8-inch public sanitary sewer exists in a 10-foot utility easement which traverses this property, as shown on Baltimore County Bureau of Engineering Drawing #59-382, 4-10.

No structure or footing is permitted to encroach within the 10-foot easement; and in the course of developing this property, the owner and/or contractor must afford protection and save the existing sanitary sewer and appurtenances from damage.

Very truly yours,

Ellsworth H. Diver
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:EAH:WDC:as

NE 11 H 2004 Topo
42 NE 29 Position Sheet
Q-SW Key Sheet
72 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. DIRECTOR
WM. T. MEELEN DEPUTY TRAFFIC ENGINEER

October 26, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
TOWSON, Maryland 21204

Re: Cycle Zoning IV
Item 6 - ZAC - Oct. 72 to Apr. 73
Property Owner: Edward and Colleen Makowski
9607 Belair Road
Reclass. from B.L. and D.R. 16 to B.L.
District 11

Dear Mr. DiNenna:

The subject petition is requesting a zoning change from DR 16 to BL.

Since the site is so small, no major traffic problems are anticipated at this site.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:mc



Maryland Department of Transportation
State Highway Administration

Harry H. Hughes
Secretary
David H. Fisher
Administrator

October 12, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
TOWSON, Maryland 21204

Re: Reclassification Oct. 1972
Property Owner: Edward S.
Colleen Makowski
Location: 9607 Belair Road
(Route 1)
Present Zoning: B.L. and D.R. 16
Proposed Zoning: Reclass. from
D.R. 16 to B.L.
District 11
No. Acres: 0.1176

Dear Mr. DiNenna:

The existing entrance channelization at the subject site is acceptable to the State Highway Administration.

The 1971 average daily traffic count on this section of Belair Road is 26,300 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Meyers
John E. Meyers
Asst. Development Engineer

CLJ:EMH:b

Baltimore County Fire Department



J. Austin Deitz
Chief

TOWSON, Maryland 21204
873-7310

Office of Planning and Zoning
Baltimore County Office Building
TOWSON, Maryland 21204

Attention: Mr. Jack Dillon, Acting
Zoning Advisory Committee

Re: Property Owner: Edward and Colleen Makowski

Location: 9607 Belair Road

Item No. #6 Zoning Agenda IV ZONING CYCLE
October 1972 - April 1973

Gentlemen:

Pursuant to your request, the referenced property has 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 Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *AT Thomas Kelly* Noted and
Planning Group Approved: Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 13, 1972

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

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
TOWSON, Maryland 21204

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 4, 1972, are as follows:

Property Owner: Edward and Colleen Makowski
Location: 9607 Belair Road
Present Zoning: B.L. and D.R. 16
Proposed Zoning: Reclassification to B.L.
District: 11
No. Acres: 0.1176

Metropolitan water and sewer are available to the site.

Food Service Comments: If a food 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,

Thomas B. Devlin
Thomas B. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ann

cc: L.A. Schuppert

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
Baltimore County Office of Planning and Zoning
Jefferson Building
Suite 201
Towson, Md. 21204
410-331-1111

2. ERIC DINENHA
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204
410-331-1111

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

Dear Mr. DiNenna:

Comments on Item #6, IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owners: Edward and Colleen Makowski
Location: 9607 Belair Road
Present Zoning: B.L. and D.R. 16
Proposed Zoning: Reclass from B.L. and D.R. 16 to B.L.
District: 11
No. Acres: 0.1176 acres

The site plan should be revised to show the required parking for the apartment above the existing garage if it is to remain. Curbing must be provided around the perimeter of the parking area.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 19, 1972

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

Re: Item #6
Property Owners: Edward and Colleen Makowski
Location: 9607 Belair Road
Present Zoning: B.L. and D.R. 16
Proposed Zoning: Reclass from B.L. and D.R. 16 to B.L.

District: 11
No. Acres: 0.1176 acres

Dear Mr. DiNenna:

Amount of acreage too small to have any effect on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

T. BAYARD WILLIAMS, JR., PRESIDENT
MRS. JOHN M. SADDON, VICE PRESIDENT
WILLIAM C. GERRY, SECRETARY

EUGENE HESS
H. RUTSELL KNUST
ALFRED J. KUNZ

H. EMILIE PARIS
RICHARD W. PRADY, VICE PRESIDENT
WILLIAM C. GERRY, SECRETARY

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 13, 1972

Richard A. Reid, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 6
Edward R. Makowski and Colleen H. Makowski -
Petitioners

Dear Mr. Reid:

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 following comments are a result of this review and inspection.

The subject property is located on the southeast side of Belair Road, approximately 130 feet north of Perry View Road and 220 feet southeast of Belair Road, in the 11th District of Baltimore County. The subject property is currently zoned DR 16, however, it was the subject of an earlier zoning case (No. 55-2626) which requested a Reclassification from R6 to B1 and a Variance to permit a rear yard of two feet instead of the required 20 feet. This petition was granted by the Deputy Zoning Commissioner on April 11, 1965. In that case the Planning Office commented in a letter dated March 9th, 1965 to John G. Rose, the then Zoning Commissioner that "the zoning proposed under the subject petition conforms with that to be recommended under the composite guide plan". However, when the Comprehensive Zoning Plans were adopted the property was designated as DR 16.

The subject property is currently improved with a bakery and delicatessen that fronts on Belair Road, and a 50x27 foot building that is constructed as was indicated under the previous zoning Reclassification petition. This is a barn-like structure with three garage doors and what appears to be living quarters on the second floor. In a conversation with the Makowski's on the site the day of our inspection they indicated to us that the proposed use of the building will be for an antique shop on the first floor and offices on the second floor.

This petition is accepted for filing and unless revised plans are requested by another representative of this Committee, no revised plans will be required prior to the hearing.

Richard A. Reid, Esq.
Item 6
Page 2
October 13, 1972

This petition is accepted for filing on the date of the enclosed filing certificate. However, all corrections to site plans as requested shall be submitted to this office prior to Thursday, February 1, 1973 in order to allow time for advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1973 and April 15th, 1973 will be forwarded to you in the near future.

Very truly yours,
John G. Dillon, Jr.
John G. Dillon, Jr.,
Chairman,
Zoning Advisory Committee

JJD:JD
Enclosure

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 8, 1973.

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 one time, on or before the 2nd day of March, 1973, the first publication appearing on the 8th day of February, 1973.

THE JEFFERSONIAN,
B. Leanne Johnson
Manager.

Cost of Advertisement, \$.

THE ESSEX TIMES

ESSEX, MD. 21221 February 12 - 19 73

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 12 day of February 19 73 that is to say, the same was inserted in the issue of February 8, 1973.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 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 ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>	Reviewed Plans: Change in outline or description Yes No									
Previous case: 72-152 SPH.	Map #									

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 2-8-73
Posted for: *Edward R. Makowski and Colleen H. Makowski*
Petitioner: *Edward R. Makowski and Colleen H. Makowski*
Location of property: *9607 Belair Rd. NW of Perry View Rd.*
Location of Sign: *Sign posted on 9607 Belair Rd.*
Remarks: *Paul H. Reid* Date of return: 2-15-73
Posted by: *Paul H. Reid*

BALTIMORE COUNTY, MARYLAND No. 7066

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 2, 1973 ACCOUNT 03-662

AMOUNT \$61.63

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER

Charles C. Hooper, Jr.
102 W. Penna. Ave.
Towson, Md. 21204
Advertising and printing of property for 1.6300
Edward R. Makowski
973-195-2

BALTIMORE COUNTY, MARYLAND No. 5748

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 6, 1972 ACCOUNT 03-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER

Charles C. Hooper, Jr.
One Macgregor Ct. Apt. 302
Jetherville-Thomson Station, Md. 21039
Petition for Reclassification submitted for Edward R. Makowski
500.00

Richard A. Reid, Esq.,
102 W. Pennsylvania Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

this 13th day of October 1972.

R. A. Reid
Richard A. Reid,
Zoning Commissioner

Petitioner: Edward R. Makowski and Colleen H. Makowski

Petitioner's Attorney: Richard A. Reid

Reviewed by: *John G. Dillon, Jr.*
Zoning Advisory Committee

Richard A. Reid, Esq.,
102 W. Pennsylvania Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing
this 13th day of October 1972.

R. A. Reid
Richard A. Reid,
Zoning Commissioner

Petitioner: Edward R. Makowski and Colleen H. Makowski

Petitioner's Attorney: Richard A. Reid

Reviewed by: *John G. Dillon, Jr.*
Zoning Advisory Committee

