

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Louise Biel, legal owner, of the property situated 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 DR16 zone to an BL zone, for the following reasons:

See attached brief

See attached description

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

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Benjamin Bronstein, Esq.
400 Loyola Federal Bldg.
Towson, Md.

Louise Biel
Address: 1112 Satyr Hill Rd.
Towson, Md.

Anthony H. Bronstein's Attorney
Alex. Brown Building
Towson, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of October, 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, Md., on the 2nd day of March, 1973, at 11:00 o'clock.

Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR RECLASSIFICATION
from DR 16 Zone to BL Zone
8712 Satyr Hill Road
N.W. Corner Satyr Hill Road
and Walker Avenue
Election District No. 9
Louise Biel, Personal Representative
of the Estate of Peter Biel

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

BRIEF

The Petitioner, Louise Biel, by her attorney, Benjamin Bronstein, pursuant to Bill 100 (1971) of the County Council of Baltimore County assign the following reasons in support of her petition for zoning reclassification.

1. Error in the original zoning maps -- that the original map did not take into effect that area adjacent to the subject property is zoned BL and that the subject property was in fact being used as a tavern at the time of the enactment of the map.
2. Change in area -- that widening of streets and developments in area has caused a change.
3. The granting of Petitioner's request will benefit the community by providing needed facilities for the increased number of residents in this area.
4. For such other and further reasons to be submitted at the time of the hearing.

Benjamin Bronstein
400 Loyola Federal Building
Towson, Maryland 21204
828-4442

EVANS, HOGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR RD. BALTIMORE, MD. 21236 (301) 668-1501
1100 F. MANN STREET BALTIMORE, MD. 21201 (301) 644-1700
1100 W. BALTIMORE STREET BALTIMORE, MD. 21201 (301) 642-5483

September 28, 1972

DESCRIPTION OF PROPERTY TO BE RECLASSIFIED FROM D.R. 16 TO B.L. ZONE

BEGINNING for the same at the corner formed by the intersection of the west side of Satyr Hill Road and the north side of Walker Avenue (30.00 feet wide) thence leaving the place of beginning and running and binding along the north side of Walker Avenue (1) S. - westerly 208.00 feet to the northeast right-of-way line of the Baltimore Beltway, thence running and binding along the northeast right-of-way line of the Baltimore Beltway (2) Northwesterly 270.00 feet, thence leaving the right-of-way line of the Baltimore Beltway and running for lines of division the 2 following courses and distances, viz: (3) Northwesterly by 46.00 feet and (4) Northwesterly 395.00 feet to the west side of Satyr Hill Road, thence running and binding along the west side of Satyr Hill Road the 3 following courses and distances, viz: (5) Southeasterly 87.00 feet, thence (6) Southeasterly 53.00 feet and southeasterly 115.00 feet to the place of beginning.

Containing 1.80 acres of land, more or less.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

J. Cawell Hogan



S. ALAN EVANS, P.E., L.S.
J. CARROLL HOGAN, L.S.
GEORGE W. HOLDEFER, P.E.
ASSOCIATES
CAMBRIDGE
AND EASTON
JESSE W. MURLEY
RICHARD L. HILL

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 18, 1972

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

Re: Item #9 (Cycle Zoning IV - Oct. 1972 - April 1973)
Property Owner: Louise Biel
8712 Satyr Hill Road
Present Zoning: D.R. 16
Proposed Zoning: Reclass. from D.R. 16 to B.L.
District: 9th No. Acres: 1.80 acres

Dear Mr. DiNenna:

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

Highway Comments:

Satyr Hill Road along the frontage of this property has been improved as a 36-foot curbed paving section on a variable width right-of-way. Improvements in connection with any building or grading permit shall consist of the construction of a 5-foot concrete sidewalk along the frontage of the property to Old Harford Road, and any concrete entrances required.

All entrances will be subject to approval by the Office of Traffic Engineering.

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.

Storm Drain Comments:

Open swale drainage exists along the frontage of the property parallel to Satyr Hill Road. The construction of sidewalks may necessitate the enclosure of the open swale drainage and construction of an inlet at the existing curb opening.

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.

Item #9 (Cycle Zoning IV - Oct. 1972 - April 1973)
Property Owner: Louise Biel
Page 2
October 18, 1972

Water and Sanitary Sewer Comments:

Public water and sanitary sewerage exist to serve this property.

Very truly yours,

Ellsworth H. Diver
Chief, Bureau of Engineering

END:RAM:MK:mas

J-NE Key Sheet
36 NE 14 Position Sheet
NE 19 D Topo

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE A. CLIFFORD, P.E.
DIRECTOR
WILLIAM T. MEYER
DEPUTY TRAFFIC ENGINEER

October 30, 1972

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

Re: Cycle Zoning IV
Item 9 - ZAC - Oct. 72 to Apr. 73
Property Owner: Louise Biel
8712 Satyr Hill Road
Reclass. from DR 16 to BL
District 9

Dear Mr. DiNenna:

The subject petition is requesting a zoning reclassification from DR 16 to BL. As presently zoned, this site would generate approximately 210 trips per day. The proposed zoning would generate approximately 300 trips per day.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

Benjamin Bronstein, Esq.
400 Loyola Federal Building
Towson, Maryland 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.

Eric DiNenna
Zoning Commissioner

Petitioner: Louise Biel

Petitioner's Attorney: Benjamin Bronstein

Reviewed by Michael S. Flanagan
Zoning Advisory Committee

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 the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of March, 1973, that the herein described property or area should be and the same is hereby reclassified from a D.R. 16 zone to a B.L. zone.

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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of March, 1973, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as an D.R. 16 zone, and/or the Special Exception for.

Zoning Commissioner of Baltimore County

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrator

October 12, 1972

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

Attn: Mr. John J. Dillon

Re: Reclassification Oct. 1972
Property Owner: Louise Biel
Locations: 8712 Satyr Hill
Road
Present Zoning: D.R. 16
Proposed Zoning: Reclass from D.R. 16 to B.L.
District: 9
No. Acres: 1.80
Baltimore Highway

Dear Mr. DiNenna:

The subject indicates that the proposed development should have no adverse effects on the State Highway.

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

CLJ:EM

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
833-7316

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

Attention: Mr. John J. Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Louise Biel
Location: 8712 Satyr Hill Road

Item No. #9 Zoning Agenda IV ZONING CYCLE
October 19, 2 - 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 EXCEEDS the maximum allowed by the Fire Department.
- () 4. 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: H. Thomas Deitz, 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 12, 1972

DONALD J. ROOP, JR., 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: Louise Biel
Location: 8712 Satyr Hill Road
Present Zoning: D.R. 16
Proposed Zoning: Reclassification to B.L.
District: 9
No. Acres: 1.80

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.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:amj

cc: L.A. Schuppert

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
Jefferson Building
Suite 301
Towson, MD 21204
494-3311

October 24, 1972

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 #9, IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owner: Louise Biel
Location: 8712 Satyr Hill Road
Present Zoning: D.R. 16
Proposed Zoning: Reclass from D.R. 16 to B.L.
District: 9
No. Acres: 1.80 acres

The site plan should be revised to show the existing driveways and parking areas now in use. Four (4) feet high screening must be provided where the parking areas are across the street from residential premises.

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

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 20, 1972

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

Re: Item #9
Property Owner: Louise Biel
Location: 8712 Satyr Hill Road
Present Zoning: D.R. 16
Proposed Zoning: Reclass from D.R. 16 to B.L.

District: 9
No. Acres: 1.80 acres

Dear Mr. DiNenna:

The existing D.R. 16 zoning could result in a yield of approximately 8 Elementary, and 5 Junior High students while a change to B.L. would not yield any.

See attached sheet.

WJP:ld

Very truly yours,
W. Nick Petrovich
Field Representative

ITEM #9

Schools servicing this area (based on September 20, 1972 enrollment):

	Capacity	Enrollment	+/-
Pine Grove Elementary	565	571	+6
Parkville Junior	1,330	1,490	+60
Loc: Raven Senior	1,360	1,468	+108

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 13, 1972

Benjamin Bronstein, Esq.,
400 Loyola Federal Building
Towson, Maryland 21204

RE: Reclassification Petition
Louise Biel - Petitioner
Item 9

Dear Mr. Bronstein:

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 northwest corner of Wilker Avenue and Satyr Hill Road, in the 9th District of Baltimore County, and is known as 8712 Satyr Hill Road. The subject property is currently improved with a two-story dwelling and attached one-story tavern and has been located in this area for a number of years. There is an existing two-story brick dwelling which is located on the south side of Wilker Avenue adjacent to existing tavern and residence. The property to the south is zoned Business Local. The property immediately to the north of the subject site is zoned Business Local and is developed as the Perring Plaza Shopping Center. There are existing residences on the east side of Satyr Hill Road. No curb and gutter exists along Satyr Hill Road or on Wilker Avenue in this location. A revised site plan will be required that indicates 4 foot high compact planting or screened fence around that portion of the proposed parking area that is directly adjacent to any residential properties.

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 J. Dillon, Jr.
Chairman,
Zoning Advisory Committee

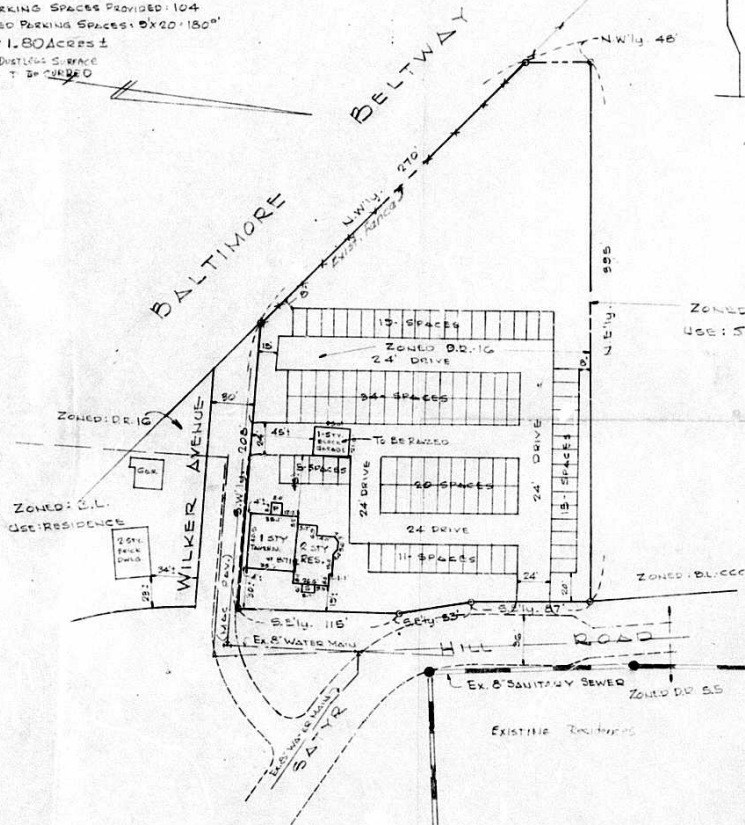
JJD:ld

Enclosure

APR 25 1973

NOTES:

LOCATION: 9TH ELECTION DISTRICT BALTO. CO., MD.
 EXISTING ZONING: D.R.-1G
 EXISTING USE: TAVERN & RESIDENCE
 PROPOSED ZONING: B.L.
 PROPOSED USE: BAR & RESTAURANT
 1ST FLOOR AREA OF EXIST. BLDG.: 2500"
 NO. OF PARKING SPACES REQ'D.: 2500/50 = 50
 2ND FLOOR AREA OF EXIST. BLDG.: 1100"
 NO. OF PARKING SPACES REQ'D.: 1100/50 = 22
 TOTAL NO. OF PARKING SPACES REQ'D.: 72
 TOTAL NO. OF PARKING SPACES PROVIDED: 104
 SIZE OF PROPOSED PARKING SPACES: 5X20-180"
 AREA OF PROPERTY: 1.80 ACRES ±
 PAYING TO BE DURABLE DISTRICT SURFACE
 TRUNKING LOT PERIMETER: 25' 0" 0"



**PLAT TO ACCOMPANY
 PETITION FOR ZONING RECLASSIFICATION
 #8712 SATYR HILL ROAD**

9TH ELECTION DISTRICT FOR BALTO. CO., MARYLAND

LORENZO D. HELIKOUSIS
 828 VANDERVIEW ROAD
 TOWSON, MARYLAND 21204



old Plat
EVANS, HAGAN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS

8013 BELAIR ROAD / BALTIMORE, MD. 21236
 (410) 658-1101

J. C. Hagan
 DATE: SEPT. 28, 1978 SCALE: 1" = 80'



NOTES:

LOCATION: 3RD ELECTION DISTRICT BALTO. CO., MD.
 EXISTING ZONING: D.R.-1G
 EXISTING USE: TAVERN & RESIDENCE
 PROPOSED ZONING: B.L.C.C.

PROPOSED USE: BAR & RESTAURANT

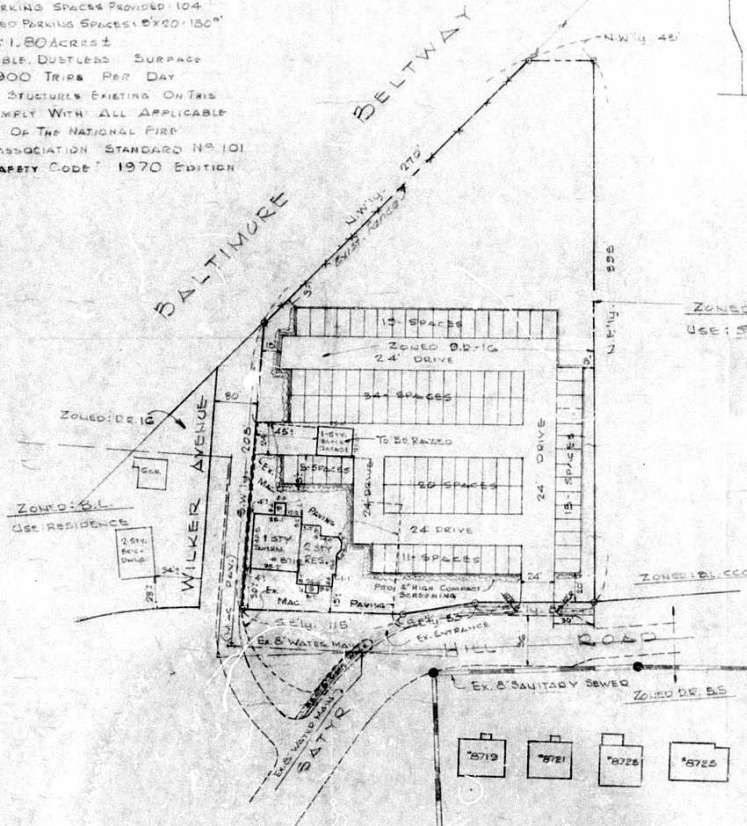
1ST FLOOR AREA OF EXIST. BLDG.: 2500"
 NO. OF PARKING SPACES REQ'D.: 2500/50 = 50
 2ND FLOOR AREA OF EXIST. BLDG.: 1100"
 NO. OF PARKING SPACES REQ'D.: 1100/50 = 22
 TOTAL NO. OF PARKING SPACES REQ'D.: 72
 TOTAL NO. OF PARKING SPACES PROVIDED: 104
 SIZE OF PROPOSED PARKING SPACES: 6'X20' = 120"

AREA OF PROPERTY: 1.80 ACRES ±

PAVING TO BE DURABLE, DUSTLESS SURFACE

ADT COUNT = 900 TRIPS PER DAY

THE BUILDINGS AND STRUCTURES EXISTING ON THIS SITE SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD NO. 101 "THE LIFE SAFETY CODE" 1970 EDITION

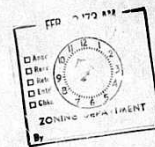


ZONED: B.L.C.C.
 USE: SHOPPING CENTER

OFFICE COPY

REVISED PLANS

#9



PLAT TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION

#8712 SATYR HILL ROAD

3RD ELECTION DISTRICT FOR BALTO. CO. MARYLAND

LORENZO D. HALIKOUSIS

888 VALLEY VIEW ROAD

TOWSON, MARYLAND 21204

REV. JANUARY 31, 1972 PER CO. COMM. J.H.

