

73-200-R Calvin No. 5 73-200-R

Pursuant to the advertisement, posting of property, and public hearing on the above petition, and it appearing that by reason of a C.C.C. District not being allowed in a D.R. 16 zone, the above districting should be removed.

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/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of March, 1973, that the herein described property or area should be and the same is hereby reclassified from a B.L. zone to a D.R. 16 zone, and that the above described property or area be and the same is hereby continued as and to remain a D.R. 16 zone, and/or the Special Exception for.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.

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 9th 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 and to remain a B.L. zone, and/or the Special Exception for.

Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE
October 13, 1972

M. William Adelson, Esquire
1935 Maryland National Bank Building
Baltimore, Maryland 21202

RE: Petition for Reclassification
W/S of Yvonne Avenue,
510.28' S of Ebenezer Road,
11th District
Perry Hall Center, Inc. -
Petitioner
Item No. 5
Fourth Zoning Cycle

Dear Mr. Adelson:

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 west side of Yvonne Avenue, 510.28 feet south of Ebenezer Road in the Eleventh District of Baltimore County.

This B.L., C.C.C. zoned property is currently an unimproved tract of land that lies directly east of the Perry Hall Shopping Center and directly south of another large undeveloped commercial property, which is also zoned B.L., C.C.C. The property immediately to the south, is unimproved and is zoned D.R. 5.5, along Yvonne Avenue and R.A.E. 1, 200 feet west of Yvonne Avenue. The east side of Yvonne Avenue is improved with attractive residential dwellings, which are in good to excellent condition. Curb and gutter exist along Yvonne Avenue at this location.

The site plan, as submitted, proposes to develop this 2.738 acres with four (4) groups of two (2) story, two (2) bedroom townhouses, with a total of 32 units, which is 11 units under the maximum permitted. Aside from comments as indicated in the Bureau of Engineering comments and the comments of the Project Planning Office, no other additions to the site plan are anticipated at this time.

M. William Adelson, Esquire
Page Two
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 15, 1973 will be forwarded to you in the near future.

Very truly yours,

John A. Dillon, Jr.
Chairman
Zoning Advisory Committee

JJD:vte
Enclosures

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

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

October 17, 1972

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

Re: Item #5 (Cycle Zoning IV - Oct. 1972 - April 1973)
Property Owner: Perry Hall Center
W/S Yvonne Avenue, 510' S. of Ebenezer Road
Present Zoning: B.L.
Proposed Zoning: Reclass. from B.L. to D.R. 16
District: 11th No. Acres: 2.738 acres

Dear Mr. DiMenna:

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:

Yvonne Avenue is an existing improved minor residential road as shown.
The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Details R-33, R-33A and R-33B, 1971 Edition), as the Petitioner's total responsibility.

Storm Drain Comments:

A public storm drain traverses the property as shown.

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 #5 (Cycle Zoning IV - Oct. 1972 - April 1973)
Property Owner: Perry Hall Center
Page 2
October 17, 1972

Water Comments:

Public water is available to serve this property.

Sanitary Sewer Comments:

Public sanitary sewerage is available to serve this property.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

ENCLOSURES:

W-27 Key Sheet
36 NE 27 Position Sheet
NE 9 0 Topo
72 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
FUSBERG J. CLIFFORD, P.E.
WILLIAM T. MILLER
CHIEF ENGINEER
DEPUTY CHIEF ENGINEER

October 26, 1972

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

Re: Cycle Zoning IV
Item 5 - 24C - Oct. 72 to Apr. 73
Property Owner: Perry Hall Center
W/S Yvonne Avenue S. of Ebenezer Road
Reclass from B.L. to D.R. 16
District 11

Dear Mr. DiMenna:

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

Under the present zoning, the trip density is expected to be approximately 1370 trips per day. The proposed zoning will have an approximate trip density of 328 trips per day.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
823-7318

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. ~~XXXXXX~~ Acting
Zoning Advisory Committee

Re: Property Owner: Perry Hall Center

Location: W/S Yonne Avenue, 510' S of Ebenezer Road

Item No. 5 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 as: _____
- () 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. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.

Reviewed: St. Lawrence Kelly Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 10, 1972

DONALD J. ROOP, M.D., M.P.H.
Deputy State San. & 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: Perry Hall Center
Location: W/S Yonne Avenue, 510' S of Ebenezer Road
Present Zoning: B.L.
Proposed Zoning: Reclassification to D.R. 16
District: 11
No. Acres: 2.738

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

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

HVB:mg

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
Suite 301
Towson, Md. 21204
474-3311

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

Property Owner: Perry Hall Center
Location: W/S Yonne Avenue, 510' S of Ebenezer Road
Present Zoning: B.L.
Proposed Zoning: Reclass from B.L. to D.R. 16
District: 11
No. Acres: 2.738 acres

The site plan should be revised to show the ownership of the adjacent properties. If the petitioner owns adjacent property, an overall plan of his property must be submitted for processing as a subdivision.

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 #5

Property Owner: Perry Hall Center
Location: W/S Yonne Avenue, 510' S of Ebenezer Road
Present Zoning: B.L.
Proposed Zoning: Reclass from B.L. to D.R. 16

District: 11
No. Acres: 2.738 acres

Dear Mr. DiNenna:

The existing B.L. - CCC zoning would not yield any students while a change to 2 Bedroom Townhouse Apartments could only yield approximately 4 Elementary pupils and no Secondary students. A change to 3 Bedroom Townhouse Apartments would increase the yield.

Please see attached sheet.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

T. BAYARD WILLIAMS, JR., PRESIDENT
WIRE JOHN H. STEPHENSON, VICE PRESIDENT
WIRE ROBERT L. BERRY

EUGENE C. HESS
H. RUSSELL KNUST
ALVIN L. CHICK

H. EMBEL PARKS
EDWARD W. TRACEY, VICE PRES.
WIRE FREDERICK C. MUELLER

JOSEPH W. WHEELER, ALTERNATE

ITEM #5

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

	Capacity	Enrollment	%
Perry Hall Elementary	740	664	-76
Perry Hall Junior	1035	1389	+354
Perry Hall Senior	1615	1904	+289

PETITION FOR
RECLASSIFICATION
AND REDISTRICTING
OF SITE
ZONING: From B.L. to D.R. 16
Zone: From C.C.C. District to District
LOCATION: West side of
Yonne Avenue 510' S of Ebenezer Road.
DATE & TIME: FRIDAY,
MARCH 10, 1973, 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Map Ordinance
of Baltimore County, will hold a
public hearing.
Present Zoning: B.L.
Proposed Zoning: D.R. 16
Present District: C.C.C.
Proposed District: D.R. 16
The parcel of land is located at
the corner of Yonne Avenue and
Ebenezer Road.
Being the property of Perry Hall
Center, Inc., to be used as a school
building.
Hearing Date: Friday, March 2,
1973, at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY
P.O. 5

ORIGINAL

OFFICE OF

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 XXXXXXXX
week before the 12 day of February 1973 that is to say, the same
was inserted in the issue of February 8, 1973.

STROMBERG PUBLICATIONS, INC.

By Richard Morgan

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., XXXXXXXX
on the 8th day of February, 1973, the first publication
appearing on the 8th day of February, 1973.

THE JEFFERSONIAN,
Richard Morgan
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#73-2006

District: 11 Date of Posting: 2-8-73
Posted for: Wm. J. Deitz, Jr. 2-1973-2-2-73
Petitioner: Perry Hall Center, Inc.
Location of property: W/S of Yonne Ave. 510' S of Ebenezer Rd.
Location of Sign: 2 signs Post 510' S of Ebenezer Rd.
Remarks: four signs
Posted by: Michael V. Hest Date of return: 2-15-73

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										
Position number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>gpd</u>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case: _____	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 29 day of Sept. 1972. Item # 12-00000.

S. Eric DiNenna
Zoning Commissioner

Petitioner Perry Hall Center, Inc. Submitted by Gene Smith
Petitioner's Attorney Mr. William Adelson Reviewed by MD

This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Mr. William E. Adelson, Esquire
1035 Maryland National Bank Building
Baltimore, Maryland 21202

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.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Perry Hall Center, Inc.
Petitioner's Attorney: Mr. William Adelson Reviewed by Chairman, Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 5747

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 6, 1972 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Fairland Corp.
8403 Loch Raven Blvd.
Towson, Md. 21204
Petition for Reclassification for Perry Hall
Center, Inc.

B O O C REC

BALTIMORE COUNTY, MARYLAND No. 7065

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 2, 1973 ACCOUNT 01-662

AMOUNT \$82.88

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Perry Hall Center, Inc.
8403 Loch Raven Blvd.
Towson, Md. 21204
Advertising and printing of property
713-200-2

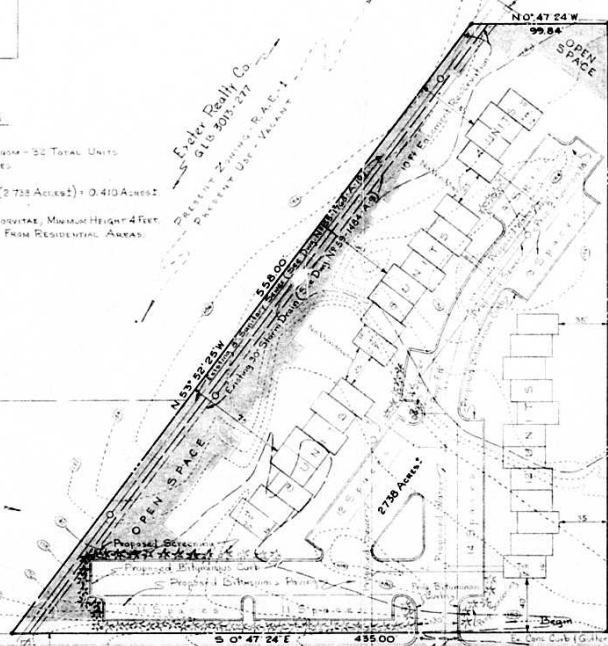
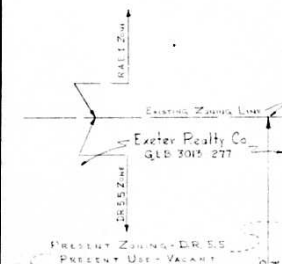
82.88 REC



LOCATION MAP
Scale: 1" = 500'

GENERAL NOTES

DENSITY UNITS ALLOWED (14,273.5) = 45 UNITS
 PROPOSED THRU HOUSES - 4 (2,000 S.F.) 2 STORY - 2 (2,000 S.F.) - 30 TOTAL UNITS
 PARKING REQUIRED @ 1.50 PER UNIT (150 X 30) = 45 SPACES
 PARKING PROVIDED = 49 SPACES
 OPEN SPACE REQUIRED = 15% OF TOTAL AREA OF TRACT (2,738 ACRES) = 0.410 ACRES
 OPEN SPACE PROVIDED = 0.456 ACRES
 SCREENING SHOWN HEREIN TO BE EVENLY SPACED ARBORESCENT, MINIMUM HEIGHT 4 FEET
 LIGHTING TO BE SO ERRECTED AS TO DIRECT RAYS AWAY FROM RESIDENTIAL AREAS



Perry Hall Center, Inc.
 GLB 3161-456

PRESENT ZONING - B.L.C.C.
 PRESENT USE - PARKING AREA

Existing 48' Wide Building Alley

PRESENT ZONING - B.L.C.C.
 PRESENT USE - VACANT
 William J. Schaefer
 GLB 2124 422

#5
 5th Floor
 Perry Hall Center



GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGANY AVE.
 TOWSON 4, BALTIMORE



PLAT TO ACCOMPANY ZONING PETITION
 FOR RECLASSIFICATION
 FROM EXISTING B.L.C.C. ZONE TO DRIG ZONE
 WEST SIDE YVONNE AVENUE SOUTH OF EBENEZER ROAD
 PERRY HALL

BALTO. CO. MD.
 SCALE: 1" = 50'

ELECT DIST NO. 11
 SEPTEMBER 27, 1972

REVISED JANUARY 31, 1973. ADJACENT OWNERS ADDED

PH 2255

