

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Subject to a Contract of Sale dated June 30, 1972,
Nik Robert P. Watson and Peggy A. Watson, legal owners of the property, and George W. Sparks and Jane H. Smith, contract purchasers of the property, and 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an ~~BL~~ R.D.P. zone to an BL zone for the following reasons:

Error in original map.

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:

Beauty Shop

Property is to be posted and advertised as prescribed by Zoning Regulations. For we, agree to pay expenses of above reclassification and/or Special Exception advertising, upon filing of this petition, and to 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.

66-0533-Beauty Shop
Contract purchaser: Robert P. Watson
Legal Owner: Peggy A. Watson

Address: Box 14 - Jarrettsville Pike
Phoenix, Maryland 21131

By: *James S. Baldwin*
Deputy Zoning Commissioner

Address: *1100 P. Ave. Towson 4*
Protestant's Attorney

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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of March, 1973, at 11:00 o'clock.

1100 P. Ave. Towson 4
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
CATION : DEPUTY ZONING
W/S of Jarrettsville Road, 510' :
W of Paper Mill Road - 10th District :
Robert P. Watson - Petitioner : COMMISSIONER
NO. 73-211-R (Item No. 19) :
OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a R.D.P. Zone to a B.L. Zone. The property in question consists of one acre of ground, more or less, is improved with a very old and quite large two story frame dwelling and garage in good repair. The property is located on the west side of Jarrettsville Road, approximately 510 feet north of the center line of Paper Mill Road, in the Tenth Election District of Baltimore County.

Testimony by the Petitioner indicated that his property is situated at the westernmost commercial zoning boundary that encompasses the business district of Jacksonville. The fact that 66 feet of the subject property is actually located within this business district was not known by the previous owner or the Petitioner until recently. This commercial area has a depth of 264 feet narrowing to a width of 30 feet at the rear. The existing garage, that is proposed to be converted to an antique shop, is located entirely within this commercially zoned portion of the site. The existing dwelling, that is proposed to be converted to a beauty shop, is located entirely within the remaining residential, R.D.P., area. The proposed garden shop is to be located at the rear of the overall tract and would overlap both residential and commercial zoned areas.

The Petitioner felt that the Planning Board and Baltimore County Council failed to consider the property at all, and the present zoning designation that divides his property into two zones is an error.

Planning Board recommendations indicated that the property does not meet the requirements set forth in Subsection 1A00.1, Subparagraph 2, a and 2, b of the Baltimore County Zoning Regulations for reclassification of rural

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R.D.P. to B.L. : COUNTY BOARD OF APPEALS
W/S of Jarrettsville Road, 510' :
W of Paper Mill Road : OF
10th District :
Robert P. Watson, et ux, : BALTIMORE COUNTY
Petitioners :
George W. Sparks and :
Jane H. Smith, : No. 73-211-R
Contract Purchasers :

OPINION

This petition represents a request for reclassification from an R.D.P. zone to a B.L. zone of a tract of land of approximately one acre, on the west side of Jarrettsville Road slightly north of Paper Mill Road, and in the general area of Jacksonville, also known as "Four Corners". This one acre tract was, at the time of the adoption of the zoning maps in March 1971, bisected by an arbitrary line so that approximately one third of it is zoned B.L. with a C.R. District and the other portion is zoned R.D.P. The line between the two zones runs only six feet from an existing dwelling and there is a large barn or garage located in the B.L. zone, which is currently being used for an Antique Shop. The petitioner desires to continue the antique shop use and to probably use the existing dwelling for a beauty shop, and construct a proposed building for a garden shop in the rear of the lot, which would overlap both zones as presently constituted. All three proposed uses would be allowable uses under the B.L. zoning, and the antique shop would be an allowable use with a special exception in the R.D.P. zone in which it is not located. Most of the land within several hundred feet of the Four Corners intersection is zoned either B.L. or B.M., both with C.R. Districts, and there is a tract of close to two acres in size back of the B.L. zone on Paper Mill Road which is zoned D.R. 16 and upon which has been constructed an office building by way of special exception.

Uncontradicted testimony in the case shows that within a short distance of the subject property and within the B.L. or B.M. zones, there are presently existing a grocery store, a liquor store, two or more gasoline service stations, a bar and restaurant, a real estate office building, and on the very next lot contiguous to the subject property is a United States Post Office. On the opposite side of Jarrettsville Road from the subject

land. They also stated that the Baltimore County Council provided ample commercial zoning in this area pointing out that there are vacant commercially zoned properties (B.L. -C.R. and B.M. -C.R.) in the Jacksonville business center. It was, therefore, recommended that the existing zoning (R.D.P.) be retained.

A prerequisite for reclassification of rural land as set forth in the above mentioned Subsection 1A00.1, is that the property be served by public water and sewer. Comments by the Department of Public Works regarding the Petitioner's proposed plans state:

"The subject property is located beyond the boundary of the Baltimore County Metropolitan District and is not included within the limits of the Baltimore County Comprehensive Water and Sewer plan as amended, October 1971."

Comments by the Baltimore County Department of Health, indicate that the existing septic system is failing, and that they would not approve a permit for a beauty shop to operate on a septic system.

After reviewing the above testimony and facts, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has failed to comply with the requirements necessary to reclassify a R.D.P. zoned property, and has not met his burden of proving error in the present zoning classification of his property. It is apparent that the existing improvements can be utilized within their respective zones. However, since the subject property is situated partially within the commercially zoned business district of Jacksonville, some relief can and should be granted without the necessity of reclassifying the residential portion of the property.

A Special Exception for an antique shop on the first floor of the existing dwelling together with a use permit for parking in a residential use would, in the opinion of the Deputy Zoning Commissioner, provide this relief.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of March, 1973, that the above Reclassification be and the same is hereby DENIED, and that the above des-

Robert P. Watson - #73-211-R

property and slightly further out, and in the R.D.P. zone, there are doctors' offices and an American Legion Hall. It is true that the property, and it is also true that the entire B.L. and B.M. zones, are not served with public sewer or public facilities. However, testimony and reference to the file indicate that the business or commercial district zoning was made with full recognition of Section 1A00.1(d) which states:

"That certain distinct existing areas of compact development, such as certain approved subdivisions or the immediate environs of typical rural business centers, are not normally to be classified as R.D.P."

The subject property is obviously, from a simple examination of Petitioner's Exhibits #1 and #2, an existing part of the "immediate environs of typical rural business centers" and hence, the Board finds as a fact that it was an error for the Council to draw the line for the existing zoning without considering the owner or the layout of the petitioner's property, particularly with the demarcation line being only six feet from the existing residence and no allowance having been made for any kind of a transition or buffer between the intensive use allowed in B.L., B.M. and D.R. 16 and the highly restricted uses allowed in an R.D.P. zone. It is to be pointed out that the amount of property left to the petitioner, after deducting a portion of it which was zoned B.L., is less than one acre, so that the present existing dwelling house could not be built or replaced in the R.D.P. zone, the lot being less than one acre.

Certainly an antique shop, a garden shop and any other compatible use of the existing dwelling would be in complete keeping of the nature of the neighborhood, and would certainly be well within the spirit and intent of the purposes of rural planning.

No protestants appeared to oppose this petition.

The Board will, therefore, grant the petitioner reclassification of this small tract from R.D.P. to B.L., under which classification the proposed uses are permitted as of right and we feel should be under the facts of this case.

cribed property or area be and the same is hereby continued as to remain a R.D.P. Zone.

It is further ORDERED that a Special Exception for an antique shop and a use permit for commercial parking in a residential zone should be and the same is hereby Granted on the R.D.P. zoned portion of the herein described property subject, however, to the following restrictions:

1. The antique shop shall be confined to the first floor of the existing dwelling.
2. The exterior of the existing dwelling may not be altered except as may be required for normal maintenance.
3. The parking area shall not exceed the number of cars required under the Baltimore County Zoning Regulations for the antique shop and any buildings that may be erected on the commercially zoned portion of the Petitioner's property. Said parking area is to be located at the rear of the existing dwelling and must meet all requirements set forth in Section 409.4.
5. Said uses must be indicated on an overall functional site plan and must be approved by the State Highway Administration, Department of Public Works, Baltimore County Department of Health, Fire Department and the Office of Planning and Zoning

James S. Baldwin
Deputy Zoning Commissioner of Baltimore County

Robert P. Watson - #73-211-R

ORDER

For the reasons set forth in the foregoing Opinion, it is this 1st day of October, 1974, by the County Board of Appeals, ORDERED that the reclassification, from R.D.P. to B.L., petitioned for be and the same is hereby GRANTED, subject to site plan approval by the Office of Planning and Zoning, the State Highway Administration, and the Baltimore County Department of Health.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert L. Gifford
Robert L. Gifford, Acting Chairman

W. Giles Parker
W. Giles Parker

Walter C. Horn, Jr.
Walter C. Horn, Jr.

LAW OFFICE
MAURICE W. BALDWIN
25 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

September 25, 1972

MEMORANDUM

IN SUPPORT OF PETITION FOR RECLASSIFICATION

GEORGE W. SPARKS and JANE H. SMITH, contract purchasers of the WATSON property, Jacksonville, 10th District, Baltimore County, Maryland.

The Petitioners allege that the reclassification requested should be granted for the following reasons:

1. That upon the adoption of the present zoning map and zoning ordinance, a portion of the property, i.e., 66 feet was zoned BL while the remainder of the property was residential and that such zoning is inconsistent with proper zoning standards and procedures, and that it thereby rendered the property incapable of appropriate use for either residential or commercial purposes.
2. That the property is not susceptible to residential use and lends itself to a commercial use for which there is a substantial need in the area.
3. The commercial community of Jacksonville is ideally situated to serve surrounding areas because of its central location and road patterns and that this request for extension of the same is consistent with proper planning and community development.

Maurice W. Baldwin
MAURICE W. BALDWIN, ESQUIRE
Attorney for Petitioners



RE: PETITION FOR RECLASSIFICATION
W/S of Jarrettsville Road, 510'
W of Paper Mill Road - 10th
District
Robert P. Watson - Petitioner
No. 73-211 - R (Item No. 19)

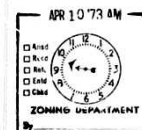
" BEFORE THE
" DEPUTY ZONING
" COMMISSIONER
" OF
" BALTIMORE COUNTY

NOTICE OF APPEAL

TO: ZONING COMMISSIONER OF BALTIMORE COUNTY

MR. COMMISSIONER:

Please enter an appeal on behalf of the applicants in the above entitled matter from an Order of the Deputy Zoning Commissioner for Baltimore County dated March 27, 1973, denying the reclassification requested in the application.



MAURICE W. BALDWIN
Attorney for Applicants
24 W. Pennsylvania Avenue
Towson, Maryland 21204
828-5678

COVAHEY & BOOZER
ATTORNEYS AT LAW
814 BOULEVARD
TOWSON, MARYLAND 21204

March 27, 1974

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

Gentlemen:

Re: Petition for Reclassification
W/S of Jarrettsville Road 510' W
of Paper Mill Road - No. 73-211-R
(Item No. 19)

Please note my appearance as counsel for the Petitioners with respect to the above captioned matter. This is to confirm that Mr. Baldwin's office contacted the Board yesterday, and related the fact that he would not be available to represent the Petitioners at the Hearing on this matter set for March 27, 1974.

Thank you for your continued co-operation and consideration.

Very truly yours,

William F. C. Marlow, Jr.
William F. C. Marlow, Jr.

WFCM/tjm
CC: John W. Hessian, 3rd, Esq.
102 W. Pennsylvania Ave.
Towson, Md. 21204

E. F. RAPHAEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

RESIDENCE: 7714291

September 29, 1972

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION
WATSON PROPERTY

BEGINNING for the same at a point on the west side of Jarrettsville Road at a distance of 510 ft. ± northerly and 25 ft. ± westerly from the intersection of the centerline of Paper Mill Road and Jarrettsville Road at the beginning of land which by deed dated October 26, 1965, and recorded among the Land Records of Baltimore County in Liber O.T.G. 4537, Folio 600, was conveyed by Francis E. Hall and wife to Robert P. Watson and wife, running thence and binding on the west side of Jarrettsville Road the two following courses and distances: 1) N6°09'E 165.24 ft. thence 2) by a curve to the right with a radius of 2316.94 ft. for a distance of 1.16 ft., thence leaving the west side of Jarrettsville Road and binding on the cutline of the aforesaid deed the three following courses and distances: 1) N76°09'W 264.16 ft. 2) S6°09'W 166.40 ft. 3) S76°09'E 264.16 ft. to the place of beginning. CONTAINING 1.00 acres, more or less.

SAVING AND EXCEPTING all that portion heretofore zoned B.L.
BEING all the land which by deed dated October 26, 1965, and recorded among the Land Records of Baltimore County in Liber O.T.G. 4537, Folio 600 was conveyed by Francis E. Hall and wife to Robert P. Watson and wife.



Eugene F. Raphael
Reg. Professional Land Surveyor

Maurice W. Baldwin, Esquire
24 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
W/S of Jarrettsville Road, 510'
W of Paper Mill Road - 10th District
Robert P. Watson - Petitioner
NO. 73-211-R (Item No. 19)

Dear Mr. Baldwin:

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED:me

Attachment

cc: Mr. George M. Sparks, Jr.
Box 14
Jarrettsville Pike
Phoenix, Maryland 21131

Mrs. Jane M. Smith
R.D. 1 Kunkle Road
Fawn Grove, Pennsylvania 17321

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 9270

DATE April 11, 1973 ACCOUNT 01-662

AMOUNT \$70.00

WHITE - CASHIER
DISTRIBUTION
FUND - AGENCY
YELLOW - CUSTOMER

Maurice W. Baldwin, Esquire
Cost of an Appeal on Case No. 73-211-R
W/S of Jarrettsville Road, 510' W of Paper Mill
Road - 10th District
Robert P. Watson - Petitioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5760

DATE May 6, 1972 ACCOUNT 01-662

AMOUNT \$40.00

WHITE - CASHIER
DISTRIBUTION
FUND - AGENCY
YELLOW - CUSTOMER

John H. Smith
1411 Buckle Road
Fawn Grove, Penna. 17321
Petition for Reclassification for Robert P. Watson

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 9818

DATE March 22, 1973 ACCOUNT 01-662

AMOUNT \$29.88

WHITE - CASHIER
DISTRIBUTION
FUND - AGENCY
YELLOW - CUSTOMER

John H. Smith
P.O. Box 61
Phoenix, Md. 21131
Advertising and printing of property for Robert P. Watson
73-211-R

**BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 13, 1972

COUNTY OFFICE BUILDING
100 N. CALVERT ST.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

CLERK OF
ENGINEERING
DEPARTMENT OF
PUBLIC ENGINEERING
STATE HOUSE COMMISSION
HEALTH DEPARTMENT
PUBLIC PLANNING
BUILDING DEPARTMENT
BUREAU OF EDUCATION
ZONING ADMINISTRATION
CITY PLANNING
DEPARTMENT

Maurice M. Baldwin, Esq.,
24 W. Penna. Avenue
Towson, Maryland 21204

Re: Reclassification Petition
Item 19
Robert P. Watson and Peggy A. Watson
Petitioners

Dear Mr. Baldwin:

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 Jarrettsville Road, approximately 510 feet north of Paper Mill Road, in the 10th District of Baltimore County. This property which contains approximately one acre of land is zoned both BL and RDP. The RDP zone line bisects this property just south of the existing dwelling which is located in the center of this property. There is also existing a small storage shed or barn which is in the BL portion of this property. The property to the north is vacant land, as is the property on the east side of Jarrettsville Road. The property to the south is improved with the Jacksonville Post Office and there are other commercial properties south of that.

The petitioner's site plan indicates that he proposes to convert the existing storage building to an antique shop, the existing dwelling to a beauty shop, and to construct a larger building at the rear of this site for a garden shop.

This petition is accepted for filing; however, petitioner's attorney is advised that pursuant to Section 1A 00.2 of the Zoning Regulations sets forth the requirements for a change of RDP to another zoning classification. Also, a revised site plan should be submitted that indicates the dimensions of all the existing and proposed structures on this property, the location of water well and septic system for the proposed garden center, and must also reflect the comments of the Bureau of Engineering, State Highway Administration and the Baltimore County Health Department.

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

Maurice M. Baldwin, Esq.,
Re: Robert P. Watson and Peggy A. Watson
Sellers - Petitioners

Page 2
October 13, 1972

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.
JOHN J. DILLON, JR.
Chairman,
Zoning Advisory Committee

JJD:JO
Enclosure

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

Division of Engineering
ELLSWORTH M. OYER, P.E. CHIEF

October 12, 1972

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

Re: Item #19 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Robert P. & Peggy A. Watson
W/S of Jarrettsville Rd., 510' N. of Paper Mill Rd.
Present Zoning: R.D.P.
Proposed Zoning: Reclass. from R.D.P. to B.L.
District: 10th No. Acres: 1.00 acre

Dear Sir:

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

Highway and Storm Drain Comments:

Jarrettsville Pike (Road) is a State Road; therefore, all improvements, intersections, entrances and drainage facilities are subject to the requirements and approval of the State Highway Administration.

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.

Sanitary Sewer and Water Comments:

The subject property is located beyond the boundary of the Baltimore County Metropolitan District and is not included within the limits of the Baltimore County Comprehensive Water and Sewerage Plan, as amended October 1971.

Public water supply and sanitary sewers are not available to serve this property; therefore, a private water supply and sewage disposal system must be provided in accordance with the requirements and regulations of the Health Department.

Item #19 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Robert P. & Peggy A. Watson
Page 2
October 12, 1972

Sediment Control Comments:

Development of this property through striping, 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 striping of top soil.

Very truly yours,

Ellsworth M. Oyer, P.E.
ELLSWORTH M. OYER, P.E.
Chief, Bureau of Engineering

END:HAM:RMD:SS

NE 21 C 200' Topo
81 & 82 NE 11 Position Sheets
10-25 Key Sheet
35 Tax Map

**BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204**



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

October 26, 1972

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

Re: Cycle Zoning IV
Item 19 - ZAC - Oct. 72 to Apr. 73
Property Owner: Robert P. & Peggy A. Watson
Jarrettsville Road N. of Paper Mill Road
Reclass. from R.D.P. to B.L.
District 10

Dear Mr. DiNenna:

The subject petition is requesting a zoning reclassification from BL and RDP to B.L. As presently zoned, this site can produce approximately 180 trips per day. The requested reclassification could produce 500 trips per day.

Very Truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Sec. State
D. and M. Fisher
Transportation

October 18, 1972

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

Re: Reclassification Oct. 1972
Property Owner: Robert P. & Peggy A. Watson
Location: W/S of Jarrettsville Road (Route 146) 510' N. of Paper Mill Road
Present Zoning: R.D.P.
Proposed Zoning: Reclass. from R.D.P. to B.L.
District 10
No. Acres: 1.00 acre

Dear Sir:

The subject plan indicates existing curb from the proposed entrance to the south property line. However, an inspection at the site revealed no curb along this frontage. The plan must be revised to indicate proposed curb in this area.

The entrance must have 10' radius returns. A storm drain inlet must be constructed at the cross pipe under the road.

The entrance will be subject to approval and permit from the State Highway Administration.

The 1971 average daily traffic count for this section of Jarrettsville Road is 5,000 vehicles.

Very truly yours,

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

CL:JEN:hbk

Baltimore County Fire Department



J. Austin Dritz
Chief

Towson, Maryland 21204

818-7316

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

Attention: Mr. John J. Dillon, Jr., Acting
Zoning Advisory Committee

Re: Property Owner: Robert P. and Peggy A. Watson

Location: W/S Jarrettsville Road, 510' N. of Paper Mill Road

Item No. 19 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. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.
- () 7. The Fire Prevention Bureau has no comments at this time.

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 25, 1972

DONALD J. 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 24, 1972, are as follows:

Property Owner: Robert P. and Peggy A. Watson
Location: W/S of Jarrettsville Road, 510' N of
Paper Mill Road
Present Zoning: R.D.P.
Proposed Zoning: Reclassification to B.L.
District: 10
No. Acres: 1.00

This property is served by a private water well.

Field inspection of septic system reveals a failing
system.

This office will not approve a permit for a beauty
shop to operate on a septic system.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director

JEFFERSON BUILDING
TOWSON, MD. 21204
476-3211

October 25, 1972

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
476-3231

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

Property Owner: Robert P. and Peggy A. Watson
Location: W/S Jarrettsville Road, 510' N. of Paper Mill Road
Present Zoning: R.D.P.
Proposed Zoning: Reclass from R.D.P. to B.L.
District: 10
No. Acres: 1.00 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 23, 1972

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

Re: Item #19

Property Owner: Robert P. and Peggy A. Watson
Location: W/S Jarrettsville Road, 510' N of Paper Mill Road
Present Zoning: R.D.P.
Proposed Zoning: Reclass from R.D.P. to B.L.

District: 10
No. Acres: 1.00 acres

Dear Mr. DiNenna:

It is estimated that because of the small amount of acreage
involved a yield of only one child could be realized as the area is
currently zoned while no yield can be expected from a B.L. zoning.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP:ld

T. HARVEY WILLIAMS, JR., PRESIDENT
MRS. JOHN M. BROOKER, VICE-PRESIDENT
MRS. ROBERT L. BARNES

EUGENE C. HESS
H. RUSSELL KNIGHT
ALVIN LOBECK
JOSHUA R. WHEELER, SUPERINTENDENT

H. EMBLE PARKS
RICHARD W. TRACY, V.M.D.
MRS. RICHARD K. WUERFEL

Maurice W. Baldaia, Esq.
34 W. Pennsylvania Avenue
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 19th day of October 1972.

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Robert P. Watson and Peggy A. Watson
Bailors

Petitioner's Attorney: Maurice W. Baldaia

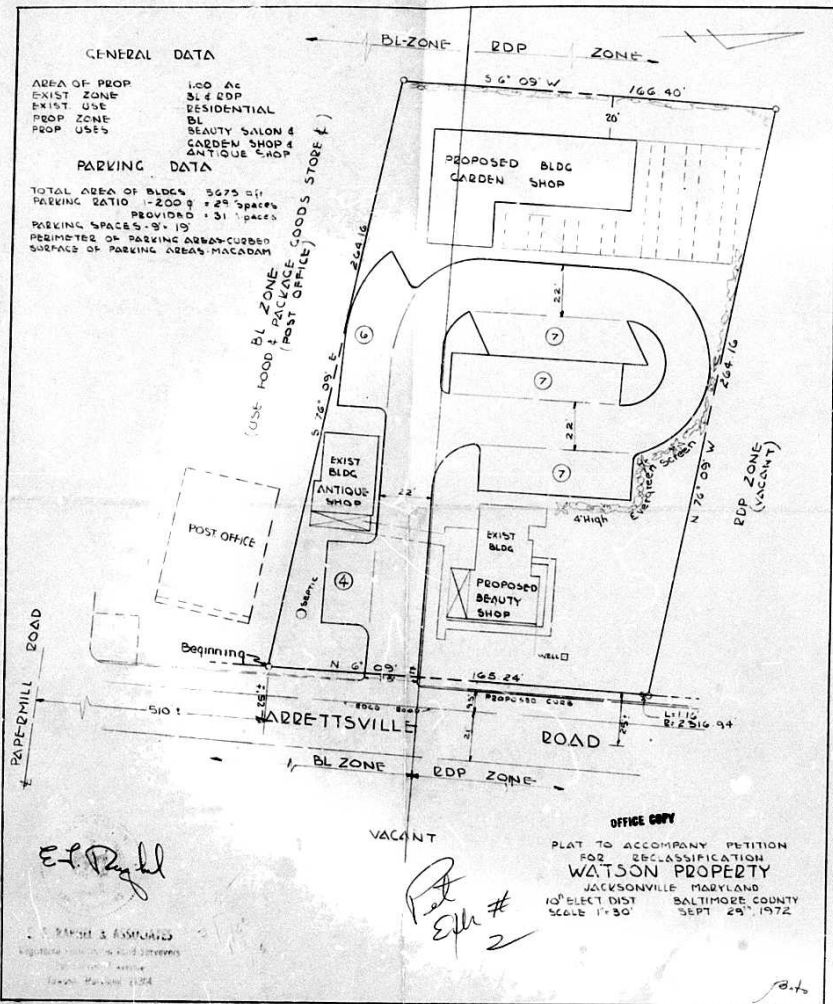
Reviewed by: [Signature]
Chairman,
Advisory Committee

GENERAL DATA

AREA OF PROP 1.00 AC
EXIST ZONE BL & RDP
EXIST USE RESIDENTIAL
PROP ZONE BL
PROP USES BEAUTY SALON &
GARDEN SHOP &
ANTIQUE SHOP

PARKING DATA

TOTAL AREA OF BLDGS 5675 sq ft
PARKING RATIO 1:200 @ 29 spaces
PROVIDED 31 spaces
PARKING SPACES 31
PERIMETER OF PARKING AREA CIRCLED
SURFACE OF PARKING AREA MACADAM



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