## 73,30 € PETITION FOR ZONING RE-CLASS FICATION .... AND/OR SPECIAL EXCEPTION 139

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Compose to the project of the projec ation (1) that the soning status of the herein described property be re-classified, pursuant

rose: for the following reasons

San attached brief

Sw6-0 nuner /3 11.40-0-72 name Al w/17-74 11. MA

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

Jack & Cuine

Annex Development Corporation By: Sounds Prock

Light Owner

6265 Washington Elve.

Baltimore, Md. 21227

13th

. 197 ... 2 that the subject matter of this petition be edvertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning County of Baltimore County in Room 106, Coraty Office Building in Towson, Baltimore ., 197 3., at 1:00 o'clock ....day of Harch



And the ferr



State Highway Administration

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

CL:JEM:N

October 17, 1972

The existing entrance to the subject site is acceptable to the State Highway Administration. The 1971 average daily traffic count for this section of Washington Bouleverd is .... 12,500 vehicles.

P.O. Box 717 / 300 West Preston Street Baltimore, Maryland 21201

3/29/73

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC FINGINEERING Evene J. Currens. P.E. Ws. T. Me...

October 30, 1972

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

Re: Cycle Zoning IV Item 39 - ZAC - Oct. 72 to Apr. 73 Property Owner: Annex Development C Washington Blvd. MES Woodside Avenue Reclass. From DR 5.5 to BR District 13

The subject petition is requesting a zoning reclassification from BR and DR 5.5 to BR with a special exception for a motel,

As presently zoned, this site would generate approximately 68 trips The requested reclassification would generate approximately 600 r day.

Very truly yours.

Michael S. Flanigan Traffic Engineer Associate

900 MININE &

Baltimore County, Margland Bepartment Of Bublic Borks

COUNTY OFFICE BUILDING TOWSON MARYLAND 21204

EL LEWORTH N. DIVER. P. E. CHIEF

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

Re: Item #39 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Annex Development Corporation
S/ES Washington Blvd., N/S Woodside Ave.,
Present Zoning: D.N. 5,5
Proposed Zoning: D.N. 5,5
Proposed Zoning: Reclass, from D.R. 5,5 to B.R.
District: 13th No. Armes: 1,19 acres

Dear Mr. DiNenna:

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

Highway Comments:

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

Rosyman Avenue and Irving Place are unimproved streets laid out on the plat of Halethorpe Terrace, N.P.C. 7772, and the need for further highway improvements has not been fully ascertains: at present. However, a 10-foot indume highway right-of-way wideming and a 10-foot slope easement would be required along the frontage of this property disposent to Rosyman Avenue. When application is made for a building or grading paratit in connection with the proposed development of this property, the need and requirements for further, highway improvements will be resolved.

Storm Drain Comments:

Washington Boulevard is a Stave Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Righway Administration.

A 36-inch dismeter pipe oulvert exists in Washington Boulevard, near the termsost outline of this property, and discharges onto this property.

No provisions for accommodating storm water or drainage have been indicated on the makest plan; however, a storm drainage study, facilities and essements will be required in conjunction with the proposed development of this property,

The Petitioner must provide necessary drainage facilities (temporary or permannel) be present creating any misaness or danages to adjacent properties, especially by the concentration of surface maters. Correction of any problem which may result, due to improper grading or ingroper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #39 (Cycle Zoning IV Oct. 1972 - April 1973) Property Owner: Anner Development (Company) Property Usa... Page 2 October 20, 1972

ediment Centrol Comments:

Development of this properly through stripping, grading and stabilization could result in a sediment pollution problem, demaging private and public holdings domintrees of the property. A grading partit is, therefore, necessary for all grading, including its finiping of top soil.

Drainage studies and sediment control drawings will be necessary to be reviews and approved prior to the issuance of any grading or building poyetts.

Water Comments:

Public mater supply is available to cerve this property. It appears that an additional fire hydrent is required adjacent to this property to meet fire protection

Santtary Sower Comments:

Public samitary sewerage is available to serve this property.

The subject plan cost be revised to depict the proposed highest right-of-way videning and slope essement along Rosyman Avenue and to indicate the location of Irving Place along the eartement outline of this property. Also, all swisting atoms drain pipes or callerts, water courses and proposed drainage facilities must be indicated.

Very truly yours,



END: RAN - RMD - as

C-MW Key Sheet SW & D Topo 22 & 23 SW 13 Position Sheet

## Baltimore County Fire Department

Harry R. Hughes Secretary David H. Fisher

Re: Reclassification - Oct. 1972 Property Omner' Annac Davel-opment Corporation Location: S/E/S Washington Bouleved (Route 1) N/E/S Woodside Ave., Present Zoning! D.R. 5.5 Proposed Zoning: Reclass from D.R. 5.5 to 3.8. District: 13.19 Ho. Acrust 1.19

Yery truly yours,

Charles Lee, Chief
Bevelopment Engineering
Section

Author Meyers
Bys John E. Meyers
Keyers
Seast. Bevelopment Engineer

UT + 8 72 MM .



Towner Maryland 21204

025-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Jack Dillon Acting
Attention: Hr. \*\*BolarerObcol@pusma, Chairman
Zoning Advisory Committee

Re: Property Owner: Annex Development Corporation

Location: S/E/S Washington Boulevard, N/E/S Woodside Ave.

Item No. 39

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 "%" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervise of approved road in accordance with Haltimore 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 site shall be made to comply with all applicable parts of operations wention Code prior to occupancy or beginning of operations are considered by 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.

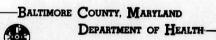
Planning Group

Planning Group

Special Inspection Division

Noted and Approved:
Deputy Chief Pire Prevention Bureau

mls 4/25/72



October 12.1972

DOMALD J. N. 3P. M.D. M.P.M.

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

Comments on Reclassification, Zoning advisory Committee, October 10, 1972, are as follows:

Property Owner: Ancer Newslopseat Corporation Location: SI/S Numbington Blvd.,N/s/S Woodside Are. Present Zoning: D.R. 5.5 Processed Zoning: Reclassification to B.Z. District: 13 So. Acres: 1.19

Since metropolitan water and sever are available to the site, no health hazard is anticipated.

Very truly yours,

HVB: mae

Chorn, N. Duln Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

0

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

October 25, 1972

A. V. Quimby Acting Directo

Mr. S. Eric Di Nenna, Zonina Commissione Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building S. ERIC Di HEIMA Zening Commissioner County Office Building 111 W. Cheespoole Ave. Towan, Md. 21284 484, 321 wson, Maryland 21204

Comments on Item #39. IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owner: Annex Development Corporation Location; 5/E/5 Washington Boulevard, N/E/S Woodside Avenue Present Zoning: D.R.5.5 Proposed Zoning: Reclass from D.B.5.5 to B.R. District: 13 No. Acres: 1.19 acres

The site pian should be revised to show all existing uses of adjacent propurties and the use of the area for future development.

John L. Wimbley

ning Division

M. Nick Petrovich Field Representative

JOSEPH D. THOMPSON, P. B. AL. B.

CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING - 200 BAST JOPPA ROAD TOWSON, MARYLAND 21204 · VAlley 3-8820

DESCRIPTION FOR REZONING WASHINGTON BOULEVARD, NORTHEAST OF WOODSIDE AVENUE, 13TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the zoning line dividing that land zoned BR and ed DR 5.5 said point being at the two following courses and distances from the less, South 25 Degrees 37 Minutes West 313,17 feet, North 86 Degrees 30 Minutes West 219,00 feet and North 18 Degrees 35 Minutes West 33,7 feet, more or less, to the place

CONTAINING 1.19 acres of land, more or less.



October 4, 1972

FRANK E. CICONI October 5, 1972

Mr. S. Eric DiNenns Zoning Commissioner Beltimore County Office Building Towson, Meryland 21204

RE: Property of Annex Development Corporation

Please be advised that I represent Annex Development Corporation in the above-subject matter and wish to cite the following reasons in support of the subject petition.

The map adopted on March 24, 1971 failed to recognize entire property of the petitioner.

2. The said map failed to recognize that Wesh Bouleward, as a designated Class I Commercial Motor generates a need for such development.

3. The said map feiled to recognize the existing CS-1 classification which was adopted on the front portion of the petitioner's property because of the area's existing heavy commitment to commercial development.

4. And for such other and further sufficient ressons to shown at the hearing hereof.

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 2120/

Date: Cotober 23, 1972

Mr. S. Eric Billonna Zoning Cormissioner County Office Building Towson, Karyland 2120k

Re: Them #39 Hom #39
Property Orier: Annex Development Corporation
Jeonticent \$72/5/ Washington Blvd., N/E/S/ Woodside Avenue
Pracent Zoning 1 D.R. 5.5
Proposed Zoning : Reclass from D.R. 5.5 to B.R.

District: 13 No. Acres: 1.19 acres

Dear Mr. Dillenna:

The existing acreage D.R. 5.5 could only yield about two (2) students while the B.R. would not yield any students.

W hut Retroud

Bulttmare County, Margland OFFICE OF THE BUILDINGS ENGINEER DEPARTMENT OF PERMITS AND LICENSES

November 3, 1972

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

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

Property Owner: Amex Development Corporation Location: \$72.50 Machington Boulevard, N/E/S Moodside Avenue Present Zoning: D.R. 5.5 Proposed Zoning: Reclass from D.R. 5.5 to B.R.

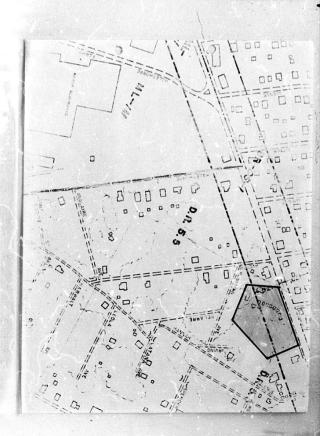
District: 13

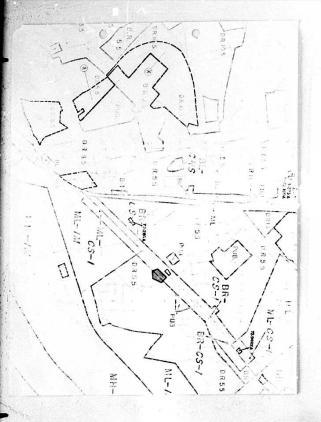
No. Acres: 1.19 acres

"When any structure is to be constructed, the Petitioner shall comply with all applicable requirements of Baltimore County Bullding Code and Regulations".

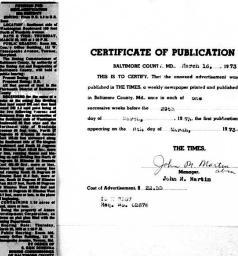
Sincerely,

C. Elmes Hoppert Jr









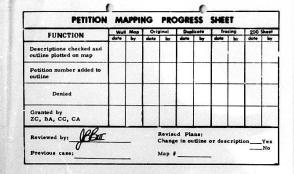


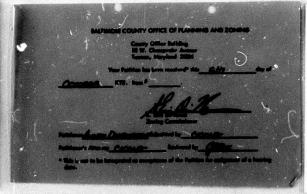


## CERTIFICATE OF PUBLICATION

Leank Strict

Date of Personal Marcel 10-13
0 34rd. 155 FT NOF
AND NOTH FOOT NOTE.
Woodside AVE





To M 9587 Req. No. 02676

BALTIMORE COUNT /. MD. Herch 16, ... 1973

John M. Martin Manager. alm John M. Martin

PETITION	MAPPING PROGRESS SHEET									
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FUNCTION	date	by	date	7	date	by	date	by	date	Ы
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Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
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