

Attachment

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 259.2.C. of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected.

the above Districting should be had, and it is hereby ordered that by reason of the requirements of Section 259.2.C. of the Baltimore County Zoning Regulations having been met 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 19th day of May, 1973, that the herein described property or area should be and the same is hereby Districted from Undistricted to a C.S.2.

from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, 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 the requirements of Section 259.2.C. of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected.

the above Re-districting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of May, 1973, that the above re-districting 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 C.S.2; and/or the Special Exception for the above described property or area be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

U.S.A. RECEIVED FOR FILING
DATE May 2, 1973
FILED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 259.2.C. of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected.

the above Re-districting should be had, and it is hereby ordered that by reason of the requirements of Section 259.2.C. of the Baltimore County Zoning Regulations having been met 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 19th day of May, 1973, that the herein described property or area should be and the same is hereby Reclassified from a D.F. 5.5 to a C.S.2. and it is hereby ordered that by reason of the requirements of Section 259.2.C. of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 259.2.C. of the Baltimore County Zoning Regulations having been met 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 19th day of May, 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 D.F. 5.5; and/or the Special Exception for the above described property or area be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Hillard P. Albert, Esq.
Res: Irving H. and Mildred Hill
April 10, 1973

to the south is improved with a 1-1/2 story dwelling that has been converted into offices. The property at the rear that fronts on Fifth Avenue is improved with a residential dwelling and is maintained in good to excellent condition.

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

JJDjr:jd
(Enclosure)

cc: Stanley L. Crain,
Architect
2129 St. Paul Street
Baltimore, Maryland 21218



April 6, 1973

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

Re: I.A.C. meeting April 3, 1973
RECLASSIFICATION
Property Owner: Irving H. & Mildred Hill
Location: S/E cor. Harford Road,
(Route 147) and Fifth Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to S.L.-C.S.2
District: 11
Acre: 900 sq. ft.

Dear Mr. DiNenna:

There is an 80' right of way proposed for Harford Road (40' from existing center) that must be indicated on the plan. The proposed development should be planned accordingly. The plan should be revised prior to the hearing.

The 1972 average daily traffic count on this section of Harford Road is ... 19,200 vehicles.

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

CLJEN:bk

Harry R. Hughes
James J. O'Donnell
Acting Administrator

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 1973

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, April 3, 1973, are as follows:

Property Owner: Irving H. and Mildred Hill
Location: S/E corner Harford Road and Fifth Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to S.L.-C.S.2
District: 11
Acres: 900 sq. ft.

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

Very truly yours,
Thomas H. Devlin,
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 10, 1973

Hillard P. Albert, Esq.,
7 Church Lane
Pikesville, Maryland 21208

RE: Reclass. Fiction Petition
Irving H. and Mildred Hill
Petitioners

Dear Mr. Albert:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to insure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning will file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southeast corner of Harford Road and Fifth Avenue, in the 11th District of Baltimore County. This property which is for the most part zoned Business Local, with the exception of a small narrow strip at the rear of the property, which is zoned D.F. 5.5, is proposed to be developed as retail stores with a one story masonry structure.

Approximately one year ago it was determined by the Planning Board, and subsequently by the County Council, that an apparent error had been made by the Planning Office in drafting the new zoning map and this property was exempted from the Zoning Cycle. A hearing was not held at that time as the Zoning Office was awaiting proposed plans and descriptions to be submitted, this was not done until now.

Curbs and gutter and side walks exist along Harford Road and Fifth Avenue at this location. The property

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

828-7110

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

Attention: Mr. Eric DiNenna, Chairman
Zoning Advisory Committee

Re: Property Owner: Irving H. and Mildred Hill

Location: S/E corner of Harford Road and Fifth

Item No. RECLASSIFICATIONS Zoning Agenda Tuesday, April 3, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below made 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 100 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.

Reviewed by: *John J. Dillon, Jr.* Noted and Approved: *Paul H. Reinhardt*
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

m1s
4/25/72

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

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

April 17, 1973

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

Re: Property Owner: Irving H. and Mildred Hill
S/E corner of Harford Rd. and Fifth Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass. to B.L. - C.S. 2
District: 11th No. Acres: 900 sq. ft.

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.

Highways:

Harford Road - Route #11 is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Fifth Avenue is an existing 30-foot curb and gutter street of which no additional improvements are required other than the dedication of the necessary right-of-way, in fee, to Baltimore County to establish a minimum 50-foot right-of-way.

Storm Drains:

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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.

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

Sediment Control:

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.

Property Owner: Irving H. and Mildred Hill
Page 2
April 17, 1973

Water and Sanitary Sewer:

Public water and sewer are available to serve this site.

Very truly yours,

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

END:RAM:PMK:ss

N-NE Key Sheet
NE 9 E Topo Sheet

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 11, 1973

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

Re: Item 73-256-R
Property Owner: Irving H. and Mildred Hill
Location: S/E corner of Harford Road and Fifth Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to B.L. - C.S. 2

Z.A.C. Meeting of: Tuesday April 3, 1973

District: 11
No. Acres: 900 square feet

Dear Mr. DiNenna:

Acres too small to have an effect on student population.

WHP/ml

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

H. ENGLIE PARKS, President
EUGENE C. HESS, Vice-President
MR. ROBERT L. BERRY

MARCUS M. ROTUNDIS
JOSEPH N. HUGHES
ALVIN LORECK
JOSEPH R. WHEELER, Representative

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MR. RICHARD C. HUERTER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: March 30, 1973

FROM: William D. Fromm, Director of Planning

SUBJECT: Zoning Reclassification Petition No. 73-256-R

Property Owner: Irving H. and Mildred Hill
Location: S/W/S of Fifth Ave., 260' S/E of Harford Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: B.L.-C.S.-2 District

A request by Mr. Albert M. Antlitz for B.L.-C.S.-2 zoning here was reviewed by the Planning Board in late 1972. Attached is a copy of comments adopted by the Board and labeled Appendix "E" in the Planning Board minutes of November 16, 1972.

William D. Fromm
William D. Fromm
Director of Planning



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: November 16, 1972

FROM: Baltimore County Planning Board

SUBJECT: Zoning Reclassification Petition

Property Owner: Albert M. & Carolyn V. Antlitz
Location: S/E corner of Harford Rd. & Fifth Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: B.L. - C.S.-2

This request is for B.L. - C.S.-2 District zoning for the northeast portion of the Antlitz property located at the southeast corner of Harford Road and Fifth Avenue. This entire property was zoned B.L. by Zoning Petition No. 4396, and, later, the C.S.-2 District zoning was added by the adoption of district maps by the County Council on May 3, 1968.

During the processing of the recently adopted comprehensive zoning maps, the petitioner requested B.L. - C.S.A. zoning from the County Council, but Council retained B.L. - C.S.-2 zoning here. However, in preparing the 200 scale comprehensive zoning maps adopted by the County Council on March 24, 1971, a drafting error was made, and, as a result, a 7-foot wide strip along the rear of this property was shown as D.R. 5.5.

The Planning Board, therefore, recommends that the B.L. - C.S.-2 zoning be restored so as to encompass this entire property.



CERTIFICATE OF PUBLICATION

TOWSON, MD. March 23, 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, ~~annexed~~ before the 12th day of April, 1973, the 19th publication appearing on the 29th day of March 1973.

THE JEFFERSONIAN
L. Leland Strickland
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-256-RX

District: 144 Date of Posting: 3-29-73
Posted for: Hearing Held Apr. 18, 1973 @ 1:00 PM
Petitioner: Trustees for Antlitz Prop.
Location of property: N.W. of 5th Rd. 1250' x 1140' S.W. of 5th Rd.
Location of Sign: 144 in Board on Sign 144 in Sign to be placed on
Remarks: *Mark H. Nuss* Date of return: 4-5-73
Posted by: *Mark H. Nuss*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-256-R

District: 114 Date of Posting: 3-29-73
Posted for: Hearing Held Apr. 18, 1973 @ 1:00 PM
Petitioner: Irving H. Hill
Location of property: N.W. of 5th Rd. 1250' x 1140' S.W. of 5th Rd.
Location of Sign: 2 Signs Posted on Cor. Harford Rd. & 5th Ave.
Remarks: *Mark H. Nuss* Date of return: 4-5-73
Posted by: *Mark H. Nuss*

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>af</i>			Revised Plans:							
Previous case:			Change in outline or description		Yes		No			
			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 5th day of March 1978.

R. D. Thomas
Zoning Commissioner

Petitioner Leving H. Hill Submitted by William P. Albert
Petitioner's Attorney William P. Albert Reviewed by R. D. Thomas

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

William P. Albert, Esq. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
7 Church Lane
Pikesville, Maryland 21088

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

Your Petition has been received and accepted for filing this 5th day of March 1978.

R. D. Thomas
Zoning Commissioner

Petitioner Leving H. Hill
Petitioner's Attorney William P. Albert
and Stanley L. Grady, Architects
2402 St. Paul Street (21204)

Reviewed by H. D. Williams
Chairman,
Zoning Advisory Committee

William P. Albert, Esq. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
7 Church Lane
Pikesville, Maryland 21088

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

Your Petition has been received and accepted for filing

this 5th day of March 1978.

R. D. Thomas
Zoning Commissioner

Petitioner Leving H. Hill

Petitioner's Attorney William P. Albert
and Stanley L. Grady, Architects
2402 St. Paul Street (21204)

Reviewed by H. D. Williams
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 8234

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 27, 1978 ACCOUNT 01-662

AMOUNT \$60.00

WHY - CASHIER
Leving H. Hill
3309 Westwoodfield Road
Baltimore, MD 21206
Petitioner for Petition for Reconsideration and Modification
873-256-2

EIGHTY DOLLARS
PER - AGENT
VENDOR - CUSTOMER

500.00

BALTIMORE COUNTY, MARYLAND No. 8291

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

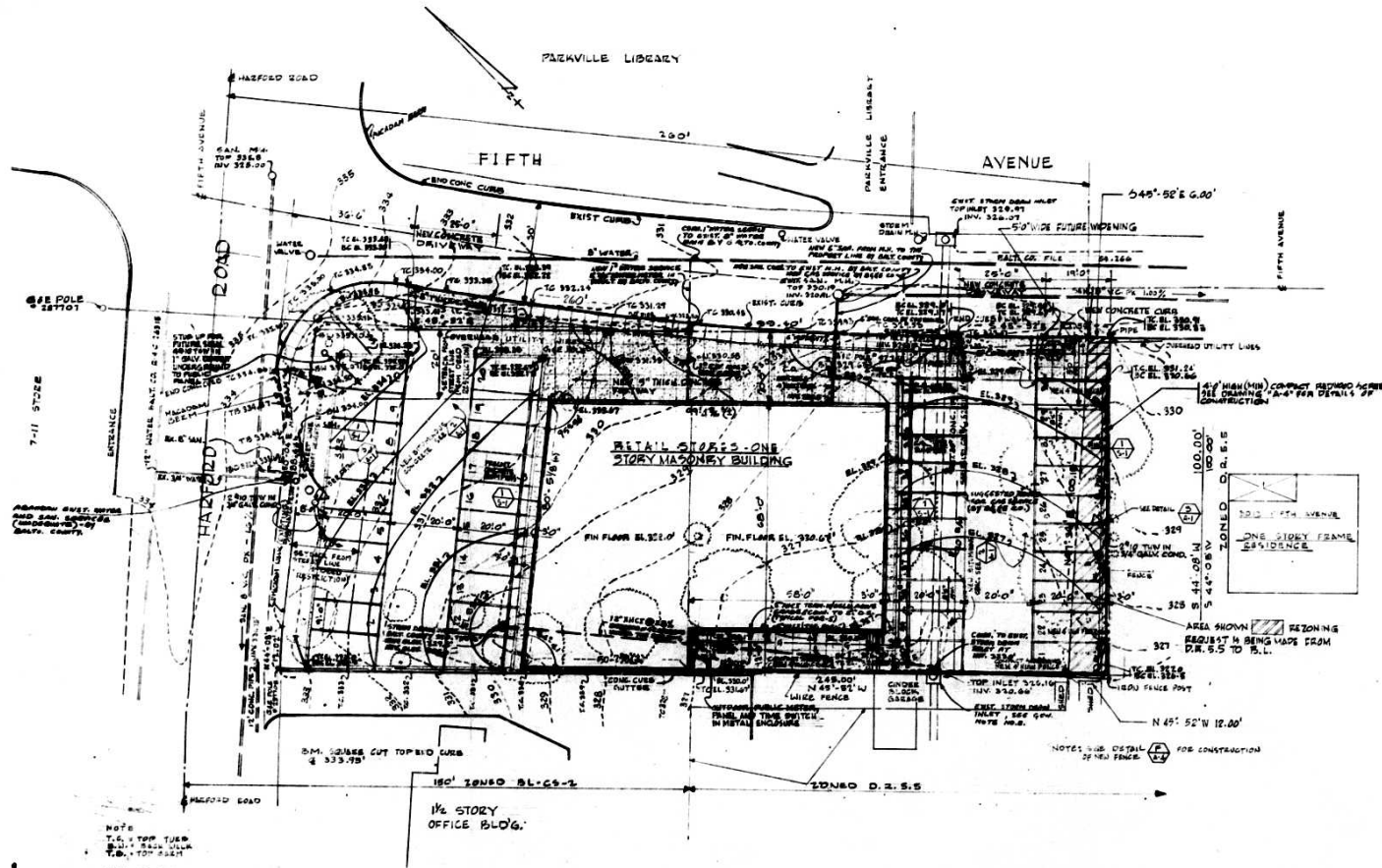
DATE April 18, 1978 ACCOUNT 01-662

AMOUNT \$59.50

WHY - CASHIER
Leving H. Hill
3309 Westwoodfield Road
Baltimore, MD 21206
Advertisement and printing of property
873-256-2

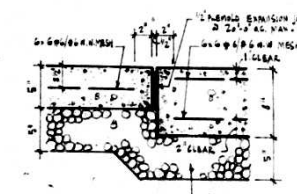
EIGHTY DOLLARS
PER - AGENT
VENDOR - CUSTOMER

59.50

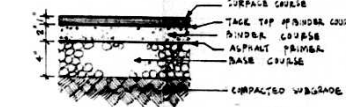


SITE PLAN

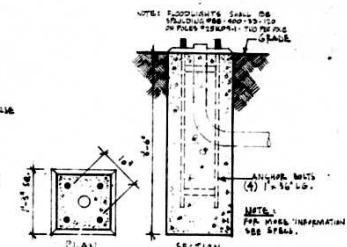
- MECHANICAL NOTES:
1. ALL OUTSIDE UTILITIES SHALL BE INSTALLED IN COMPLIANCE WITH BALTIMORE COUNTY CODE REGULATIONS AND STANDARDS OF A QUALIFIED CONTRACTOR. CONNECTIONS TO EXIST. UTILITIES OF BALTIMORE COUNTY SHALL BE MADE WITH BALTIMORE COUNTY.
 2. THE CONTRACTOR SHALL VERIFY BY FIELD CHECK EXIST. LOCATION AND ELEVATIONS OF EXIST. UNDERGROUND UTILITIES AND NEW CONNECTIONS TO SAME.
 3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE BY THE NEW WORK.
 4. FOR MECHANICAL LEGEND REFER TO DWG. M-1
 5. REFER TO GENERAL NOTES.



1. TYP. EXTERIOR CONCRETE PAVING JOINT DETAIL
SCALE 1/2"=1'-0"



2. TYP. EXT. BITUMINOUS CONC. PAVING DETAIL
SCALE 1/2"=1'-0"



3. TYP. AREA LIGHTS CONC. FOOTING
SCALE 3/4"=1'-0"



GENERAL NOTES:

1. All utilities shown hereon have been located in the field or are as shown on the best available records. Their actual locations should be verified in the field prior to construction.
 2. All coordinates shown hereon are in accordance with the survey control system established and maintained by Baltimore County.
 3. Area of property equal 0.55 acres.
 4. Existing zoning of property, BL-CS-2. All adjacent property zoning, BL-CS-2, D.R. 5.5, and public. See Site Plan.
 5. Proposed use of property: "Retail Stores". Group "C" Use R.U.C.C.
 6. This plot plan has been prepared from information furnished by the Owner and shows all existing grades, existing buildings elevations, parking, and boundary. The general development plan has been prepared by Dollenberg Brothers, Land Surveyors and Civil Engineers, 700 Washington Avenue, Towson, Maryland, Dated October 23, 1972.
 7. Obstructions shown on this drawing are for the convenience of the Contractor only and the Owner does not warrant or guarantee the correctness or completeness of the information given. The Contractor must verify such information to his own satisfaction.
 8. Existing inlets or manholes which remain shall be modified to suit new concrete paving, construction of new bituminous concrete paving.
 9. All present work of an electrical or mechanical nature shall be raised or lowered as required by the new grades of the new footways and driveways.
 10. All existing work or new work which has been installed and which may become damaged during the course of construction, shall be replaced and such replacement shall be subject to the applicable divisions of the Specifications.
 11. The Contractor shall procure, check and be responsible for all measurements as may be required for the preparation of all shop drawings.
 12. Underground utilities or obstructions are shown on this drawing for the convenience of the Contractor and the County does not warrant or guarantee the correctness or the completeness of the information. The Contractor must verify all such information to his own satisfaction.
 13. Building Height: 17'-0".
 14. 11th Election District, Baltimore County, Maryland.
 15. Parking provided for 40 cars, typical parking stall, 9'-0" x 18'-0" AND 8'-6" x 20'-0". SEE PLAN FOR LOCATIONS.
 16. Type of construction - 2C.
 17. Building area equals 7,622 s.f. Lot coverage equals 31.6%.
 18. All property adjacent to property lines shall be graded at a slope of not more than 2 feet horizontal to one foot vertical.
 19. 4'-0" high fence shall be provided adjacent to property line to separate the property from adjacent DR 5.5. See Site Plan for location.
- 2A. PARKING CALCULATIONS:
Building Area: 7,622 Sq. Ft.
Parking Spaces Required: One Space for 200 Sq. Ft. = 39 Spaces
Parking Spaces Provided: 40 Spaces

SCHEDULE OF DRAWINGS:

- A-1 Site Plan
- A-2 First Floor Plan, Front Canopy, Roof Framing and Foundation Plan
- A-3 Building Elevation, Building Section, Roof Plan
- A-4 Wall Sections and Details, Redwood Fence
- S-1 Roof Framing and Foundation Details
- M-1 Mechanical
- E-1 Electrical

	SITE PLAN EXTERIOR DETAILS ONE STORY MASONRY BUILDING HARFORD ROAD & FIFTH AVENUE BALTIMORE COUNTY, MARYLAND FOR MR. IRVING HILL
	HARRISON & GRAY ARCHITECTS Richard J. Carroll, Structural Engineer Ed. Grodzinsky, Mechanical Engineer H.H. White, Electrical Engineer