PETITION OR ZONING RE-CLAS IFICATION 73-30 (HE W 34) AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Town & Country - Charlesmont Division I, or ww.of. Johnwender. Properticings owner... of the property situate in Baltimore County and which is described in the description and plut attached hereto and made a part hereof. ition (1) that the zoning status of the herein described property be re-classified, p to the Zoning Law of Baltimore County, from an _____ DR 16 __zone; for the following reasons:

Properly is to be posted and advertised as prescribed by Zoning Regulations. L or we, agree to pay expenses of above re-class pon filing of this petition, and further agree to and are to be bound by the soning P 1 Tunanchik MANNAMAN Last', Legal Ownespice Fres.
N. y'Tu.anchik, Ass', Legal Ownespice Fres.
Topy and Country-Charlessont Division of Address.
Nonnameral Properties, Tac.
25 South Charles Street
-Baltimose, Maryland. 21201.

William S. Baldwin

RECEIVED FOR FILING

Levi la lensa 6/18/73

4

BRIEF OF TOWN AND COUNTRY - CHARLESMONT DIVISION OF MONUMENTAL PROPERTIES, INC.

IN SUPPORT OF ITS REQUEST FOR RE-CLASSIFICATION

1. That substantial changes have occurred in the neighbormood since the adoption of the presently existing zoning map in 1971.

2. That through a drafting error on the part of the planning staff, the property in question was erroneously zoned DR 16.

3. That by Petition No. 69-278-R, dated June 26th, 1969, Commissioner for Baltimore County classified the subject property as BL and the County Council in adopting its map, believes that it was affirming the existing zoning on which a County Council thought it was affirming, was moved approximately 90 feet in a northeasterly direction away from the corner of Wallford Drive and Trupp Road thereby making the existing buildCounty Council, that the BL zoning on the property had been inadvertantly shifted to a different location on the official zoning map which was adopted by the County Council in March, 1971.

. 1

4. And for such other reasons that may be assigned at the time of the hearing hereon.

Respectfully submitted,

William S. Baldwin
Attorney for Town and Country Charlesmont Division of Monument
Properties, Inc.

CONTAINING O.521 Acres of land more or less.

Chap. P. Start & soc

WILLIAM S. BALDWIN

March 1, 1973

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

0

RE: TOWN & COUNTRY - CHARLESMONT DIVISION OF MONUMEWRAL PROPRETIES, INC. Petition for Re-Classification from DR 16 to Bt., Northeast corner of Wallford Drive and Trappe Road, 12th Election District - Baltimore County, Md.

Enclosed herewith is a Petition for Re-Classification to correct an error made by the Planning Staff and/or the County Council in adopting the existing zoning map for the 12th Election District of Baltimore County _A March, 1971.

property in June, 1969 (case no. 59-278-R), i 4 the zoning on this property in June, 1969 (case no. 59-278-R), i 4 the zoning was removed from the property through a frafting error on the part of the County, and intend to ask the Planning Board to accept the Petition as an emergency Petition.

I would appreciate it if your office would furnish me with the necessary form to Petition the Planning Board to accept this Petition as an emergency Petition.

Thank you very much for your kind attention in this matter.

Willen & Baloen

William S. Baldwin

m 10848

1		as county Office of Planting County Office beliefing 111 W. Chesteria Accion Fassen, Haryland 21206 Pattion has been received a	AND ZOUINE	11ng
	1	to the Company of Company Comp	1973.	
Wasser		A Salan Maria	Sport of Adverse	M. A.
	EASTERNO	COUNTY OFFICE OF PLANE. Comp. Office Ballaing) NY AND ZONING	es .
	March	Proceedings of the Control of the Co	15	674
	Patitioner's Attempt()	1 Php. Salustred by (1) and (1) S. Railly in Paristian and as acceptance of the Paristian	Q. Elkinz	

CERTIFICATE OF PUBLICATION

OFFICE OF **Dundalk Eagle**

June 7,19739.

THIS IS TO CERTIFY, that the annexed advertisement of ZORING UNMERSTORM OF BALTO COURTY in matter of Pat for Relates. Tops & City, Charlesmont Day.
was inserted in The Secondar Super a weekly news-

19 73 ; that is to say. ad in the issues of Hay 31,1973

AUG 17 1973

Pursuant to the advertisement, posting of property, and public hearing on the above petition and
posaring that by reason of error in the original zoning map and the health. safety.
nd general welfare of the community not being adversely affected,
above Reclassification should be had- mc Wildeline upposite class by communic
L
Complete the second sec
IS ORDERED by the Zoning Commissioner of Baltimore County this 21
June, 197 3., that the herein described property or area should be and
the is hereby reclassified from a D. R. 16 Tone to a B. L.
And in a special graduate processors reserved as a second profit because the contract of
from and after the date of this order, subject to the approval of a site plan by Department of Pu. ic Works
the Cffice of Planning and
ng. Zoning Commissioner of Baltimore County
1.7
S of
bove re-classification should NOT BE HAD, and/or the Special Exception should NOT BE
TED.
TWO ADDRESS.
T IS ORDERED by the Zoning Commissioner of Baltim are County, thisday
, 197, that the above re-classification be and the same is hereby
ED and that the above described property or area be and the same is hereby continued as and
nain azone; and/or the Special Exception for
be and the same is hereby DENIED.
Zoning Commissioner of Baltimore County
MICROFILMED
WICKOLin
WICKOLIT
WICKOL IT.

BRIEF TOWN AND COUNTRY - CHARGEMONT DIVISION OF MONUMENTAL PROPERTIES, INC. IN SUPPORT OF ITS REQUEST FOR RE-CLASSIFICATION

- 1. That substantial changes have occurred in the neighborgood since the adoption of the presently existing zoning map in 1971.
- 2. That through a drafting error on the part of the planning staff, the property in question was erroneously zoned DR 16.
- That by Petition No. 69-278-R, dated June 26th, 1969, the Zoning Commissioner for Baltimore County classified the subject property as BL and the County Council in adopting its map, believes that it was affirming the existing zoning on which a bueaty shop was already in existance, when the maps were adopted in March, 1971. However, because of the drafting error, heretofore mentioned, the BL Zoning on the subject property that the County Council thought it was affirming, was moved approximately 90 feet in a northeasterly direction away from the corner of Wallford Drive and Trapp Road thereby making the existing building on the property which was devoted to commercial use at the time of the adoption of the map, a nonconforming use or an illegause in the zone placed on the land by the County Council and that the Petitioner discovered this error and discovered the fact that the BL zoning line runs through a portion of the building that has been constructed and has been occupied and used for mercial purposes since the date of the Zoning Commissioner's decision in June, 1969, and that the Petitioner has filed for a change of occupant's permit to use the building in accordance with what was believed to be commercial zoning and found that through an error on the part of the planning staff and/or the

CERTIFICATE OF POSTING G DEPARTMENT OF BALTIMORE COUNTY

#73-306-R

18 1924 & Q 1:06 P.M. Poster for Hearing money June 180 1923 & Petitioner Town + Causey Chalument als. ocation of property: NE /Can & Troppe Rd & Wallford DR. ocation of Signer I Gentral on Tropper Kel I Pratie on Wellford De mul H Hen Posted by ...

> CERTIFICATE OF PUBLICATION 10 73

> > 0

nunty Council, that the BL zoning on the property had been

inadvertantly shifted to a different location on the official

soning map which was adopted by the County Council in March, 1971 4. And for such other reasons that may be assigned at the

Properties, Inc.

Respectfully submitted,

William S. Baldwin
Attorney for Town and Country Charlesmont Division of Monumer

TORE COUNTY OFFICE OF PLANNING AND ZONING

27, 1973 D Recc 9 1 The Hanoroble Hurry J. Barrenfelder Chairman, Boltimore County Council Towson, Maryland 21204 ZONING DEPARTME

At its regular meeting on Thursday, March 22, 1973, the Baltimere County Planning Board, under the provisions of Subsection 22-22 (1) of the Baltimere County Cada 1968, as mended, unanimosity approved renotution to certify to the County Cada 1968, as mended, unanimosity approved are built to the County Cada 1968, as mended, unanimosity required in the public latered on the patition of Manumental Properties, Incorporated, to change the zoning classification of the Congression's treet on the northern corner of Wallford Drive and Trappe Road from D.R. 15 to B.L.

After reviewing the petitioner's letter and a copy of the zoning map, the channing Board concluded that a drafting error had exported by the most better than the property that the time the zening boundary times were drawn. The Board agreed that it had not instructed to change the zoning clostification of this tract of land when the board forwards this recommoded zoning map to the County Council.

Comies of the petition and of the letter addressed to the Chairman of the Plannico Capies of the partition and of the letter doubteset to the Challman of the Plant Board on antacked. I will previde additional information upon your request. Notification to the Zoning Commissioner of the Council's action on this matter is necessary to that it nelly actions can be taken by him in accordance therewill

> Sincerely. William Dan William D. Fromm Secretary Baltimore County Planning Board

cc: The Honorable Francis X. Bossle The Honorable Gary Huddles
The Honorable G. Walter Tyrie, Jr. The Honorable Webster C. Dove The Honorable Francis C. Parrett The Honorable Wallace A. Williams Mr. Heihert E. Hohenherger

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Toom is Country - Charlesmont invision.

I, or we.of. Monumental Respectively 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

... zone; for the following reasons See Attached Brief

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 reasing regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Address 24. Nest Pennsylvenia A enue Overson, Harriand 21204 VAII09 3 0 2200 ORDERED By The Zoning Communitation of Balkimore County, this... , 197 ..., 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 of Baltimore County in Room 106, County Office Building in Towson, Baltimore

William S. Baldwin Petitioner's Afferney

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WILLIAM S. HALDSON TOWNON, MARYLAND SU VALLEY 3-0200

RECEIVED MAR 5 1973 BALTIMURE CHURTY

Mr. Charles Hayman' Planning Board 301 Jefferson Building Towson, Maryland 21204

TOWN & COUNTRY - CHARLESMENT DIVISION OF MONUMENTAL PROPERTIES, INC. Petition for Re-Classification from Dr. 16 to BL, Northeast corner of Mailford Drive and Trappe Road, 12th Election District - Baltimore County, Md.

Dear Mr. Hayman:

Enclosed herewith is Petition for ke-clessification to correct an error made by the Planning Staff and/or the County Council in adopting the existing zoning map for the 12th Election District of Baltimore County in Narch, 1971. The subject property was referred to the property was referred to the property was referred to the property was placed on the map and the County Council appropriate 12, the zoning owns placed on the map and the County Council appropriate thought it was affirming the existing zonine. However, through a drafting error, the portion of the land was rowed some 90 feet to the northeast alone Trappe Doad thereby making the zoning line or right through the nidelle of the building that was being used for commercial purposes.

This error was not discovered until approximately a routh or so ago, then the former tenant vacated the precises and the owner filed for change for occupancy permit for the meant at which three the Petitioner was advised by the County that the permit could not be greated since part to greate allowers of the former than the precision of the permit could not be greated since part to allowers of the former and the precision of the precision of the precision of the property of the property of the property as being crossely agone presently acond resident in \$1.5. From my of the property the mans, the property was RL and is new zoned resident in the for the precision of the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently for the property was RL and is new zoned residently. the maps, the propercy was BL and is new zoned residencial DR AD, as originally the building in question was a community building for the Charlesmont Apartment complex.

It would seem to me to be an unreasonable hardship upon this

WILLIAM S. BALDWIN

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Mr. Charles Hayman Page Two March 1, 1973

Pall of this year and possibly a decision coming after January of 1974 and to force the Politioner to allow the property to remain years for nore than one year because of an error on the part of the County would in effect be depriving him of his right to use the property without a hearing.

For the reasons stated above, I respectfully request that this Petition be treated as an emergency measure and be heard out of the normal cycle process.

Very truly yours,

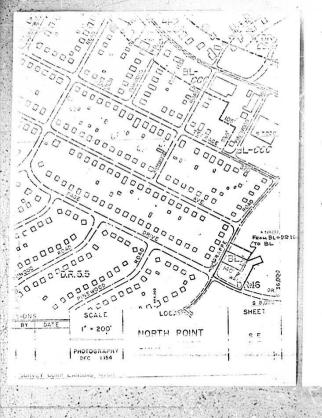
William S. Baldway / Prings

William s. Baldwin Attorney for Petitioner

WSB/mjs Enclosure:

ORDER RECEIVED FOR FALING

AUG 17 1973



Counts Council of Maltimore County County Office Building, Comson, Marpland 21204

May 10 1973

First District FRANCIS X BOSSLE Second District Third District E-mail District Edd District

COUNCHNEN

Sixth District

e d Dista

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

Dear Mr. DiNenna

Attached herewith please find conv of Planning Attached herewith please find copy of Planning Board Resolution concerning the petition of Munumental Properties. Inc., to change the zoning classification of Properties, Inc., to change the zoning classification of the Corporation's tract on the northeast corner of Wall-ford Drive and Trappe Road from D.R. 16 to B.L., which the County Council passed at their meeting on Monday, May 7, 1973.

Sincerely yours

Herbert E. Holenburger Herbert E. Hohenberger

HEHM

CC: Mr. William D. Fromn



THOSE COUNTY OFFICE OF PLANNING AND ZONIE

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March 27 1072

The Hand-uble Harry I Restenfelder Chairman, Baitimore County Council
Towson, Maryland 21204

At its regular meeting on Thursday, March 22, 1973, the Baltimare County Plannia Board, under the provisions of Subsection 22-22 (f) of the Baltimore County Cecil 1968, as amended, unentinoutly upgraved a resolution to certify to the County Council that early action it manifestly required in the public lateral on the petition of Manumental Properties, Incorporated, to change the saming closification of the Corporation's rate on the northeast corner of Wallford Drive and Trappe Road from D.R. 16 to B.L.

After reviewing the patitioner's letter and a copy of the zoning map, the Planning Board concluded that a drafting error had apparently been made at the time the zoning boundary litre-ware drawn. The Board greated that it had not intended to change the zoning closification of this treat of land when the Board forwarded its recommended zoning maps to the County Countil.

Copies of the patition and of the letter addressed to the Chairman of the Planning Board are attached. I will provide additional information upon your request. Notification to the Zoning Commissioner of the Council's action on this matter is necessary so that timely actions can be taken by him in accordance therewith

> William Dorom William D. Fromm Secretary Bultimore County Planning Board

The Honorable Francis X. Bossle The Honorable Gary Huddles
The Honorable G. Walter Tyrin. Jr. The Honorable Webster C. Dove The Honorable Francis C. Barrett The Honorable Wallace A William Mr. Herbert E. Hohanberger Mr. 5 Frie D'Nissen

Attochmente

AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY-TO THE ZONNO COMMISSIONER OF BALTIMORE COUNTY:

Town & Country - Charlemont Division
Let we_Of_Monuscotal_Propertiseled owner...of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part bereef, hereby petition (1) that the zoning status of the herein described property he re-classified, pursuan to the Zoning Law of Reltimore County from an DR 16

PETITION FOR ZONING RE-CLASSIFICATION

zoner for the following resease See httpshed but-4

Character service of the State 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 E. 15 Turanchik, Ass't, Legal Ownervice Pres. Town and Country-Charlesmont Division - Address Nontmental Properties, her-William S. Baldwin Address 24 West Pennsylvania Avanua Covson, March 25 20 21204 ORDERED by The Zoning Communicator of Baltimore County, this.

..... 197 ..., 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 pested, and that the public rearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson Baltimore

BRIEF OF TOWN AND COUNTRY - CHARLES ONT DIVISION OF MONUMENTAL PROPERTIES, INC. IN SUPPORT OF ITS REQUEST FOR RE-CLASSIFICATION

1. That substantial changes have occurred in the neighborhood since the adoption of the presently existing zoning map in 1971.

2. That through a drafting error on the part of the planning staff, the property in question was erroneously zoned DR 16.

3. That by Petition No. 69-278-R, dated June 26th, 1969, the Zoning Commissioner for Baltimore County classified the subject property as BL and the County Council in adopting its map, believes that it was affirming the existing zoning on which a bueaty shop was already in existance, when the maps were adopted in March, 1971. However, because of the drafting error, heretofore mentioned, the BL Zoning on the subject property that the County Council thought it was affirming, was moved approximately 90 feet in a northeasterly direction away from the corner of Wallford Drive and Trapp Road thereby making the existing building on the property which was devoted to commercial use at the time of the adoption of the map, a nonconforming use or an illegal use in the zone placed on the land by the Councy Council and that the Petitioner discovered this error and discovered the fact that the BL zoning line runs through a portion of the building that has been constructed and has been occupied and used for commercial purposes since the date of the Zoning Commissioner's decision in June, 1969, and that the Petitioner has filed for a change of occupant's permit to use the building in accordance with what was believed to be commercial zoning and found that

the mlanning staff and/or the

county Council, that the Bi zoning on the property had been inadvertantly shifted to a different location on the official soming map which was adopted by the County Council in March, 1971.

4. And for such other reasons that may be assigned at the time of the hearing hereon

Respectfully submitted

William S. Baldwin
Attorney for Town and Country Charlesmont Division of Monument
Properties, Inc.

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WILLIAM M. WALDWIN IN MEN PENNSY AND MANY VALLEY 3-0260

- . LINGU.

March 1, 1973

RECEIVED MAR # 1975. BALTIMURE CLUBIT

Mr. Charles Hayran Planning Board 301 Jefferson Building Towson, Maryland 21204

RE: TOWN & COUNTRY - CHAPLESMONT DIVISION TOWN & COUNTRY - CHRRLES-CORT DIVISION OF MONUMENTAL PROPERTIES, INC.
Petition for Re-Classification from 16 to Bl., Northeast corner of Wallford Drive and Trappe Road, 12th Election District - Baltirore County, 14.

Dear Mr. Hayman:

Enclosed herewith is Petition for Re-classification to correct an error made by the Planning Staff and/or the County Council in adopting the existing source and 12th Election District of Baltimore County in Acroll 19 by the subject property was reclassified or 19 by the sching Countisioner in June, 1969 classified or 19 beauth of the sching of the Staff or 19 beauth of 19 beauth

This error was not discovered until approximately a month or so app, when the former tenant vacated the premises and the ewen filed for change of occupancy permit for the new tenant tenant that the time the Perittoner was advised by the Councy that the tenant tenant could not be granted since part of the property and residential. I enclose hereight a copy of the theorems of behavior of the council of the cou

It would seem to me to be an unreasonable hardship upon this TE Would seem to Fe to be an university of the in the seems eyele browns as we could not got a bearing on the I seision until the

Mr. Charles Hayman Page Two Narch 1, 1973

Fall of this year and possibly a decision coming after Jenuary of 1974 and to force the Petitioner to allow the property to remain vacant for more than one year because of an error on the part of the County would in effect be depriving him of his right to use the property without a hearing.

For the reasons stated above, I respectfully request that this Petition be treated as an emergency measure and be heard out of the normal cycle process.

Very truly yours,

William s. Baldwin Attorney for Petitioner

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RALTIMORE COUNTY MARYLAND

INTER-DESICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date, May 17, 1973

FROM Baltimore County Planning Board

SURBERT Zoning Reclassification Petition

Property Ountr: Town and Country - Charlesnont Division of Monumental Properties, Inc.
Location: W.F. corner of Trappe Road and Wallford Prive Existing Zoning: D.R. 16
Existing Zoning: D.L. Acreage: 0.521

This petition, identified as Item 39 in Zoning Cycle V, was exempted from the cyclical procedures by the County Council on May 7, 1973.

This propert/ NGS zoned B.L. by the Zoning Commissioner in 1969 (see Zoning Petition No. 69-278-N); however, a drafting error was apparently made in preparing the comprehensive zoning maps, and, as a result, the County Council adopted D.R. 16 zoning herey.

It is therefore recommended that the petitioner's request be granted, thereby restoring the B.L. zoning inadvertently removed during the comprehensive zoning map process.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 27, 1973

CHENTY OFFICE BLDG

IOUS COULOS D

MEMBERS

BUREAU OF

DEPARTMENT OF

STATE ROADS CONNE

BUREAU OF

HEALTH DEPARTMENT

OFFICE BLANNING WITT DING DEPARTMEN BOARD OF EDULATION

ZONING ADMINISTRATION

DEVELOPMENT

William S. Baldwin, Esq., 24 West Pennsylvania Avenue Towson, Haryland 21204

RE: Peciasification Petition Item 166 Tour & Country - Charlesmont - Petitioners

0--- H- 0-1delet

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 assure that all parties are node aware of alens or problems with regard to the development plans that may have a bearing on this case. The Director and or Debuty Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning.

on the appropriateness of the requested zoning.

The subject property is located on the northeast correr
of Trappe Road and Maliford Drive, in the 12th District of
Baltionre County. This county is the subject of an
Baltionre County. This county is the subject of an
Baltionre County. This county is the subject of an
Baltionre County. This county is the subject of an
Baltionre County. The subject of the subsequently was granted. With the adoption of the new
zoning maps the zoning lines were shifted and took may
a portion of commercial zoning that was greated up until now
has heard to the subject of th

This petition is accepted for filing on the date of the enclosed filin; certificate. Notice of the hearing date

William S. Baldwin, Esq. Item 166 March 27, 1973

and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, and will be forwarded to you in the near future.

-RALTIMORE COUNTY, MARYLAND

March 14, 1973

Comments on Item 166, Zoning Advisory Committee Meeting Narch 6, 1973, are as follows:

Property Owner: Town and County - Charlesmont Location: M/E corner Trappe Road and Wallford Drive Proposed Zoning: B.L. Proposed Zoning: Reclass from B.L. to D.R. 16 District: 12 Bo.Actes: 0.521

Since metropolitan water and sewer are available, no

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

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

Dear Mr. DiNenna:

HVB:mno

health hazard is anticipated.

DEPARTMENT OF HEALTH-

ONALD J. ROUP, M.D., M.P.H.

JUDJr.:JD

(Enclosure)

cc: James S. Spamer & Associates Engineers & Surveyers 8017 York Road Towson, Maryland 21204

Baltimore County, Maryland Department Of Public Works

COUNTY OFFICE BUILDING

April 2, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

> Re: Item #166 (1972-1973) Item #166 (1972-1973)
> Property Owner: Town and Country - Charlesmont
> N/Z corner Trappe Road and Wallford Drive
> Present Zoning: B.L.
> Proposed Zoning: Realass, from B.L. to D.R. 16
> District: 12th No. Acres: 0.521 acre

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regar to the plan abbaited for Zoning Advisory Committee review in connection with this Item #165 (1972-1971)

Very truly yours,

ELISMORTH N. DIVER, P.E. Chief, Bureau of Engineering

PUD-FAM-FUR B

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

EVASNE J. CLIFFORD. P.E.

April 27, 1973

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

Re: Item 39 - Cycle Zoning V - April to Oct. 1973. Property Owner: Town & Country - Charlesmont Trappe Rd. & Wallford Drive Reclass, to BL - Dist. 12

The subject petition is requesting a zoning reclassification from DR 16 to Bt. Since this site is presently operating 2s Bt, no major increase in traffir generation is expected.

Very truly yours,

Chiftee More
Assistant Traffic Engineer

CRM-ne

Baltimore County Fire Department

- . . wingu



on. Maryland 21204

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Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: Mr. Ontone Mary Lock Dillon Attention: Mr. Ontone Mr. Chairman Zoning Advisory Committee

he: Property Owner: Town and Country - Charlesmont

Location: N/E corner Trappe Road and Wallford Drive

Item No. 166

Zoning Agenda Tuesday, March 13, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "" are applicabl and required to be corrected or incorporated into the final plans for the property.

Pire 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

Ine vehicle dead-end condition shown at
 EXCENDS the maximum allowed by the Fire Department.

 A. The site shall be w ... to comply with all applicable parts of the Fire Prevention Come prior to occupancy or beginning of operations.
 The building and structures existing or proposed on the Maximum Prevention of the Maximum Prevention Association Standard No. 101
 "The Life Safety Code", 1970 Fdition prior to occupancy.

 Site plans are approved as drawn.
 The Prevention Bureau has no comments at 1 .s time.

Reviewer:

Planning Group
Special Inspection Division

eau haNoted and
Approved:
Deputy Chief
Fire Prevention Bureru

mls 4/25/72

WILLIAM D. FROMM -

S. ERIC DINENNA TONING COMMISSIONER



April 26, 1973

Mr. S. Eric DiNenna, Zonina Commissioner Zoning Advisory Committee Office of Planning and Zoning **Baltimore County Office Building** Towson, Maryland 21204

Dear Mr. Di Nenna-

Comments on Item #166, Zoning Advisory Committee Mec ing, March 13, 1973, are as follows:

Property Owner: Town and Country - Charlesmont Location: N/E corner Trappe Road and Wallford Drive Present Zoning: B.L. Proposed Zoning: Reclass from B. L. to D.R. 16 District: 12 No. Acres: 0.521 acres

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

Very truly yours.

L. Williams Richard R. Williams

Planner II Project Planning Division Office of Planning and Zoning BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date:

Morch 13, 1973

Mr. S. Eric Di'. "ma Zoning Commissioner County Office Building Towson, Maryland 21204

Re t Ttem

Property Owner: Location: Present Zoning: Proposed Zoning: Z.A.C. Meeting of: March 13, 1973

Town and Country - Charlesment N/E corner Trappe Road and Wallford Drive

Reclass from B.L. to D.R. 16

District: No. Acrest 0.521 acres

Dear Mr. DiNenna:

Acreage too small to have an effect on student population.

> Very truly yours, W hick Fetranel W. Nick Patrovich

WWP/m1

Field Representative

TOWSON, MARYLAND 21204

H. EMBLIE PARKS, PARKS EUGENE C. HESS, veteratement MRS ROBERT L BERNEY

MARCUS M. POTSARIS JOSEPH N. McGOWAN ALVIN LONECK ---

T. BAYARD WILLIAMS, JR. RICHARD W. TRACEY, V.M.D. MRS. RICHARD K. WUERFEL

