

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **ROBERT A. TORBIT**, his wife, **PEGGY L. TORBIT**, legal owner of the property situated in Baltimore 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 **D.R. 5.5** zone to an **BL** zone; for the following reasons:

- Error in the original Map;
- Change in the neighborhood;
- Property cannot be used in its present classification.

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:

Property is to be posted and advertised as prescribed by Zoning Regulations, or we agree to pay the cost of such reclassification 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 County.

Robert A. Torbit
Contract purchaser
Peggy L. Torbit
Legal Owner
Address: **808 Etop Road, 21204**

William F. Mosner
21 W. Susquehanna Avenue 21204
Petitioner's Attorney
John L. Winbley
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of April, 1973, 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 20th day of September, 1973, at 10:00 o'clock.

William F. Mosner
Zoning Commissioner of Baltimore County.

(over)

WILLIAM F. MOSNER
DIRECTOR
S. ERIC DINENNO
ZONING COMMISSIONER



May 17, 1973

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 #23, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Robert A. and Peggy L. Torbit
Location: E/S Jennifer Road, 150' N of Joppa Road (1824 Joppa Road)
Present Zoning: D.R. 5.5
Proposed Zoning: Reclassification to B.L.
District: 9
No. Acres: 0.11

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

Very truly yours,
John L. Winbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

William F. Mosner, Esq.,
21 W. Susquehanna Avenue
Towson, Maryland 21204

Re: Reclassification Petition
Item 23

Robert A. Torbit & Peggy L. Torbit - Petitioners

Dear Mr. Mosner:

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 made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may 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 east side of Jennifer Road, approximately 150 feet north of Joppa Road, in the 9th District of Baltimore County. The subject property is currently improved with a one story brick and brick building that is used as a residence. Jennifer Road is entirely developed with residential dwellings of frame construction and they are maintained in a good to excellent condition. Curb and gutter exists along Jennifer Road in this vicinity. The subject property sits at a grade approximately three feet higher than the street. The petitioner is proposing to utilize an entrance from Jennifer Road, and provide parking on an adjacent BL zoned property which fronts on Joppa Road. The rear of the subject property is zoned D.R. 5.5 and is also at a grade much higher than the street level.

This petition for reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Friday, June 1, 1973 in order to allow.

William F. Mosner, Esq.,
Item 23
Page 2
April 13, 1973

time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1973 and October 15, 1973 will be forwarded to you well in advance of the date and time.

Very truly yours,
John L. Winbley
Chairman,
Zoning Advisory Committee

JLW:jd

(Enclosure)

cc: Evans, Hagan & Holderfer, Inc.
8013 Belair Road
Baltimore, Maryland 21235

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
Engineer

Wm. T. Nelson
Senior Traffic Engineer

April 27, 1973

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

Re: Item 23 - Cycle Zoning V - April to Oct. 1973
Property Owner: Robert A. & Peggy L. Torbit
Jennifer Road N. of Joppa Road
Reclass. to BL - District 9

Dear Mr. Dinenna:

The subject petition is of insufficient size to create any major traffic problems.

Very truly yours,
C. Picha
Assistant Traffic Engineer

CRM:nc

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

822-7516

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

Attention: Mr. **William F. Mosner**, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert A. and Peggy L. Torbit

Location: 1824 Joppa Road

Item No. Reclassification Zoning Agenda Tuesday, April 10, 1973
23

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "m" 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 EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
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.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed: **John L. Winbley** Noted and Approved: **Paul H. Reincke**
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community, not being adversely affected, the above reclassification should be had, and it is hereby ordered that the above property be reclassified from D.R. 5.5 to B.L. zone.

the above reclassification should be had, and it is hereby ordered that the above property be reclassified from D.R. 5.5 to B.L. zone.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of September, 1973, that the herein described property or area should be and the same is hereby reclassified, from a D.R. 5.5 zone to a B.L. zone, effective from and after the date of this order, subject to the approval of a site plan by 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 error in the original zoning map and the health, safety, and general welfare of the community, not being adversely affected, the above reclassification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of September, 1973, that the above reclassification 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.R. 5.5 zone, and or the Special Exception for, and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

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 4, 1973, are as follows:

Property Owner: Robert A. & Peggy L. Torbit
Location: 1824 Joppa Road
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to B.L.
District: 9
No. Acres: 0.11

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mbf

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 26, 1973

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

Z.A.C. Meeting of:

Re: Item 23
Property Owner: Robert A. and Peggy L. Torbit
Location: 1824 Joppa Road
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to B.L.

District: 9
No. Acres: 0.11 acres

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Nick Petruvich
Field Representative

H. EMILIE PARKS, PRESIDENT
EUGENE G. HERR, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCOUS M. BOSTWICK
JOSEPH N. WOODWARD
ALVIN LURECK
JOSEPH W. WATKINS, CLERK

T. WAYNE WILLIAMS, JR.
RICHARD A. TRACY, V.M.D.
MRS. WICHAMER F. BUEFEL

EVANS & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
6015 BELAIR ROAD
BALTIMORE, MARYLAND 21206
1200 HOPKIN STREET / CAMBRIDGE, MD 21613 301-228-3300
1111 N. MAIN STREET / WESTMINSTER, MD 21157 301-381-1400
1211 WASHINGTON STREET / EASTON, MD 21601 301-822-5431

March 15, 1973

DESCRIPTION OF 1824 JOPPA ROAD TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION FROM D.R. 5.5 TO B.L. ZONE.

BEGINNING FOR THE SAME on the east side of Jenifer Road, 45 feet wide, at a point distant 150 feet measured northwesterly along said east side of Jenifer Road from its intersection with the centerline of Joppa Road, thence leaving said place of beginning and running and binding on the east side of Jenifer Road (1) North 13 degrees 15 minutes 00 seconds West 86.34 feet, thence leaving the east side of Jenifer Road and running the 3 following courses and distances, viz: (2) North 75 degrees 45 minutes 00 seconds East 55.70 feet (3) South 13 degrees 15 minutes 00 seconds East 83.24 feet and thence running parallel to the centerline of Joppa Road (4) South 73 degrees 15 minutes 00 seconds West 55.80 feet to the place of beginning. Containing 0.11 acres of land, more or less.

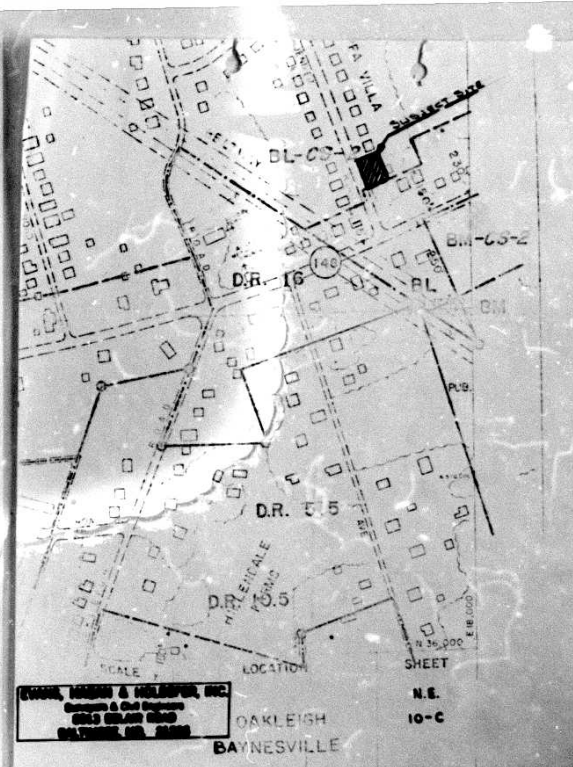
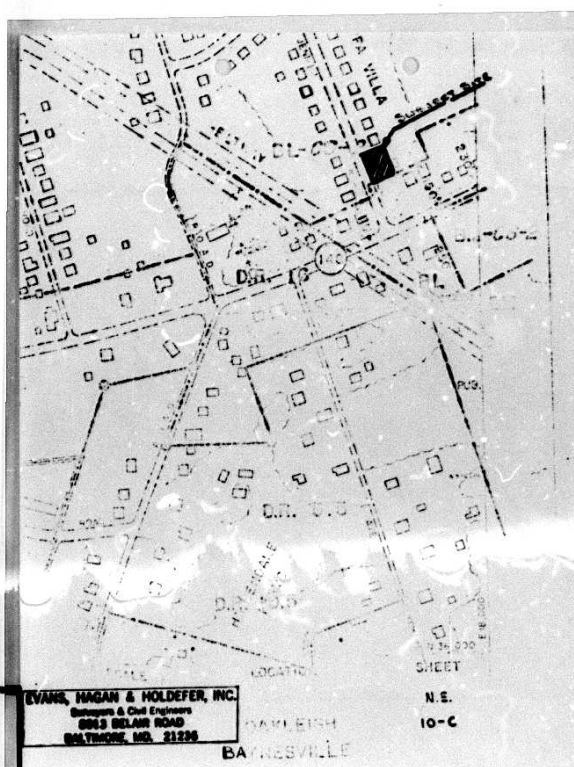
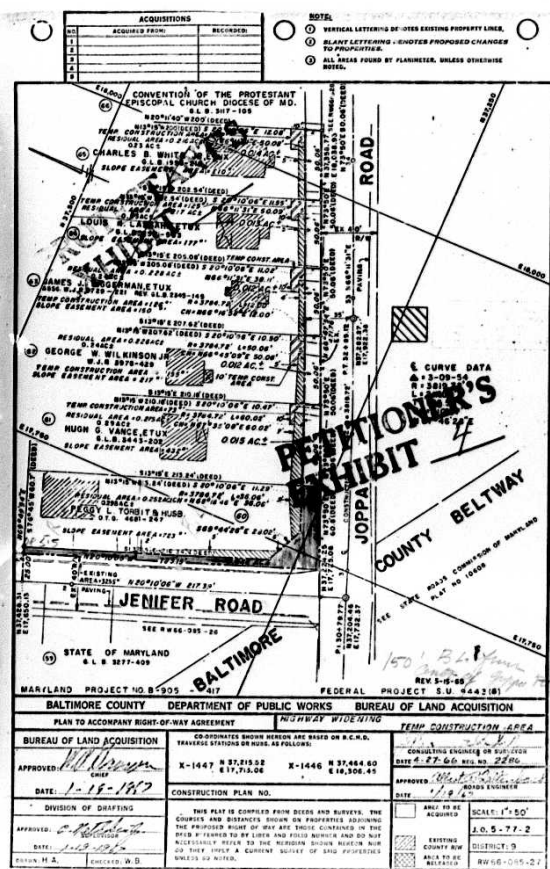
This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



J. Carroll Hagan

L. ALAN EVANS, P.E., L.S.
J. CARROLL HAGAN, L.S.
GEORGE W. HOLDEFER, P.E.

ASSOCIATES: CAMBRIDGE AND EASTON
JESSE W. HURLEY RICHARD L. HULL



DEC 10 1973

By Luth Morgan

Cost of Advertisement, \$.....

District. 9th. Date of Posting. 8-30-73
 Posted for. Hearing Mrs. April 26, 1973. Co. 16000. H.A.I.
 Petitioner. Robert A. Toled
 Location of property. 1/2 S. of Zenger Rd. 150' N. of Tapp. Rd.
 Location of Signs. 1/2 S. of Zenger Rd. 150' N. of Tapp. Rd. 1/2 S. of Zenger Rd.
 Remarks.
 Posted by. Michael H. New Date of return. 9/6/73

FUNCTION	Well 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:			Revised Plans:		Change in outline or description _____ Yes _____ No					
Previous case: _____			Map # _____							

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

Reviewed by John D. Williams
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 12423

DATE Sept. 30, 1973 ACCOUNT 01-662

AMOUNT \$113.30

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Eugene J. Machas
508 N. Ross Road
Dumma, Md. 21204
Advertising and posting of property forRobert Torti

9/16-68-1 113.32

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE SERVICE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 8343

DATE May 3, 1973 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION

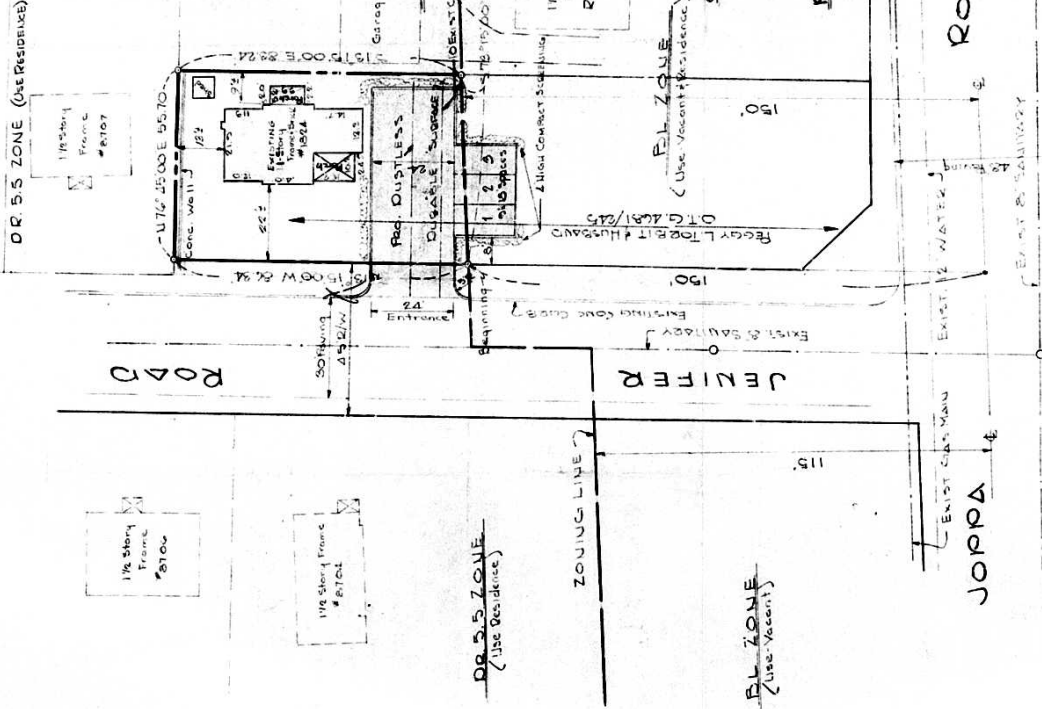
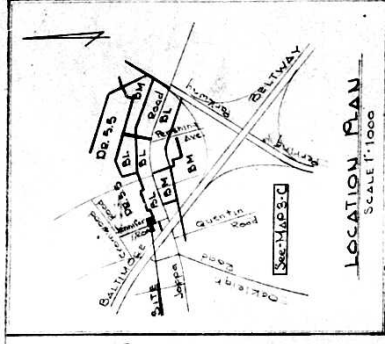
WHITE - CASHIER PUR - AGENCY YELLOW - CUSTOMER

Monroe, Power and Houser
21 W. Frederick Ave.
Towson, Md. 21204

Position for Reclamation for Robert A. Torick

4777888 3 5000CR





1. AREA OF PROPERTY
2. EXISTING USE
3. PROPOSED USE
4. EXISTING ZONE
5. PROPOSED ZONE

1.1 SPACE / 5000' REQ'D
2. BLDG AREA = 7660' 2
 3000' 2

