PETITION FOR ZONING RE-CLASS TICTION AND/OR SECRET PROPERTY WAS

Plorence R. Walkins & and contract purchasor (Direction of the property situate in Baltimore way and which the statement of the property situate in Baltimore way and which is described on the describion and plat stateched error and made a part hereof, why petition (1) that the zoning status of the herein described nonweight 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: Error in original zoning and a change in the neighborhood since the DR-16 classification was imposed on the 100 ft. x 205 ft. ±, parcel.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

EXIST we, agree to pay expenses of above re-classification an 'conclus ling stc., upon filing . this petition, and further agree to and are to be bound by the zoning ions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

7112 Darlington Drive

č

S.M.Almond, Jr.

Florence R Wather Plorence R. Watkins Legal Owner

Baltimore Co., Md. 21234

Address 2921 Chenoak Avenue Baltimore Co., Maryland 21234

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Address 407 Mercantile-Towson Bldg., Towson, Maryland 21204 ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of April , 197 3, 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 APR 13 73 PM imore County in Room 106, County Office Building in Towson, Baltimore 20th day of September ..., 197 3., at _11199o'clock

> VEni la Kenna Zoning Commissioner of Baltimore County.

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00 BALTIMORE COUNTY ZONING ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

COUNTY OFFICE BLDG 111 F Chetaprate Ave. Towner, Maryland 21204 JOHN J. DILLON, 18.

S. M. Almond, Jr., Esq. 407 Mercantile-Towson Eldg., Towson, Maryland 21204

RE: Reclassification Petition Item 24 Florence R. Watkins - Petitioner

BUREAU OF ENGINEERING The Zoning Advisory Committee has reviewed the plans submitted with the above referenced actition and has made an on site field inspection of the property. The following comments are a result of this review and inspection. DEPARTMENT OF TRAFFIC ENGINEERING

These comments are not intended to indicate the enorgoristeness of the zoning action requested, but to assure that all parties are made aware of plans or orablems with regard to the development plans that may have a bearing on this case. The Director of Planning any file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning. LUREAU OF PEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN SUARD OF EDUCATION

The subject property is located on the west side of Marford Road, approximately 270 feet north of Joppa Road. These two properties, which are zoned D.R. 15, and with a small portion of D.R. 5.5, are being proposed to be developed as a Business Local property with a two story structure. The first floor would be developed as retail commercial, the second floor as offices. This property is adjacent to residential duellings on either side, Joppa Road is reliable to the chelling would be removed when slope Road is reliable side to the chelling would be removed when slope Road is reliable states to construction. Curb and gutter does not exist along Marford Road at this location,

The petitioner's site plan should be revised to reflect the common petitioner's site plan should be revised to reflect the common petitioner's site plan should be revised to reflect the State Mighay Admit a plan site of the site of th

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,

S. M. Almond, Jr., Esq. Item 24 Page 2 April 13, 1973

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 the Committee, shall be submitted to this office of the Committee review and advertising. Fail upon to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between Seatember 1, 1973 and October 15, 1973 will be forwarded to you well in advance of the date and time, which will be between Seatember 1, 1987.

John & Dillon JOHN J. DILLON, JR., Coming Advisory Committee

JJ0Jr.:J0

(Enclosure)

cc: Green Associates, Inc. 32 West Road Towson, Maryland 21204

Baltimore County, Maryland Bepartment Of Public Works

COUNTY OFFICE BUILDING

April 17, 1973

Re: Item #2h (April to October 1973 - Cycle V)
Property Owner: Florence R. Watkins
9608 - 9510 Harford Read
Present Zoning: D.R. 16
Proposed Zoning: Reclas, to B.L.
District: 9th No. Acres: 0,4659 acre

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.

Harford Road - Route #117 is a State.Road, therefore, all improvements, inter-tions and entrances on this road will be subject to State Highway Administration uiroments.

Joppa Road will be relocated south of this site and will not affect this site except for a revertible slope easement along the Marford Road frontage.

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 muisances or damages to adjacent properties, especially by the concentration of surface westers. Currection 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.

Development of this property through stripping, grading and stabilization could result in a sedient pollution problem, damaging private and public holdings downstreas of the property. A grading permit is, therefore, mecessary for all grading, including the stripping of top boils.

Item #24 (April to October 1973 - Cycle V) Property Owner: Florence R. Watkins Page 2 April 17, 1973

Water and Senitary Sewer:

Public water and sewer are available to serve this site.

Very truly yours,

Silswerth N. DIVER, P.E.

END:EAM: PMK: 55

N-NE Key Sheet NE 9 E Topo Sheet

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

April 27, 1973

Re: Item 24 - Cycle Zoning V - April to Oct. 1973 Property Owner: Florence R. Watkins Harford Road N. of Joppa Road Roclass, to BL, variance from Sect. 232,2b side yard

Dear Mr. DiNenna:

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

However, ...uld this be the beginning of commercial development in this quadrant, capacity problems may occur, since existing zoning was considered in the design of the proposed intersection.

(Wan Man-C. michard Moore Assistant Traffic Engineer

Very truly yours,

James J. O'Donne

April 12, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Eldg. Towson, Maryland 2120%

Att. Mr. John Dillon

HE: Reclassification April 1973 Property Owner: Florence R. Watkins Loc. tion: 9608-960 Harford Rd. (ste lk?) W/S 3091 Jopps Rd. Fresont Zoning: DR. 16 Proposed Zoning: Reclass to B.L. Distriction No. Acres: 0.1689 acres

The proposed entrance into the subject site is in an area of poor stopping sight distance. Although the situation should be improved when Ealtinore County relocates Joppa Road, a hazard would edict in the interim.

There is a bank at the entrance location that would cause difficulty in establishing a maximum game of 3%. It maybe desirable to locate the entrance at the southend of the property, providing it would be clear of the first the content of the property, providing it would be clear of the intersection, thereby providing a better grade and better sight dis-

The frontage of the site must be improved with carb and gutter, on a line compatible with the County's proposed improvements and at a minimum distance of 2h' from the centerline of Harford Acad.

There is an 80' right of way proposed for Harford Road (h0' from senter) that should be indicated on the plan. The development should be planned accordingly.

The plan should be revised prior to the hearing.

The entrance will be subject to approval and permit from the State High-

The 1972 average daily traffic count on this section of Harford Road is 9.500 vehicles.

Very truly yours.

CL:JM:dp

Charles Lee, Chief Development Engineering Section

ALL TRUETS

BY: /John E. Meyers

Asst. Development Engineer

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department



Towson Maryland 2120 975-7710

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

To: Bronasty Owners - Elegande D. Watkins

0609 0610 Hanford Boad

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

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

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.

of the Fire Prevention Code prior to occupancy or usginning of operations.

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.

The Fire Prevention Sureau has no comments at this time.

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D.R.16

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D.R. 16

PUB

72-241 A

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Planning WGroup Special Inspection Division

Deputy Chief Fire Prevention Bureau

mls 4/25/72

WILLIAM D. FROM S EDIC DINENNA

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RECEIVED FOR

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May 17, 1973

Zoning Commissioner of Baltimore County

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Dear Mr. DiNenn

Comments on Item #24, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Florence R. Watkins Invation: NW/S Harford Road, 270' N of Joppa Road (9608—9610 Harford Road) Proposed Zoning: Reclassification to B.L.; Variance from Section 232.2b — side yard District: 9

The site plan must be revised to indicate the Harford Road widening along with the required 8 foot parking setback as required under Section 409 of the Zoning Regulations.

The light standard should be limited to a maximum height of 8 feet

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 2120-

AREA CODE 301 PLANNING 404-3211 ZONING 494-3391

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D.R. 16

D.R. 16

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



DONALD BOOR HD HEH

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

Dear Mr. Di Nanna

Comments on reclassification, Zoning Advisory Committee Meeting, April 4, 1973, are as follows:

Property Owner: Florence R. Watkins Location: 9608-9610 Harford Road Present Zoning: D.R. 16 Proposed Zoning: Reclass to B.L. District 0 No.Acres: 0.4689

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

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

Date: 1071 25 1073 Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item .24 Property Owner: Florence R. Watkins Location: 9608 - 9610 Harford Road Present Zoning: D.R. 16 Proposed Zoning: Reclass to B.L.

BOARD OF EDUCATION

OF BALTIMORE COUNTY

0 1689 acres

Deam Mr. Dillorens

Acreage too small to adversely effect the student population. Also, B.L. zoning in this area would not have an effect either.

Very truly ythrs,

TOWSON MAR LAND 21204

WNP/ml

W. Wiek Petrosel W Mink Batrowich

ATTENDED TO MANAGEMENT

SICHARD W. THACEY, VIND.

711-69 8

7112 Darlington Drive Baltimore, Maryland 21234

September 21, 1973

Mr. and Mrs. William F. McLean 9612 Harford Road Baltimore, Maryland 21234

Dear Mr. and Mrs. McLean:

In accordance with our conversation before the Zoning Commissioner on Thursday, September 20, 1973, please be advised that if the zoning reclassification is granted on the property known as 9610 Harford Road, and I am able to purchase the property from Mrs. Florence R. Watkins, the property will either be boarded up within 60 days after my purchase or razed as soon as reasonably possible after the purchase.

If you have any question about this matter, please don't hesitate to call me at my office, which is 661-4500.

Nicholas B. Margine Ju Ana



DESCRIPTION OF PROPERTY KNOWN AS 9608 AND 9610 HARFORD ROAD, LOCATED IN BALTIMORE COUNTY, MARYLAND AND BEING IN ELECTION DISTRICT NINE (9)

BEGINNING for the same at a point on the westerly right-of-way line of Harford Road sixty (60) feet wide, as now laid out and existing, said point being distant 270 feet more or less from the intersection of the said westerly line of Harford Road and the northerly line of Joppa Road, said point also being the most southerly corner of lot 1 as shown on a plat of subdivision entitled, Property of Susan E. H. Forster, known as "Carneyland", recorded among the Land Records of Baltimore County, Maryland in Plat Book W.P.C. 4, Folio 34, running thence from said point of beginning so fixed with all datum based on said plat of Carneyland and binding on the s thwesterly line of said Lot 1, (1) North 58°-50' West 205.00 feet, theace binding on the rear lines of Lots 1 and 2; (2) North 34°-48'-24" East 100.05 feet to the common rear corner of said Lot 2 and Lot 3, thence binding on the line of division between said Lots 2 and 3; (3) South 58°-50' East 204.17 feet to intersect the said westerly right-of-way line of Harford Load, thenco binding on said right-of-way line of Harford Road, (4) South 34°-20' West 100.00 feet to the point of beginning. Containing 20,427.34 square feet or 0.4689 acres of land more or less. Being all those lots which by deed dated April 17, 1920 and recorded among the aforesaid Land Records in Liber W.P.C. 524, Folio 333 was granted and conveyed by John L. Etzel and his wife to Charles L. Watkins and Florence R. Watkins, his wife, Charles L. Watkins has since departed this life, leaving, his wife, Florence R. Watkins as sole

PETITIONERS' BRIEF

The Petitioners request a reclassification of the 100 Cost by 205 foot parcel of land on the Westernmost Tide of Marford Road, in Baltimore County, Maryland, from a D.R. 16 and D.R. 5.5 classification to a B.L. classification for the following reasons:

(1) There was an error in the original zoning in not designating the 100 ft. by 205 ft. parcel described above as B.L. The land is bounded on the south side by land zoned as B.L. The usia or the easternmost side of the Harford Road are now an operating garoline service station, a savings and loan association and a shopping center. The land to the north on the westernmost side of Harford Road is now zoned DR-16.

The property in question is just over 200 ft, to the North of the intersection of the Joppa Road and the Harford Road. which is one of the most heavily travelled intersections in Baltimore County and the intersection is to be improved in the near future by a complex series of lanes not unlike that of Loch Raven Boulevard and Joppa Road.

The existing shopping center, federal savings and loan association and pasoline service station have been in existence on the easternmost side of Harford Road for over 10 years and the area to the South and East of the intersection of the Harford and Joppa. Roads has already been an active commercial area for over 20 years.

(2) There are many changes in the area since the zoning of DR-16 has been placed on the parcel of land, such as additional commercial development, increased traffic, larger sewer and water

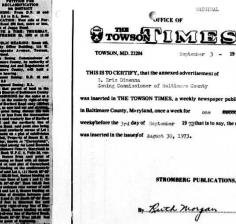
lines and the newly proposed intersection at Joupa and Harford Roads mentioned hereinabove.

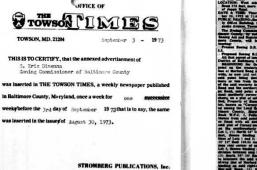
> Perpectfully submitted. S. M. Almond, Jr., Attorney

BL D.R. 16 D.R. 5.5 D.R. 16-CARNEY LEWENT. DP 55

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Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										-
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BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Your Petition has been received and accented for filing







CERTIFICATE OF PUBLICATION

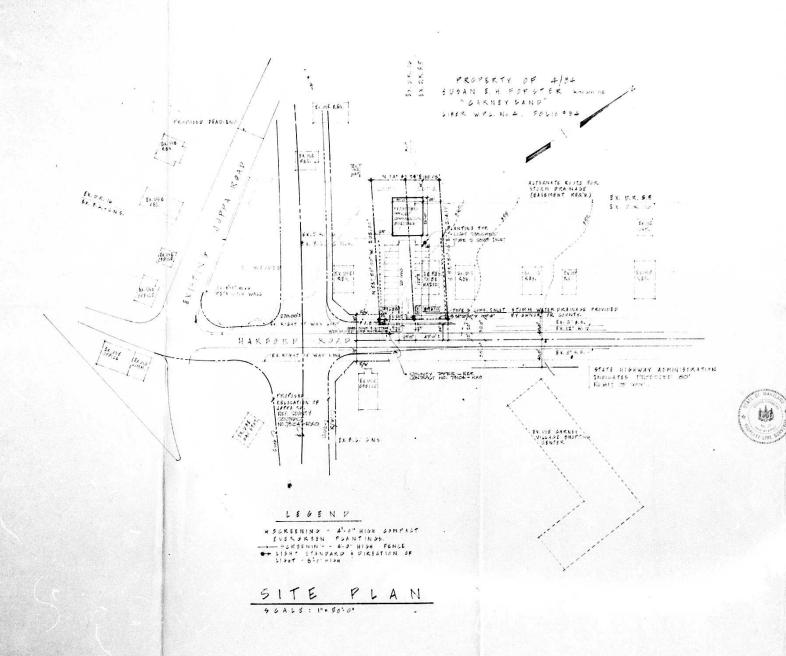
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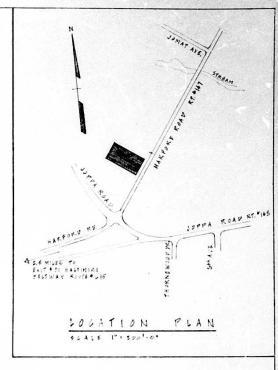
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* This is not to be interpreted as acceptance of the Patition for assignment of a hearing date.

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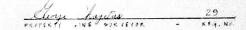
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ELECTION DISTRICT # 1

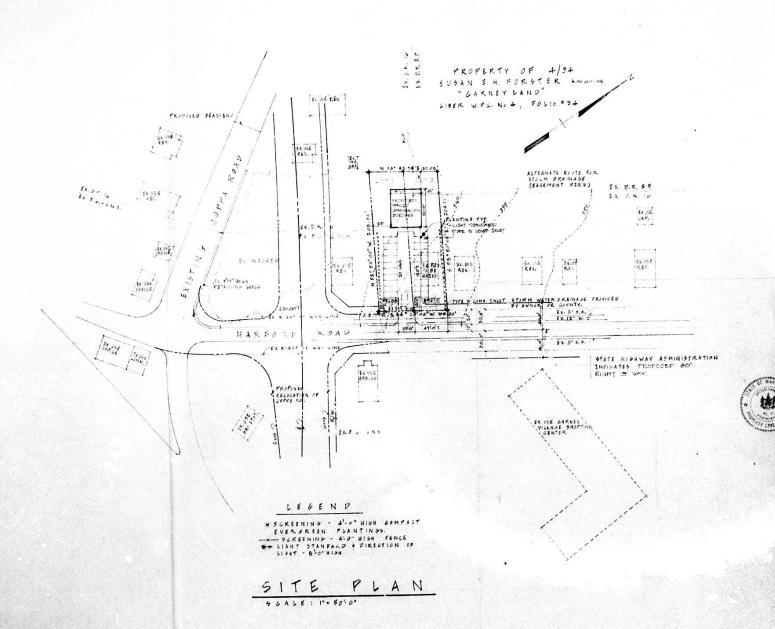
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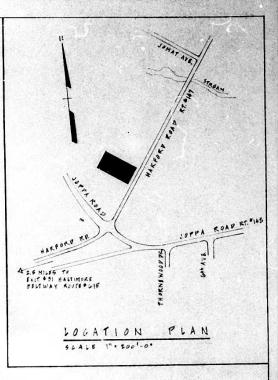
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GREEN ASSOCIATES INC. 32 WEST ROAD TOWSON, MARYLAND 21204





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9935/9400 FOCENCE R. WATKING (WIDSW)

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GREEN ASSOCIATES INC. 32 WEST ROAD TOWSON, MARYLAND 21804