PETITION FOR ZONING RE-CLAS FICATION
AND/OR SPECIAL EXCEPTION 74-71
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: I, or we, .Nosonb, A., .Rulkor end legal owner A of the property attuate in Baltimore County and which is described in the description and plat statehed hereto and made a part hereof, hereby petition of that the zoning status of the herein described property be re-classified, pursuant
to the Zoning Law of Baltimore County, from ma.B.L., and a.D.R.5.5 zone to ma
B.R. zone; for the following reasons:
1.) In classifying the property 3.L. and D.R.5.5., the Council committed errors as set out on the attached exhibit, which is committed exhibit. 2.) Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council, as set out on the attached exhibit, which is incomporated by reference herein.
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 N.A.

Property is to be posted and advertised as prescribed by Zoning Revulations I, or we, agree to pay expenses of above re-classification and/or Special Exception posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning tions of Baltimore County adopted pursuant to the Zoning Law for Baltir

aush & tulker Address 4925-35 Relair Road

Baltimore County, Maryland 21206

81140

D. Nolan Petitioner's Attorne Address 204 W. Pennsylvania Ave. Towson, Md. 21204

RDERED By The Zoning Con 197 3. that the subject matter of this petition be advertised, as

APR 1973 AM April ired by the Zoning Law of Baltimore County, in two newspapers of ges y, that property be posted, and that the public hearing be had before the Zoning Saltimore County in Room 106, County Office Building in Towson, Baltimore . 197 3... at _10100o'clock

Joseph A. Fulker, et ux - No. 74-71-R

that the "time has come" for the utilization of the subject property as a small neighbor hood shopping center. Mr. Willemain pointed out that this particular use, if expanded to a limited degree, would then enable this parcel to be used for this small neighborhood center and would be in direct keeping with the thoughts and plans of the Planning Staff, Planning Board and the County Council as they were expounded with the adoption of the Comprehensive Land Use Map covering the subject area. As recognized by the Planning Board, Mr. Willemain emphasized the rapid growth that this particular area is now ex-

Without further detailing the testimony and evidence presented in this case, the Board is satisfied that the Petitioner has overcome its heavy burden of proving that there were areas of error and/or change present in the subject case. The Board feels that the granting of the requested B.L. lands at this site will enable same to be developed in a more orderly manner and will be in keeping with the overall comprehensive planning previously set out upon the subject proper. in March of 1971 by the Planning Staff, Planning Board and County Council. The Board agrees that there is now existent the need for such a small neighborhood shapping center, and frankly the Board is impressed by the testimony of Mr. Willemain feeling that the site would be better developed if same had more depth and the improvements could be set back from Belair Road, as proposed in Petitioner's Exhibit No. 1.

Therefore, the Board will issue an Order granting the requested B.L. reclassification for the rear portion of this property.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 21st day of November, 1974, by the County Board of Appeals ORDERED, that the

RE: PETITION FOR RECLASSIFICATION : from B.L. and D.R. 5.5 zones to B.R. zone SE courser of Belair Road and COUNTY BOARD OF APPEALS BALTIMORE COUNTY Joseph A. Fulker, et ux No. 74 - 71 - 8

. OPINION

This case comes before the Board on an appeal by the Petitioners from a decision of the Zoning Commissioner dated January 29, 1974. The subject property is located in the 11th District of Baltimore Cou.ty, same being on the southeast corner of Belgir Road and Silver Spring Road. The property in toto contains 6.01 acres, with approximately 600 feet of frontage along the Belair Road. Same is now vacant, mostly wooded and basically unimproved.

The subject property is now zoned B.L. with a C.N.S. District for a depth of approximately 180 feet from and parallel to the center line of Belair Road. The balance of this land is now zoned D.R. 5.5.

Before the Zoning Commissioner the Petitioner sought to reclassify the entire property to B.R. In the de novo presentation before this Board the Patitioner led his request. He now seeks only to reclassify the rear portion of the subject amounty from D.R. 5.5 to B.L. There is no B.R. reclassification consideration before

The Petitioner's Exhibit No. 1 sets out the proposal as some has now been ded. The Petitioner's request is limited to the 3.92 acres located to the rear of the B.L. zoned Belair Road frontage of the subject property. This area is now zoned D.R. 5.5. and is clearly delineated on Petitioner's Exhibit No. 1.

There were no protestants to the Petitioner's request. The negrest resident, a Joseph Ritter, was present in the hearing room and observed the entire presentation of the Petitioner's case. Mr. Ritter, upon request of the Board, offered no opposition to the proposal of the Petitioner

Joseph A. Fulker, et ux - No. 74-71-8

reclassification petitioned for, as amended in open hearing, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle 8 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

Joseph A. Fulker, et ux - No. 74-71-8

The Petitioner presented three witnesses to this Board. These were three experts, i.e. Richard Smith, of MCA Associates, a civil engineer; John Erdman, a private traffic consultant; and Bernard Willemain, a land planner and consultant.

Mr. Smith told the Board of the physical amenities of this property, including the possibility of the extension of public sewer to the subject property. Mr. Smith stated that there were adequate public utilities available to serve the proposal, including the aforementioned public sewer, as well as public water and plans for the adequate handling of storm water runoff from this site. This engineer described to the Board the neighborhood, including the Halfield Manor garden-type apartments which have been recently built just south and southeast of the subject property. Mr. Smith also talked of the proposed public sewers for Slater and Link Avenues as having now gone into design stages primarily as a result of the orders of the Baltimore County Health Department.

Mr. John Erdman, a traffic engineer who has testified before this Board on several other occasions, described to the Board the resultant traffic impact from the osed reclassification of the rear portion of the subject property from the D.R. 5.5 to the requested B.L. zoning. Mr. Erdman talked of the neighborhood intended to be served by this relatively small neighborhood type shapping center and the nature of its impact upon existing traffic. The proposed White Marsh Boulevard extension through to Belair Road was explained to the Board.

Mr. Bernard Willemain, a land planner, testified on behalf of the Petitioner and described the neighborhood to the Board. In Mr. Willemain's mind this neighborhood consisted of the following: the northern boundary being the greg in the approximate vicinity of Joppa and Ebenezer Roads, with the Campbell quarries marking the western boundary and the White March Run Stream Valley edging the south side of this neighborhood, the easterly boundary being roughly the areas near to Radeke Avenue and Rossville Boulevard as same eventually close out the perimeter of the neighborhood in the Ebenezer Road vicinity. Mr. Willemain discussed the development of the Halfiel Manor garden apartments and semi-detached homes which have been constructed in the area since the adoption of the comprehensive land use map in March of 1971. Mr.

RE: PETITION FOR RECLASSIFI-SE/corner of Belair Road and Silver Spring Road -11th District Joseph A. Fulker, et ux -

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

NO. 74-71-R (Item No. 29) 111 111 111

111 111 111

The Petitioners request a Reclassification from B. L. and D. R. 5. 5 Zones to a B. R. Zone for a parcel of property containing 6.01 acres of land, more or less, located on the southeast corner of Belair Road and Silver Spring Road in the Eleventh Election District of Baltimore County.

Testimony on behalf of the Petitioners indicated that Mr. Fulker wished to establish a new car dealership, his present facilities being located on Belair Road, in Baltimore City. At present, there is a problem in that sales have increased without the availability of space. The subject property, which is zoned B, L, and D, R, 5. 5, is currently vacant land. Traffic, the availability of utilities, and the possibility and probability of the subject property having been classified in error, were testified to in order to show the feasibility of developing this tract

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgement of the Zoning Commissioner, the subject property is not in error.

The Comprehensive Zoning Map, as adopted on March 24, 1971, is resumed to be correct. The burden of proving the zoning classification to be in error or that there has been a substantial change in the character of the eigaborhood is borne by the Petitioners. In the instant case, neither of these ourdens have been me.

Joseph A. Fulker, et ux - No. 74-71-R

Willemain pointed out to the Board the comments of the Planning Board originally submitted to the Zoning Commissioner concerning the subject property. First, let it be noted that the Petitioner in this instance originally requested the entire subject property be reclassified to B.R. and the proposed use at that time was for a new car dealership, hence the Planning Staff and Planning Board did not have before it the same information that this Board now does at this hearing. With that thought in mind, the Planning Board's comment to the Zoning Commissioner is as follows

> "Business Local zoning with a C.N.S. (Commercial, Neighborhood Shopping, district was placed along this section of Belair Road in order to provide neighborhood shopping opportunities for existing and future residential developments in the area of Perry Half. ments in the area of Perry Hall.

Mr. Willemain emphasized that the Planning Board and Planning Staff did feel that the subject propegty was an excellent location for B.L. zoning. Mr. Willemain felt that the Roard and the Council at this point did drift into the area of error, in that they recognized the need for B.L. zoning in the area for the reasons stated above, but that they provided for some only in the "old fashfoned" strip type B.L. zoning, which in the mind of Mr. Willemain is really too narrow for a modern B.L. type use.

The adjustment as requested here for an area more rectangular in shape and less strip-like in nature is a good land utilization. Same would enable the existing R. L. zone to be made usable under modern standards and still be in complete accordance and keeping with the comprehensive plan as adopted by the County Council in March of

As to the changes which have taken place within the above described neighborhood. Mr. Willemain emphasized that the major factor was the advent of public sewer. As this Board has observed on many occasions, this factor frankly is and tends to bring about major physical change within neighborhoods. It was mentioned that the utilization of B.L. land must wait for the people and the people population must wait for the physical advent of sewer: hence Mr. Willemain feels that in the planning concept

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29 and day of January, 1974, that the above Reclassification be and the same is hereby DENIED and that the subject property be and the rame is hereby continued as and to remain B, L, and D, R, 5. 5 Zones

3

Eleventh District.

Re: Petition for Reclassification : BEFORE THE Southeast Corner of Belair Road

ZONTHE COMMISSIONER and Silver Spring Road -

TOURNU & PHILVED PT HY

SALTIMORE COUNTY Petitioners

No. 74-71-R (Item No. 29)

FFR 4 14 2M

**. 1

ZONING UEPARTMENT

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ORDER FOR APPEAL

Dear Mr. Commissioner:

Please note an appeal in this matter to the County Board of Appeals for Baltimore County on behalf of the Petitioners, Joseph A. Fulker and wife from your Decision and Order of January 29, 1974, denying the requested reclassification. A check in the amount of Seventy Dollars (\$70.00) is attached hereto covering costs for the filing of the said appeal.

James D. Nolan

204 W. Pennsylvania Avenue
Towson, Maryland 21204
823-7800
Attorney

I HEREBY CERTIFY that on this day of Journal, 1974, a copy of the foregoing Order for Appeal was mailed postage prepaid to MR. JOSEHI RITTER, 4205 Silver Spring Road, Perry Hall, Maryland 21128.

James D. Molan

MOUNTERS

LAW OFFICES OF NOLAN, PLUMBOFF & WILLIAMS 204 WEST PENNSYLVANIA AVENUE

TOWSON, MARY AND 21204

August 12, 1974

Walter A. Reiter, Jr., Chairman County Board of Appeals County Office Building 111 W. Chesapeake Avenue To.son, Maryland 21204

Re: Case No. 74-71-R Joseph A. Fulker, et ux.

Dear Mr. Reiter:

Please be advised that this office no longer represents the petitioner in the above entitled matter and our appearance is to be stricken. It is my understanding that the property and that Mr. Rombro has entered his appearance on behalf of the new purchasers.

Your office notifying all proper parties will be greatly appreciated.

Very truly yours,

9 Molow dames D. Nolan

JDN/hl uc: Mr. Robert Pailson

Reid 8/13/74

9:15 au

Richard T. Rombro, Esquire Wartzman, Rombro, Rudd & Omansky, P.A.

Mr. Joseph A. Fulker 4925=4935 Belair Road Baltimore, Maryland 21206

8/13 - requested me halor to notify two pretistants in file of changes in care

POINTS OF ERROR COMMITTEE

BY THE COUNTY COUNCIL IN CLASSIFYING THE SUBJECT PROPERTY B.L. AND D.R.5.5.

The Potitioner states that the Baltimore County Council committed at the very least the following errors, and very probably additional errors in classifying the subject property D.R.S.S.

- 1.) The subject property is ideally suited to serve the business roadside commercial needs of the Perry Hall - Fullerton area, and, accordingly, a B.R. classification should have been placed on the subject property.
- 2.) That a review of Overlea Map 4C reveals that an inadequate amount of B.R. zoned land was placed on the map by the Council, and, accordingly, the business roadside needs of the area, as in this case additional automobile dealership facilities, cannot be properly met without additional B.R.
- 3.) That the Petitioner's property should have been placed in a B.R. classification to its full depth, and it was error not to do so
- 4.) For such other and further reasons and errors as shall be disclosed during the course of the preparation of this case and which shall be brought out at the time of the hearing hereon

CHANGES IN THE NEIGHBORHOOD

The Petitioner states that a number of changes have occurred in this area, including at least the following:

1.) The population of the Fullerton - Perry Hall area has continued to grow at a very rapid rate, particularly

January 29, 1974

James D. Nolan, Esquire 204 West Pennsylvania Avenue Towson, Maryland 21204

> RE: Petition for Reclassification SE/corner of Belair Read and Silver Spring Read -11th District Joseph A. Fulker, et us -Petitioners NO. 74-71-R (Bem No. 29)

I have this date passed my Order in the above captioned

Very truly you ... 15/

S. ERIC DI NENNA

SED/sew

cc: Mr. Joseph Ritter 4205 Silver Spring Rose Perry Hall, Maryland 21128

> Mr. Kenneth L. Crooks, President Perry Hall Improvement Association P. O. Box 63 Perry Hall, Maryland 21128

near the subject site, thus requiring additional B.R. zoned land to serve these new residents.

- 2.) That nearby property on the opposite side of Belair Road has recently been the subject of zoning in Case No. 72-3X.
- 3.) That business and commercial activities in the Fullerton - Perry Hall area are accelerating at a pace beyond that envisioned by the Council, and additional B.R. zoned land is needed to fulfill these increasing business requirements.
- 4.) Por such other and further changes as shall be disclosed by a minute study of this area and which shall be brought out at the time of the hearing hereon.

Respectfully submitted.

James D. Nolan Attorney for Petitioner PAUL & DOLLENGEN CARL L GERHOLD JOHN F ETZEL

DOLLENBERG BROTHERS Registered Professional Engineers & Land Supersor 708 WASHINGTON AVENUE AT YORK BOA TOWSON, MD. 21204

March 25. 1973

Zoning Description

All that piece or parcel of land situate, lying and being in the eleventh Election Dis rict of Baltimore County, State of Maryland described as follows to wit:

Beginning for the same at the intersection of the easternmost side of Selar Boad 70 feet wide with the southernmost side of Silver Spring Good 30 feet wide and running the southernmost side of Silver Spring Good 30 feet wide and running the southernmost side of silver Spring Good 30 feet wide and running the southernmost side of vilver Spring Good 30th 70 feet to a point in line with the prolongations of the Silver Spring Good 50th 70 feet to a point in line with the prolongations of the Silver Spring Good 50th 70 feet to a point in line with the prolongations of the Silver Spring Good 50th 70 feet Silver Spring Good 50th 70 feet Silver Spring Good 50th 70 feet Spring Good 50th 70 feet Spring Spring Good 50th 70 feet Spring Good 50th 70

Containing 6.01 Acres or land more or less.

Being a part of the order of the petitioners herein as shown on a plat filed with the office or other.

	CATE OF POSTING	
ZONING DEPARTS	MENT OF BALTIMOR COU	
Torono, Maryland		

Petitioner Aug Plant Tocher Location of property: 5/5/ 1 / Bulair fel & Selow String

Location of Signes 16k Winter Red 1 Dr Skind Stone

Posted by Mich H. Hing

Date of return: 3-7-74

Date of Parties 10-3-74

Location of property: S/E. Car. Belain Rd & Likes String PA

cotion of Stone Respect these 2 Logis !

Mul & New

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

in addition, please refer to our previous comments of April 13, 1973. Very truly yours,

ME: RECLAS IFICATION

Prop Owner: Jos & Marie Fulker Location: E/W Belair Rd. S/S bilver Ppring Ro. Recips to B.R. Dist. 11 No acres 6.01

Charles Lee, Chief
Development Engineering Section

Attached, please find one copy of the subject plan. Indicated

on this plan are two proposed alternate alignments for the Whitemarsh

June 11, 1973

byr Jim Keseling
Asst. Development Engineer

cc: Mr. P.R. Miller Bellenberg Bros. 709 Washington Ave. Towson, Md. 2120h

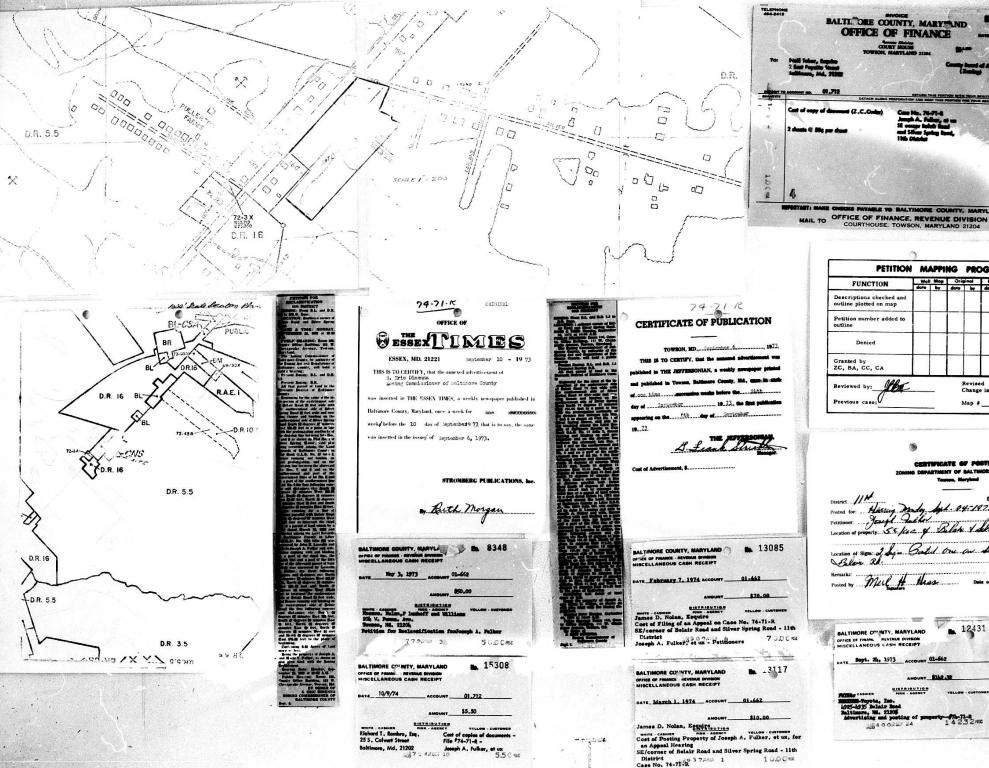
CL:JK:dp

Nr. S. Eric DeNenna Coning Comissioner County Office Bldg.

Dar Hr. Dimenna:

Att: Br. John J. Dillon

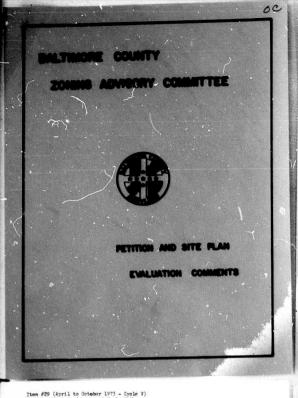
Incorporated



74098 \$ 1.00 IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

> PETITION MAPPING PROGRESS SHEET Revised Plans: Change in outline or description___Yes

CERTIFICATE OF POSTER Posted for Harring Dandy, Sight 94-1973 C. 10:04 A.M. Location of property 55 fee & Belate & Sheer Agrees Location of Sign. I Sign. Gentled One on Selver Span and on Posted by Mil H Hess Date of return: Sept - 13-23



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

TORN 1, DILLON, 18

BUREAU OF DEPARTMENT OF

STATE BOADS COMMISS BUREAU OF HEALTH DEFEATMENT BUTCHING DEPARTMENT

BOARD OF EDITING DEVELOPMENT

April 13, 1973

James D. Nolan, Esq., 204 W. Pennsylvania Avenue Towson, Marylanu 21204

RE: Reclassification Petition Item 29 Joseph A. and Marie V. Fulker - Petitioners

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 soning action requised, but no arouse that all parties are made aware of plans or problems with regard to the du-topment 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.

comments from State Highway Administration are contained

Property Owner: Joseph and Marie Fulker Page 2 April 2h, 1973

Highways: (Cont'd)

Heathrow Road is a proposed residential road which will be constructed mortly from Slater Avenue northerly to this tract of land. (Ref: Hallfield Manor 0.7.0. 35/83

Harold Avenue is an approved future road into this property from Belair Road which would be foreelosed by the proposal as submitted. (Refr. Silver Spring Manor, Plat Book 17-2)

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any misances or danages 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 responsicitly of the Petitioner.

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

This tract is traversed by a natural water course. A public storm drainage system will be necessary or an area of land publicly reserved for the continued conveyance of this drainage downstream.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstore of the property. A greating permit is, therefore, necessary for all grading, including the stripping of top soil.

Public water is available to serve this property. There is an existing 12-inch water main in Relair Road.

A sanitary sewer exists or is under construction to a point 2,500 feet more or less downstream of Belair Road through this site. Offsite rights-of-way would be required for the extension of this sewer to the subject tract, approximately 1,500 feet, and onsite rights-of-way, approximately 1,500 feet would be required to extend this facility to belair Road. (Ref: Drawing 572-Seet would be required to extend this



END:EAM:OMK:ss M-HW Key Sheet 72 Tax Map NE 9F 5 9G Ten BALTIMORE COUNTY, MARYLAND SON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

TUGENE J. CLIFFORD. P.E.

April 27, 1973

Mr. S. Eric DiKenna Towson, Heryland 2120

Item 29 - Cycle Zoning V - April to Oct, 1973 Property Owner: Joseph & Marie Fulker Balair Road & Silver Spring Road Reclass, to BR - District IV

The subject petition is requesting a change from BL & DR 5.5 to BR. This is expected to increase the trip density from 1100 to 3000 Crips per day. This increased trip density is not expected to overload Belair Road along the frontage of this property. However, serious capacity problems exist at the intersection of Belair Road and Joppa Road and this development can only compound

CRM; nc

James D. Nolan, Esq. Item 29 Page 2 April 13, 1973

This petition for Raclassification is accepted for filing on the This petition for Reclassification is accorded for filing on the date of the enclosed filling certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committees, shall be summitted to this office prior to Frider, June 1, 1973 in order to allow 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 Sectioner 1, 1973 and October 15, 1973 will be which will be between Sectioner 1, 1973 and October 15, 1973 will be forwarded to you well in advance of the date and time.

> John of Deller & JOHN 5. DILLON, JR.. Chairman, Zoning Advisory Committee

JJDJr.:JD

(Enclosure)

cc: Dollenburg Brothers 709 Washington Avenue Towsen, Md. 21204

Maryland Department of Transportation State Highway Administration

Harry R. Hughes James J. O'Donnell

April 13, 1973

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

Att: Mr. John J. D llon

Re: Reclassification April, 1973 Property Twee: Jos. 5 Marie Fulker Location: E/S Beleir Road S/S Silver Spring Hoad Present Inning: Reclass to 9.R. District: 11 Acres: 6.01 Whitemarsh Boulevard

Dear Mr. DiMonna:

The entrances proposed for the subject site are acceptable to the State Tighnay Administration however, the site is seriously afforced by one of the alternates being studied for the proposed with search which was the state of available in Fiscal Year 1976.

Upon our receipt of four $\{h\}$ additional copies of the plan, we will indicate the effects to the property and transmit copies to the Loning Office and to the petitioner.

The plan should be revised to indicate the proposed highway improve-

The 1972 average daily traffic count on this section of Belair Road is \dots 24,000 vehicles.

Charles Lee, Chief Pevelopment Engineering Section

THE STREET

by: John E. Meyers Asst. Development Engineer

Very truly yours.

Baltimore County, Maruland Bepartment Of Bublic Morks

COUNTY OFFICE BUILDING

TOWIGH MARYLAND 2120 Sureau of Engineering

Mr. S. wie DiNappe Zoning Commissioner County Office Building Towson, Maryland 2120h

Re: Item #29 (April to October 1973 - Cycle Y)
Fromerty Comer: Joseph and Marie Pulker
Y corner of Belaif Bd., and Silver Spring Ed.
towert Confine: D.P. 5.5 and B.L.
opins I corner: Belais to B.R.
Y and B.L.
The Block Acres: 6.01

Dear Mr. DiMenna:

The following comments as a section with the subject item.tion with the subject item.

This patition is for the partial re: er property without showing plans or processin for the partial retemplans or processin for the residual, nor set of the property juing along the south property Folio 53. The plan does not indicate that the repreviously approved and recorded residential loss Manor, Plat Book M7-1. cate the recent subdivision o Dealership overlays . sir Road, Silver Spring

Development as proposed would void previous approved not the Baltimore County Road Engineer for access to this tract for development as a road identified as Harold Avenue and shown on the plat of Silver Sprits or 19.

Highways:

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

Silver Spring Foad is an existing road which is to be improved collector standards on a 60-foot right-of-way. The proposed instruments to the not conflict with this, however, a shift in allement to the north's anticipate for improved conditions of intersection with belair Road.

Baltimore County Fire Department

J Austin Deitz



Towson Maryland 21204

823-7310 Office of Planning and Zoning

Baltimore County Office Building Towson, Maryland 21204 Attention: Mr. Ockiower Societa, Chairman Zoning Advisory Committee

Re: Property Owner: Joseph and Marie Fulker

Location: E/S of Belair Road, S/S of Silver Spring Road

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Maltimore County Standards as published by the Department of Public Morks.

A second means of vehicle access is required for the site. () 2. A second means of vehicle access to require () 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

EXCEDS 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.

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 Lode". 1970 Edition prior to occupancy. Site plans are approved as drawn.

() 6. Site plans are approved as grawn.
() 7. The Fire Prevention Bureau has no comments at this time. Reviewer: A Degr. Mork & Noted and Paul H Browne.
Planning Group

Special Inspection Division

Pire Prevention Bureau

m1:1 4/25/73

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

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



April 9. 1973

DONALD J. RCOP, M.D., M.P.H. DEPUTY STATE AND COUNTY HEALTH DEFYCES

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: Joseph and Marie Fulker Location: E/S of Belair Rd.,S/S of Silver Spring Rd. Present Zoning: B.L. and D.R. 5.5 Proposed Zoning: Aeclass to B.R. District. 1: No. Acres: 6.01

Metropolitan water is available. Public sanitary sewer must be extended prior to issuance of building permit.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mne

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: April 26, 1973

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

Z.A.C. Meeting of:

Property Owner: Joseph and Marie Pulker Location: E/S of Belair Road, S/S of Silver Spring Road Present Zoning: B.L. and D.R. 5.5 Proposed Zoning: Reclass to B.R.

District:

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours, to Tick telegrand W. Nick Petrovich

WMP/ml

IN CASS OF CARRIES INCOME. CUSCOS C. HESS, are assumed MAD ROBERT L BERNEY

MARCUE M ROTELING IDSERVEN MUTOWAN JOSHUA R. WHTELER SHEETER

T HAYARD WILLIAMS RICHARD WITHOUT VINC MRS BUTHARDS A COLUMN

WILLIAM D. FROMM

S. ERIC DINENNA TOURS COMMISSIONS



May 23, 1973

Mr. S. Eric Di Nenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item \$29, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Joseph and Marie Fulker
Location: SEC of Belair Road and Silver Spring Road Present Zoning: D.11.5.5 and B.L. Proposed Zoning: (eclassification to B.R. District: 11 No. Acres: 6.01

The site plan should be revised to relocate the northern most driveway on Belair Road to Silver Spring Road and to also create interior traffic circulation between the northern most parking area and the remainder of the site.

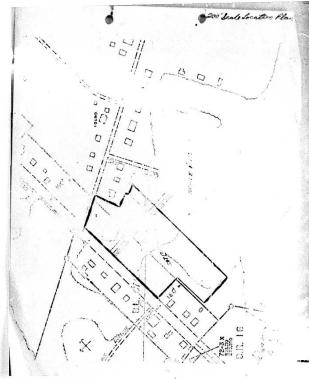
A revised site plan should be submitted showing the proposed use of the remainder of the petitioners

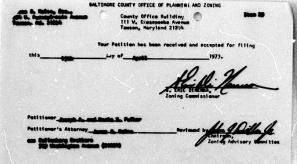
If the petition is granted the property will also be subject to the subdivision regulations of Baltimore

Very truly yours,

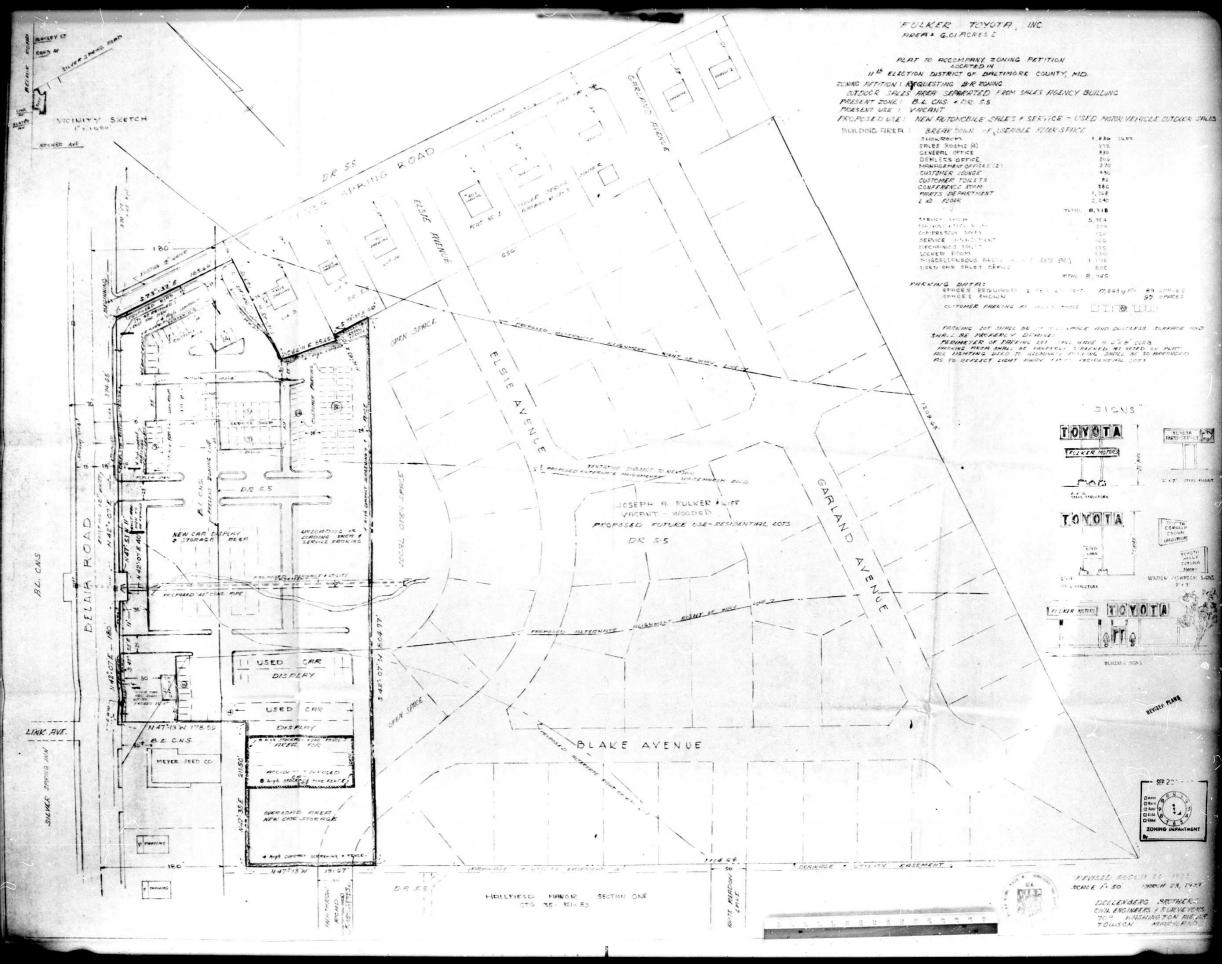
John I Windley John L. Wimbley Planning Specialist II Project Planning Division Office of Planning and Zoning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204









PETITIONER'S EXHIBIT Nº 1

THE PETITIONER'S

PETITIONER'S To Joppe -LOGATION ALA-Sagie: 1. Printing Zering BL CNS _ Printing Commercial Joseph A. Folker's Wife Existing Zaning DR 5.5 GENERAL NOTES AFOR OF Parcel Equals G.C. Acres:

2. Exist Zoning of Farcel BL-CNS & DR85

3. Exist Use of Parcel Vacant Land

4. Area of Parcel Requesting Reclassification Equals 3.92 Acres:

5. Proposed Zoning of Parcel 84. CNS

6. Proposed Use Neighborham Shopping Center

7. Off. Street Packing Data.

A. Area of Bank = 3.000 Sq. Ft. requiring 10 Spaces

8. Retail Area = \$1,250 Sq. Ft. requiring 287 Spaces

C. Total Spaces required 1207

O. Tital Spaces p. oposed 1323 PLAT TO ACCOM! PETITION WICH OF PROPERTY AD & SILVER SPRINGRO. M.C.A. ENGINEERING CORP. 1020 CROMELL BRIDGE RD. BALTIMORE MARYLAND 21204 District Nall Baltimore Co. Md July 11, 1974 JE No. 56157 K

FEB 11

