

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ernest E. Chubb, legal owner of the property situate in Baltimore County and who is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve business parking in a residential zone (D.R. 5.5).

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

Contract Purchaser: Ernest E. Chubb  
 Address: 6815 Queens Ferry Road  
Baltimore, Maryland 21239  
 Petitioner's Attorney: Lee Stuart Thomson  
800 Equitable Towson Building  
Towson, Maryland 21204  
 Protestants' Attorney: \_\_\_\_\_

RECEIVED By the Zoning Commissioner of Baltimore County, this 20th day of October, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of November, 1973, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

FROM THE OFFICE OF  
 GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
 ENGINEERS  
 P.O. BOX 6828, TOWSON, MD. 21204

July 26, 1973.

Description to Accompany Plat for Special Hearing to allow parking in Residential Zone (DR 5.5)  
 Southeast Corner Oakleigh Road & Redwood Avenue

Beginning for the same at a point on the southerly side of Redwood Avenue 40 feet wide, said point being measured southeasterly along said Avenue distant 180 feet from the intersection formed by the said southerly side of Redwood Avenue with the center line of Oakleigh Road 55 feet wide, said point of beginning being also the existing zoning line between the BL zone and the DR 5.5 zone at its intersection with the above mentioned southerly side of Redwood Avenue running thence binding along said southerly side South 68° 12' East 37.49 feet thence leaving said Redwood Avenue South 21° 29' West 198.89 feet running thence North 66° 31' West 189.99 feet to the easterly side of Oakleigh Road as widened thence along said easterly side North 21° 29' East 89.94 feet to intersect the existing zoning line separating the above mentioned BL and DR 5.5 zones running thence leaving said Oakleigh Road binding on said zoning line the two following courses viz: first South 68° 12' East 152.50 feet and second North 21° 29' East 110.00 feet to the place of beginning.

Containing 0.485 Acres of land more or less.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna  
 Zoning Commissioner  
 Mr. William D. Fromm  
 Director of Planning  
 Date: November 27, 1973

SUBJECT: Petition 774-125-SPH East side of Oakleigh Road 180 feet South of Redwood Avenue. Petition for Special Hearing for Off-Street Parking in a residential zone. Petitioner: Ernest E. Chubb

9th DISTRICT

HEARING: Wednesday, November 28, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:

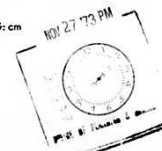
Based on the existing commercial zoning in the general area and standards utilized by the Planning Board during the preparation of the zoning maps in 1970-71, this property would not qualify to be recommended for expansion to a neighborhood center.

The granting of the requested use permit in effect would more than quadruple the size and upgrade the property to a small neighborhood center.

If the permit is granted, any lighting standards should be limited to 8' in height and the entire southern and eastern boundaries should be screened. The parking plan must be conditioned to conformance to a site plan which has the approval of the Office of Planning and Zoning and the Department of Traffic Engineering.

William D. Fromm  
 Director of Planning

WDF:NEG:cm



## BALTIMORE COUNTY

### ZONING ADVISORY COMMITTEE

#### PETITION AND SITE PLAN

#### EVALUATION COMMENTS



## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 11, 1973

Lee Stuart Thomson, Esq.,  
 800 Equitable Towson Building  
 Towson, Maryland 21204

RE: Special Hearing Petition  
 Item 28  
 Ernest E. Chubb - Petitioner

Dear Mr. Thomson:

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 southeast corner of Oakleigh and Redwood Roads, in the 9th District of Baltimore County.

This property, which is zoned BL and DR 5.5, is improved with a High's milk store on the corner and an abandoned brick and block structure next to the High's store (which, according to the plan, is to be razed), and an unimproved lot.

The petitioner, who developed the High's store has not fully complied with the approved site plan insofar as that portion of the site is concerned.

- 2 -

Lee Stuart Thomson, Esq.,  
 Item 28 - Ernest E. Chubb  
 September 11, 1973

The requirements of Sec. 409.4 are not indicated on the site plan, nor are the size or type of light standards indicated. Also, the existing storm drain located on this property has not been indicated. Until revised site plans indicating these and reflecting the comments of the Dept. of Traffic Engineering, and the Project Planning Office are submitted, this case is being withheld from a hearing.

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

JJDjr:ND

Enclosure

cc: Nelson - Salabas, Inc.  
 1045 Taylor Avenue, Suite 208  
 Baltimore, Maryland 21204

## Baltimore County, Maryland

### Department of Public Works

COUNTY OFFICE BUILDING  
 TOWSON, MARYLAND 21204

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

August 20, 1973

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

Re: Item #28 (1973-1974)  
 Property Owner: Ernest E. Chubb  
 S/W cor. Oakleigh Rd. and Redwood Ave.  
 Existing Zoning: R.L. and D.R. 5.5  
 Proposed Zoning: Special Hearing for off-street parking in a residential zone.  
 District: 9th No. Acres: 0.485

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### Highways:

Oakleigh Road and Redwood Avenue, existing public roads are proposed to be improved in the future, Oakleigh Road as a 60-foot closed-type roadway cross-section on a 50-foot right-of-way and Redwood Avenue as a 30-foot closed-type roadway cross-section on a 40-foot right-of-way. Highway improvements including any necessary highway right-of-way widening, fillet area for sight distance at the intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application for this site. Further information may be obtained from the Baltimore County Bureau of Engineering. Construction drawings under preparation for these proposed highway improvements are referred to for the convenience of the Petitioner's engineer, Oakleigh Road, Job Order 5-2-518 (Drawing 773-0396-5 Sheet 3 of 4) and Redwood Avenue, Job Order 5-1-3173 (Drawing 773-0485-5 Sheet 1 of 1).

The entrance locations are subject to approval by the Department of Traffic Engineering and must be constructed



| PETITION MAPPING PROGRESS SHEET                 |          |    |                                  |    |           |    |         |    |           |
|-------------------------------------------------|----------|----|----------------------------------|----|-----------|----|---------|----|-----------|
| FUNCTION                                        | Wall Map |    | Original                         |    | Duplicate |    | Tracing |    | 200 Sheet |
|                                                 | date     | by | date                             | by | date      | by | date    | by | date      |
| Descriptions checked and outline plotted on map |          |    |                                  |    |           |    |         |    |           |
| Petition number added to outline                |          |    |                                  |    |           |    |         |    |           |
| Denied                                          |          |    |                                  |    |           |    |         |    |           |
| Granted by<br>ZC, BA, CC, CA                    |          |    |                                  |    |           |    |         |    |           |
| Reviewed by: <i>[Signature]</i>                 |          |    | Revised Plans:                   |    |           |    |         |    |           |
| Previous case: <i>[Signature]</i>               |          |    | Change in outline or description |    |           |    |         |    | Yes<br>No |
|                                                 |          |    | Map #                            |    |           |    |         |    |           |

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received \* this 2nd day of August 1973. Item # \_\_\_\_\_

*[Signature]*  
S. Eric DiNenna  
Zoning Commissioner

Petitioner Chubb Submitted by Thomson

Petitioner's Attorney Thomson Reviewed by [Signature]

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

Lee Stuart Thomson, Esq.  
800 Squatable Towson Building  
Towson, Maryland 21204

Zone 20

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing

this 20th day of October 1973

*[Signature]*  
S. ERIC DINENNA  
Zoning Commissioner

Petitioner Ernest E. Chubb

Petitioner's Attorney Lee Stuart Thomson Reviewed by [Signature]

800 Squatable Towson Building  
Towson, Md. 21204

Chairman  
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 12797

OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE Nov. 28, 1973 ACCOUNT 01-662

AMOUNT \$57.50

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

Oakleigh Properties  
6815 Queens Ferry Rd.  
Baltimore, Md. 21239  
Advertising and posting of property for Ernest Chubb  
#74-125-SPE

BALTIMORE COUNTY, MARYLAND No. 12717

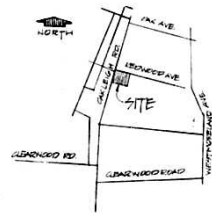
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE Nov. 5, 1973 ACCOUNT 01-662

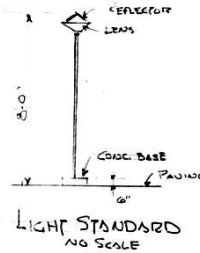
AMOUNT \$25.00

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

Lee Stuart Thomson, Esq.  
800 Squatable Towson Building  
Towson, Md. 21204  
Petition for Special Hearing for Ernest Chubb  
#74-125-SPE



LOCATION MAP  
SCALE: 1" = 1000'



### GENERAL NOTES:

LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, 6' IN HEIGHT.  
PARKING SURFACE: SHALL BE PAVED AND PROPERLY DRAINED (ESTIMATED CONCRETE) MAINTENANCE TO BE PROVIDED BY OWNER.  
PARKING LOT TO BE USED DURING NORMAL BUSINESS HRS.

### SITE DATA:

EXISTING ZONING: DR 9.5  
EXISTING USE: (2000 SF)  
PROPOSED ADDITIONAL USE: (1540 SF)  
AREAS PROPOSED BUILDING  
PARKING REQUIRED @ 1/200 SF  
PARKING REQUIRED @ 1/1500 SF  
PARKING PROVIDED: 9.10  
FRONT YARD REQUIRED  
FRONT YARD PROVIDED  
SIDE YARD REQUIRED  
SIDE YARD PROVIDED  
REAR YARD REQUIRED  
REAR YARD PROVIDED  
TOTAL ACREAGE: 0.93 ACRE

EXISTING ZONING: DR 9.5  
EXISTING USE: (2000 SF)  
PROPOSED ADDITIONAL USE: (1540 SF)  
AREAS PROPOSED BUILDING  
PARKING REQUIRED @ 1/200 SF  
PARKING REQUIRED @ 1/1500 SF  
PARKING PROVIDED: 9.10  
FRONT YARD REQUIRED  
FRONT YARD PROVIDED  
SIDE YARD REQUIRED  
SIDE YARD PROVIDED  
REAR YARD REQUIRED  
REAR YARD PROVIDED  
TOTAL ACREAGE: 0.93 ACRE

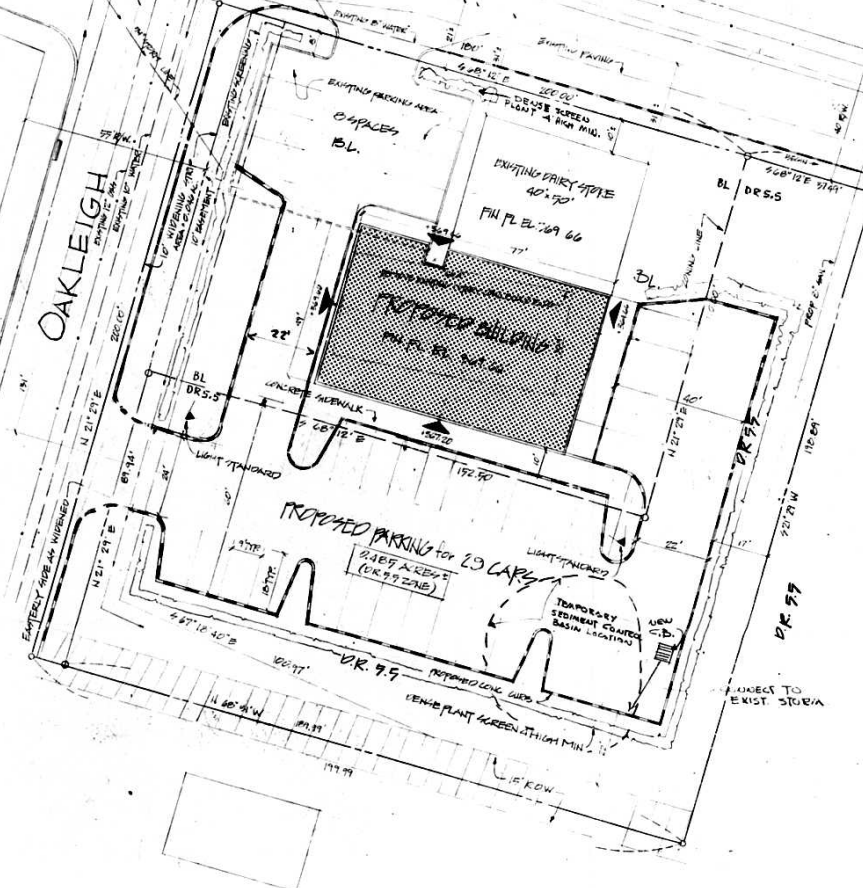
### PARKING SUMMARY

| EXISTING RETAIL 2000 SF @ 1/200 SF | PROPOSED RETAIL 1540 SF @ 1/200 SF | PROPOSED OFFICE 977 SF @ 1/1500 SF |
|------------------------------------|------------------------------------|------------------------------------|
| 10.0                               | 7.5                                | 6.5                                |
| 17.5                               | 14.0                               | 13.0                               |

| REQUIRED | PROPOSED |
|----------|----------|
| 10.0     | 21       |
| 7.5      | 18       |
| 6.5      | 39       |

97 SPACES PROVIDED

REDWOOD AVE  
OAKLEIGH ROAD



### PLAT PLAN

SE. CORNER OAKLEIGH & REDWOOD AVE  
8425 OAKLEIGH ROAD  
BALTIMORE CO.  
ELECTION DISTRICT # 1  
SCALE: 1" = 20'

PLANS APPROVED  
OFFICIAL PLANNING & ZONING  
BY: [Signature]  
DATE: 1-21-78



REMARKS & REVISIONS  
1-21-78  
1-23-78  
1-25-78

ISSUE DATE  
6-23-78

DRAWN  
1277

CHECKED

JOE NO.

1277

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LOCATION MAP  
SCALE: 1"=1000'

### GENERAL NOTES:

LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, & IN HEIGHT.  
PARKING SURFACE SHALL BE PAVED AND PROPERLY DRAINED (ASTHMINOUS CONCRETE)

### SITE DATA:

PRESENT ZONING  
EXISTING USE (2000 #)  
PROPOSED ADDITIONAL USE (1750 #)  
AREA OF PROPOSED BUILDING  
PARKING REQUIRED @ 1/200 #  
PARKING REQUIRED @ 1/500 #  
PARKING PROVIDED @ 9.10  
FRONT YARD REQUIRED  
FRONT YARD PROVIDED  
SIDE YARD REQUIRED  
SIDE YARD PROVIDED  
REAR YARD REQUIRED  
REAR YARD PROVIDED  
TOTAL ACREAGE

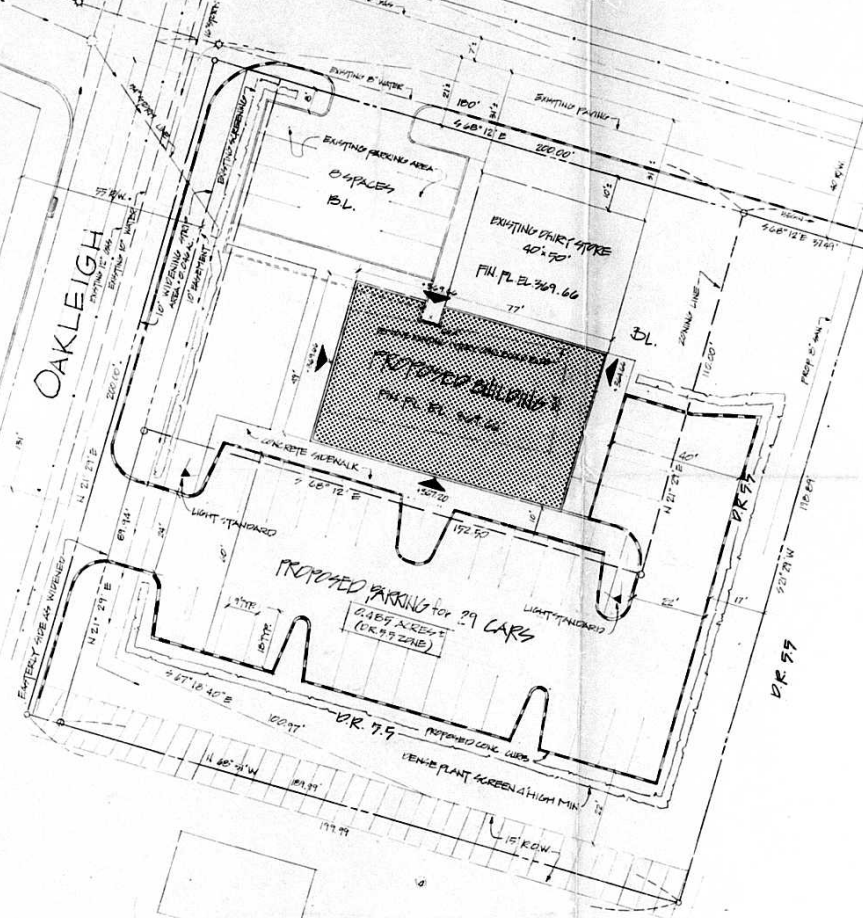
BL & DR 95  
HARRY STONE  
OFFICES & RETAIL SPACE  
1750 # (2773/FL)  
10.8 SPACES > 20 SPACES  
17.5 SPACES  
27 SPACES  
40' TO 6' OF STREET  
74'  
5'  
10'  
20'  
22'  
0.915 ACRE

### PARKING SUMMARY

|                                  |          |                    |
|----------------------------------|----------|--------------------|
| EXISTING RETAIL 2000 # @ 1/200 # | REQUIRED | PROVIDED           |
| PROPOSED RETAIL 1750 # @ 1/200 # | 10.8     | 27                 |
| PROPOSED OFFICE 1750 # @ 1/500 # | 7.9      | 27                 |
|                                  | 18.7     | 54 SPACES PROVIDED |

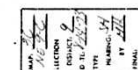
\*SPECIAL USE PERMIT REQUESTED FOR PARKING IN DR 95 ZONE

REDWOOD DR 95  
OAKLEIGH ROAD  
DR 95  
AVENUE



### PLAT PLAN

SE. CORNER OAKLEIGH & REDWOOD AVE  
BL & DR 95  
BALTIMORE CO.  
SCALE: 1"=20'



REMARKS & REVISIONS  
7-3-75

ISSUE DATE  
4-23-75

DRAWN  
CHECKED

JOB NO.  
1273

NELSON & SALAS, INC.  
ARCHITECTS & PLANNERS  
1001 Taylor Avenue, Suite 204 - Baltimore, Maryland 21204

CHUBB OFFICE BUILDING  
ERUBT CHUBB OWNER

TITLE  
PLAT PLAN

DWG. NO.  
21

red flat