

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

J. Robert Bets, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an... to an... zone to an... zone; for the following reasons: see attached brief.

MAP: 74-205-R
SECTION: 11
SUBSECTION: 11
TYPE: 11
PLANNING: 11
LY: 11
FIRM: 6-27-74
BY: JRB

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. 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 County.

Contract purchaser: 101 E. 33rd Street, Balto., Md. 21218, Phone: 889-0144
Legal Owner: Address: 4139 Whittlessey Avenue, Baltimore County, Md. 21236
Petitioner's Attorney: [Signature]
Protestant's Attorney: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of October, 1974, 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 21st day of March, 1974, at 10:00 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION

Beginning for the same at a point on the Northwest side of Belair Road opposite the extension of the Southwest side of Hecker Avenue and running thence the four following courses and distances viz: South 50 degrees 03 minutes West 131.32 feet; North 41 degrees 34 minutes West 88.23 feet; North 47 degrees 42 minutes East 130.00 feet; and South 42 degrees 18 minutes East 93.00 feet to the Place of beginning.

Containing 0.272 acres of land more or less.



B. D. LYNCH CO., INC.
8203 HARFORD ROAD
BALTIMORE, MD. 21234

Scale: 1"=

Date: 9/28/73

BRIEF PETITION FOR ZONING RE-CLASSIFICATION (6514 Belair Road)

ADJOINING PROPERTY to the north at 6500 Belair Road is presently used as a dog kennel (ALMA-D KENNEL) and within the same block there are the following businesses:

6518 Belair Road barber shop
6520 " " billiard parlor
6520 " " ABC Tool Rentals
6522 " " The Day Bros. Insurance Company
6534 " " Silver Spring Inn

South of property there are the following businesses:

6400 block Belair Road Baltimore Laundry Supplis, Inc.
6509 " " Air Compressor Service
" " A.B.C. Pools
" " A & A Holding Service
6500 " " Rappold Lawn & Garden Supplies
" " Sunrise Mobil Homes & Trailer Park
" " Heally Cold Bear Package Drive In
6100 " " Ridge Lumber Company
" " Tokoy Baller Oldsmobile
" " Putty Hill Exxon Service Center
" " Lorraine Musical Bar

UPON REVIEW of available zoning plat, Petitioners find that on 200 foot Official Zoning Map, the following error has occurred:

1. 672-SX

ALSO, review of available 1000 foot Official Zoning Map, the following errors have occurred:

1. 672-SX
2. 672-46R

IN CONCLUSION, Petitioners find the best possible use for property for the Owners and Baltimore County would be for business use.

RE: PETITION FOR RECLASSIFICATION
SW/corner of Belair Road
and Whittlessey Avenue -
11th District
J. Robert Bets, et ux -
Petitioners
NO. 74-205-R (Item No. 10)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners request a Reclassification from a D. R. 5.5 Zone to a B. L. Zone for a parcel of property containing 0.272 of an acre of land, more or less, located on the southwest corner of Belair Road and Whittlessey Avenue, in the Eleventh Election District of Baltimore County.

Without reviewing the evidence in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the Comprehensive Zoning Map, as adopted on March 24, 1971, was in error in classifying the subject property D. R. 5.5. The extensive traffic along Belair Road and the topography of the general area does not make it conducive for residential living, and the requested B. L. zoning would constitute a spot zone of a commercial use.

It is the opinion of the Zoning Commissioner that the subject property should be classified to a D. R. 16 Zone; and, by reason of the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for offices should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23 day of May, 1974, that the above Reclassification for a B. L. Zone be and the same is hereby DENIED.

It is further ORDERED that the herein described property or area should be and the same is hereby reclassified from a D. R. 5.5 Zone to a D. R. 16 Zone, and a Special Exception for offices should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a

ORDER RECEIVED FOR FILING

DATE May 23, 1974

BY [Signature]

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Director of Engineering
ELLSWORTH N. DYER, P. E. CHIEF

October 30, 1973

Dr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #11 (October 1973-April 1974 - Cycle VI)
Property Owner: Emanuel DiMenna
1/4S of Belair Rd., 557' from the NWS of India Ave.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
No. of Acres: 0.504; District: 11th

Dear Mr. DiMenna:

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:

Belair Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road cone under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Storm Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grade or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water:

Public water is available to the benefit of this site in Belair Road.

Sanitary Sewer:

Public sanitary sewer service is not available to this site. An extension of approximately 2,000 feet would be required to provide service to this site.

Very truly yours,

[Signature]
ELLSWORTH N. DYER, P. E.
Chief, Bureau of Engineering

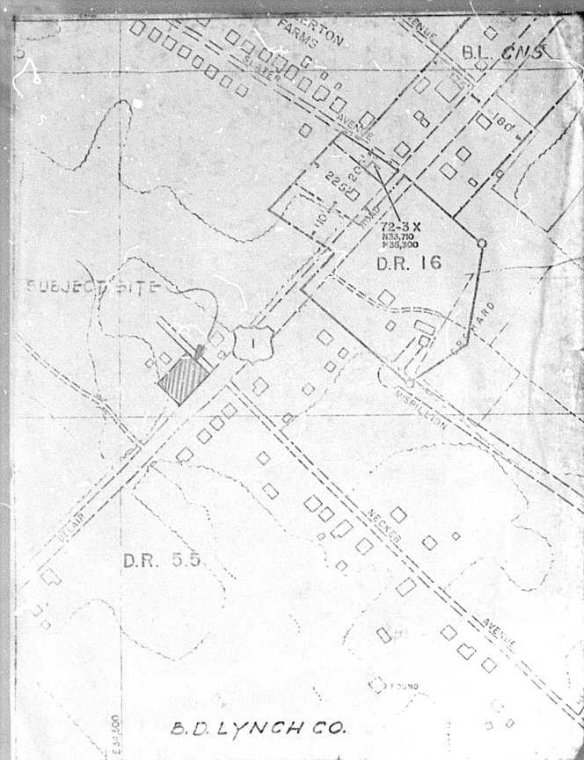
END:MAN:CKH:SS
ME 100 Topo

JUL 2 1974

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

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

[illegible]



PETITION FOR RECLASSIFICATION
1973

ZONING: From D.R. 55 to B.L. Zone.

LOCATION: Southeast corner of Belair Road and Whitlsey Avenue.

DATE & TIME: THURSDAY, MARCH 21, 1974 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Person Seeking D.R. 55
Proposed Building B.L.

All that parcel of land in the City and County of Baltimore County, beginning at the corner of the Belair Road opposite the corner of the Northwest side of Harbor Avenue and running thence the four following courses and distances viz: Right 88 degrees 00 minutes West 125.00 feet; North 41 degrees 24 minutes West 86.30 feet; North 47 degrees 48 minutes East 180.00 feet; and South 42 degrees 12 minutes East 86.30 feet to the Point of Beginning.

Containing 0.577 acres of land more or less.

Being the property of J. Robert J. Bets and Natalie G. Bets, as shown on plat plus file, with the Zoning Department.

Hearing Date: Thursday, March 21, 1974 at 10:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
S. ERIC DYERMAN
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

ROSEDALE, MD. March 1, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., 1 time before the 21st day of March, 1974, the publication appearing on the 24th day of March, 1974.

THE OBSERVER,
Robert J. Bets
Advertising Mgr.

Cost of Advertisement \$ 17.92

PETITION FOR RECLASSIFICATION
1973

ZONING: From D.R. 13 to B.L. Zone.

LOCATION: Southeast corner of So. W. 3rd Street and Whitlsey Avenue.

DATE & TIME: THURSDAY, MARCH 21, 1974 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Person Seeking B.L. 13
Proposed Building B.L. 13

All that parcel of land in the City and County of Baltimore County, beginning at the corner of the Belair Road opposite the corner of the Northwest side of Harbor Avenue and running thence the four following courses and distances viz: Right 88 degrees 00 minutes West 125.00 feet; North 41 degrees 24 minutes West 86.30 feet; North 47 degrees 48 minutes East 180.00 feet; and South 42 degrees 12 minutes East 86.30 feet to the Point of Beginning.

Containing 0.577 acres of land more or less.

Being the property of J. Robert J. Bets and Natalie G. Bets, as shown on plat plus file, with the Zoning Department.

Hearing Date: Thursday, March 21, 1974 at 10:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DYERMAN
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 29, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once before the 21st day of March, 1974, the first publication appearing on the 28th day of February, 1974.

THE JEFFERSONIAN,
Eric Dyerma
Manager.

Cost of Advertisement, \$ _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 11
6th Bidding Cycle

Mr. Samuel Dyerma
2408 Hartwell Road
Baltimore, Maryland 21093

County Office Building
111 Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 15th day of October, 1973.

S. Eric Dyerma
Zoning Commissioner

Petitioner Samuel Dyerma
Petitioner's Attorney
cc: Keller & Keller
3914 Woodlawn Avenue
Baltimore, Maryland 21214

Reviewed by J. Robert J. Bets
Zoning Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#74-205-R

District 114 Date of Posting 2-28-74

Posted for Thurs. Thru. Sat. 21-23-74

Petitioner J. Robert J. Bets

Location of property So. W. 3rd St. & Belair Rd. & Whitlsey Ave.

Location of Signs See Petition & B.L. 13, 13, 13

Remarks See Petition & B.L. 13, 13, 13

Posted by Signature Date of return 3-6-74

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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, CG, CA										
Reviewed by <u>JRB</u>			Revised Plans: Change in outline or description		Yes		No			
Previous case: _____			Map # _____							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 1st day of October, 1973.

Signature 1973 Item # _____

S. Eric Dyerma
Zoning Commissioner

Petitioner Signature Submitted by Signature

Petitioner's Attorney _____ Reviewed by Signature

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

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

No. 15782

DATE Nov. 27, 1973 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Yes & Co.
101 E. 33rd Street
Baltimore, Md. 21218

Petition for Reclassification for J. Robert J. Bets
400-9-24-73

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

No. 13445

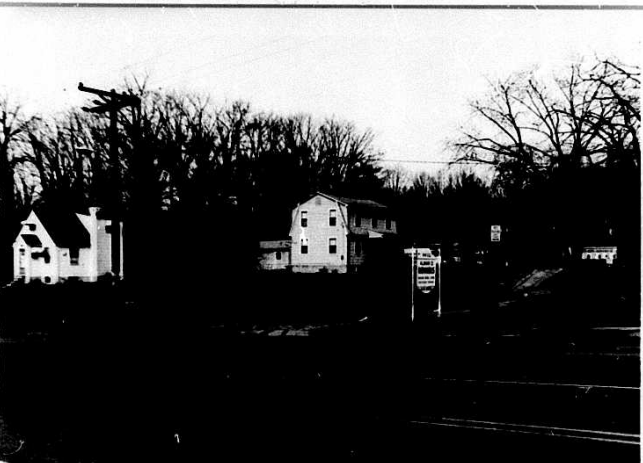
DATE March 13, 1974 ACCOUNT 01-662

AMOUNT \$107.13

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Lee & Company
101 E. 33rd St.
Baltimore, Md. 21218

Advertising and posting of property for J. Robert J. Bets
#74-205-R 206 67-21-13 107-13-13



Ref x 1

Q. Q. 5.5
QUARRY

D. P. S. S.
Woodell

D.C.S.S.
RESIDENCE

LOCATION PLAN
SCALE: 1"=1000'
ZONING MAP 4-C

NOTES:
AGE: OF PROPERTY: 0.27 ACRES
EXISTING USE OF PROPERTY: RESIDENCE
PROPOSED USE OF PROPERTY: OFFICES
EXISTING ZONING: DQ.55
PROPOSED ZONING: AL (OFFICES)

PARKING
 $22' \times 22' = 484 \text{ sq ft}$
 $484 \text{ sq ft} \div 300 \text{ sq ft} = 1.61 \text{ spaces}$
 $1.61 \times 180 = 289.8 \text{ spaces}$

PLAT TO ACCOMPANY ZONING PETITION
FOR DECLASSIFICATION
OF
8514 BELAIR ROAD
11TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

FOI
BERNARD LEE
101 E. 33RD STREET
BALTIMORE MARYLAND 21218

B. D. LYNCH CO.
CONSTRUCTION LAYOUT
8203 HADFORD ROAD
BALTIMORE MARYLAND 21234



DATE: 9-28-73 SCALE: 1"=30'

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

Mr. Bernard Lee
101 E. 33rd Street
Baltimore, Maryland 21218

Item 10
6th Zoning Cycle

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 15th day of October 1973

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioners: Robert and Natalie G. Betz

Petitioner's Attorney
c/o B. D. Lynch Co., 8203 Harford Road (21234)

Reviewed by *John J. Dillon*
Chairman
Zoning Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Mr. Bernard Lee
101 E. 33rd Street
Baltimore, Maryland 21218

RE: Reclassification Petition
6th Zoning Cycle
Item 10
J. Robert Betz and Natalie G.
Betz - Petitioners

Dear Mr. Lee:

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 northwest side of Belair Road opposite the southwest side of Necker Avenue, in the 11th District of Baltimore County.

This property is also adjacent to what appears to be a private road, known as Shittlesley Avenue, which serves an existing dwelling directly to the rear of this property and opposite the Almar Kennels.

The property in question is zoned D.R. 5.5 and is requesting a Reclassification to a Business Local zone.

Mr. Bernard Lee
6th Zoning Cycle
Item 10

The site plan indicates that the existing 1-1/2 story dwelling would be converted an office building.

Curb and gutter does not currently exist along Belair Road at this location.

The petitioner is advised to pay particular attention to the comments of the Bureau of Engineering, State Highway Administration and the Department of Traffic Engineering with regard to the subject petition.

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 Monday, December 17, 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 hearing date and time, which will be between March 1, 1974 and April 15, 1974 will be forwarded to you well in advance of the date and time.

Very truly yours,

John J. Dillon
JOHN J. DILLON, Chairman
Zoning Advisory Committee

JJDjr.:JD
Enclosure

cc: B. D. Lynch Co.
8203 Harford Road
Baltimore, Maryland 21234

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLENWORTH H. DYER, P. E. CHIEF

October 29, 1973

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

Re: Item #10 (October 1973-April 1974 - Cycle VI)
Property Owner: J. Robert & Natalie G. Betz
N/A/S of Belair Rd., opposite the S/S of Necker Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: B.L.
No. of Acres: 0.272 Acre District: 11th

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:

Belair Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road are under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The status of Whittlesley Avenue is unknown and not being County maintained, is assumed to be private. It is the responsibility of the petitioner to ascertain and clarify rights therein. As no County roads are involved, this office has no comment.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages 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 responsibility of the Petitioner.

Sediment Controls:

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

Item #10 (October 1973-April 1974 - Cycle VI)
Property Owner: J. Robert & Natalie G. Betz
Page 2
October 29, 1973

Water:

Public water is available to serve this property.

Sanitary Sewer:

Public sanitary sewer is not available to serve this property.

Very truly yours,

Ellenwirth H. Dyer
ELLENWIRTH H. DYER, P.E.
Chief, Bureau of Engineering

ENCLOSURE

M-W Map Sheet
31 NS 24 Pos. Sheet
SE 9 P Topo
71 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. NELSON
DEPUTY TRAFFIC ENGINEER

October 24, 1973

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

Re: Item 10 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: J. Robert Betz
Southwest corner Belair Road and Whittlesley Avenue
B.L.
District 11

Dear Mr. DiNenna:

The subject petition is of insufficient size to create a major traffic problem in itself. However, this continued expansion of converting homes into offices along Belair Road can only aggravate an existing traffic problem along Belair Road and more adequate planning should be given into this type of development.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/pk



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

October 11, 1973

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

ATT: Mr. John J. Dillon

RE: Baltimore County
Sixth Zoning Cycle, Oct. 1973
Property Owner: J. Robert & Natalie G. Betz
Location: N.W. / S of Belair Road (Site 1) opposite the S.W. / S of Necker Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: B.L.
No. of acres: 0.272 Acre
District: 11th

Dear Mr. DiNenna:

Stopping sight distance along Belair Road at Whittlesley Ave. is less than desirable due to the vertical alignment of Belair road to the north. Whittlesley Ave. is a short, dead-end, private drive serving only a few properties. At present there is a low volume of traffic going to and from the drive. Considering the sight distance situation and the heavy volume of traffic on Belair road, any substantial increase in traffic to Whittlesley Ave. could create a traffic problem.

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

Very truly yours,

CLJ/ED:AO

Charles Lee, Chief
Bureau of Engineering Access Permits
John S. Meyers
By: John S. Meyers

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
872-7216

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: J. Robert and Natalie G. Betz

Location: N.W./S of Belair Road, opposite the S.W./S of Necker Avenue

Item No. 10 Zoning Agenda Wednesday, October 3, 1973

Gentlemen:

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.
- (X) 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", 1979 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *[Signature]* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 17, 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, October 3, 1973, are as follows:

Property Owner: J. Robert & Natalie G. Betz
Location: SW/S Belair Rd., opposite SW/S Necker Ave.
Present Zoning: D.R. 5-5
Proposed Zoning: B.L.
No. Acres: 0.272
District: 11

Metropolitan water is available.

Metropolitan sewer must be extended to serve this site. This area has a bad record of failing septic systems.

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 5, 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 10, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: J. Robert and Natalie G. Betz
Location: N.W./S of Belair Road, opposite the S.W./S of Necker Avenue
Existing Zoning: D.R. 5-5
Proposed Zoning: B.L.
No. of Acres: 0.272 acre
District: 11

This office would have no comment to offer as to site planning factors if the property is developed as indicated on the site plan. However, if a more intensive use would be proposed, this office would reserve the right to comment.

Very truly yours,

[Signature]
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3311 ZONING 484-3381

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 26, 1973

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

Z.A.C. Meeting of: "Cycle 6"

Re: Item
Property Owner: J. Robert & Natalie G. Betz
Location: N.W./S. of Belair Rd, opposite the S.W./S. of Necker Ave
Present Zoning: D.R. 5-5
Proposed Zoning: B.L.

District: 11th
No. Acres: 0.272

Dear Mr. DiNenna:

No adverse effect on student population. Acreage is too small to have a residential effect and an office would not effect the student population of this area.

Very truly yours,
[Signature]
W. Nick Petrovich
Field Representative

WNP/ml

D.D. 55
QUARRY

D.D. 55
QUARRY

D.D. 55
WOODS

D.D. 55
RESIDENCE

LOCATION PLAN
SCALE: 1"=100'
ZONING MAP 4-C

NOTE: SCREENING
TO BE 4 FT HIGH
DENSE EVERGREEN
PLANTING
OPTICALLY DENSE.

NOTE: EX. DRIVE 1" WITH
2" OVERLAY OF BIT. CONC.
BAND - 2" IN. PER 3" STEPS.

NOTE: 5'

AREA OF PROPERTY: 0.07 ACRES
EXISTING USE OF PROPERTY: RESIDENCE
PROPOSED USE OF PROPERTY: OFFICES
EXISTING ZONING: D.D. 55
PROPOSED ZONING: BL (OFFICES)

PAVING

REQUIRED: 1 SPACE/300² FLOOR SPACE
10'x12'x12' = 300'x120' SPACES
PROVIDED: 4 SPACES (180²)

PERMIT - COMM. BLDG. APPL. #1301-74

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 5-29-74

74-205-R

B. D. LYNCH CO.
6203 HANFORD ROAD
BALTIMORE, MARYLAND 21284

DATE: 5-16-73 SCALE: 1"=30'
APRIL, 1975

PLAT TO ACCOMPANY PERMIT APPLICATION
FOR CHANGE OF OCCUPANCY

8514 BELAIR ROAD

11th ELECTION DISTRICT

FOR
BRAND LEE
101 E. 30th STREET
BALTIMORE, MARYLAND 21208

BALTIMORE COUNTY, MARYLAND

