## PETITION FOR ZONING RE-CLASS CATION AND/OR SPECIAL EXCEPTION

J. Robert Bets \_\_\_legal owner\_s of the property situate in Baltimore unty and which is described in the description and plat attached hereto and made a part hereof, tion (1) that the zoning status of the herein described property be re-classified, pursuant the Zoning Law of Baltimore County, from an . D.B. . 5.5.

R. L. (MEXTHERS LOCAL) some for the following reasons: see attached brief,

( 8514 Beleir Road, Beltimore County, Maryland 21236 )

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimo

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

ORBER RECEIVED FOR

197 4, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughore County, that property be posted, and that the public hearing be had before the Zoning

Beltimore County, Md. 21236

DESCRIPTION

Beginning for the same at a point on the Morthwest side of Belair Road oppsite the extension of the Southwest wide of Necker 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; Horth 47 degrees 42 minutes East 130.00 feet; and South 42 degrees 18 minutes East 93,00 feet to the Place of

Containing 0,272 acres of land more or less.

Print State Print & State | Print & State |

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

PETITION FOR ZOMING RE-CLASSIFICATION ( 8514 Belair Road )

ADDUCTING PROPERTY to the morth at 8600 Belair Boad is presently

barber shop billard parlor ABC Tool Rentals The Hay Bros. Insurance Company Silver Spring Inn

Baltimore Leumdry Supplis, Inc.
Air Compressor Burrios
AB.C. Tools
A a A Welding Service
A a A Welding Service
Bungles Mohll Homes a Trailer Park
Bealty Gold Beer Peckage Derive In
Hidge Lumber Company
Tobyy Shilts Collembilis
Faity Hil Expan Service Center
Lorrence Bandell Ber

UPON REVIEW of avaiable noming plat, Petitioners find that on

AISO, review of avaiable 1000 foot Official Zoning Map, the following

IN CONCURSION, Petitioners find the best possible use for property

May 23, 1974

RE: Petition for Reclassification SW/corner of Belair Read and Whittlesey Avenue - 11th District J. Rebert Bets, et us. - Petitione NO. 74-205-R (Item No. 16)

15/

S. ERIC DI NENNA

RE: FETITION FOR RECLASSIFI-CATION FOR RECLASSI CATION SW/corner of Belair Road and Whittlesey Avenue 11th District J. Robert Betz, et ux -Petiticeers NO. 74-205-R (Item No. 10)

BEFORE THE ZONING COMMISSIONER

OF

111 111 111

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 Whittlesey 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 Relair 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

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 pecial 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 nerein 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

site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Baltimore Cornty, Maryland Bepartment Of Jubite Works

COUNTY OFFICE BUILDING

ELLSWORTH N. DIVER. P. E. CHIE

October 30, 1973

Yr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Re: Item #11 (October 1973-April 1974 - Oycle VI)
Fromer's Charmer: Evanuel Di Vocalem
Existing Control 1971 From the N/FS of India Ave.
Existing Control 1971 From the N/FS of India Ave.
Froposed Control 1971
No. of Acres: 0.504 District: 11th

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

Belair Road is a State Road; therefore, all improvements, intersections, entrances and drawinge requirements as they affect the road come under the jurisdiction of the Earyland Eighney Administration. Any utility construction within the state Road right-of-way will be subject to the standards, specifications and approval of the State Inaddition to these of Saltieure Sounty.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to privent creating any muisances or densages to adjacent properties, especially by the concentration of surface maters. Correction of any problem which may result, due to improper grad or improper installation of drainage facilities, would be the full resmonthibility of the retitioner.

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

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

END:EAM:OMK:ss NE 100 Topo

JUL 2 1974

Date: 9/28/73

cc. James Rolan, Eag. - Eumardheis atty 204 W. Penn. Come Youson, Nd. 21204

Mr. & Mrs. J. Robert Bets 4139 Whittlesey Avenue Baltimore, Maryland 21236

Dear Mr. & Mrs. Bets:

SED/ew

PROER RECEIVED

RE: Reclassification Petition 6th Zoning Cycle Item 11 Emanuel Diakoulas

Dear Mr. Diakoulas:

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 These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made zware 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 Zowing Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northwest side of Belair Road, 557 feet from the northeast side of India Avenue, in the 11th District of Baltimore County.

This property, which contains 0.504 acres of land, is requesting a Reclassification from D.R. 16 to Business Local for a proposed dry cleaning and tailoring shop. The property is currently improved with a two story frame whelling and is in the process of being altered.

Curb and gutter exists along Belair Road at

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD. P.E. WM. T. MOLEGO

October 24, 1973

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

Re: Item II - Octcoer 1973 to April 1974 - Cycle Zoning VI Property Owner: Enamuel Diakoulas Northwest side Belair Road, 557 feet northeast of India Avenue District 11

The subject petition is of insufficient size to create a major traffic problem in itself. However, this continued expansion of converting homes into commercial 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,

CRM/pk

Maryland Department of Transportation State Highway Administration

October 18, 1973

Mr. S. Eric Di Nenna Zoning Commissioner County Office Building Towson Md. 21204

ATT: Mr. John J. Dillon

Sixth Zoning Cycle, Oct. 1973 Property Owner: Enanuel Diakoulas Location: N.W./S of Belsir Road Location: N.N./S of Belair Road (Rte 1) five Hundred and fifty-seven (557) feet from the N.5./S of 'adda Avenuse Existing Zoning: D. H. 16 Proposed Zoning: B. L. No. of Acres: 0.504 District: 11th

Harry R. Hughes

Bernard M. Evans

Dear Mr. Di Nenna:

There is inasequate stopping sight distance at the subject pro-perty due to trees, utility poles and mail boxes along the highway. There appears to be no practical means to alleviate the problem.

The entrances cust be depressed curb type with 36" depression transitions. The curbing fronting the site is in poor condition and must be replaced.

There is an  $\hat{n}0^{\circ}$  Hight of Way proposed for Belair Roai ( $h0^{\circ}$  from center) that must be indicated on the plan. A concrete curb must be indicated along the proposed Hight of Way line.

The plan should be revised prior to the hearing.

Access to the site will be subject to approval and permit from the State Highway Administration.

The 1972 average daily traffic count on this section of Belair Road is 30,000 vehicles.

Very truly yours.

CL:JEM:AG

Charles Lee, Chief Bureau of Engineering Access Permits

John & hoyers By: John E. Meyers

PET SITTING

SERVICE

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

# -BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

POSED OF EDUCATIO

November 9, 1973

DONALD J. ROOP, M.D., M.P.H.

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

Dear Mr. DiNenna:

Comments on Reclassification (tem, Zoning Advisory Committee Meeting, October 9, 1973, are as follows:

Property Owner: Emanuel Diakoulas Location: NM/S Belair Rd., 557° from India Ave. Present Zoning: 3.L. No. Acres: 0.504

Metropolitan water is available. Metropolitan sewer

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit co operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Nggiene, Baltimore County Department of Health.

Water Resources Administration Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of easter oil in accordance with Water Resources Admin. requirements.

Very truly yours.

THOSES H. Deviin, Director BUREAU OF ENVIRONMENTAL SERVICES

ce: W.L. Phillips

HUR: MNA

S. ERIC DINENNA



- 2 -

P. water main now exists in front of the property on Belair Road. However, sanitary sever must be extended approximately 2000 feet to serve

The petitioner is advised to review the comments of the Bureau of Engineering, State Highway Administration, and the Dept. of Traffic Engineering.

This petition for Reclassi/ication is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plate, 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 and being scheduled for a hearing, Notice of the hearing scheduled for a hearing. Notice of the variable and April 15, 1974 will be forwarded to you well in advance of the date and time.

Mr. Emanuel Diakoulas 6th Zoning Cycle Item 11

November 5, 1973

DILLON, JR Chairma

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

JJDJr.:JD

Enclosure

cc: Keller & Keller

3914 Woodlea Avenue

Baltimore, Maryland 21214

Comments on Item #11 VI, Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Emanuel Diakoulas Location: N/W/s of Belair Road, five hundred and fifty-seven (557) ft. from the

Existing Zoning: D.R.16 Proposed Zoning: B.L. No. of Acres: 0.504

The site plan m st be revised to indicate the proposed use of the entire property and the widening

The plan when resubmitted must comply with the Zoning Commissioner's checklist for zoning petitions

Very truly yours, John ZWimbley

John L. Wimbley Planning Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE

**BOARD OF EDUCATION** OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

November 2, 1973

Mr. S. Eric DiNenna Towson, Maryland 2120

Z.A.C. Menting of. "Cycle 6"

Docation: N.W./S of Belair Road, five hundred and fifty-seven (557) ft. Present Zoning: Draw the N.E./S of India Avenue

District: No. Acres:

Dear Mr. DiNgana:

Ho adverse effect on student population.

WNP/ml

Very truly yours W Tried would

H. EMBLIE PARKS. ... FURTHER MERR

MARCUS M. BOTSARIS ALVIN LORECK

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ooks (Cont'd) JOJAY KENNELS, DEG. 833-6767 MISSION 329-6464

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PETITION POR	CERTIFICATE OF PL
ZONING: From D.R. 5.5 to B.L. Zone.	ROSEDALE, MI
LOCATION: Southwest corner of Relair Read and Whittiessy Avenue.	THIS IS TO CERTIFY, that the an
DATE & TIME: THURSDAY, MARCH 21, 1974 at 10:00 A.M.	published in THE OBSERVER, a wee
PUBLIC HEARING: Room 108. County Office Building, 111 W. Chemponhe Avenue, Towner,	in Rosedale, Baltimore County, Md.
Maryland. The Zoning Commissioner of	2/at day of March
Subjections of Subjective County, by authority of the Zuning Act and Bryunstians of Subjective County,	appearing on the 284 day of 2
Process States B.R. 5.5 Process States B.L.	THE O
All that partition had in the	<u> Miloe</u>
Charles and the same of the sa	Cost of Advertisement #17.92
Nocher Avenue and remains themse the few following courses and distances via: Signit 10	
feet; North 41 degreer 34 minutes West 88.28 feet; North	1
120.00 fort; and South 42 degrees 16 minutes East 10.00 fort to the Place of legislating. Containing 0.275 across of land	
Brig the property of J. Bebre. Bets and Notalio G. Bets. as shown on plot plan file.) with the Zoning Department.	
Hearing Date: Thursday, March 21, 1974 at 10:00 A.M. Public Rearing: Icoom 106, County Office Building, 1,1 W. Chenapeake Avenue, Towson.	40.00
Maryland.	

•	CERTIFIC	CATE OF PUBL	LICATION	_
	RO	SEDALE, MD.,	march 1	1974
THIS IS	TO CERTIFY,	that the anne	xed advertise	ement was
	in THE OBSER			ACCEPTANT OF THE
in Roseda	e, Baltimore C	County, Md.,_	1 time	before the
2/at de	y of Mero	6	19 <u>74</u> , the	publication
appearing	on the <u>284</u>	day of Zel	un 1974	
		THE OBS	ERVER,	111

### CERTIFICATE OF PUBLICATION

	TOWSON, MD., February 28
THE	S IS TO CERTIFY, that the annexed advertisement wa
published	in THE JEFFERSONIAN, a weekly newspaper printe
and publ	lished in Towson, Baltimore County, Md., cook in van
ors one	time secondsecurets before the2lst
day of	March 19.7k, the first publication
appearing	g on the 28th day of February
19. 74	
	THE JEFFERSONIAN.
	G. Leank Struck
	Manager.
Cost of A	dvertisement, \$

T. Emenuel Dickoule	TIMENE COUNTY OFFICE OF PLANNIN	G AND ZONING Item 11
405 Hertfell Road imenium, Heryland 2	County Office Bullet	6th toning Cycl
• •	Your Potition has been received	d and accepted for filling
this 15th	day of October	1973.
	S. ERIC Laning Co	OT NEMA, OT NEMA, STORE
stitioner Banasal Dis	shoules	
ititioner's Attorney	Reviewe	Man 1971 1
Holler & Heller 1914 Woodles Avenu		Zoning Advisory Committee

	DATE NOV. 27, 1973 ACCOUNT 01-662
	AMOUNT \$50,00
•	Jee & Go. 101 E. 33rd Street Baltimore, Md. 21215 Petition for Replagationtion for J. Robert Bets
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING	700 0 SENTE 26 50.0 0 Mec
County Office Building III W. Ch. superale Avenue Towner, Mayyland 2/204	
Your Patition has been received this 10t. day of 1973 15mm f	BALTIMORE CC TY MARYLAND No. 13145 OFFICE OF TOWARCE SEVENUE DIVISION MISCELLANCOUS CASH RECEIPT
S. Life DiNanea Zoning Commissioner	DATE March 13, 1971 ACCOUNT 01 662
Petiticier Both Submitted by San	WHITE - CAPHIER PINE - AGENCY YELLOW - CUSTOMER
Petitioner's Attorney Reviewed by OSE	Lee & Company 101 E. 33rd St.
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.	Baltimore, Md. 21218 Advertising and posting of property for J. Robert J. Betz #74-205-R 2586 6 7800 13 1 0 7.1 3 MM

		9									
CERTIFICATE OF POSTING	PETITION	M	<b>NPPI</b>	NG	PRO	GRI	SS	SHE	ET		
ZONING DEPARTMENT OF BALTIMORE COUNTY #74- 205-R	FUNCTION		Мор	Orig			licate		ocing	200	
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District. 11 N.  Date of Poeting. 2. 27.74  Posted for Military Handley 21200 31 1924 9 1616 2 1616  Petitioner N. Collect But.	Petition number added to outline										
Location of property: S. t. f. Cals . J. Belsex Let J. West therey ore	Denied										
Location of Signs Lyn Galil & B514 Gallasse S.L.	Granted by ZC, BA, CC, CA										
Remarks:  Posted by Mill H. Heart Date of return: 3-2-74	Reviewed by:			•	Chang	ed F!a	tline	or des	criptic	on	

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MARYLAND No.	13145
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BALTIMORE C. UNTY, MARYLAND



00 55 CAX 1 QUARLY . 0 WOODED 0 Counting Existing & Gravel Drive 4) STATE 4) Q Q N47:42:00 E 130.00 Dustless Surface ... 0.6.5.5 DESIDENCE # 8514 Calsting 38 Consests Walk -Existing Committee Gurk - Printing Water Mehr Lexisting Concrete Gurb - 550'-03'-00"W 13/32 Coursting 12 Water (Approximate Location) Existing Constate Curb BELAIR ROAD D. Q. 5.5 DESIDENCE PLAT TO ACCOMPANY ZONING PETITION DECLASSIFICATION HITH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

> BEDNADD LEE 101 E 3319 STORET BALTIMODE MADYLAND 21218

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NOTES:
ARE: OF PROPERTY: 0.27 ACRES

EXISTING USE OF PROPERTY: DESIDENCE
PROPOSED USE OF PROPERTY: OPPICES

EXISTING ZONING: D.D.S.S

PROPOSED ZONING: BL (OFFICES)

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B. D. LYNCH CO.-

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PETITION AND SITE PLAN **EVALUATION COMMENTS**  Nr. Bernard Lee 101 E. 33rd Street Baltimore, Haryland 21218

15th

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Suilding 111 W. Chesencake Avenu Touson, Maryland 21204

October

Your Petition has been received and accented for filing

Petitioner's Attorney\_ oo:B. D. Lynch Co., 8263 Harford Road (21234)

Beltimore County, Maryland Bepartment Of Jubite Borks COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Berne of Beginning ELLEWORTH M. DIVER. P. E. CHIE

October 29, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Haryland 2120b

De: Sten #30 (Stater 1273-April 1978 - Cycle YI)
Property Chern 12 Abort A Statle 6. Sets
MAS of "elstr 51, opcosts the 5/AS of Necker Ave.
Existing contart 11, 5.5
Proposed Contart 51,
No. of Aeres: 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 commention with the subject item.

Belair Hoad is a State Hoad; therefore, all increments, intersections, entrances and drainage requirements as they affect the root one under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, stemilications and approval of the State in addition to those of Balticure County.

The status of Whittlesey Avenue is unknown and not being County maintained, is assumed to be private. It is the responsibility of the Politicest to assortain and Camify rights therein, As no County roads are involved, this office has no comment.

The Retitioner must provide necessary drainage facilities (temperary or permanent) to prevent creating any malasness or damages to adjacent proporties, especially by the concentration of surface waters. Correction of any problem which may reall, that to improper grading or improper installation of drainage facily les, would be the full responsibility of the Fettitoner.

### Sediment Control:

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

Item #10 (October 1973-April 197h - Cycle V1)
Property Owner: J. Robert & Natalie G. Notz
Page 2 October 29, 1973

Public water is available to serve this property.

Very truly yours.

Diver Sizer

Public sanitary sewer is not available to serve this property.

ELISWORTH N. DIVER, F.E. Chief, Bureau of Engineering

FND: EAK: CIW:ss

M-NW Key Sheet 34 ME 24 Pos. Sheet NE 9 F Topo 71 Tax Map

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 2120



DEPARTMENT OF TRAFFIC ENGINEERING

FURRIS & CLIFFORD P.T.

WM. T. MELZER

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. Tobert Betz Southwest corner Belair Road and Whittlesey Avenue B.L. District II

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,

CRM/pk

PALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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.

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

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

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

RE: Reclassification Petition 6th Zoning Cycle Item 10

J. Robert Betz and Natalie G.

Betz - Petitioners

Mr. Bernard Lee 101 E. 33rd Street

Dear Mr. Lee:

Baltimore, Maryland 21218

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.

Mr. Bernard Lee 6th Zoning Cycle Item 10

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 potition for Beclassification is accepted for filing on the date of the enclosed filing contributes and the enclosed filing cortificate. Newver, any or corrections to petitions, descriptions, or plats, ar may have been requested by this Committee, shall be submitted to this office prior to Monday, December 17, 1973 in order to allow time formation of the enclosure of the e

Very truly yours,

JJDJr.:JD

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

Maryland Department of Transportation

State Highway Administration

Harry R. Hughes Bernard M. Evans

October 11, 1973

Mr. S. Eric Di Nenna Zoning Commissioner County Office Bldg. lewson, Maryland 21204

ATT: Kr. John J. Dillon

RE: Baltimore County
Sixth Zoning Cycle, Oct. 1973
Property Owner: J. Robert &
Matalle G. Betz
Location: N.W. /S of Belair Hoad
(Rte 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: 11 th

Dear Mr. Di Nenna:

Stopping sight distance along Belair Road at whittlesey Ave. is less than decireably due to the vertical alignment of Belair country. But liver a vertical alignment of Belair country between the state of the set of the s

The 1972 average daily traffic count on this section of Belgir road is 25,000 vehicles.

Very truly yours,

CL: JEA: AG

Charles Lee, chief Bureau of Emgineering Access Permits John & Meges By: John E. Meyers

### Baltimore County Fire Department



Towson, Maryland 21204 625-7310

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

Attention: Hr. 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

Zoning Agenda Wednesday, October 3, 1973

Gentlenen:

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 Maltimore County Standards as published by the Department of Public Sories.

( ) 2. A second nears of vehicle access is required for the site.

( ) 3. The vehicle dead-end condition shown at

AXCHEST 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 the Fire Prevention come prior to uncupancy of the fire operations.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the fire shall comply with all applicable requirements of the site shall comply with all applicable requirements of the structure of

Noted and

Planning Group
Special Inspection Division

Deputy Chief Pire Prevention Bureau

mls 4/16/73

### BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 24, 1973

Mr. S. Eric DiNenna Zoning Comm'ssioner County Office Building Towson, Maryland 21204

Z.A.C. Meeting of:

"Cycle 6"

Property Comer: 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: No. Acres:

Dear Mr. DiNerna:

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.

WNP/ml

Very truly yours, Which telent

# -BALTIMOPE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



HVB: mné

October 17, 1973

DONALD J. ROOP M.D., M.P.H.

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 Poner: J. Robert & Natalie G. Betz Location: LW/S Belair Rat., opposite SW/S Neckor Ave. Present Zening: D.R. 5.5 Proposed Zoning: B.L. No. Acres: 0.272 District: IJ

Metropolitan water is available.

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

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

WILLIAM D. FROM

S. ERIC DINENNA



November 5, 1973

Mr. S. Eric DiNenna, Zoning Commissioner Arr. S. Eric Urvenna, Zoning Co. Zoning Advisory Committee Office of Planning and Zoning Baitimore County Office Wilding Towson, Maryland 21204

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 Betair 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 Districts 11

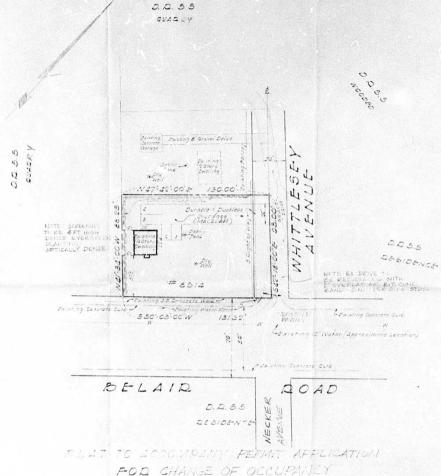
This office would have no comment to offer as to site planning factors if the property is developed as indicated on the site plan. However, if a more intensive use would be proposed, this office would reserve the right to comment.

John ZeVemble 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 494-3211 ZONING 494-3391



FOR CHANGE OF OCCUPANCY

HE ELECTION DISTORCY

BEDNADD LEE IOI E. 3219 STREET BALTIMORE MARYLAND SISIE

BALTIMOES COUNTY MARYLAND

0.0.16 22.5.5 00/6 0016

LOCATION CGALE / 1000' EONING MAP 4-C

NOTES AREA OF PROPERTY : 0.97 ACRES EXISTING USE OF PROPERTY : DESIDENCE PACPOSES LIBE OF PACPEDTY: OFFICES EXISTING ECNING: D.D.S.S. FROFOSSO BONING BL. (OFFICES)

PADKING DEGUIDES: | SPACE / 300 P PLOOD SPACE 80 X 8 B 1 48 F 1 300 1 145 SPACES PDC WDED: 4 SPACES (180 P)

PERMIT - COMP. ELDG. APPL. #1301-74

PLANS APPROVED OFFICE OF PLANNING & ZONING DATE 5 29-75

74-205-R

B. D. LYNCH CO.

8203 HARPORD ROAD BALTIMORE MARYLAND - 21234

Constant 184 a lat - 0 A TE: 0.28.78 SCALE: 17.30