TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

9

FOR FILING

RECEIVED

I, or we, MONAS. G. ATLL et al. ...... legal owner... of the property situate in Bali County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning staf s of the herein described property be re-classified, pursuan ning Law of Baltimore County, from an ... BURAL DEFEND BARYING

See attached description

87. \_\_\_\_\_

. A Q.

Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above re-cl posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

Address P.O. Box 770 Christian St Cloix V.2 00820

er of Baltimore County, this \_\_\_\_15th\_ ..., 197 \_3, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning OCI Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore day of April 194 at 2100 o'clock

Feri la Mensa

10:00A 4/3/75 15th

RE: PETITION FOR RECLASSIFICATION

: BEFORE THE COUNTY POARD OF APPEALS FOR BALTIMORE COUNTY

THOMAS C. HILL, ET UX, Petitioners : Case No. 74-224-1

MEMORANDUM OPINION AND ORDER

This proceeding involves a request for reclassification of a parcel of land presently zoned as R.D.P. (RURAL: DEFERRED-PLANNING) under the Baltimore County Zoning Regulations, Section 1A00, et seq. Section 1A00.2.b. provides

"b. That landclassified as R.D.P. shall not be reclassified (rezoned) That landclassitied as in our institution will such time as the documents as hereinabova noted have been officially changed or replaced in kind and thereby thus indicate possible appropriateness of reclassification under the criteria hereinabefore stated;".

The "documents as hereinabove noted" are inventoried in Section 1A00.2.a. and each requires formal enactment by adoptive ordinorice of the County Council for ore County; and each must contain provision for the adequacy and availability of public sewerage and water-supply systems for the proper / within the period of six years next following a consideration of the request for reclassification. The

- The Capital Budget and Five-Year Capital Program of Baltimore County (see The Baltimore County Charter, Section 706, and Sections 22-12 and 22-13 of the Baltimore County Code); and,
- The Boltimer County Comprehensive Water and Sewerage Plan, adopted pursuant to Section 38°C of Article 43, Annotated Code of Moryland, as amended (see Resolution No. 20, 1973 of the County Council for Boltimore County Resolution No. 1– 74, and Resolution No. 4–74 of said Council).

The Petitioner concedes that there has been no change in the area to affect the R.D.P. zoning established by the 1971 Comprehensive Zoning ... ap. He would if permitted to cantinue with his case seek to establish the occurrence of "error" in orehensive zoning of his property to demand reclassification

Our ground for denial of his Petition is legally, as distinguished from factually, oriented and results in his being denied in this proceeding the apportunity to proceed on the

The Petitioner concedes that none of the requisite "drouments" containing the specified information pertinent to his property have been enacted by the County Council for Baltimore County. The contention is made that the material which he introduced is tantamount to the "consistent indication" required to be found in those ts." A review of that material is unnecessary for our purpose; it is sufficien to note that for the purpose of our limited consideration here we will hypothicate the view that it is sufficient to satisfy the protein requirements of Section 1A00.2.a.

The questions presented are these posed. First, does any assemblage of ninisterial and/or administrative documentation fulfill the requirements of Section 1A00.2.a. of the Regulations absent adoption thereof by the County Council for Baltimore County? We hold that no such ministerial and/or administrative action can standing alone satisfy the requirements of Section 1A00.2.a. and that unless and until adoption of an amendment to any program or plan by formal resolution or ordinance by the County Council for Paltimore County occurs, to amendment thereto can as a matter of law occur. We therefore hold that the requirements of Section IA00.2.a. have not and cannot be satisfied by the Petitioner in this case.

The sequential question arises as to whether the Petitioner, conceding as he "error" is his sale basisfor reclassification, is entitled to a full hearing on the merits of his case in the face of the prohibition against reclassification mandated by Section 1A00.2.b. lacking the "documents' therein required. We hold that as a matter of law we cannot grant any reclassification of the Petitioner's property against the prohibition in Section 1A00.2.b absent the "documents" as therein and in Section 1A00.2.a required no matter the merits of his case on the issue of "error," and decline to proceed with a full hearing thereon.

Therefore, it is, this 10th day of June, 1976, by the County Board of Appeals for Baltimore County, CRDERED that the Petition herein be and it is hereby

- 3 -

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

> COUNTY BOARD OF APPEALS CF BALTIMORE COUNTY

Valter A. Reifer, Jr., Chai

H WATMED & ASSOCIATES INC.

DESCRIPTION FOR CONTINUE PROLASSIFICATION CONTINUED

- (10) South 74° 00' East 179,00 feet (11) South 86° 45' East 43.00 feet
- (12) North 77° 30' East 66.00 feet
- (13) North 24° 00' East 179.00 feet
- (14) North 44° 15' East 145.00 feet (15) North 76° 10' East 90.00 feet
- (16) South 87° 30' East 80.00 feet
- (17) North 66° 15' East 62.00 feet (18) North 38° 20' East 120.00 feet
- (19) North 21° 20' East 88.00 feet
- (20) North 62.00 feet
- (21) North 120 10 West 126.00 feet (22) North 56° 10' West 81.00 feet
- (25) North 79° 00' West 97.00 feet
- (~4) North 70° 10' West 85.00 feet (25) North 87° 35' West 199.00 feet
- (26) South 57° 35' West 56.00 feet
- (27) South 09° 50' Wast 100.00 feet (28) South 81° 40' West 70.00 feet
- (29) South 62° 40' West 110.00 feet
- (30) North 64° 15' West 57.00 feet
- (31) North 48° 20' West 183.00 feet
- (32) North 55° 30' West 85.00 feet (33) North 45° 00' West 108.00 feet
- (34) North 78° 15' West 47.00 feet
- (35) South 530 30' West 105.00 feet (36) West 31.00 feet
- (56) West 51.00 feet
  (37) North 28° 53' West 60.79 feet, to intersect a line drawn North
  77° 03' 20" East from the southeast corner of lot No. 556 as shown on the Plat of
  Second Addition to Plat No. 2, Bowleve Guarters, which Plat is recorded among the Land
  Records of Baltimore County in Plat Book No. 10, 7010 64, thence reversing said line
  and binding thereon, South 77° 03' 20" west 28.00 feet to Minter on the contier line of
  of Lot No. 55% in Lattum 77° 03' 20" west 546.07 feet to Intersect a line drawn parallel
  with and 5.00 feet southwesterly from the second line of the second parallel
  in a deed dated October 2, 1948 and recorded among the Land Records of Baltimore County
  in Liber G.L.B. No. 1597, Pollo 455 and conveyed by Devige Quarter Do., to Gerald K.
  Reller and wife, said line so drawn being the santermont tide of Santea Sand, 20 Feet
  wide; and thence binding on the autenmont side of Santea Sand, 20 Feet
  wide; and thence binding on the santermont side of Santea Sand, 20 Feet

H. MALMUL & ASSOCIATES, INC.

DESCRIPTION FOR ZONING RECLASSIFICATION CONTINUES

following courses and distances, namely:

- (1) South 55° 47' East 165.64 feet, parallel to the aforementioned second line of the Heller property
- (2) South 02° 16' West 130.00 feet
- (3) South 35° 30' West 150.00 feet
- (4) South 58° 34' 45" West 150.00 to the place

Containing 29.45 acres of land, more or less

All courses and distances in the above descriptions are referred to the true meridian as adopted by the Baltimore County Metropolitan District.



H. MALMUD & ASSOCIATES INC.

6615 MEADOW HEIGHTS ROAD

DESCRIPTION FOR ZONING RECLASSIFICATION PROM R.D.P. ZONING TO D.H. 10.5 ZONING

Beginning for parcel No. 1 at a point on the southeast side of New Nection Road, 30 feet wide, and at the beginning of the parcel of land conveyed by Robert M. Thomas, "Fustee to Thomas C. Hill and Bessels A. Hill, his wife, by deed dated December 28, 1959 and recorded among the Land Records of Baltimore County in Liber 5649 Follo 468, and running thence reversely on the last line of the aforementioned convey.ance to Thomas C. Hill and wife, South 260 05; 50° Bast 197.61 feet to the end of the third line of the Aforementioned conveyance; thomes binding in part at the northeasterly extensis of said third line, and in 10. The conveyance is thought the said of the third line, and in 10. The said line of the Aforement line of the westermost side of Seneca Road, 30 feet wide; thence binding on the westermost side of Seneca Road, 30 following courses and distances, namely:

- (1) South 33° 47' East 168.36 feet
- (2) South 020 16' West 111.28 feet
- (3) South 35° 30' West 134.93 feet

(4) South 95 34 (4) "Neet 96,50 feet, to the northeast side of Seneca Road, 30 feet wide, also known as Stone Road; thence binding on the northeast side of last said Road, North 520 05; 30° West 470.08 feet to the southeast side of New Section Road; and thence binding on the southeast side of New Section Road the three (3) following courses and distances, nuasely:

- (1) North 66° 37' 50" East 154.10 feet
- (2) North 40° 41' 40" Past 433.08 feet
- (3) North 61° 54' 10" East 544.26 feet, to the place of beginning.

- (1) South 57° 40' East 83.00 feet
- (2) North 75° 10' East 122.00 feet
- (3) South 48° 40' East 140.00 feet
- (4) North 77° 20' East 252.00 feet (5) South 45° 00' East 75.00 feet
- (6) South 58° 50' East 104.00 feet
- (7) North 220 45' Mast 127.00 feet
- (8) North 43° 50' East 105.00 feet

(9) North 74° 15' East 149.00 feet

ANSOCIATE

May 28, 1976

Mrs. Edith T. Eisenhart Administrative Secretary County Board of Appeals Room 21s, Court House Towson, Maryland 21204

Case No. 74-22-P

Dear Mrs. Eisenhart,

Please strike my appearance as attorney for

the Protestants in the above captioned case.

Thank you.

John J. Bishop, Jr.

J.TR/sh

cc: Mr. Milton A. Rahbein, Bowley's Quarters Imp. Assn., Inc.

3. LSPin

AREA CODE 30 623-6301

Thomas C. Hill, Et Ux My File 2987

Ged 6/1/76

Sincerely yours.

In Re: Preserty of Thomas C. Hill et al .

Dear Mr. DiNema,

Please be advised that I am herewith filing a potition for
reclassification of the subject property exact by Mr. and Mrs. Themas C. Hill;
and under an option agreement the scattest purchasers are Mr. Charles Flags et al.

In support of the Potition , I wish to site the following changes and reasons which constitute error in the resing map accepted on March 24 , 1971.

l. The Map as adopted designated the property as \* RURAL To respectfully submit that the property consists of 3771,79 feet of water front on the Sensen Greek near its conjunction with the Chesapeake Sey. The use of the property as 'Rural' is consmissed writerable, The lead's topography, leading, attributes, assention, and good planning indicate that the classification of \* R.D.P., \* In set the correct man.

2. The peninsula or Parcel # 2, as shown on the attached Plats has a now temperaphy and the full and dike work result in lead unsuitable for agriculture. It must be pointed out that before full and dike work mus does, the land was waft for any agriculture use.

The map fulled to recognize that the surrounding area is residently both for personant and summer house and the area is suitable for this entry. The land is ideal for its requested use.

The map did not take into consideration that the land has but one use and that use it can fullfull ideally, and ofth maximum efficiency.

3. The map did mbt take into consideration the size , shape ; topography and location of the property.

4. Use of the property under its present seneing is impossible,

5. The men-development of the property is not to the best interest to the County, the area in which it lies, to the savirement, and most importantly to the credients of the area. The general and specific advantages for development is destructed and obvious

The change in classification of the subject property will supplement and increase the economic value and viability of the surrounting areas.

The proposed development of the subject property as indicated by the attached Plat would clear up a void and a gap in the otherwise representative surroundings.

As all required factors have been not or anticipated we respectfully
request that the classification be changed to \* D.R. 10.5 \* .

 a. And for other and sufficient reasons to be shown at the
hearing hereof relating begin to error and change

Respectfully submitted

George Rokes George Rokes

for Thomas C. Hill et al.

GR: JL

JOHN J. BISHOP, JR. TOWBON MARYLAND BLOCK

AREA CODE SO!

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

Re: Thomas C. Hill, et ux File No. 74-224-8 My File #2987

Gentlemen:

This will confirs that this office represents Mr. Micholas J. Elbertini, Mr. Paul Fortier, Mr. Gabriel Jorio, Mr. John Stricklin and Mrs. Lorraine Whitney, etal, protestants in the above captioned case.

Singerely yours.

JOHN J. BISHOP, JR.

APRIL 11, 1974 BALTIMORE . MD.

should be granted

should be and the same is

Zoning Commissioner of Baltimore County

MR. S. ERIC DINENNA ZONING COMMISSIONER EALTIMORE COUNTY TOWSON , MD.

TH RE . APPEAL ON ORDER OF COMMISSIONER

Pursuant to the advertisement, posting of property, and public hearing on the above petition and

the above Reclassification should be had; and it further appearing that by reason of.....

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of failure to show error in the original zoning map or

April 197 4 that the showe Reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and

the same is hereby reclassified; from a \_\_\_\_\_\_zone to a \_\_\_\_\_

stantial changes in the character of the neighborhood, ...

..... 197 ... that the herein described property or area should be and

it appearing that by reason of.....

zone, and/or a Special Exception for a

FILING

ORDER RECEIVED FOR

granted, from and after the date of this order.

Please enter an appeal on Behalf of Petitioners from the order of the 2001BG COMMISSIONER, order dated April 9, 1974, damying the reclassification from R.D.P. to D. R. 10.5 . Please enter this APPRAL to the Baltimere County BOARD OF APPEALS.

The subject preperty is:

### Germer of New Section and Seneca Rds, 15th District , Thomas C. Hill et ur- Fritioners,
NO. 74-224-H ( Item No. 5 )

Very Truly Yours Storge of this

GR:of attachments - check cc: C.Flege T.C.HJLL etal.

No. 14729 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

District

Thomas C. Hill, et ux - Petitioners

DATE April 18, 1974 ACCOUNT 01-162 AMOUNT \$85.00

DISTRIBUTION
WHITE - ASHIER FINA - AGENCY VELLOW - CUSTOMER
Mr. George W. Rokes Mr. George W. Rokes
Cost of Filing of an Appeal and Posting of Property on
Case No. 74-224-R
NE/corner of New Section and Seneca Roads - 15th

- APR 15 '74 AM -ZONING DEPARTMENT April 9, 1974

Mr. George W. Rokes 2203 Mayfield Avenue Baltimore, Maryland 21213

RE: Petition for Reclassification NE/corner of New Section and Seneca Roads - 15th District Thomas C. Hill, et ux -NO. 74-224-R (Item No. 5)

Dear Mr. Rokes

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

> Very truly vours, 15/

S. ERIC DI NENNA Zoning Commissioner

SED/art

cc: Mr. Nicholas J. Libertini 659 New Section Road Baltimore, Maryland 21220

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

AUG 1 3 1976

BALTIMORE COUNTY OFFICE OF PLANNING F ZONING Sth Zoning Cycle

Your Petilion has been received and accepted for filing

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

Petitioner's Attorney

OC: H. Malmed & Associates, Inc.

SEIS Headow Heights Road, Randalistown, Md. 2113 Joning Advisory Committee

COUNTY OFFICE BLD 111 W. Chrospothy Av elle

MASON LAS

PERMITTINGS SEALTH OF PARTMEN PROTECT PLANTING BUILDING DEPARTMEN

Mr. George Rokos, Agent 2203 'Aayfield Avenua Baltimore, Maryland 2)213

RE: Reclassification Petition Item 5 - 6th Zoning Cycle Thomas C. Hill, et al

Dear Mr. Rokos:

The Zoning Advisory Committee has reviewed The Zoning advisory Committee has reviewed the plans submitted with the above referenced potition 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 ray have a bearing on this case. The Director of Planning may file a written report with Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the east side of New Section Road, on the north side of Seneca Road, in the 15th District of Baltimore County.

This petition for Reclassification from RD to DR 10.5 is contained in two (2) parcels. The first parcel contains 12.63 acres of land and is proposed to be developed with 34 individual lots typically laid out, 80 feet wide by 130 feet deep, complete with an open space area.

This proposed development is directly adjacent to existing dwellings that are in excellent condition that front on Seneca Road

Mr. George Rokos, Agent Re: Item 5 - 6th Zoning Cycle November 19, 1973

and New Section Road.

Curb and gutters do not currently exist in

- 2 -

Parcel No. 2 contains 29.45 acres of land Parcel No. 2 contains 29.45 acres of land and is proposed to be developed with a combination town property of the combination of the combination of the combination town courses and garden apartments on the remaining area. The overall density will consist of 343 dwelling units, as compared with a permitted density of 441 dwelling units.

The petitioner is also proposing to have pier areas, presumably for the conveneience of the tenants of this area. Should this not be the case, a Special Exception for a marina will be required.

The petitioner is advised that pursuant to Section 1A00.2, a Reclassification from an RDP zone to any other zone must comply with the provisions of this subsection.

The petitioner is advised that pursuant to Section 1A00.2, a Reclassification from an RDP zone to any other zone must comply with the provisions of this subsection.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificat. for filing on the date of the enclosed filing cortific However, any revisions or corrections to petitions, descriptions, or plars, as may have been requested by this Commit ., shall be submitted to this office prior to Monday, becember 17, 1973 in order to allow time for final Committee review and advertis-ing. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the

Mr. George Rokos, Agent Re: 1cem 5 - 6th Zoning Cycle November 19, 1973

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.

- 3 -

Very truly yours, John J. DILLON, JR., Chairman Zoning Advisory Committee

JJDJr.:JD

Enclosure

cc: H. Malmud & Associates, Inc. 8815 Meadow Heights Road Randallstown, Md. 21133

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

FUGENE J. CLIFFORD P.E. WM. T. MELZER

October 24, 1973

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

Item 5 - October 1973 to April 1974 - Cycle Zoning Vi Proparty Owner: Thomas C, and Bessie R, Hill Northeast corner of New Section and Seneca Roads 0,R, 10,5

Dear Mr. DiNenna

The subject petition can be expected to increase the trip density from 420 trips to 4200 trips per day. Neither the local road system near the tract nor Bowleys Quarters and Carroll Island Roads can handle this density.

Very truly yours,

C. Richard Moore

## Baltimore County, Maryland Bepartment Of Bublic Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204 October 31, 1973

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

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

> Re: Item #5 (October 1973-April 1974 - Cycle VI) Property Owner: Thomas C. Hill et al Southeast side of New Section Road Existing Zoning: R.D.P.
> Proposed Zoning: D.R. 10.7
> No. of Acres: Parcel 1 - 12.63, Parcel 2 - 29.45
> District: 15th

Dear Mr. DiNenna

The Allowing 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.

Access to the proposed development is via New Section Road, Bowleys Quarters Road, Carroll Island Road to Eastern Avenue.

At present from White Pine Road at Bowloys Quarters Road to this site (approximately h miles) alternate traffic routes are unavailable.

With continued development from the mainland out, a public road network providing alternate routes should be realized reducing the hazards attendant on an area with but one traffic artery.

Improvement commensurate with the forting of the size would be required for many Section Road and Senoca Road in commentium with any development of this exist, provements and size and carried or budgeted for the 5 miles of existing road between this size and Carriel Laland Road. Improvements of Swalays Quarters Road would be expected to occur in conjunction with orderly development from the mainland out. Should it be determined that this or other often are to be developed correlately on the peninsula consideration must be given to the possible need for capital improvements to existing Bowleys Quarters Road as well as to the need for an alternate route.

It should be noticed that approximately one mile of public highway between this site and thite Pine Road is below elevation 10, and is therefore subject to an excessive flood heared. Through one area, Routey Custers Road is as low as elevation 35 feet, subject to tidal immunitum at approximately a 1 year frequency.

Item #5 (October 1973-April 1974 - Cycle VI) Property Owner: Thomas G. Hill et al Page 2 October 31, 1973

### Storm Drains:

The majority of this site lies in a flood prone area, all land areas below elevation 10, Baltionse County Batus, have been determined to be subject to exceeding flood hazard and all private improvements restricted therefrom or complete in accordance with Section 202.0 of the Baltimory Bullding Code.

Public or private roads and parking should be at or above election 8.7 feet with land below this elevation reserved for tide water management.

Extensive filling would be required.

A large portion of the area proposed for development is shown to lie below mean high tide on the Baltimore County Area Photogrammetric Map NS :-1. Private title to such area as claimed will have to be substantiated under State Law. In addition, permits or licenses would be required from the State Department of Natural Resource: to fill and reclaim the wetland areas of the site presented.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent resting any miscances or desages 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.

Public facilities are not available to this site. A public system has been planned for the area. Design is being instituted which should provide sewers in Bowleys Quarters Road at New Section Road in a 6 to 10 year time frame.

This site and it: vicinity will require an additional pumping station to lift good to the sewer proceed in Bwileys Quarters load. The system being designed has been dereloped for a population density of 20 persons par ser (DE 5.5). The distribution of this population at higher and lower densities within each of the sewer service areas is a function of Planning and Zoning.

A sewage treatment plant is proposed on the plan submitted with discharge to Senses break. This proposed would require approve by the Other Santage to the Senses break. This proposal would require approve by the Other Santage Tentheer of the Netropolitan District, the State Health Department, the Saltimore County Demolit. Any trestenct plant designed for an area such as this must be Tood proofed to elevation 10 to be free free access Took hearts. Due to the Jore Jewalton to the Senses Senses Senses the Senses Sense one to the low elementations of the site extensive litting would be necessary as well as a craime lift datains between the development and the treatment plant. The location proposed for the treatment plant is not mressarily the best available within the proposed drevelopment, being located within an estuary of Senses Creek which would be expected to have a poorer exchange of freen and tidal water than Senses Creek itself.

Item #5 (October 1973-April 1974 - Cycle VI) Property Cymer: Thomas C. Hill et a Page 3 October 31, 1973

Public vater is available in New Section Road and Seneca Road. While adequate water for demostic service should be available to this area, concer. with the dependebility of this service, especially in connection with fire hazards does exist. The Bouleys Cuarters area, due to the state of existing development, is correctly a single arterial main without direculation or alternate routing possibilities. With continued development from the azinland out a water net will develop increasing the dependability of the public system for both demestic supply and fire protection. At present, development proposals should include relegate Locations for the drafting of tide water by the Fire Department for fire protection.

Dogundo Dine

END:EAN: CMK: ss

WILLIAM D. FROMM

ONING COMMISSIONE



November 2, 1973

Mr. S. Eric Di Nerma, Zonina Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towner Maryland 21204

Dear Mr. Di Nenna

Comments on Item #5, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Thomas C. and Bessie R. Hill Location: Northeast corner of New Section and Seneca Roads Present Zoning: R.D.P. Proposed Zoning: D.R.10.5 District: 15 No. Acres: 42.08

If the reclassification of the property is granted, 'he developer will be required to comply with Section 504 of the Zoning Regulations (Comprehensive Manual of Development Policies).

Very truly yours, John X Wimbley John L. Wimbley

Planning Specialist II

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

AREA CODE 301 PL .NNING 404-32-11 ZONING 484-3351

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

November 30, 1973

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

Comments on Item 5 Reclassification. Zoning Advisory Committee Meeting, are as follows:

Property Owner Foomas C. and Bassic R. Hill P.operty Location NR Ger. New Section and Senega Rds. Present Zoning: R.D.P. Proposed Zoning: D.R. 10.5 No. Acres: 42.98 District: 13

Metropolitan water and saver must be extended to the site. This area has a history of failing septic systems.

Air Pollution Connents: The building or buildings on this site may be subject to a pursit to construct and a permit to operate any and all fuel burning and processing equipment. Additional in-formation may be obtained from the Division of Air Pollution and Industrial Hygione, Baltimore County Department of Health.

Vater Resources Administration Coppens: If lubrication work and oil changes are performed at this location, revised plans must be subritted showing method providing for the climination of waste oil is accordance with Water Resources Admin. requirements.

Very truly yours,

Thomas M. Dala

Thomas N. Devliu, Director BUREAU OF ENVIRONMENTAL SERVICES

HVRION

cc: W.L. Phillips

Maltimore County Depretment of Bublic Borks COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

ALBERT B. KALTENBACH, P.E.

Thomas Held

Mr. W. NcLean Bingley, Chief Division of Water & Sewerage Environmental Health Administration 610 N. Howard Street Paltimore, Maryland 21201

Mr. George W. Rokos has discussed with us the possibility of developing a tract of land known as the Hill property at Senece Peint on Senether the Senether Senether

This area is included in our Comprehensive Water and Sewerage Plan for construction in the five to ten year period and no change has been proposed in the 1973 revision for which we have had a public hear-ing.

We have just received a report prepared by a consulting engineer for the sewering of the Bowleys Quarters Peninsula which would include this are. From this report to will be developing a program for con-struction as mentioned throughout the peninsula, and the status for con-struction as mentioned when you would probably foliow the five to ten year

A treatment plant on this particular property, therefore, would be a temporary plant which would eventually be eliminated with the sewage being pumped back to our existing system which conveys sewage to Back River treatment plant.

If the State Health Department would permit the installation of a temporary treatment plant on this site, the County would be willing to go through the procedure of amending the corprehensive plan and would operate the plant.

We would appreciate hearing from you, therefore, as to whether it would appear that a treatment plant could be built which would comply with the requirements of the State Health Department.

Very truly yours, Albert B. Kaltenbach, P.E.
Director of Public Works

ABK:clk

cc: G. W. Rokos Mr. J. Dillon Jr.

on Men Section.

Posted by Merl H. Hess

PETITION	M	MAPPING			<b>PROGRESS</b>			SHEET		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted onap										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [7]	guss	È			ed Pla		or des	cripti	on	Yes
Previous case:	7		7	dap é						No

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building III W. Chesapeake Avenu Towson, Maryland 21204

Your Petition has been received \* this 23 al

Thyust 1873. Item

Thos. C Hill chy Submitted by

Rokos Reviewed by

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

· aggeal. CERTIFICATE OF POSTING 124-224-R ZONING DEPARTMENT OF BALTIMORE COUNTY District. 15 N Date of Posting 4-25-74 Petitioner Thomas C. Hill Location of property: ME. 16ax of Messe Section of Senera Rosela Location of Signs I Signs Tool on A Some Rd ! Ports

Date of return 5 - 1 - 74

PETITEDN FOR RECLASSI From RDP, to DR. 10.

Consistency Late over or late, more or late, more or late, more or late, and the late of late, and post of late, and late, and post of late, and late, and post of late, and late, and

trict.

Being the property of Thomas C.
Hill and Bessle R. Hill, as shown or
plat plan filed with the Zoning Denational. Hearing Date: Monday, April 1974 at 1:60 P.M. Public Rearing Room 164, County Office Building, 111 W. Chesapeake Avenue, Tourism, Md. By order of S. ERIC DINENNA, Zoning Cummissioner of Baltimer Custaly CERTIFICATE OF PUBLICATION

TOWSON, MD. Barch 15 19.74 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 invesch at one time necessive smeks before the lat day of Arril 19.74, the first publication appearing on the 14th day of March THE JEFFERSONIAN,

L. Leank Streeten Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION 15th DISTRICT

ZONING: From R.D.P to D.R. 10.5 Zone. LOCATION: Northeast corner of New Section and Service Roads PU. 'IC HAARING: Room 10 Count, Office Building, 111 W Chesapes e Avenue, Towser Maryland.

The Zonng Commissioner of Baltimore Count, by authority of the Zoning Act an Regulations of Baltimore County will hold a public hears 7:

(1) South 33° 47° East 168.35 feet (2) South 92° 16° West 111.28 feet (3) South 35° 30' West 134.93 feet

63 - South as 2 30 West 134-32 et 41 South 36 27 4 37 West 565.30 feet, to the northeast side of Senecas Rod, 30 feet wide, also known as Stone Road; thence binding on the sortheast side of last said Road. North 22 07 32 are last said Road. Southeast she last said said said said said said said of New Section Road on the three 33 following courses and distances, causing.

(2) North 40° 41' 40' East 433.08 feet DAT: March 27, 1971, ACCOUNT 01-662 3216 Eastern Ave. Baltimore, Md. 21221;

333 force for the state of the

4)74-224.K

Date of Posting 3-14-74

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Townen, Maryland

sted for Historia Monday open to 1974 @ 1'00 CM

ration of Signes I desire Booked on New Section 2 Posted no

cation of property: NE/Core of Muse

Must H. Here

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., March 14

THIS IS TO CERTIFY, that the annexed advertisement was published in THL OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., 1 the 1:t \_\_day of\_\_April \_\_\_\_19\_74\_, the publication appearing on the <u>lith</u> day of March THE OBSERVER

Advertising Mgr

BALTIMORE COUNTY, MARYLAND FFICE OF FINANCE - REVENUE DIVISION

BALTIMORE COUNTY, MARYLAND OFFICE OF FINAT REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 12795

AMGUNT \$230.29

DISTRIBUTION PINK - AGENCY

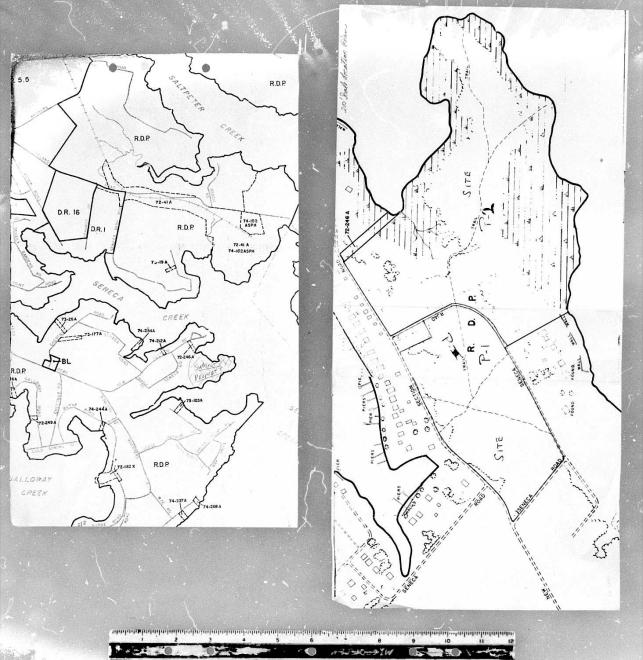
Advertising and posting of property for Thomas B. Hill

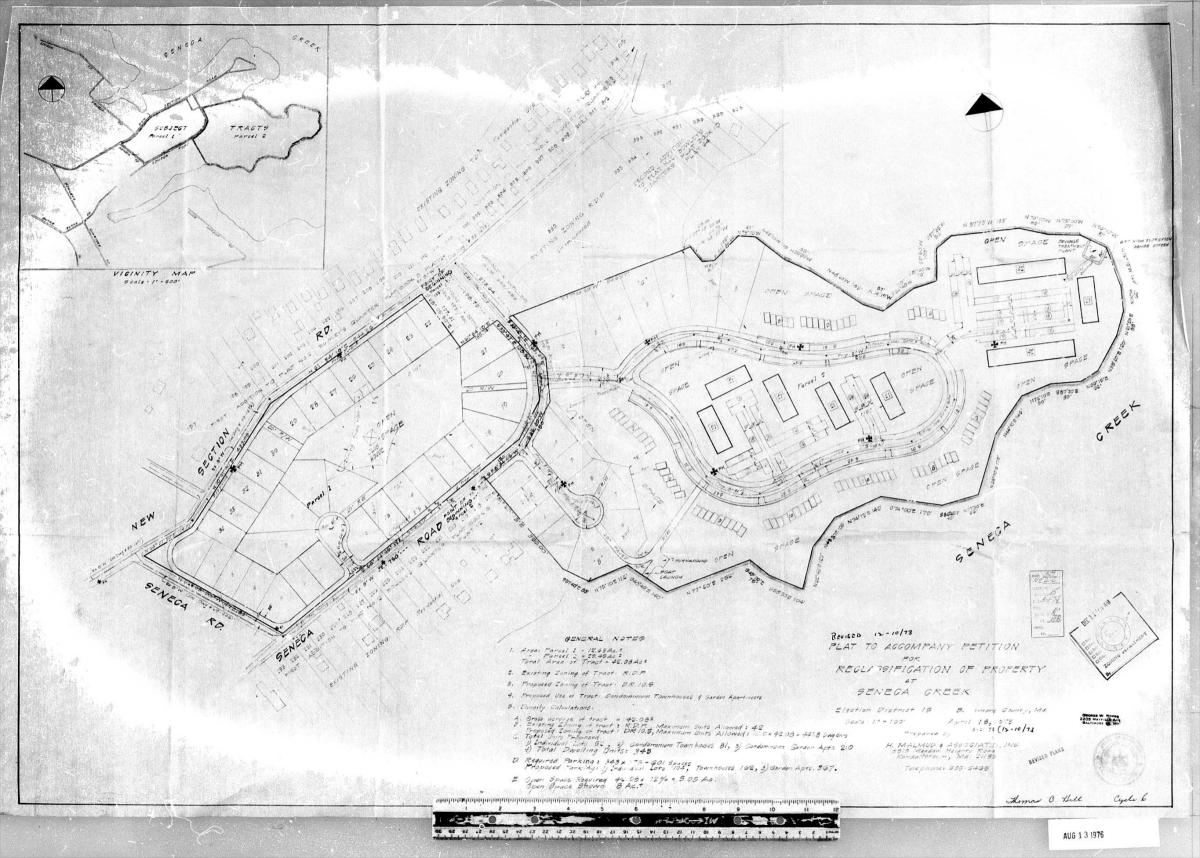
NOV. 29, 1973 ACCOUNT 01-662 AMOUNT 250.00

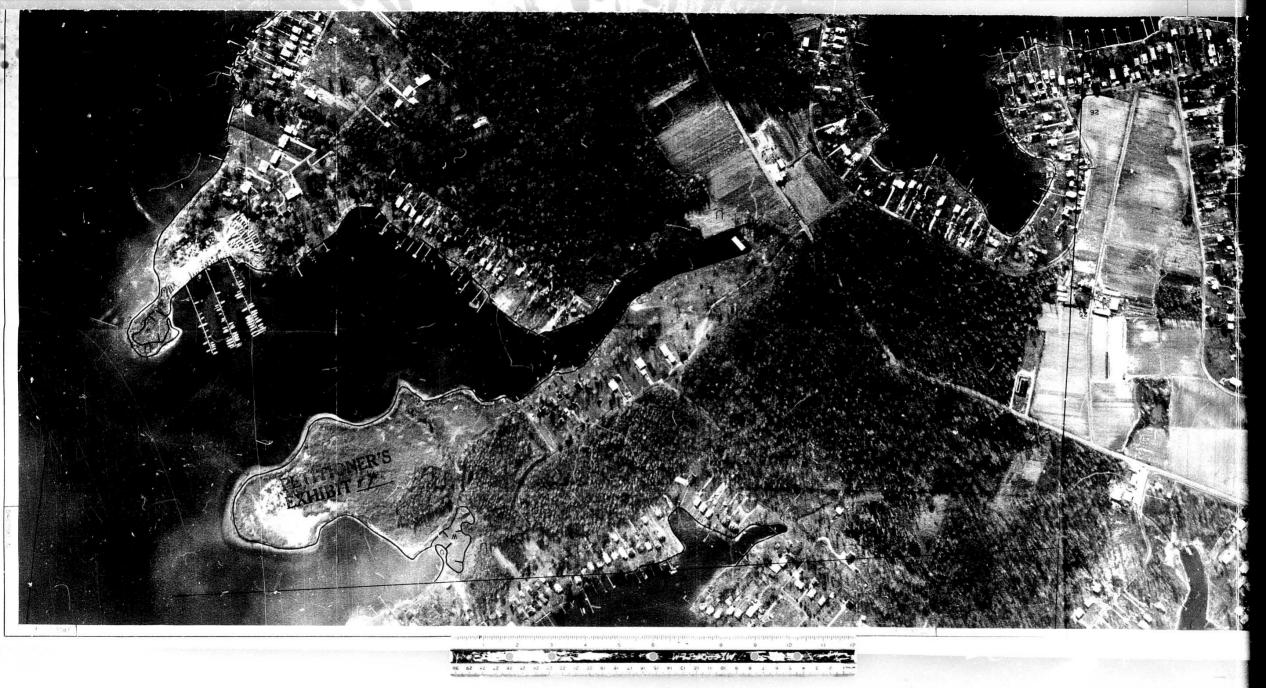
PINK - AGENCY WHITE - CASHIER

Thomas C. Hill P.O. Box 770

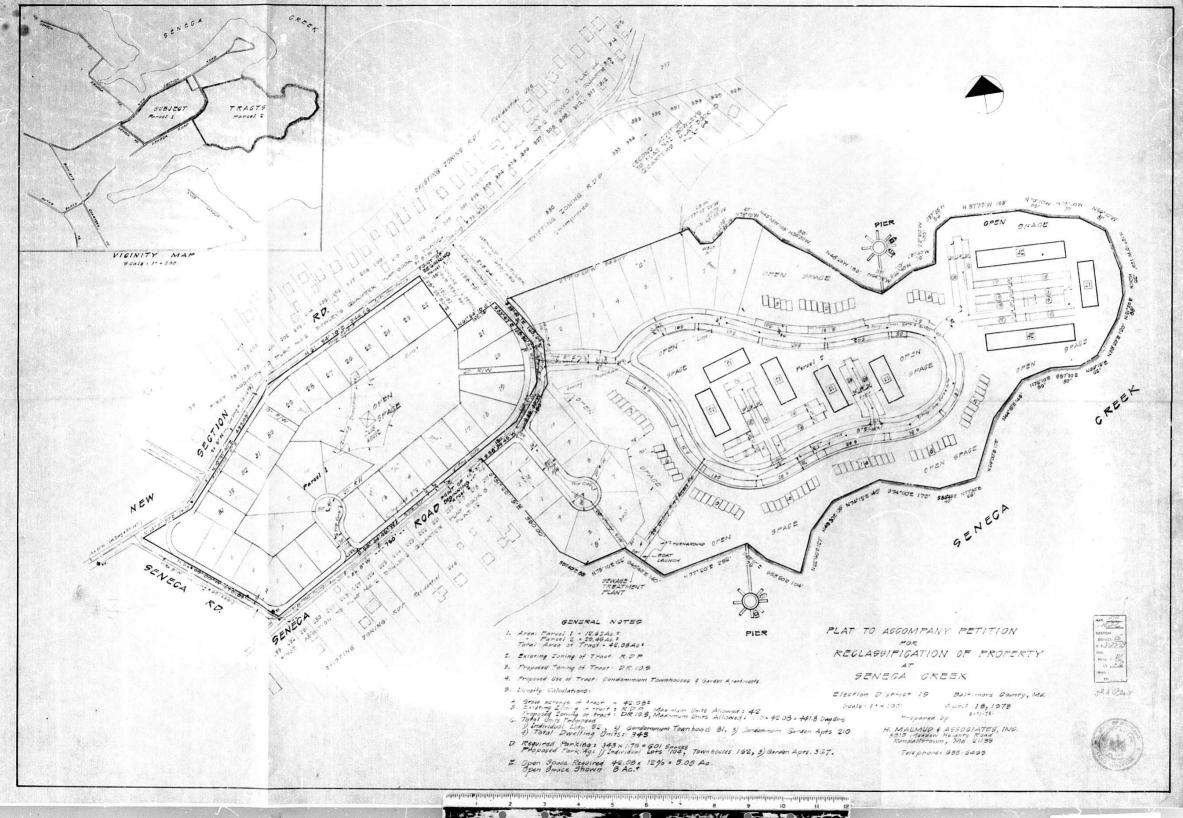
Six Christiansted, St. Srain: Croix, V.L 00820 Petition for Repleasification













Explained LARS