

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of error in the original zoning map, substantial changes in the character of the neighborhood, and the health, safety, and general welfare of the community not being adversely affected,

the above Reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of January, 1975, that the herein described property or area should be and the same is hereby reclassified from a B.L., C.N.S., & M.L., -L.M. Zones to a B.M. Zone, 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.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE "AF" and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1975, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

April 29, 1974

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

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

Re: Item #18 (Cycle VII - April to October 1974)
Property Owner: Marvin Goldberg
S/W corner of York and Cockeysville Roads
Existing Zoning: B.L. & M.L.
Proposed Zoning: B.M.
No. of Acres: 0.636 District: 8th

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.

General:

York Road is a State Road; therefore, all improvements, intersections, entrances and drainage improvements as they affect the road come 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 subject property is situated within the boundary of the Baltimore County Metropolitan District and is included within the limits of the Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973.

Highways:

Cockeysville Road is an existing public road which is proposed to be improved as a 12-foot closed roadway section within a 52-foot right-of-way. The proposed highway improvements have been reduced to a minimum width; however, this property will be affected to the extent that existing buildings will require modification. The plan should be revised to show the proposed highway improvements and any further development of this property must conform accordingly. Further information and details in this regard may be obtained from this office. Highway right-of-way and reversible slope easements will be required in connection with any application for grading or building permits.

The entrance to the parking lot is subject to approval by the Department of Traffic Engineering and must be constructed in accordance with Baltimore County Standards.

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

Item #18 (Cycle VII - April to October 1974)
Property Owner: Marvin Goldberg
Page 2
April 29, 1974

Storm Drains

The Developer 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 installation of drainage facilities, would be the full responsibility of the Developer.

Sediment Control

A grading plan and/or a sediment control plan will be required for review and approval prior to issuance of any grading or building permits.

Water

Public water mains exist in York Road and Cockeysville Road adjacent to this property.

Sanitary Sewers

Public sanitary sewerage is not available to serve this property at this time. This office is currently preparing plans for construction of sanitary sewers that would serve this property under Job Order 1-24-61, known as Cockeysville Sewers. However, ultimate construction of this system is contingent upon many factors, and no scheduling is possible at this time.

Recent restrictions imposed by the Maryland State Department of Health on increased sewage flows contributing to the Jones Falls sewerage system prohibit connections to the proposed sewers until the Long Quarter Pumping Station and diversion is completed.

If construction of the total sewerage system proves to be unfeasible, the Developer of this property could enter into a Public Works Agreement and the portion of the sewerage system required to serve this property could be constructed upon acquisition of all necessary easements.

Very truly yours,

ELLISWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENR:RMD:SS

cc: J. Trencher
S. Bellostori

V-SE Key Sheet
68 to 6 Top Sheet
NW 17 B Topo

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

Frank Nowell, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 18 - 7th Cycle
Marvin Goldberg - Petitioner

Dear Mr. Nowell:

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 of the property. 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 at the intersection of the southwest side of York Road and the south side of Cockeysville Road, in the 8th Election District of Baltimore County. It is presently improved by a motorcycle sales and service operation, barber shop and beauty shop, and a one-story block furniture repair shop. To the northwest and opposite the site across Cockeysville Road is an existing Gulf automotive service station and a sandwich shop. To the south and adjacent to the subject site is the Village Inn, a tavern and restaurant. Opposite the site and along York Road are various commercial uses, including a parking area and a Pixie carry out shop.

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLYFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

April 30, 1974

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

Re: Item 18 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Marvin Goldberg
SW corner of York and Cockeysville Roads
B.M.
District 8

Dear Mr. DiNenna:

The subject petition should not increase the trip density since the use is presently existing. Capacity problems, however, do exist in the York Road Corridor.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRW/pk

Maryland Department of Transportation
State Highway Administration

April 19, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: Mr. James Byrnes

Dear Sir:

The subject plan indicates all parking is off of Cockeysville Road. However, an inspection made at the site revealed head-in parking on York Road. This arrangement requires backing onto the highway.

This situation is extremely hazardous, especially on a heavily traveled highway such as York Road. The 1973 Average Daily Traffic count on this section of York Road is 15,800 vehicles.

The improper parking situation should be eliminated by the installation of a permanent barrier, preferably concrete curb, across the frontage.

There is an 80' right of way (40' from centerline of York Road) that should be indicated on the plan.

The petitioner has not previously contacted this office.

Very truly yours,

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

CLJ:ENH:dk

Frank Nowell, Esq.
Item 18 - 7th Cycle
April 30, 1974

The petitioner is requesting a Reclassification to Business Major (B.M.) apparently to remove the existing motorcycle sales and service operation from a non-conforming status.

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, June 3, 1974, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be forwarded to you well in advance of the date and time.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Hudkins Associates, Inc.
101 Shell Bldg.
200 E. Joppa Rd. (21204)

825-7310

mls
4/16/73

HVB/cas

T. SAYARD WILLIAMS, JR.
RICHARD W. TRACEY, VJLD
MRS. RICHARD K. GUEFFY

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

By Ruth Morgan

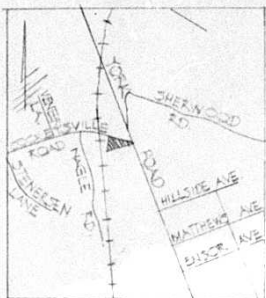
Cost of Advertisement, \$.....

District: 8th Date of Posting: AUG. 24, 1974
 Posted for: PETITION FOR RECLASSIFICATION
 Petitioner: MARVIN SCHARRS
 Location of property: S.W. COR. OF YORK & COCKEYSVILLE Rds.
 Location of Signs: ① S/S of Cockeysville Rd. GO'g on - W of York
② ALONGSIDE 10264 York Rd
 Remarks: _____
 Posted by: J. Thomas R. Ireland Date of return: AUGUST 26, 1974

WHITE - CASHIER
M. Goldberg & Son
531 Beaver Dam Road
Cockeysville, Md. 21030
Petition for Reclassification

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Marvin W. Goldberg
531 Beaver Dam Road
Cockeysville, Md. 21030
Advertising and posting of property
#75-10-2



SCALE 1"=100'

NOTES

1. EX. ZONING - BL-CNS & ML-1M
2. PROP. ZONING - BM
3. EX. USE - AS SHOWN ON PLAN
4. PROP. USE - NO CHANGE
5. OFF-STREET PARKING
 - A. MOTORCYCLE SALES & SERVICE SHOWROOM - 2058' x 200' = 11'
 - CUSTOMER SERVICE - 1500' x 300' = 5'
 - B. PRIVATE MOTORCYCLE REPAIR SHOP - 752' x 300' = 5'
 - C. BEAUTY SHOP - 1221' x 300' = 5'
 - D. BARBER SHOP - 1175' x 300' = 4'
 - E. FURNITURE REPAIR SHOP - 1308' x 300' = 5'
6. TOTAL NO. SPACES REQ'D - 35
7. TOTAL NO. SPACES PROVIDED - 32
8. ALL SPACES 9' x 20'
9. AREA = 0.536 AC. ± TOTAL
10. LIGHTING TO BE PROVIDED BY OWNER
11. MAX 12'-0" HEIGHT

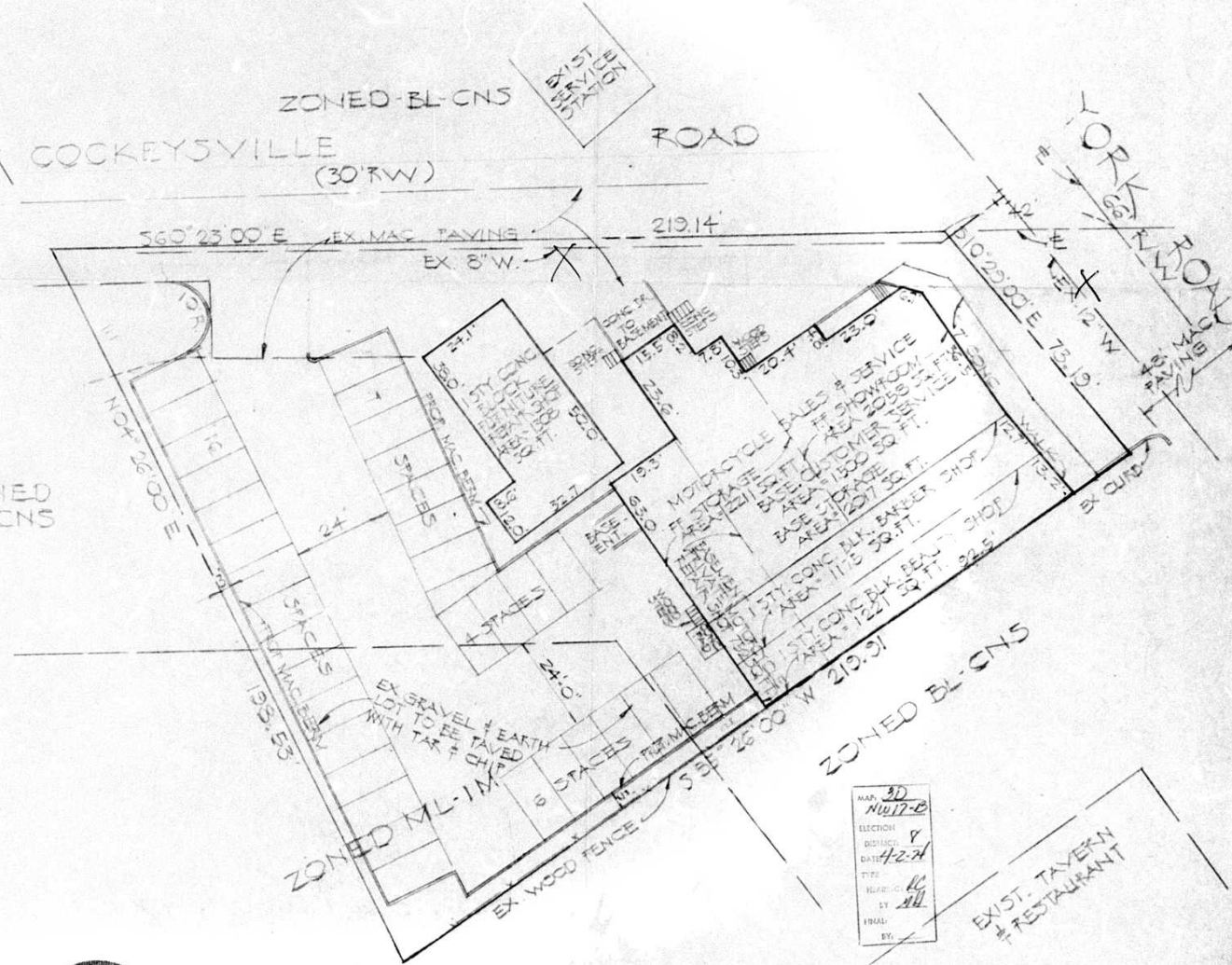
EX. DWELLING

ZONED BL-CNS

ZONED ML-1M

ZONED BL-CNS

PREPARED BY
HUDKINS ASSOC. INC.
101 SHELL BLDG.
200 E. JOPPA RD.
TOWSON MD 21204
828-0060



MAP	3D
NO	17-B
ELECTION	Y
DISTRICT	8
DATE	4-2-74
TITLE	PLAN
BY	ML
DATE	4-2-74

PLAN TO ACCOMPANY APPLICATION
FOR ZONING RECLASSIFICATION
GOLDBERG PROPERTY
ELECTION DISTRICT NO. 8
BALTO. CO., MD
SCALE 1"=20' MARCH 21, 1974