

Case # 55 - 3

Baltimore County, Maryland
Department Of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering

ELLSWORTH N. DIVER, P. E., CHIEF

February 26, 1975

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

Re: Item #144 (1974-1975)
Property Owner: Golden Ring Mall Company
N/W corner of Pulaski Highway & ramp to Baltimore Beltway
Existing Zoning: ML-CSI, MLR-IM, ML-IM
Proposed Zoning: Special Exception for amusement
park (center).
No. of Acres: 0.047 Acres District: 15th

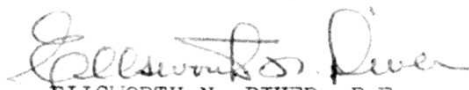
Dear Mr. DiNenna:

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:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #144 (1974-1975).

Very truly yours,


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

END:EAM:FWR:ss

I-NW Key Sheet
14 & 15 NE 24 & 25 Pos. Sheets
NE 4 G & F Topo
89 & 90 Tax Maps

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 and the health, safety, and general welfare of the community not being adversely affected.

the above Reclassification should be had, and in further appearing, that by reason of error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1974, that the herein described property or area should be and the same is hereby reclassified from M.L.R. Zone to B.R. Zone, and the same is hereby continued as and the same is hereby DENIED from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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 and the health, safety, and general welfare of the community not being adversely affected.

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1974, that the above 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 to remain a M.L.R. Zone, and/or the Special Exception for the above described property or area be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

July 19, 1974

Honorable Harry J. Bartenfelder
Chairman, Baltimore County Council
Towson, Maryland 21204

Dear Mr. Bartenfelder:

At its regular meeting on Thursday, July 18, 1974, the Baltimore County Planning Board, under the provisions of Subsection 22-22(i) of the Baltimore County Code 1968, as amended, unanimously approved a resolution to certify to the County Council that early action is manifestly required in the public interest on the petition of Morocco and Lazzati to change the zoning classification of a tract located on the north side of Joppa Road, west of Loch Raven Boulevard, from M.L.R. to B.R.

After reviewing the petitioner's letter and a copy of the zoning map, the Planning Board concluded that a drafting error had apparently been made at the time the zoning boundary lines were drawn.

Copies of the petition and of the letter addressed to the Chairman of the Planning Board are attached. I will provide additional information upon your request. Notification to the Zoning Commissioner of the Council's action in this matter is necessary so that he may take timely action.

Sincerely,

George H. Pryor, Acting Secretary
Baltimore County Planning Board

GHP/JGH/ks

Attachments

cy (w/attachments): The Honorable Francis X. Bostle
The Honorable Gary Huddles
The Honorable G. Walter Tyrie, Jr.
The Honorable Webster C. Dove
The Honorable Francis C. Barrett
The Honorable Wallace A. Williams
Mr. Herbert E. Hohenberger
Mr. Thomas Toporovich
Mr. S. Eric Dinenna

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 434-2231 ZONING 434-2231

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

Division of Engineering
ELLENWORTH N. DYER, P.E., CHIEF

October 11, 1974

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

Re: Reclassification Item #8b (1974-1975)
Property Owner: Raymond & Pio Morocco & Josephine Lazzati & Towson Lodge, Inc.
1/2 of Joppa Rd., 1600' W. of Loch Raven Boulevard
Existing Zoning: M.L.R.
Proposed Zoning: Reelass. to B.R.
No. of Acres: 0.927 District: 9th

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 site.

General:

It appears that the submitted plan indicating a division of the overall property into three or more lots, may require review by the Joint Subdivision Planning Committee and compliance with the Subdivision Regulations of Baltimore County.

Highways:

Joppa Road is an improved County road for which no additional highway improvements are required.

It is the responsibility of the Petitioner to ascertain and clarify all rights-of-way within the property and to initiate such action as may be necessary to abandon, widen or extend said rights-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Design Standards.

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

Reclassification Item #8b (1974-1975)
Property Owner: Raymond & Pio Morocco & Josephine Lazzati & Towson Lodge, Inc.
Page 2
October 11, 1974

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.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within County utility easements and rights-of-way.

During the course of grading or construction on this site, protection must be afforded by the contractor to protect the existing sanitary sewer and storm drain which traverse this site and prevent any damage thereto. Any damage sustained would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available to serve this property.

Very truly yours,

ELLENWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END ENR:PM:iss

cc: G. Beier
P. Koch
R. Covahay

N-W Key Sheet
37 NS 9 Pos. Sheet
NS 100 Topo
70 Tax Map

County Council of Baltimore County
County Office Building, Towson, Maryland 21204

August 6, 1974

COUNCILMEN

First District
FRANCIS X. BOSTLE
Second District
GARY HUDDLES
Third District
G. WALTER TYRIS, JR.
Fourth District
WEBSTER C. DOVE
Fifth District
HERBERT E. HOHENBERGER
Sixth District
WALLACE A. WILLIAMS
Seventh District
THOMAS TOPOROVICH

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

Dear Mr. Dinenna:

Attached herewith please find copy of Planning Board Resolution certifying to the County Council that early action is manifestly required in the public interest on the petition of Morocco and Lazzati to change the zoning classification of a tract located on the north side of Joppa Road, west of Loch Raven Boulevard, from M.L.R. to B.R., which the County Council passed at their meeting on Monday, August 5, 1974.

Sincerely yours,

Thomas Toporovich
Secretary Pro Tem

TT:bl

Enc: 1

CC: Mr. William D. Fromm



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna
Zoning Commissioner
FROM: Baltimore County Planning Board

SUBJECT: Zoning Reclassification Petition
Petitioners- Raymond and Pio Morocco; Josephine Lazzati
Reclassification from M.L.R. to B.R. Zoning
9th District

After reviewing the petitioner's letter and a copy of the zoning maps, the Planning Board concluded that a drafting error had apparently been made at the time the zoning boundary lines were drawn during the preparation of the comprehensive zoning map. It is therefore recommended that the petitioner's request for B.R. zoning be granted.

William D. Fromm, Secretary
Baltimore County Planning Board

WDF/JGH/ks



WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

July 19, 1974

Honorable Harry J. Bartenfelder
Chairman, Baltimore County Council
Towson, Maryland 21204

Dear Mr. Bartenfelder:

At its regular meeting on Thursday, July 18, 1974, the Baltimore County Planning Board, under the provisions of Subsection 22-22(i) of the Baltimore County Code 1968, as amended, unanimously approved a resolution to certify to the County Council that early action is manifestly required in the public interest on the petition of Morocco and Lazzati to change the zoning classification of a tract located on the north side of Joppa Road, west of Loch Raven Boulevard, from M.L.R. to B.R.

After reviewing the petitioner's letter and a copy of the zoning map, the Planning Board concluded that a drafting error had apparently been made at the time the zoning boundary lines were drawn.

Copies of the petition and of the letter addressed to the Chairman of the Planning Board are attached. I will provide additional information upon your request. Notification to the Zoning Commissioner of the Council's action in this matter is necessary so that he may take timely action.

Sincerely,

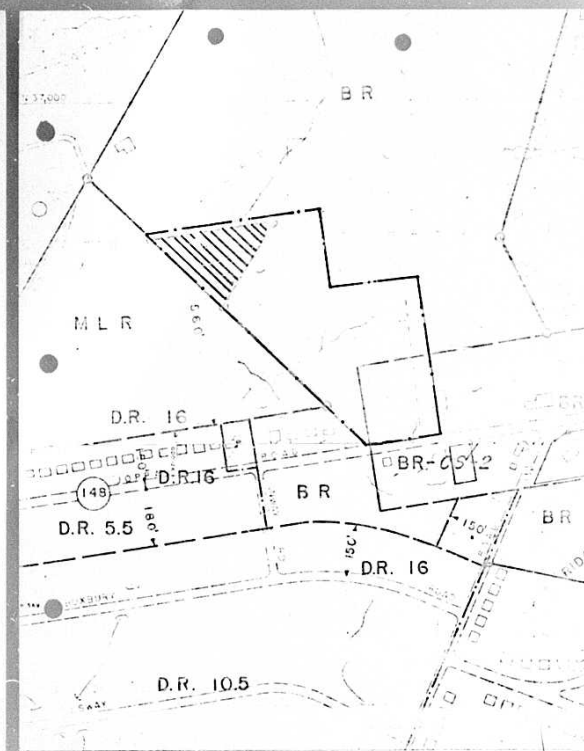
George H. Pryor, Acting Secretary
Baltimore County Planning Board

GHP/JGH/ks

Attachments

cy (w/attachments): The Honorable Francis X. Bostle
The Honorable Gary Huddles
The Honorable G. Walter Tyrie, Jr.
The Honorable Webster C. Dove
The Honorable Francis C. Barrett
The Honorable Wallace A. Williams
Mr. Herbert E. Hohenberger
Mr. Thomas Toporovich
Mr. S. Eric Dinenna

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 434-2231 ZONING 434-2231



WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON

300 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
301 825-5512

June 25, 1974



Charles B. Heyman, Esquire
Chairman - Planning Board
County Office Building
Towson, Maryland 21204

Re: Our File No. R-2520.B0
Petition for Reclassification

Dear Mr. Heyman:

This office represents Raymond Marocco, Pio Marocco and Josephine Lazzati, the owners, and the Contract Purchaser of land on the northside of Joppa Road, 1600 feet west of Loch Raven Boulevard in the Ninth Election District of Baltimore County.

A Petition for Reclassification of 0.922 Acres of property from an M.L.R. Zone to a B.R. Zone has been filed with the Zoning Commissioner of Baltimore County.

I have attached a copy of my Memorandum and Plats accompanying the Petition, which I believe fully explain the obvious drafting error which was committed at the time of the adoption of the Comprehensive Zoning Map on March 24, 1971.

The use of the 2.1 Acres to be acquired by Towson Dodge, Inc., identified as Lot 2 on the Plat, requires a B.R. zoning classification; and the corporation is most anxious to consummate the sale and avail itself of the 2.1 Acres.

As additional background information, I submit a photocopy of a letter dated April 30, 1964 in Case No. 2966 wherein the Zoning Commissioner reclassified the subject property from Residential to Commercial.

the property owner was not aware of this change in the zoning of a small piece of his land and it was not until he had entered into a Contract of Sale with the Contract Purchaser (who requires a B.R. use) that the drafting error was discovered. The error is most apparent when one recognizes that this small triangular piece of applicants' property is back land and too small to require a different use than the use required for the remainder of applicants' property which is being sold to Towson Dodge, Inc.

It is submitted that this error should be corrected by authorizing the Petition for Reclassification from M.L.R. to B.R. to be taken out of the present zoning cycle and a Resolution correcting this error promptly submitted to the County Council for adoption.

Respectfully submitted,
Ernest C. Trimble
Ernest C. Trimble
Attorney for Petitioners

Charles B. Heyman

- 2 -

In light of the zoning history of the property, the unexplained invasion of a small piece of M.L.R. into an area otherwise zoned B.R. and the urgent need for relief from the drafting error which placed the 0.922 Acres of the property in an M.L.R. zone and, therefore, prevents the consummation of a Contract of Sale to Towson Dodge, Inc. (a purchaser which requires B.R. zoning) it is respectfully requested that the Planning Board pass a Resolution requesting the County Council to adopt a Resolution to take the subject Petition out of the cycle zoning procedure and requesting the Zoning Commissioner to set the case for immediate hearing following the necessary advertising and posting.

With kindest personal regards, I am

Very truly yours,
Ernest C. Trimble
Ernest C. Trimble

cc: mb
enclosures

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Josephine Lazzati, Raymond Marocco, Pio Marocco & Towson Dodge, Inc. legal owner... of the property situate 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 M.L.R. zone to an B.R. zone; for the following reasons:

1. drafting error at the time of the adoption of the Comprehensive Zoning Map by the Baltimore County Council on March 24, 1971 placed a small triangular shaped portion (0.922 Acre) of the applicants' property in an M.L.R. zone instead of a B.R. zone as more fully explained and described in the Memorandum and Plats attached.

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.

By: <u>Raymond Marocco</u> <u>Pio Marocco</u> <u>Josephine Lazzati</u> Contract purchaser Address: <u>1609 E. Joppa Road</u> <u>Towson, Maryland 21204</u>	<u>Raymond Marocco</u> <u>Pio Marocco</u> <u>Josephine Lazzati</u> Legal Owner Address: <u>231 Foster Street</u> <u>Baltimore, Maryland 21202</u>
<u>Ernest C. Trimble</u> Petitioner's Attorney 305 W. Pennsylvania Avenue Address: <u>Towson, Maryland 21204</u> (825-5512)	<u>Protestant's Attorney</u>

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of September, 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 Commissioner of Baltimore County in Room 103, County Office Building in Towson, Baltimore County, on the 30th day of September, 1974, at 1:00 P.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 24, 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 in each day of October, 1974, the first publication appearing on the 24th day of October, 1974.

THE JEFFERSONIAN,
Ernest C. Trimble
Manager

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION
BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY
ZONING: From M.L.R. to B.R.
LOCATION: Beginning 100 feet North of Joppa Road and 1600 feet more or less, West of Loch Raven Boulevard.
DATE: This Wednesday, October 16, 1974 at 1:00 P.M.
PUBLIC HEARING: Open to the public for the purpose of filing objections to the proposed zoning change, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, in authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Proposed Zoning: M.L.R.
Proposed Zoning: B.R.
All that parcel of land in the North District of Baltimore County, known as the subject of a petition for the zoning of a piece of property situated on the north side of Joppa Road with the northeast corner of the Plat of Towson Dodge, Inc., recorded in the Plat Book No. 17 folio 104, and containing 2.1 Acres, more or less, and being 100 feet North of Joppa Road and 1600 feet more or less, West of Loch Raven Boulevard, is hereby rezoned from M.L.R. to B.R.
Containing 0.922 Acres, more or less.
Being the property of Raymond Marocco, et al as shown on plat plan filed with the Zoning Department, Baltimore County, Maryland, October 16, 1974 at 1:00 P.M.
Public Hearing: Room 103, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of
S. ERIC DINENBA
Zoning Commissioner of Baltimore County
Sept. 24



TOWSON, MD. 21204 Sept. 30 - 19 74

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 30th day of Sept. 19 74 that is to say, the same was inserted in the issue of Sept. 27 - 1974.

STROMBERG PUBLICATIONS, Inc.

MEMORANDUM SUBMITTED IN CONNECTION WITH THE ZONING APPLICATION OF RAYMOND MAROCCO, et al - OWNERS, and TOWSON DODGE, INC. - CONTRACT PURCHASER

This Memorandum is submitted in support of the request by Raymond Marocco, Pio Marocco and Josephine Lazzati, owners, and Towson Dodge, Inc., contract purchaser of land on the northside of Joppa Road sixteen hundred feet (1600') west of Loch Raven Boulevard in the Ninth Election District of Baltimore County to have 0.922 Acre reclassified from M.L.R. to B.R. To further pinpoint the location of applicants' property, it is immediately adjacent to the west of the Orchard Inn restaurant. The owners have a total of 9.10 Acres of which the 0.922 Acre is a part. The Contract Purchaser are buying Lot No. 2 containing 2.1 Acres of which the 0.922 Acre is a part. An examination of the Plat attached to the Petition for Reclassification will reveal that all of the land to the west of a line running in a northwesterly direction from Joppa Road is zoned M.L.R., while all of the land to the east of that line is zoned B.R. The applicants' property is located on the east side of that zoning line.

However, for some unexplained reason, the Official Zoning Map designated "NE10-C", placed a triangular piece of property, (a part of applicants' property containing 0.922 Acre, with a base on the demarcation line between the two zones of 250 feet and sides projecting into the B.R. zone of 350 feet and 287.4 feet) in an M.L.R. zone.

It is submitted that the placing of the triangular portion in an M.L.R. zone was a drafting error. As a result,

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, CC, CA										
Reviewed by: <u>NBC</u>	Revised Plans:				Change in outline or description					
Previous case:	Map #				Yes					
					No					

TAX 10 1975

Beginning for the same at a point formed by the intersection of a line drawn parallel to and 710 feet north of the center of Joppa Road with the northeast outline of the Plat of Townsends as recorded in the Plat Records of Baltimore County in Plat Book No. 12 folio 106, and running thence parallel to the center of Joppa Road

(1) North 81° 33' 25" East 350 feet thence (2) South 26° 32' East 267.4 feet to said outline of "Townsends" thence binding therein

(3) North 46° 05' 40" West 290 feet to the place of beginning.

Containing 0.922 acres more or less.

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 88

Ernest C. Trimble, Esq.
305 W. Pennsylvania Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted
for filing this 19th day of September 1974.

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner Raymond Marocco, Pio Marocco
& Josephine Lazzati & Towson Dodge, Inc.
Petitioner's Attorney Ernest C. Trimble Reviewed by James S. Spamer
cc: James S. Spamer, III Chairman,
8017 York Road (21204) Zoning Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 5, 1974

Ernest C. Trimble, Esq.
305 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 88
Raymond Marocco, Pio Marocco
& Josephine Lazzati & Towson
Dodge, Inc. - Petitioners

Dear Mr. Trimble:

This office has received a letter from the petitioner's attorney stating that the proposed use of the subject property is to be strictly for the storage of automobiles.

It is noted that the property will be paved with an impervious macadam surface, curbed and fenced. This facility will be used by the Towson Dodge, Inc.

Based on the foregoing supplemental information, this Committee does now approve the subject petition.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES S. BYRNES, III
Chairman
Zoning Advisory Committee

JBB:JD

Enclosure

cc: James S. Spamer & Associates
8017 York Road
Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 15, 1974

Ernest C. Trimble, Esq.
305 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 88
Raymond Marocco, Pio Marocco
& Josephine Lazzati & Towson Dodge, Inc.
Petitioners

Dear Mr. Trimble:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has held 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 have made aware of plans or problems with regard to the development plans that may have a bearing on the 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 lies at approximately 871 feet from a point on the north side of Joppa Road, approximately 1600 feet west of Loch Raven Blvd., in the 9th Election District of Baltimore County. The parcel is part of a larger property presently owned by an existing contractor's maintenance shop.

Various office and warehouse structures exist to the rear of the subject property and the Orchard Inn restaurant abuts the property to the east.

The petitioner is requesting a Reclassification from an M1R zone to a Business Roadside zone and is alleging a drafting error in the Comprehensive Zoning Map. A 200 foot square warehouse with inside storage and retail is proposed on the front portion of the site, which is currently zoned Business Roadside.

No indication whatsoever has been given for the

Ernest C. Trimble, Esq.
Re: Item 88
Page 2
August 12, 1974

proposed use of Lot 2.

This Committee is withholding approval of the subject petition until such time as revised plans indicating the proposed use for the area of Reclassification are submitted to this office.

Very truly yours,

James S. Spamer, III
JAMES S. SPAMER, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: James S. Spamer & Associates
8017 York Road
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. MILLER
DEPUTY TRAFFIC ENGINEER

July 24, 1974

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

Re: Property Owner: Raymond and Pio Marocco and Josephine Lazzati
and Towson Dodge, Inc.
N/S Joppa Road, 1600' West of Loch Raven Boulevard,
Reclassification to B.R.
District 9

Dear Mr. Dinenna:

As presently zoned, this site can be expected to generate approximately 45 trips per day. The proposed Zoning would generate approximately 450 trips per day.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Raymond & Pio Marocco & Josephine Lazzati & Towson Dodge, Inc.
Location: N/S of Joppa Road, 1600' W of Loch Raven Blvd.
Item No. Zoning Agenda July 9, 1974

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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 _____ shall be 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, 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *Paul H. Reinke* Noted and Approved: *Paul H. Reinke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 12, 1974

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, July 9, 1974, are as follows:

Property Owner: Raymond & Pio Marocco & Josephine
Lazzati & Towson Dodge, Inc.
Location: N/S of Joppa Road, 1600' W of Loch Raven
Boulevard
Existing Zoning: N.L.R.
Proposed Zoning: Reclass to B.R.
No. of Acres: 0.922
District: 9th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/mc6

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 12, 1974

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

Dear Mr. DiNenna:

Comments on Item # Zoning Advisory Committee Meeting, July 9, 1974, are as follows:

Property Owner: Raymond & Pio Marocco & Josephine Lazzati & Towson Dodge, Inc.
Location: N/S of Joppa Road, 1600' W of Loch Raven Boulevard
Existing Zoning: M.L.R.
Proposed Zoning: Reclass to B.R.
No. of Acres: 0.922
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 351 PLANNING 424-3511 ZONING 424-3511

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 11, 1974

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

Re: Item

Z.A.C. Meeting of: July 9, 1974

Property Owner: Raymond & Pio Marocco & Josephine Lazzati & Towson Dodge, Inc.

Location: N/S of Joppa Road, 1600' W. of Loch Raven Boulevard

Present Zoning: N.L.R.

Proposed Zoning: Reclass to B.R.

District: 9th

No. Acres: 0.922

Dear Mr. DiNenna:

No adverse effect on student population.

WDP/ml

Very truly yours,
W. Eric Peterson
W. Eric Peterson,
Field Representative.

M. ENSLEY PARKER, President
EUGENE C. HARRIS, Vice President
WILLIAM D. FROMM, Director

MARCUS M. BOSTRANG
JOSEPH M. MUGGERMAN
ALVIN LORSON
JOSHUA W. WHEELER, Superintendent

T. RAYMOND WILLIAMS, JR.
EDWARD W. THORPE, V.P.
MR. RICHARD A. WILKINS

BALTIMORE COUNTY, MARYLAND No. 15180
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE Sept. 18, 1974 ACCOUNT 01-662
AMOUNT \$50.00
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Ernest C. Trimble, Esq.
305 W. Penna. Ave.
Towson, Md. 21204
Petition for Reclassification for Raymond Marocco, et al
#15-78-R 20 5 0 0 C/R

BALTIMORE COUNTY, MARYLAND No. 16956
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE Oct. 15, 1974 ACCOUNT 01-662
AMOUNT \$40.50
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Ernest C. Trimble, Esq.
305 W. Penna. Ave.
Towson, Md. 21204
Advertising and Posting of property for Raymond Marocco
#15-78-R 20 4 9 5 C/R

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