

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

the above reclassification should be had, and it further appearing that by reason of.....

a Special Exception for a..... should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this..... day of..... 197... that the herein described property or area should be and the same is hereby reclassified; from a..... zone to a..... zone, and/or a Special Exception for a..... should be and the same is granted, from and after the date of this order.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... day of..... 197... 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

Item #23 (Cycle VIII - October 1974 - April 1975)
Property Owner: Padonia Village, Inc.
Page 2
October 22, 1974

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.

Water:

A 16" and a 12" public water main exist in Summit Avenue and Old Harford Road, respectively.

Sanitary Sewers:

An 8" public sanitary sewer exists within Summit Avenue.

Very truly yours,

William D. Fromm
WILLIAM D. FROMM
S. ERIC DINENNA
ZONING COMMISSIONER

END:RAM:PHK:as

R-52 Key Sheet
41 NE 17 Pos. Sheet
NE 11 S Topo
71 Tax Map

WILLIAM D. FROMM
S. ERIC DINENNA
ZONING COMMISSIONER



November 6, 1974

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

Dear Mr. Dinenna:

Comments on Item #23, Zoning Cycle VIII, October, 1974, are as follows:

Property Owner: Padonia Village Inc.
Location: NE/C of Old Harford Road and Summit Avenue
Existing Zoning: D.R. 2, D.R. 3.5, D.R. 16
Proposed Zoning: B.L.
No. of Acres: 3.606
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 assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Access to the property, unless Old Harford Road is improved before or at the time of development, would be unsatisfactory because of the poor stopping sight distance.

The general site layout should be revised to give access into Summit Avenue where the larger portion of the population would be coming from.

The height of the light standards would appear to create problems for the adjacent residential property.

Very truly yours,

John L. Winbley
John L. Winbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3511 ZONING 484-3501

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

October 28, 1974

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

Re: Item 23 - Cycle Zoning B - October 1974 through April 1975
Property Owner - Padonia Village, Inc.
NE corner of Old Harford Road & Summit Avenue
B.L.
District 9

Dear Mr. Dinenna:

The subject petition is requesting a change from D.R. 2, D.R. 3.5, and D.R. 16 to B.L. of 3.6 acres. This change will increase the trip density at the subject site from 300 trips to 1800 trips per day. These 1800 trips would be expected to go to Joppa Road which is presently at capacity. This center would eliminate the need for the residents in this area to go to Joppa Road for their shopping. Should the site however become larger then trips would be generated from outside the area and thereby create additional traffic problems.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/rmg

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

October 10, 1974

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

Dear Mr. Dinenna:

Comments on Item 23, Zoning Reclassification, Cycle #8, are as follows:

Property Owner: Padonia Village Inc.
Location: NE/C of Old Harford Rd. & Summit Ave.
Existing Zoning: DR 2, DR 3.5, DR 16
Proposed Zoning: BL
No. of Acres: 3.606
District: 9th

Metropolitan water and sewer are available.

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

Food Protection Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

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

HVB/mcs

CC--W.L. Phillips
L.A. Schuppert

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 9, 1974

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

Z.A.C. Meeting of: October 1, 1974 (Cycle #8)

Re: Item 23
Property Owner: Padonia Village, Inc.
Location: NE/C of Old Harford Road & Summit Avenue
Present Zoning: D.R. 2, D.R. 3.5, D.R. 16
Proposed Zoning: B.L.

District: 9th
No. Acres: 3.606

Dear Mr. Dinenna:

A retail sales store, as proposed, would not have any adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMBLE PARKS, President
EUGENE C. HESS, Vice-President
MRG, ROBERT L. BERNET

MARKUS H. BOSTRANS
JOSEPH A. MCDONNAN
ALVIN LOBECK
JOSHUA R. WHEELER, Superintendent

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

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

December 20, 1976

Eugene P. Smith, Esquire
1035 Maryland National Bank Bldg.
19th Floor, 10 Light Street
Baltimore, Md. 21202

Re: Case No. 75-207-R
Padonia Village, Inc.

Dear Mr. Smith:

As the Petitioner, or representative thereof, in the above referenced case, you are hereby advised that said case now pending before the Board of Appeals is considered moot. This decision is based on an opinion of the Baltimore County Solicitor's office concluding that any reclassification case pending before this Board on the date of the adoption of new comprehensive zoning maps (i.e. 10/15/76) is moot.

Therefore, unless you present written objection and/or an amended appeal, where applicable, to the Board within thirty (30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

Very truly yours,

Walter A. Ketter, Jr.
Walter A. Ketter, Jr., Chairman pro se

cc: Ronald James Lavasseur, Esquire
Mr. William Kelly
Mr. and Mrs. Robert Hargraves
Mr. Francis E. Old, Jr.
Mr. Dennis R. Steele
John W. Hession, III, Esquire

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 16, D.R. 3.5 and D.R. 2 : COUNTY BOARD OF APPEALS
zones to B.L. zone : OF
NW corner of Old Harford Road : BALTIMORE COUNTY
and Summit Avenue :
9th District : No. 75 - 207 - R

ORDER OF DISMISSAL

Petition of Padonia Village, Inc. for reclassification from D.R. 16, D.R. 3.5 and D.R. 2 zones to B.L. zone, on property located on the northwest corner of Old Harford Road and Summit Avenue, in the 9th Election District of Baltimore County.

WHEREAS, the Board of Appeals notified all parties of record in the above entitled matter that this Board considers said case to be moot (copy of said letter is attached hereto).

THEREFORE, this Board, on its own Motion, will dismiss the within named appeal.

IT IS HEREBY ORDERED, this 25th day of January, 1977, that said petition be and the same is declared moot and the petition dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Ketter, Jr.
Walter A. Ketter, Jr., Chairman
Robert L. Gilland
Robert L. Gilland

Herbert A. Davis
Herbert A. Davis

$\frac{9}{16}$	$\frac{8}{16}$	$\frac{7}{16}$	$\frac{6}{16}$	$\frac{5}{16}$	$\frac{4}{16}$	$\frac{3}{16}$	$\frac{2}{16}$	$\frac{1}{16}$
$\frac{9}{16}$	$\frac{8}{16}$	$\frac{7}{16}$	$\frac{6}{16}$	$\frac{5}{16}$	$\frac{4}{16}$	$\frac{3}{16}$	$\frac{2}{16}$	$\frac{1}{16}$

Mr. Frederick P. Klaus, a qualified zoning expert, testified to the surrounding area. He indicated that Baltimore County proposes to construct a water tower on property immediately to the northeast of the subject property. He felt that there has been a substantial change in the character of the neighborhood since the adoption of the Comprehensive Zoning Map by way of residential development. He indicated that the State of Maryland is acquiring land for Perring Parkway, which will have a common boundary line and be located immediately to the north of the subject property. Due to the fact that the proposed future plan of the State of Maryland was not taken into consideration by the Baltimore County Council in the adoption of the Comprehensive Zoning Map on March 24, 1971, Mr. Klaus felt that the property, as presently classified, is in error.

2019-2020

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of November, 1975, that the Reclassification be and the same is hereby DENIED and that the subject property be and the same is hereby continued as and to remain D. R. 16, D. R. 3.5, and D. R. 2 Zones.

Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY

Petitioner request a change in the zoning classification of the 3.066 acres of land (premises), located on the northwest corner of Old Harford Road and Summit Avenue, in the Ninth Election District of Baltimore County, Maryland, so that same may be used for convenience stores to service the neighborhood, which developed entirely after the adoption of the zoning maps in March, 1971, from a relatively rural, to a relatively high density area, in an explosive manner, without provision for any localized shopping facilities, now in demand. The surrounding area, from Proctor Lane to the property of the Maryland Training School for Boys, is primarily residential and institutional. Immediately south of the premises, on the opposite side of Summit Avenue, is a 196 unit segment of the Doncaster Village Apartment Project, containing, in all, more than 600 apartments. A large school site, Pine Grove Junior High, now virtually completed, lies further to the south, extending to Proctor Lane. To the north and northwest of the premises, running to the Maryland Training School, are extensive single family home developments. However, the premises are effectively separated from these developments by Perring Parkway and the elevated water tank site. To the east, across Old Harford Road, is the Sun Rise Hills Subdivision, fronting on Summit Avenue. Most of the land to the south of this subdivision, except for the Isaac

Being also part of the second parcel of land described in a confirmatory deed dated June 26, 1973 from Doncaster Realty, Inc. to Padonia Village, Inc. and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr., No. 5370, Folio 958.

J. Frederick C. Offutt, Jr.
Reg. #9157

The premises, which comprise the entire lower portion of the severed triangular parcel, is trisected by three zoning lines.

Improvement of the property to satisfy local shopping needs is entirely consistent with the urban development patterns heretofore established for the area. The proposed stores, virtually

Eugene P. Smith
Attorney for Petitioner
1035 Maryland National Bank Building
Baltimore, Maryland 21202
Plaza 2-6682

Re: Petition for Reclassification
Northwest Corner of Old Harford Road
and Summit Avenue - Ninth Election
District of Baltimore County
Padonia Village, Inc. - Petitioner
Case No. 75-207-R (Item No. 23)

On behalf of the Petitioner, Padonia Village, Inc., a Maryland corporation, 61 East Padonia road, Timonium, Maryland, 21093, please enter an appeal to the County Board of Appeals from the Order and Decision of the Zoning Commissioner, entered in the above captioned case on 11/11/70, in which the County Board of Appeals, by a vote of 7-0, made payable to Baltimore County, Maryland, an enclosed check for \$70.00, to cover the cost of this appeal. Cost of the posting of the property involved in these proceedings will be paid by the Petitioner as soon as determined and billed by Baltimore County, Maryland.

☐ Mr.
☐ Mrs.
☐ Miss
☐ Other

ZONING DEPARTMENT
 By _____

119:hhf
Enclosure

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
171123

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

#18-207-C

Towson, Maryland

District 9th Date of Posting 5-1-75
Posted for: Henry, Wendy May, 18 1825 St. St. St.
Petitioner: Deborah May
Location of property: Witherell, Carson 6016 1/2 Rd. S. Laurel, Md.
Location of Signs: on 6016 1/2 Rd. corner of Road on
1 on Smith St.
Remarks: _____
Posted by: Med. H. Mos Date of return: 5-1-75
Signature _____

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NO. 17048

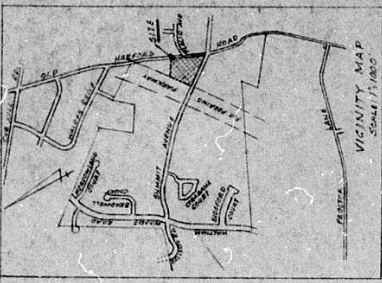
CITY, MARYLAND
TAX REVENUE DIVISION
BUS CASH RECEIPT

7, 1975 ACCOUNT _____

AMOUNT \$183.28

DISTRIBUTION
PAK Agency YELLOW - CUSTOMER

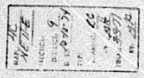
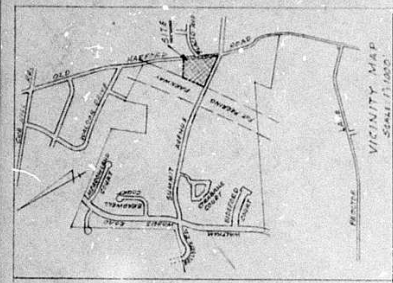
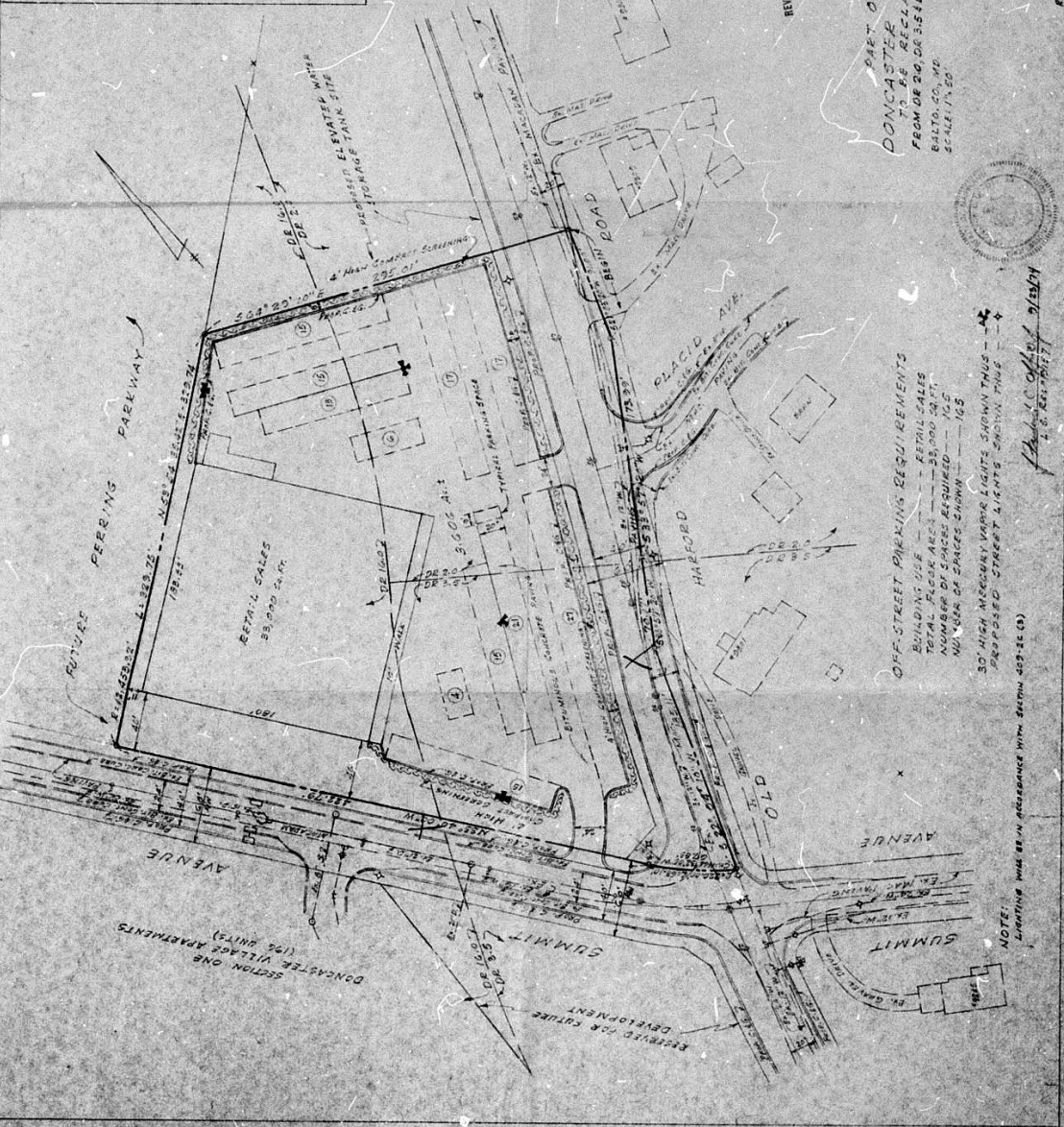
place, Ind.
his Md.
Id. 21093
and posting of property — 175-208
JUN 26 1975



PART OF
DONCASTER VILLAGE
TO BE REEVALUATED
FROM DE 20 DE 351 DE 140 TO 8-4
8-4 TO 20-40-40
SECT 12, 17-24
SCALE 1/1600'

Upd 8 Jan 53
Hudson Village

REVIEW PLANS



PART OF
DONCASTER VILLAGE
TO BE REEVALUATED
FROM DE 20 DE 351 DE 140 TO 8-4
8-4 TO 20-40-40
SECT 12, 17-24
SCALE 1/1600'

Upd 8 Jan 53
Hudson Village

REVIEW PLANS

