PETITION 1 R ZONING RE-CLAS FICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

XXXXX Padonia Village, 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 petitions(N that the zoning status of the here'n described property be re-classified, pursuant to the Zoning Law of Baltimore County, from XXD.P. 16, D.R. 1.5, and P.R. 2.0 zoneSto akzone; for the following reasons: Changes in conditions

PADONIA VILLAGE, INC. MV/cor. of Old Harford mis ave.

#75-207-1 Rd. and

MANAZAPA K ABANTH ABROKA IR'XBHORK ABANBA KANANAK KRAMBAN KANANA ARABAN NOMERN BY BUT BENEVALUE AND A STANDARD AND A STANDA

ALGORIC agreeds 111 experiment of above re-classification NEMICAN SECURITY SECTION 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.

Design 1. The County of the County adopted pursuant to the Zoning Law for Baltimore County. Property is to be posed and advertised as prescribed by Zoning Regulations.

The understand owner.

REMAN SPECIAL PROPERTY Advertising.

By Vice-President Legal Owner

Protestant's Attorney

Address 61 E. Padonia Road Timonium, Maryland 21093

Loning Commissioner of Baltimore County.

Addres

Eugene P. Smith Petitioner's Attorney 1035 Maryland National Bank Building Address Baltimore, Maryland 21202 21. 2-6682

DAT

__, 197 lk, that the subject matter of this petition be advertised, as of October 197 L, that the subject matter of this petition be advertised, as regarded by the Zoning Law of Baltimore County, in two newspapers of general circulation throughat Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th ... _____1975__at1:00__o'clock

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Sugene P. Smith, Esq. 1035 Maryland National Bank Bldg. Baltimore, Maryland 21202

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

Your Petition has been received and accepted

for filing this 25th

October Seni li Henra

Petitioner Padonia Village, Inc.

Petitioner's Attorney Eugene P. Smith

cc: J. Frederick C. Offutt, Jr.

Reviewed by Chomes B. Byrres, III Analyman, Zoning Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

BUREAU OF ENGINEERING

BOARD OF IDUCATION

Eugene P. Smith, Esq. 1035 Maryland National Bank Building Baltimore, Maryland 21202

RE: Reclassification Petition Item 23 - 8th Zoning Cycle Padonia Village, Inc. - Petitioners

October 25, 1974

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referered petition and has made an on site field impsection of the property. The following comments are a result of this review and inspection.

Tiese comments are not intended to indicate the appropriateness of the zoning action requested, of plansaure that all parties are made aware of plansaure that all parties are made aware present plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located at the northwest intersection of Old Harford Road and Summit Avenue, in the 9th Extent District of Baltimore County, and is heavily conditions the Doncaster Village Apartments, which are so the Doncaster Village Apartments, which are of the petitioner. Various residential holdings of the petitioner. Various residential conditions of the petitioner. Various resident, and the Yuture Perring Parkway is indicated as abutting the property to the west.

The petitioner is requesting a Reclassification from the existing DR 2, DR 3.5 and DR 16 zones to a Business Local zone, and proposes to erect a 31,000 square foot retail sales facility. Two points of access are indicated from Old Harford Road, as well as off street parking for 167 vehicles.

Eugene P. Smith, Esq. Re: Item 23 - 8th Zoning Cycle October 25, 1974

Page 2

This petition for Reclassification is accepted for fliing on the date of the enclosed filing certificate. Browever, 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 December 1st, 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 days to the date and time forwarded to you well in advance of the date and time.

Very truly yours,

James B. Burnet JAMES B. BYRNES, III Chairman, Zoning Plans Advisory Committee

JBB:JD

cc: J. Frederick C. Offutt, Jr.

Baltimore County Fire Department



825-7310 Office of Planning and Boning Baltimore County Office Building Towson, Haryland 2120h

Attention: Hr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Camers Padonia Village, Inc.

Location: NE/C of Old Harford Rd. & Surmit Ave.

Zoning Agenda Oycle #8 - Cotober 1, 1974

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

ECCEDS the maximum allowed by the Fire Department.

() in The atte shall be made to comply with all applicable parts of the Fire Ferentino Code prior to company or beginning of operations.

(I) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the latical Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to command.

() 6. Site plans are approved as drewn.

(τ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: H) Killy Noted and Foul H Reviewe Planning Group Special Inspection Division

Deputy Chief Fire Prevention Bureau



Maryland Department of Transportation

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

Att: Mr. James B. Burnes TIT

Rei 8th Zoning Cycles, Oct. 1974 Property Owner: Padonia Village, Inc. Location: NEC of Old Harford Road 6 Summit Ave, Existing Zening: DR 2, DR 3.5 DR 16 Proposed Zoning: DL No. 1975 Coning: DR 2, DR 3.5 DR 16 William Coning: DR 2, DR 3.5 DR 16 Wilstricts 3,500

Bernard M. Evans

Oper Mr. Dittennat

The right of way line for Perring Parkway, as indicated on the subject plan is in conformance with the State Highway Administration's latest plans.

Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits

by: J. E. Hevers

Baltimore County, Maryland Bepartment Of Bublte Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204 October 22, 197h

Bureau of Engineering

Mr. S. Bric DiNenna Zoning Commissioner County Office Puilding Towson, Maryland 2120h

Re: Item #23 (Gyple VIII - October 197h - April 1975)
Property Owner: Padomia Village, Inc.
N/S cor. of Old Harford Rd. & Dumit Ave.
Existing Zoning: D.R. 2, D.R. 3.5, D.R. 16
Proposed Zoning: B...
Bo. of Acrus: 3.506 Ex

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.

Puture Perring Parkway will be a State Road; therefore, all improvements, inter-controls, entrances and drainage requirements as they affect the road come under the jurisdiction of the Naryland Higheay Administration. Any utility construction within the State Road right-of-way will we subject to the standards, specifications and approval of the State in addition to those of Baltinore County.

Summit Avenue is also an existing road, but with temporary bituminous concrete curing and small ultimately be improved as a ho-foot curb and gutter street cross-section on a 60-foot right-of-way.

Storm Drains:

The Petitioner must provide necessary drainage facilities ('emporary or permanent) to prevent creating any r disences or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, the to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Construction drawings indicating existing drainage facilities are on file in Room 200 of the Baltimorr County Office Baltiding, Towson, Maryland 2120k and are available for your information and guidance.

Item #23 (Cycle VIII - October 197h - April 1975) Property Owner: Padonia Village, Inc. Page 2 October 22, 197h

Sediment Control:

Development of this property through stripping, grading and stabilisation could result in a sediment pollution problem, damaging private and public boldings downstroam of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Sanitary Sewer:

An 8" public samitary sewer exists within Summit Avenue.

Very truly yours.

Felswork O. Diver ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: PMK:ss

R-SE Key Sheet h1 NE 17 Pos. Sheet NE 11 E Topo 71 Tax Map

S. ERIC DINENNA



November 6, 1974

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

Dear Mr. Di Nenne

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

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

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 Summitt 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

Very truly yours. John L. Wimbley Planning Specialist II Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

BALTIMORE COUNTY, MARYLAND EFFEISON BUILDING TOWSON, MARYLAND 2120



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

October 28, 1974

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

Re: Item 23 - Cycle Zoning 8 - October 1974 through April 1975 Property Owner - Padonia Village, Inc. NE corner of Old Harford Road & Summit Avenue 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 8.L. of 3.6 acres. This change will increase the trip density at the subject site from 300 trips to 1800 lips per day. These 1800 trips would be expected to go to Jospa Road which persently at capacity. This center would elimirate the need for the late the trips which are at 0.0 to 1.0 page Road which the stress in this area to go to Jospa Road for their shopping. Should the site however become larget then trips would be generated from outside the area and thereby create additional traffic problems.

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

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

October 10, 1974

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

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 the Additional information may be obtained tree subject to fair 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.

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

HVB/ncs

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 Narford Road & Summit Avenue
Present Zoning: D.R. 2, D.R. 3.5, D.R. 16
Proposed Zoning: B.L.

Door Mr. DiNonna:

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

Very truly yours, W. Tick Letenest W. Nick Petrovich., Field Representative.

MRS ROBERT L. BERNEY

RICHARD W. TRACEY, V.M.D. MRS RICHARD K WUENTE

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 Patitioner, or representative thereof, in the above rederenced 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 appl' ble, to the Board within thirty (30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

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

RE: PETITION FOR RECLASSIFICATION from D.R. 16, D.R. 3.5 and D.R.2 zones to B.L. zone NW corner of Old Harford Road

Padenia Village, Inc.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

BEFORE

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 most (copy of said letter is attached heretc).

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 APPEAL

OF BALTIMORE COUNTY

tion District
Padonia Village, Inc. - Petitioner NO. 75-207-R (Item No. 23)

BEFORE THE ZONING COMMISSIONER OF

BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Padonia Village, Inc., requesting a Reclassification from D. R. 16, D. R. 3. 5, and D. R. 2 Zones to a B. L. Zone, for a parcel of property containing 3.606 acres of land, more or less, located on the northwest corner of Old Harford Road and Summit Avenue, in the Ninth Election District of Balti-

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 neighbor hood 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 Battimore County Council in the adoption of the Comprehensive Zoning Map on March 24, 1971, Mr. Klaus felt that the property, as presently classified, is a arror

Residents of the area, in protest to the subject Potition, were fearful that the granting of the Reclassification would cause undue traffic congestion on Old Harford Road, at its intersection with Summit Avenue, and, further, be etrimental to their health, safety, and general welfare.

Approximately 1.39 acres of the premises are now located in the D.R. 16 Zone; 1.06 acres, in the D.R. 3.5 Zone; and 1.15 acres, in the D.R. 2.0 Zone. Obviously, this zoning hodgepodge did not arise by design, but by changes in the road pattern. At the time of adoption of the zoning map for the area, no one foresaw the creation of the subject site as a small island, located in three different zoning categories, so that no conventional lot layout thereon is practical.

>

- 2. Changes in the housing market, emerging on a national basis after adoption of the zoning maps, and the halt of home building in widespread areas of the County following a variety of moratoriums imposed after adoption of the zoning maps, combined to concentrate an unanticipated mass of new housing facilities in the subject area, within a relatively short span The change in character of housing accommodations in demand, from detached single family dwellings, to apartment, condominium or townhouse ownership, served to speed up the pace of construction by allowing for the erection of a greater number of dwelling units centered in large projects, rather than fewer units, scattered over individual lots laid out in expansive areas. This momentum was accelerated in the locale by the installation of sewer facilities, not previously available to service such projects, and the lack of such sewer facilities in other areas, ordinarily available for housing so as the better to defuse the growth in population. As a result, the subject area over developed, beyond expectation, before any adequate provision could be made therein to satisfy neighborhood shopping needs.
- 3. Other changes affecting the neighborhood are likely to occur before the hearing of the instant petition.

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

Without reviewing the evidence further in detail, but based on all the the requested Reclassification should not be granted.

The burdens of proving arrow and/or substantial changes in the character of the neighborhood are borne by the Petitioner. In the instant case, these burdens have not been met. It is possible that future residential construction to this area would recognitate a neighborhood shopping center; however, at the present time, this Petition is premature

Therefore IT IS ORDERED by the Zoning Commissioner of Baltimore County this /3 that of November, 1975, that the Reclassification be and the same is hereby DENIED and that the subject property he and the same is basely continued as and to remain D.R. 16, D.R. 3, 5, and D.R. 2 Zones

Baltimore County

DRBER

isolated from nearby developments, will have no adverse affect on surrounding homes. Clearly, no more desireable location can be found to allow for traditional service to such a large neighbor-Adequate water, sanitary sewer and storm drainage facilities and newly constructed roads are available to service the proposed shopping area, and no health or environmental hazard is

For all of which reasons the petitioner respectfully requests that its petition for zoning reclassification be granted.

- 4 -

Eugene P. Smith sugene P. Smith Attorney for Petitioner 1035 Maryland National Bank Building Baltimore, Maryland 21202 Plaza 2-6682 IN THE MATTER OF THE DETITION OF PADONIA VILLAGE, INC., A ZONING RECLASSIFICATION
OF 3.606 ACRES OF LAND LOCATED ON THE NORTHWEST CORNER OF OLD HADPORD BOAD AND CHMATE AVENUE TN THE NINTH PLECTION DISTRICT DAT THORE COUNTY MADVE AND

DEPORE THE ZONING COMMISSIONED 1317 DATESTANDE GOIDEN

COMPRESENT THE CURRORS OF DETITION FOR TONING PROTACCIPICATION

Padonia Village Inc (Petitioner) a Maruland Corporation, owner of the land involved in these proceedings for its statement in support of its Petition for Zoning Reclassification filed berein save that.

Petitioner request a change in the zoning classification of the 3,606 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 depand. 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 Parkyay and the elevated water tank site. To the east across Old Harford Doad is the Cun Disc Hills Cubdivision fronting on Cummit August Monte of the land to the south of this subdivision, except for the Isaac

DESCR. MION OF LAND TO BE REZUNDED

Beginning for the same at a point on or near the centerline of Old Harford Road said point of beginning being also on the fourteenth or North 21 degrees 03 minutes 20 seconds East 155.17 foot line of that parcel of land as described in a deed dated July 14, 1960 from Barbara May Harris, widow and M. Francis Harris et al to Doncaster Realty, Inc. and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3726, Folio 509 at a distance of 91.00 feet from the beginning of said fourteenth line said point of beginning being also 181.00 feet from the intersection of Old Harford Road and Placid Avenue as measured in a northeasterly direction along the centerline of Old Harford Road from said intersection running thence binding reversely on part of the fourteenth, all of the thirteenth, all of the twelfth and part of the eleventh lines of the above mentioned deed of Harris to Doncaster the four following courses and distances viz: first, south 21 degrees 03 minutes 20 seconds West 91.00 feet; second, South 33 degrees 57 minutes 20 seconds West 173.99 feet; third, South 33 degrees 57 minutes 20 seconds West 70.17 feet; and fourth, South 22 degrees 04 minutes 10 seconds West 185.11 feet to intersect the northwest side of Summit Avenue 60 feet wide, running thence binding on the northwest side of said Summit Avenue as shown on Baltimore County Highway Right of Way Plat No. R/W 68-094-1 and recorded among the Land Records of Baltimore County by deed dated March 19, 1970 in Liber O.T.G. No. 5088 Folio 317 the two following courses and distances as now surveyed viz: first, by a line curving to the right with a radius of 220.00 feet for a distance of 68.10 feet said curve being subtended by a chord bearing North 44 degrees 32 minutes 05 seconds West 67.83 feet and second, North 35 degrees 40 minutes 00 seconds West 422.79 feet running thence leaving the northwest side of said Summit Avenue and binding on the southeast side of Perring Parkway as proposed to be laid out 300 feet wide by a line curving to the left with a radius of 12,453.32 feet for a distance of 329.75 feet said curve being subtended by a chord bearing North 53 degrees 54 minutes 35.42 seconds East 329.74 feet running thence leaving the southeast side of proposed Perring Parkway and running for a line of division as now surveyed South 64 degrees 29 minutes 10 seconds East 295.01 feet to the point of beginning. Containing 3.606 acres of land more or less.

Being part of that parcel of land as described in a deed dated July 14, 1960 from Barbara May Harris, widow, and M. Francis Harris et al to Doncaster Realty, Inc. and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3726, Folio 509.

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. Offset, Jr. Esg. #9157

Jogues Church property, is used for apartment, condominium or townhouse purposes.

Petitioner proposes to erect on the premises, 33,000 square feet of retail store space to serve the immediate neighborhood. The buildings will be located approximately 120 feet west of the new curb line of Old Harford Road, with the parking area for approximately 167 automobiles, lying between these buildings and the road, effectively screened by four foot high compact plantings. The stores are designed only to meet the needs of the neighborhood, not now fulfilled because of the want of any shopping facilities within a one mile radius of the site

Changes in conditions in the area since adoption of the zoning maps justify re-classification of the premises to the B. L. Zone. The principal changes involved are:

1. The subject site was not identified as a separate zoning issue, either before the Planning Board or County Council. in their determinations leading to adoption of the March, 1971 zoning maps, because, at that time, the premises were part of a large open agricultural area. However, for all practical purposes, the site is now completely severed from the main tract by the new Perring Parkway Plan. This severed property is triangular in shape, with the southern boundary forming its base, consisting of approximately 490 feet along Summit Avenue, the western hour larv forming one leg of the triangle, consisting of approximately 850 feet along Perring Parkway, and the eastern boundary forming the other leg of the triangle, consisting of approximately 950 feet along Old Harford Road. In the coming year, Baltimore County proposes to widen and pave Old Harford Road, from Matthew Drive to Placid Avenue, thereby further reducing the area of the severed

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

. . .



AW OFFICES WEINBERG AND GREEN BALTIMORE, MD. 21202 SUITE 601 TOWERD MD 31304

(0)/

(301) 332-8713

November 19, 1975 Hon. S. Eric Di Nenna, Zoning Commissioner County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

Re. Petition for Reclassification 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)

Dear Mr. Di Nenna:

On behalf of the Petitioner, Padonia Village, Inc., On behalf of the Petitioner, Radonia 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 entitled matter on November 13, 1975. Check in the amount 05 \$73.00, made payable to Baltimore County, Maryland, is enclosed herewith, 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.



Respectfully submitted, Eugene P. Smith 10 Light Street-19th Floor Baltimore, Maryland, 21202 Phone: 332-8713

Attorney for Petitioner, Padonia Village, Inc.

119 - hh f Enclosure

CERTIFIED MAIL URN RECEIPT REQUESTED

November 13, 1975

Eugene P. Smith, Esquire 1935 Maryland National Bank Building Baltimore, Maryland 21202

RE: Petition for Renlassification NW/corner of Old Harford Road and Summit Avenue - 9th Elec-tion District Padonia Village, Inc. - Petitioner NO. 75-207-8 (them No. 23)

Mr. Francis E. Old, Jr. 9301 Old Harford Road Baltimore, Maryland 21234

Dane Mr. Smiths

I have this date passed my Order in the above referenced matter.

Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA Zoning Commissioner

Attachments
cc: Ronald James Lavasseur, Esquire
7701 Haeford Road 22 M. Romphon
Baltimore, Maryland 2128404

Mr. William Kelly 2707 Superior Avenue Baltimore, Maryland 21234

John W. Hessian, III, Esquire People's Counsel

Mr. Robert Hargraves 9313 Old Harford Road Baltimore, Maryland 21234

LEVASSEUR & HELD PRIORY TWO WORT PENNSYLVANIA 5-2-81E

AND DESCRIPTION OF TAXABLE

March 25, 1975

S. Eric DiNenna, Esq. S. Eric DiNenna, Esq. Zoning Commissioner County Office Building Towson, Maryland 21:04

Pros. 8 1 5 3

MR 25 75 1%

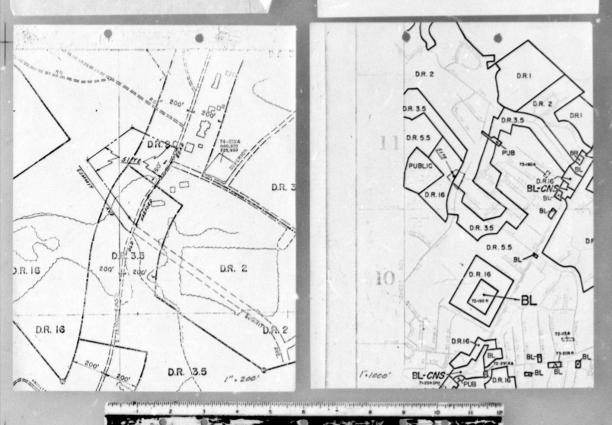
RE: No. 75-207-R Dear Mr. DiNenna:

As requested by you at the hearing on March 17, 1975, I am entering my appears to on behalf of numerous individual homeowners in the area of the property it question, namely the northwest corner of Old Harford Road and Summit Avenue.

Very truly yours,

Consell Levanseur RONALD J. LEVASSEUR

a II./ema



48 62 62 52 52 52 53 50 61 81 12 19 19 10 10 6 6 5 55 50 50 50 50 50 50 50 50 50

RE: PETITION FOR REGLASSIFICATION FROM D.F. 16, D.R. 3.5 and D.R. 2 to B.L. Northeast cover of Old Marford Road and Sussift Avenue, 9th District. PARKUTA VILLAGE, THU. Constitution of the second

ORDER TO RETUR APPRARAUGE

Pursuant to the authority contained in Section 526.1 of the Emitimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which way be now or hereafter deal mated therefore, and of the passage of any preliminary or final Order in connection thereof th.

HERESY CENTIFY That on this Al day of March. 1975, a copy of the foregoing Order was mailed to Eugene F. Smith, Esquire, 1035 Maryland Dational Sank Building, Beltimore, Maryland 21202, Attorney For Petitioner.





Petitioner's Attorney Euge. Plant Reviewed by Tologo.

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



District. 9 of	Date of Posting 12-18-75
Posted for:	
Petitioner Dodonia Valle	at Francisco
Location of property: N/W. Con	I del Johl Al + Summet ore
Location of Signe I Spice and the	1 Hotel this or duringt.
Remarks:	
Posted by Mul H Hers	Date of return: 12-22-25
Signature	The state of the s



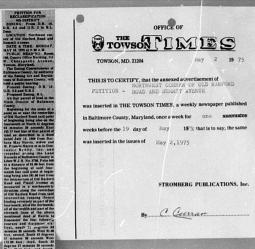




CERTIFICATE OF POSTING

Tow	wen, Horyland
versioner Parlamin Hil	Date of Verting 2 2 13 of 12 (121 3 Let I. B.) Taga Inc.
From I Sugar see Suranz	l. Gra. beld. Harfield B.J. 2000-20 L. Colo. Date of return. 3-6-75

PETITION		MAPPING			PROGRESS			SHEET			
FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet		
	date	by	date	try	dote	by	dote	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by: 39. H					d Plan		or desc			_	
Provious case:				tap #			Dr. desc	riptio		No	



BALTIMORE COUNTY, MARYLAND OFFICE OF FINA . REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 17141
Nov. 20, 1974 ACCOUNT	01-662
AMOUNT	\$50.00
WHITE - CASHIER DISTRIBUTION	YELLOW - CUSTOMER
Bugene P. Smith, Esq. 1035 Maryland Mattonal Bank Bui Baltimore, Md. 21202 Petition for Reclassification for Mattonal Company Company 21	



CERTIFICATE OF PUBLICATION

TOWSON, MD. 247 1. 19.25
THIS IS TO CERTIFY, that the annexed adverti...ment was published in TPE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., oncecin.mach of c. one time. accessives:weeks before the. 2540.
day of 10.75 1. 19.25 the first publication appearing on the 1. Lat. day of 1627 1. 19.75 1.

THIS JEFEERSONIAN,

No. 25999

Cost of Advertisement \$

THE TOWSON IN IN IN IN 1975

THIS IS TO CERTIFY, that the annexed advertisement of PETITION - ROKTHEAST CORRER OF OLD HARFORD ROAD was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one XBLCCERSCHE weeks before the 17 day of March 19/2 that is to say, the same was inserted in the issues of February 28, 1975

STROMBERG PUBLICATIONS, Inc.

SELECTIONS. Inc.

UBLICATIONS. I

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 27. 19.75
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Townon, Baltimore County, Md., announcemb. M. one. 54790. soccessive. seeks before the 174th day of 19.75., the first publication appearing on the 27.75. day of February.

L. Leank Shupton

Cost of Advertisement, \$.

DATE December 11, 1975 A.COUNT 01-662

Eugene P. Smith, Esquire

BALTIMORE CON TY, MARYLAND OFFICE OF FINANC. REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

BALTIMORE COL TY, MARYLAND OFFICE OF FRANCE REVISED DIVISION MISCELLANCOUS CASH RECEIPT OL-662

OATE March 17, 1975 ACCOUNT OL-662

WHITE CASHIEN FRANCE PRODUCE THE PRODUCE P

BALTIMORE CUNTY, MARYLAND OFFICE OF FIC. ICE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE November 25, 1975 ACCOUNT 01-662

ros. Cost of Filing of an Appeal on Case No. 75-207-R (Item No. 23) NW/corner of Old Harford Road and Summit Avenue -

VALIDATION OR SIGNATURE C+ CASHIER

RECEIVED Eugene P. Smith, Esquire

9th Election District 7888 20 Padonia Village, Inc. - l'eti-ioner

