

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jack O. Chertkof, Trustee, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an BL (Business Local) zone to an RM (Residential Medium Density) zone; for the following reasons:

This property is zoned BL. The present tenant has occupied the lower level for "retail sales distribution" since 1972 and now is taking over the upper level for the same purpose. The Deputy Zoning Commissioner feels that the zoning classification should be RM or RM for this type of use, since it includes sales, offices and storage.

The best and highest use for this property and its facilities of parking, loading and unloading and distribution can be described in many ways. The adjoining premises (3019 Harford Road), Town and Country Datsun Sales operated more than five (5) years before applying for a zoning change in 1972 from BL to RM. This was granted by the present Zoning Commission under the 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 reclassification 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.

Contract purchaser: JACK O. CHERTKOF, Trustee
Address: 19 W. Franklin St., Baltimore, Md. 21201
Petitioner's Attorney: [Signature]
Protestant's Attorney: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of April, 1977, 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 106, County Office Building in Towson, Baltimore County, on the 3rd day of September, 1977, at 10:00 o'clock.

(over)

JACK OF CHERTKOF

CASE NO. 76-38-R

SE/S Harford Road 50.14' NE of Linwood Avenue

14th District

B.L. to B.M.

1.3 acres

Apr. 15, 1975 Petition filed
Jan. 19, 1976 Z.C. DENIED petition
Feb. 13 Appealed to C.B. of A.
Jan. 26, 1977 Order of Dismissal of appeal passed by the Board [case moot due to new maps]
Feb. 24 Order for Appeal filed in the Circuit Court (File #6147)
Mar. 9 Record of proceedings filed in the Circuit Court
Apr. 13 John Grason Turnbull, II, Esq. entered appearance on behalf of petitioner
Jan. 18, 1978 Order to Dismiss case, and Order of the Court granting same (Judge DeWaters)

RE: PETITION FOR RECLASSIFICATION : BEFORE
from B.L. zone to B.M. zone : COUNTY BOARD OF APPEALS
SE/S of Harford Road 50.14' NE : OF
of Linwood Avenue : BALTIMORE COUNTY
14th Election District : No. 76-38-R
Jack O. Chertkof, Trustee :
Petitioner :

ORDER OF DISMISSAL

Petition of Jack O. Chertkof, Trustee, for reclassification from B.L. zone to B.M. zone, on property located on the southeast side of Harford Road 50.14 feet north-east of Linwood Avenue, in the 14th 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 26th 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

[Signature]
Walter A. Reiter, Jr., Chairman
Robert L. Gilland

JACK O. CHERTKOF, Trustee * IN THE
Appellant * CIRCUIT COURT
vs. * FOR
COUNTY BOARD OF APPEALS * BALTIMORE COUNTY
OF BALTIMORE COUNTY, * MISC. CASE #6147
Appellee *

ORDER TO ENTER APPEARANCE

MR. CLERK:
Please enter the appearance of John Grason Turnbull, II and Brooks & Turnbull on behalf of the above-named Appellant, Jack O. Chertkof, Trustee.

JOHN GRASON TURNBULL, II
Brooks & Turnbull
610 Bosley Avenue
Towson, MD 21204
296-2600
Attorneys for Appellant

I HEREBY CERTIFY that on this 14th day of April, 1977, a copy of the foregoing was mailed to: Edwin J. Wolf, Esquire, 110 E. Lexington Street, Baltimore, MD 21202; Walter A. Reiter, Jr., Chairman, County Board of Appeals, Room 219, Courthouse, Towson, MD 21204; Robert L. Gilland, Esquire, County Board of Appeals, Courthouse, Towson, MD 21204; Herbert A. Davis, Esquire, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204; and John W. Hessian, III, Esquire, County Office Building, Towson, MD 21204

JOHN GRASON TURNBULL, II
Brooks & Turnbull

LAW OFFICES
BROOKS & TURNBULL
610 BOSLEY AVENUE
TOWSON, MARYLAND 21204

April 13, 1977

Walter A. Reiter, Jr., Chairman
County Board of Appeals
Room 219, Courthouse
Towson, MD 21204

RE: Jack O. Chertkof, Trustee
vs.
County Board of Appeals or
Baltimore County
Misc. Case #6147

Dear Mr. Reiter:
Please find enclosed herewith Order to Enter Appearance filed this date with the Circuit Court for Baltimore County in the above-referenced case.

Very truly yours,
BROOKS & TURNBULL

John Grason Turnbull, II

JGT:ds
Enclosure 1
cc: Mr. E. Robert Chertkof w/enc.
Edwin J. Wolf, Esquire w/enc.
Robert L. Gilland, Esquire w/enc.
Herbert A. Davis, Esquire w/enc.
John W. Hessian, III, Esquire w/enc.

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
December 20, 1976

Edwin J. Wolf, Esquire
Suite 100
110 E. Lexington Street
Baltimore, Md. 21202

Re: Case No. 76-38-R
Jack O. Chertkof

Dear Mr. Wolf:

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,

[Signature]
Walter A. Reiter, Jr., Chairman

cc: Mr. Jack O. Chertkof
Mr. Richard W. Davis
Mr. Edward W. Stuart
John W. Hessian, III, Esquire
Mr. Donald Lipscomb

BRIEF ON PETITION FOR REZONING
8005/17 HARFORD ROAD

The property is presently zoned BL. The building and parking area was used as a community shopping center. The building was designed and built approximately 35 years ago as a fire-proof structure having approx. 20,000 sq. ft. on each level, or a total of 40,000 sq. ft.

The trend and design of shopping centers has changed and tenants are moving to new shopping center locations where most of the parking is in front of the stores. The individual store area and number of tenants have generally increased and many more amenities that were not provided in old shopping centers are available to tenants. The question then becomes what use can the buildings in the old shopping centers be put to?

The petitioner feels he has leased the building at this subject location to a tenant within the zoning classification of BL, namely, Retail Sales and Distribution. The Zoning Code provides for "Automobile Accessory Shop" under BL, which would include glass and upholstery for automobiles, however, the Deputy Zoning Commissioner does not agree. The petitioner feels that the most expeditious method to resolve the question and satisfy the Zoning Commissioner would be by a petition for rezoning from BL to BM.

There are two questions that Zoning Commissioner should decide:

- (1) Is petitioner entitled to BM Zoning?
- (2) Does Section #230 (BL Zoning) of the Zoning Code preclude the use of the property for "Sales Distribution," in this case, "Auto Accessories?"

Argument:

- (1) The petitioner is entitled to BM Zoning since the adjoining property occupied by Auto Dealer and Auto Repair shop was rezoned in 1972 from BL to BM.
- (2) The Deputy Zoning Commissioner erred in not approving buildings permits without reservation as to use.

It appears that the Deputy Zoning Commissioner was influenced by the amount of storage space that would be used in the operation by the tenant. This decision cannot go unchallenged

Brief on Petition for Rezoning--continued
8005/17 Harford Road

Page 2

as it will affect many more locations owned by the petitioner. To substantiate the large storage area, the following must be noted:

(a) The present tenant has been operating at Harford Road and Taylor Avenue for more than 15 years as "B & B Auto Glass and Upholstery Co." and the location is zoned BL. The operation at this location includes offices, sales, storage and installation. The term "distribution" was added to the lease. Distribution was also part of the operation, however, there was not enough space for total storage.

Section 230.12 states:

"All the above uses in section 230 are subject to the following conditions:

"(a) They shall be contained. . . within a completely enclosed building."

Today's economy and practices demand that sales include large inventories in order to provide discount prices, but this does not mean that the classified zoning for the operation changes because storage space is increased. A good example is Luskens who do a large volume in retail sales. Would the increased storage space change the classification of "Retail Sales?"

It is requested that the Zoning Commissioner grant:

- (1) BM Zoning.
- (2) Clarify that increased storage for retail sales does not change Zoning Classification of use.

Respectfully submitted,

[Signature]
Jack O. Chertkof, Trustee
Petitioner

APR 11 1978

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 failure to show error in the original zoning map or substantial changes in the character of the neighborhood and the health, safety, and general welfare of the community being adversely affected,.....

the above Re-classification should NOT BE HAD, and 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..... B.L. zone, and the Special Exception be and the same is hereby DENIED.

ORDER RECEIVED FOR FILING

DATE January 9, 1976

BY [Signature]

Zoning Commissioner of Baltimore County

The Circuit Court for Baltimore County

THIRD JUDICIAL CIRCUIT OF MARYLAND
TOWSON, MARYLAND 21204 494-2628
December 5, 1977

RE: Mon Jury Law Misc. 6147 - Chertkof v. County Board of Appeals - Balto. County

CONFERENCE
HEARING DATE: Wednesday, February 22, 1978, 9:30 A.M., my Chambers

I have assigned the above entitled case and date for hearing on the following:

Conference - 1 hour allotted.

POSTPONEMENTS: If the above date is NOT agreeable to any counsel, please contact my office for another date and if the postponement is granted, IT WILL THEN BE UP TO COUNSEL REQUESTING THE POSTPONEMENT TO NOTIFY ALL PARTIES OF THE CHANGE, WITH A COPY OF THE CONFIRMING NOTICE BEING SENT TO MY OFFICE.

It is necessary that this procedure be followed because of the volume of cases now in my assignment.

If no call is received within ten (10) working days from the date of this notice, I shall assume the date is firm.

[Signature]
H. KEMP MacDANIEL

TO:
John Grason Turnbull, II, Esq., 608 Bosley Ave., 21204
Walter A. Reiter, Esq., Appeals Board, County Off. Bldg., 21204

JACK O. CHERTKOF
VS.
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
IN THE
CIRCUIT COURT
FOR BALTIMORE COUNTY
MISC. CASE #6147

ORDER TO DISMISS

Mr. Clerk:

Please enter the above-entitled case dismissed with prejudice through cycle four, conditioned upon there being no further complaints to the Zoning Commissioner concerning use of the property for bulk storage in a BL zone.

[Signature]
JOHN A. AUSTIN
Assistant County Solicitor
County Office Building
Towson, MD 21204
Attorney for County Board of Appeals

[Signature]
JOHN BRASON TURNBULL, II
Turnbull, Mix & Farmer
608 Bosley Avenue
Towson, MD 21204
828-0700
Attorney for Jack O. Chertkof

LAW OFFICE
TURNBULL & FARMER
608 BOSLEY AVENUE
TOWSON, MD 21204
828-0700

FILED JAN 18 1978

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 2, 1975

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 # 6, Zoning Cycle IX, April, 1975, are as follows:

Property Owner: Jack O. Chertkof
Location: SE/S of Harford Road 50.14' NE of Linwood Avenue
Existing Zoning? B.L.
Proposed Zoning: Re-class to B.M.
No. of Acres: 1.3
District: 14th

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.

The site plan does not show the fence along the frontage of the property.

Very truly yours,

[Signature]
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3281

HOWARD D. TUSTIN, JR. REGISTERED
RICHARD F. TUSTIN



ESTABLISHED 1849
S. J. MARTENET & CO.
LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4263

RICHARD F. TUSTIN 1948-1982
HARRY B. JAYNE 1971-1984
SEPTIMUS P. TUSTIN 1970-1981
J. HOWARD BUTTIN 1964-1980
WILLIAM G. ATWOOD 1987-1981
SAMUEL A. THOMPSON 1980-1984
GEORGE E. WISNER 1987-1983
HOWARD D. TUSTIN 1987-1989
HOWARD C. BUTTIN 1984-1988

ZONING DESCRIPTION FOR
NOS. 8005 to 8015 HARFORD ROAD

Property in Ninth District of Baltimore County, Maryland.
BEGINNING for the same on the southeast side of Harford Road, 60 feet wide, at 50.14' northeast of Linwood Avenue and then on Harford Road N-52 deg. 45 min E 40', then still on Harford Road by a line curving to the left with a radius of 2894.79 feet the distance of 110.5', then leaving the road, S-41 deg. 26 min. E 183', then N-48 deg. 34 min E 4.33', then N-33 deg. 27 min E 148.20', then N-52 deg. 45 min E 6.42' to the north corner of Lot 25 on Plat of Subdivision, Harford Rd. and Duboise Ave. recorded in Plat Book WFC 7/20, then on lot 25 S-40 deg. 30' min E 162.31' to Harris Ave. then on Harris Ave. S-52 deg. 45 min W 203' to the south corner of lot 32 on said plat, then on lot 32 N-41 deg. 03 min W 138.5', then S-48 deg. 34 min W 100' and N-41 deg. 26 min W 166.27' to the beginning.

CONTAINING 1.3 acres, more or less.

March 25, 1975

[Signature]
Richard F. Tustin, Reg. # 3460



Law Office
Keelesten, Seidler and Miller
110 EAST LEXINGTON STREET
SUITE 100
Baltimore, Maryland 21202
CABLE "SEIDEN"

February 13, 1976

Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition for Reclassification
SE/S of Harford Road, 50.14
NE of Linwood Avenue - 14th
Election District
Jack O. Chertkof, Trustee -
Petitioner
No.: 76-38-R (Item No. 6)

Dear Sir:

Please note an Appeal in behalf of the above named Petitioner from your Order of 19 January 1976 to the County Board of Appeals.

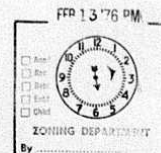
The Petitioner's address is 19 W. Franklin Street, Baltimore, Maryland 21201. A check in the amount of \$70.00 accompanies this Notice of Appeal.

The cost of posting will be paid promptly on presentation of the bill.

Very truly yours,

[Signature]
Edwin J. Miller
Attorney for Jack O. Chertkof,
Trustee

EJW/nmt
Enclosures
CC: Mrs. Katherine Hendricksen
Mr. Richard Davis
Mr. Edward Stuart
Mr. John W. Hessian, III,
Attorney at Law



RE: PETITION FOR RECLASSIFICATION : BEFORE THE
Southeast side of Harford Road : ZONING COMMISSIONER OF
50.14 feet Northeast of : BALTIMORE COUNTY
Linwood Avenue - 14th District :

JACK O. CHERKOF, Trustee : Case No. 76-38-R
Petitioner :

ORDER TO ENTER APPEARANCE

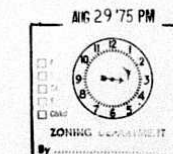
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

[Signature]
CHARLES E. KOUNTZ, JR.
Deputy People's Counsel

[Signature]
JOHN W. HESSIAN, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 29th day of August, 1975 to Jack O. Chertkof, Trustee, 19 West Franklin Street, Baltimore, Maryland, 21201



January 19, 1976

Mr. Jack O. Chertkof, Trustee
19 West Franklin Street
Baltimore, Maryland 21201

RE: Petition for Reclassification
SE/S of Harford Road, 50.14'
NE of Linwood Avenue - 14th
Election District
Jack O. Chertkof, Trustee
Petitioner
NO. 76-38-R (Item No. 6)

Dear Mr. Chertkof:

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

Very truly yours,

[Signature]
S. ERIC DINENNA
Zoning Commissioner

SKD/acw
Attachments
cc: Mrs. Katherine Hendricksen
3017 Linwood Avenue
Baltimore, Maryland 21234

Mr. Richard Davis
3022 Linwood Avenue
Baltimore, Maryland 21234

Mr. Edward Stuart
3044 Moreland Avenue
Baltimore, Maryland 21234
John W. Hessian, III, Esquire
People's Counsel

APR 11 1978

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

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

May 1, 1975

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

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

Re: Item #6 - Cycle #9 (April - October 1975)
Property Owner: Jack O. Chertkof
S/ES of Harford Rd., 50.14' N/E of Linwood Ave.
Existing Zoning: B.L.
Proposed Zoning: Re-class to B.M.
No. of Acres: 1.3 District: 14th

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.

Highways:

Harford Road (Md. 147) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements 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.

Jacqueline Lane, indicated on the submitted plan with its former name "Harris Avenue", an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot (minimum) right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

It is the responsibility of the Petitioner to ascertain and clarify his and others rights in and to the indicated 19-foot paved drive, to Linwood Avenue, which "drive" should ultimately be improved to a minimum 20-foot commercial type paved width.

No vehicular access is to be provided from Jacqueline Lane for this site which is not screened from Jacqueline Lane residences; however, the entrance locations are subject to approval by the Department of Traffic Engineering.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogans,
Chairman, Jr.

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF
FIRE PREVENTION
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY
ADMINISTRATION
BUREAU OF
ENGINEERING
PROPERTY AND
DEVELOPMENT PLANNING
INDUSTRIAL
DEVELOPMENT
COMMISSION
BOARD OF EDUCATION
OFFICE OF THE
BUILDINGS ENGINEER

April 30, 1975

Mr. Jack O. Chertkof, Trustee
19 W. Franklin Street
Baltimore, Maryland 21201

RE: Reclassification Petition
Item 6 - Zoning Cycle 9
Jack O. Chertkof, Trustee -
Petitioner

Dear Mr. Chertkof:

The Zoning Plans 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 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 on the southeast side of Harford Road, 50.14 feet northeast of Linwood Avenue, and is improved with a one-story commercial building with lower level or basement. This building previously contained partitioned retail tenant spaces, and has now been remodeled to consolidate these areas into one commercial space. The lower level is currently utilized as office, warehousing, and distribution, and the upper level at time of field inspection was under interior alteration for the aforementioned consolidation.

In light of the fact that the existing use as warehouse is not permitted within the current

Mr. Jack O. Chertkof, Trustee
Item 6 - Zoning Cycle 9
April 30, 1975
Page 2

Baltimore County zoning of this property, and that an alleged Zoning Violation (Case No. C-75-479) is pending as a result, the reasons for this request of a Reclassification to a B.M. zone are self-evident. The B.M. zoning classification permits warehousing as a matter of right.

Adjacent properties along Harford Road are improved with commercial buildings. To the rear of this property along Linwood and Harris Avenues development consists of single family dwellings.

The site plan must be revised to indicate the following:

a.) A clear notation, explanation, and calculation of uses proposed within the subject building per floor, as related to required off street parking area,

b.) screening as required for off street parking area along Harris Avenue,

c.) a concise notation, as per the comments of the State Highway Administration enclosed herewith, concerning the prohibition of direct access onto Harford Road,

d.) the location, use, and zone of all buildings, structures, etc. within two hundred feet of the subject property.

e.) any and all those items required on site plans submitted for such requests specifically noted under the Zoning Commissioner's Rules of Practice and Procedure.

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 2, 1975, in order to allow time for final Committee review and advertising. Failure to comply may

Mr. Jack O. Chertkof, Trustee
Item 6 - Zoning Cycle 9
April 30, 1975
Page 2

result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1975 and October 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: S. J. Martonet & Co.
9 E. Lexington Street
Baltimore, Maryland 21202

Item #6 - Cycle #9 (April - October 1975)
Property Owner: Jack O. Chertkof
Page 2
May 1, 1975

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.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. Storm drainage facilities and/or improvements together with supporting drainage and utility easements may be required with any grading, building, or other permit application to alleviate the drainage problem in the Jacqueline Lane - Dubois Avenue area. Further information may be obtained from the Baltimore County Bureau of Engineering.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. A Public Works Agreement may be required to be executed.

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the present building on this site.

It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellsworth N. Diver, P.E.
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWP:ss

cc: Wm. Munchel

N-SE Key Sheet
29 NE 15 Pos. Sheet
NE 8 D Topo
81 Tax Map



Maryland Department of Transportation
State Highway Administration

April 8, 1975

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

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

Attn: Mr. Franklin Hogans

Re: Zoning Re-Classification
Cycle #9, April 1975
Owner: Jack O. Chertkof
S/E of Harford Road
(Route 147) 50.14' NE of
Linwood Ave.
Existing Zoning B.L.
Proposed Zoning: Reclass to B.M.
No. of Acres: 1.3
District: 14th

Dear Sir:

At present the subject site has no direct access from Harford Road. However, in the past, the property owner has submitted plans to Baltimore County indicating an exit to Harford Road and has applied to the State Highway Administration for an access permit. After extensive investigation and study by both State and County officials, it was determined that due to inadequate stopping sight distance, and to the lack of assurance that vehicles will not back in from Harford Road, a point of access to or from Harford Road cannot be approved.

If the subject petition is granted, it is our opinion that the petitioner should be bound, by your order, to the plan as submitted, without direct access to or from Harford Road.

The 1974 average daily traffic count on this section of Harford Road is ... 23,500 vehicles.

CLJEH:bbk

Very truly yours,

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

**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

April 4, 1975

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

Dear Mr. DiNenna:

Comments on Item # _____, Zoning Re-Classification
Cycle #9, are as follows:

Property Owner: Jack O. Chertkof
Location: SE/S of Harford Rd. 50.14' NE of
Linwood Ave.
Existing Zoning: B.L.
Proposed Zoning: Re-class to B.M.
No. of Acres: 1.3
District: 14th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

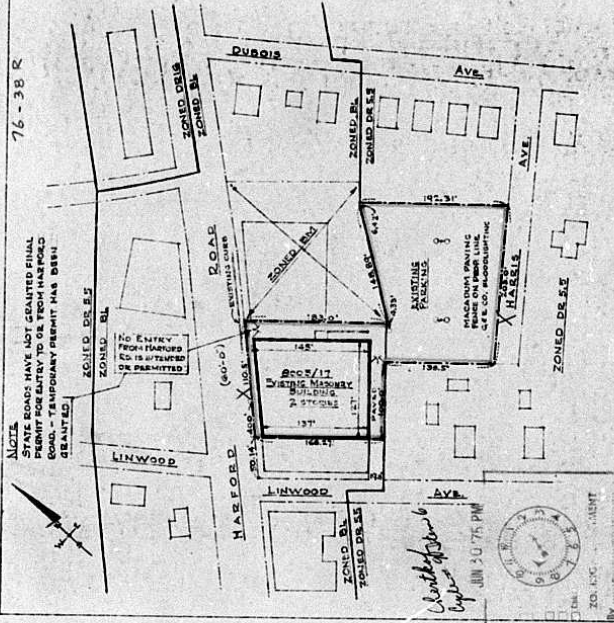
#HVB:ncg

APR 11 1978

76-38 R

NOTE:
STATE ROADS HAVE NOT GRANTED FINAL
PERMIT FOR ENTRY TO BE TECH HARFORD
RD. AN INTERIM PERMIT HAS BEEN
GRANTED

NOTE



DISTANCES & BEARINGS

STARTING AT LINWOOD AVE	
S014 N.E. ON HARFORD RD.	
40.00' - N 52° 45' S	
110.50' - S 28° 47' E	
183.00' - S 41° 26' E	
4.33' - N 48° 34' E	
148.89' - N 33° 27' E	
6.42' - N 52° 45' E	
192.31' - S 40° 30' E	
203.00' - S 52° 45' W	
138.50' - N 41° 03' W	
100.00' - S 48° 34' W	
166.27' - N 41° 26' W	

ELECTION DISTRICT - 14TH

EXISTING ZONING - B.L.

PROPOSED ZONING - B.M.

USE - OFFICE, SALES AND
WAREHOUSEPUBLIC UTILITIES EXISTING
IN HARFORD ROAD

PARKING -

OFFICE 2200' - 2200' = 3 SPACES

WAREHOUSE - 2200' = 2

TOTAL SPACES REQD. 10 SPACES

SPACES PROVIDED 52

ZONING PLAN:

8005/17 HARFORD RD.

BALTIMORE COUNTY, MD.

FRANKLIN REALTY & FINANCE CO.

Scale: 1" = 100' Date: 5/30/75

CODE 23-02

JUN 13 1978