

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Dorothy P. Turek
I, or we, Andrew J. Turek and Dorothy P. Turek, legal owner(s) 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 Undistricted parcel to a B.R. zone; for the following reason:

1. Said parcel is a part of an integrated, long established, commercial center, being used as a commercial enterprise continuously since 1955, and the County Council committed error in placing only one-half of the parcel in a B.R. zone, leaving one-half of the land area and one-half of the existing building thereon in a D.R.5.5 zone; said condition being open, obvious, and readily apparent to the County Council, and to the surrounding neighborhood at the time of the adoption of the Comprehensive Map.

See attached description

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 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 of Baltimore County.

Contract purchaser
Address
BY James H. Cook, Petitioner's Attorney
Address 409 Washington Avenue
Towson, Maryland 21204
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 29th 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 29th day of April, 1977, at 10:00 o'clock
P. M.

Zoning Commissioner of Baltimore County

(over)

1945 to date, the results of such review of documents to be produced at the hearing hereon.

Respectfully submitted,

James H. Cook
Attorney for Petitioner

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Dorothy P. Turek
I, or we, Andrew J. Turek and Dorothy P. Turek, legal owner(s) 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-districted, pursuant to the Zoning Law of Baltimore County, from an Undistricted parcel to a C.S.2 district; for the following reason:

1. Said parcel is a part of an integrated, long established commercial center, being used as a commercial enterprise continuously since 1955, and the County Council committed error in placing only one-half of the parcel in a C.S.1 District, leaving one-half of the land area and one-half of the existing building thereon Undistricted; said condition being open, obvious, and readily apparent to the County Council had inspection been made of the property prior to the adoption of the Maps.

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-districting 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 of Baltimore County.

Contract purchaser
Address
BY James H. Cook, Petitioner's Attorney
Address 409 Washington Avenue
Towson, Maryland 21204
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 29th 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 29th day of April, 1977, at 10:00 o'clock
P. M.

Zoning Commissioner of Baltimore County

(over)

James H. Cook, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petitions for Reclassification and Redistricting
575 of Joppa Road, 140' W of Oakleigh Rd. - 9th Election District
Andrew J. Turek, et al - Petitioners
NO. 78-37-R (Item No. 17)

Dear Mr. Cook:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

George J. Madenjak
Deputy Zoning Commissioner

GJM/mc

Attchm:mc

cc: John W. Hession, III, Esquire
People's Council

RE: PETITION FOR RECLASSIFICATION AND/OR SPECIAL EXCEPTION
OF BALTIMORE COUNTY
575 of Joppa Rd. 140' W of Oakleigh Rd., 9th District
Andrew J. Turek, Petitioner
Case No. 78-37-R

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Hession, III
People's Council
County Office Building
Towson, Maryland 21204
494-2189

I HEREBY CERTIFY that on this 5th day of August, 1977, a copy of the foregoing Order was mailed to James H. Cook, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

POINTS OF ERROR COMMITTED BY THE COUNCIL COUNCIL IN CLASSIFYING THE SUBJECT PROPERTY D.R.55 AND LEAVING SAME UNDISTRICTED

The Petitioners state that the Baltimore County Council committed the following errors in classifying the subject property D.R.5.5 and not placing it in a C.S.2 District:

1. The subject parcel represents one-half of an ownership at the intersection of Joppa Road and Oakleigh Road which has been used as an entirety for commercial purposes since 1955, with a building located thereon, all being open, notorious, and clearly discernible and acknowledged by Baltimore County, Maryland and the community in which the property is located as being a commercial use for the past twenty-one years.

2. That the building erected on this parcel, and which has been used for commercial purposes for the past twenty-one years, as well as the surrounding parking area which have been improved to accommodate the commercial use of the building, all were developed in accordance with duly authorized permits granted by Baltimore County, Maryland.

3. That in spite of the commercial nature and use of both the land, and the building thereon, for the past twenty-one years, one-half of the land and one-half of the building is zoned by the action of the Baltimore County Council as B.R. C.S.-2; and the other half of the land and the other half of the building has been zoned D.R.5.5 and Undistricted.

4. The failure of the Baltimore County Council, when adopting the Comprehensive Zoning Map for this area in 1976, to recognize and affirm the commercial characteristic and use of the Petitioners' tract of land, which has existed for twenty-one years, is error.

5. For such other and further changes as shall be disclosed by a minute study of the area and a review of the official documents of Baltimore County pertaining to the subject tract of land from

B. D. LYNCH CO., INC.
CONSTRUCTION LAYOUT
4007 HANFORD ROAD
BALTIMORE, MARYLAND 21214
TEL. 254-4936

DESCRIPTION

Beginning for the same at an iron pipe now set on the South side of Joppa Road as now widened, said point of beginning being approximately 140 feet West from the intersection of the South side of Joppa Road and West side of Oakleigh Road and running thence, (1) South 13 degrees 40 minutes 16 seconds East 72.67 feet (2) South 67 degrees 48 minutes 36 seconds East 72.34 feet (3) South 67 degrees 48 minutes 36 seconds East 39.00 feet to the center of Oakleigh Road (4) Thence along the center of Oakleigh Road South 22 degrees 11 minutes 24 seconds West 374.48 feet thence leaving the center of Oakleigh Road and running and binding along the 9th line of above mentioned deed, in part, South 86 degrees 59 minutes 49 seconds West 292.96 feet to an iron pipe now set on the North side of 15 foot alley, said North side being Northeastmost line of the plat of "EDGEFIELD", recorded among the land records of Baltimore County in Plat Book T.B.R.16 Folio 71, thence leaving the North side of alley and running for a line of division North 9 degrees 47 minutes 14 seconds West 282.35 feet in the South side of Joppa Road thence running and binding on the South side of Joppa Road by a curve to the left with a radius of 1764.66 feet a distance measured along the arc of 323.52 feet to the place of beginning. Saving and excepting therefrom such portion of property as is presently owned B.R. C.S.-2.

Containing 2.392 acres of land more or less.



David E. White

County Council of Baltimore County
Court House, Towson, Maryland 21204
(301) 494-3196

COUNCILMAN

John V. Murphy

John V. Murphy

Jerry Hadden

Charles E. Riser

Eugene L. Kibbe, Jr.

Norman W. Lunsford

Eugene W. Gallagher

John W. O'Rourke

Thomas Tupperbach

August 2, 1977

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

Dear Mr. DiSenna:

This is to advise you that at their meeting on Monday, August 1, 1977, the County Council approved the Planning Board Resolution certifying that early action is manifestly required in the public interest on the petition of Andrew J. Turek to change the zoning classification for a portion of the property at the south-east corner of Joppa and Oakleigh Roads from B.R. 5.5 to B.R. C.S.-2.

Sincerely yours,

Thomas Tupperbach
Secretary

TT:bl

cc: Leslie M. Graef
Arnold Fleischmann
James H. Cook



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.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1977, that the herein described property or area should be and the same is hereby reclassified, from a D.R. 5.5 zone to a B.R. zone 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

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 1977, 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

ORDER RECEIVED FOR FILING
DATE 10/19/77
FILED 10/19/77

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 259.2.G of the Baltimore County Zoning Regulations having been met,

the above Re-districting should be had.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1977, that the herein described property or area should be and the same is hereby re-districted, from a Uodistricted to a C.S.2 district, 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

the above Re-districting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1977, that the above re-districting be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 466-2111

July 22, 1977



The Honorable John F. Murphy
Chairman, Baltimore County Council
Towson, Maryland 21204

Dear Mr. Murphy:

At its regular meeting on Thursday, July 21, 1977, the Baltimore County Planning Board, under the provisions of Subsection 22-22(i) of the Baltimore County Code 1968, as amended, approved a resolution to certify to the County Council that early action is manifestly required in the public interest on the petition of Andrew J. Turek to change the zoning classification for a portion of the property at the southeast corner of Joppa and Oakleigh Roads from D.R. 5.5 to B.R.-C.S.-2.

The entire property is the site of an abandoned grocery store and parking lot, with the zoning boundary line dividing the property and the building into the 2 zones-B.R.-C.S.-2 and D.R. 5.5. This placement of the zoning boundary line exists on both the 1971 and the 1976 Comprehensive Zoning Maps. The Planning staff has not been able to determine when the line was inadvertently drawn in this manner.

Copies of the petition, the letter addressed to the Planning Board and the petition to 200-scale zoning map are attached. I will provide additional information upon your request. Notification to the Zoning Commissioner of the Council's action on this matter is necessary so that timely action can be taken by him in accordance therewith.

Sincerely,

Leslie H. Graef
Leslie H. Graef, Secretary to
Baltimore County Planning Board

LHG:JGHidme

Attachments:

- 1. The Honorable Gary Huddell, Councilman, Second District
- 2. The Honorable Clarence E. Ritter, Councilman, Third District
- 3. The Honorable Eugene L. Kilbee, Jr., Councilman, Fourth District
- 4. The Honorable Norman W. Luenstetter, Councilman, Fifth District
- 5. The Honorable Eugene W. Gallagher, Councilman, Sixth District
- 6. The Honorable John W. O'Rourke, Councilman, Seventh District
- 7. Mr. Hebert Wirtz
- 8. Mr. Thomas Tegetovich
- 9. Mr. S. Eric DiNenna

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Leslie H. Graef
FROM: Director of Planning
SUBJECT: Petition #78-37-2. Petition to Change Zoning from D.R. 5.5 to B.P. Zone

From Undistricted to C.S. 2 District
South side of Joppa Road 140 West of Oakleigh Road
Petitioners - Andrew J. Turek and Dorothy P. Turek

9th District

HEARING: Monday, August 29, 1977 (1:00 P.M.)

For comment see Cycle 1, Item 17 of the "Report to the Zoning Commissioners by the Baltimore County Planning Board", adopted by the Board on July 21, 1977.

Leslie H. Graef
Director of Planning

LHG:JGHidme

LAW OFFICES

CONRAD HIGDON, DEANES & TRACY
PROFESSIONAL ASSOCIATES
4115 WASHINGTON AVENUE
P. O. BOX 8417
TOWSON, MARYLAND 21204

June 1, 1977

Planning Board for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Item 17 - Cycle 1
Property of Andrew Turek

Gentlemen:

Since the hearing on the petition for reclassification in the above case is now scheduled near the end of the cycle, it is requested that the above matter be exempted from the cyclical process pursuant to Section 22-22 (i) of the Baltimore County Code for the following reasons:

The petitioner after acquiring said property which had been put to a commercial use for over twenty years, and then finding out that one-half of the property is not zoned commercial, and one-half of the main building thereon is located in a non-commercial zone, finds himself unable to make any practicable lawful use of the property until such a petition is resolved. Since the property has existed in its present state for the last twenty years, removal of this particular case from the cycle, and expediting the hearing thereon, would be to the benefit of the public interest, as it would stabilize the zoning in this particular area and allow the resumption of use of this property.

Very truly yours,

James H. Cook

JHC:rm

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Andrew J. Turek and Dorothy P. Turek, legal owners 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 D.R. 5.5 zone to a B.R. zone; for the following reasons:

1. Said parcel is a part of an integrated, long established, commercial center, being used on a commercial enterprise continuously since 1955, and the County Council committed error in placing only one-half of the parcel in a B.R. zone, leaving one-half of the land area and one-half of the existing building thereon in a D.R. 5.5 zone; said condition being open, obvious, and readily apparent to the County Council, and to the surrounding neighborhood at the time of the adoption of the Comprehensive Map.

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 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
Address
James H. Cook, Petitioner's Attorney
Address 409 Washington Avenue
Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 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 208, County Office Building, on

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Andrew J. Turek and Dorothy P. Turek, legal owners 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-districted, pursuant to the Zoning Law of Baltimore County, from an Undistricted parcel to a C.S.2 district; for the following reasons:

1. Said parcel is a part of an integrated, long established commercial center, being used as a commercial enterprise continuously since 1955, and the County Council committed error in placing only one-half of the parcel in a C.S.2 District, leaving one-half of the land area and one-half of the existing building thereon undistricted; said condition being open, obvious, and readily apparent to the County Council and inspection been made of the property prior to the adoption of the Maps.

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-districting 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
Address
James H. Cook, Petitioner's Attorney
Address 409 Washington Avenue
Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 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 208, County Office Building, on

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 2, 1977

RE: Reclassification
Item No. 17 - 1st Cycle
Petitioner - Andrew J. Turek

James H. Cook, Esquire
409 Washington Avenue
Towson, Maryland 21204

Dear Mr. Cook:

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.

Located on the south side of Joppa Road approximately 140' west of Oakleigh Road, this site, zoned B.R. and D.R. 1.5, is presently improved with an abandoned building, formerly used as a food store, and accessory parking area. Adjacent properties to the east and west of this site along Joppa Road are improved with gas stations, while individual dwellings exist to the east and south.

The existing zoning and use on this site apparently has existed for sometime and the purpose of this request is to place said use in its proper zoning classification. Particular attention should be afforded the comments of the Office of Project and Development Planning concerning the parking layout and screening of these areas.

James H. Cook, Esquire
Page 2
Item No. 17
May 2, 1977

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 May 27, 1977. In order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1977 and October 15, 1977 will be forwarded to you well in advance of the date and time.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Acting Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: B. D. Lynch Co., Inc.
4907 Harford Road
Baltimore, Maryland 21214

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

April 29, 1977

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

Re: Item #17 (Cycle I April-October 1977)
Property Owner: Andrew J. Turek
S/S of Joppa Rd. 140' W. of Oakleigh Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: B.R.
Existing Zoning: Undistricted
Proposed District: C.S. 2
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 item.

Highways

Joppa Road is a recently reconstructed County road in this vicinity. No further highway improvements are proposed at this time.

Oakleigh Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit applications.

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

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

BALTIMORE COUNTY, MARYLAND		No. 57157
OFFICE OF FINANCE-REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE: Aug. 29, 1977	ACCOUNT: 01-662	
AMOUNT: \$175.75		
RECEIVED FROM: <i>James H. Cook, Esquire, Dumas & Tracy 100</i>		
FOR: <i>Washington Ave., P.O. Box 5517, Towson, Md. 21204</i>		
FOR: <i>Advertising and posting of property for Andrew J. Turek</i>		
175-37-8		175.75
VALIDATION OR SIGNATURE OF CASHIER		

Item #17 (Cycle I April-October 1977)
Property Owner: Andrew J. Turek
Page 2
April 29, 1977

Storm Drains (Cont'd)

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 Sewers

Public water supply and sanitary sewerage are serving this property. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Donald M. Tucker
DONALD M. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DMT/EAH:PMR:SS

cc: J. Somers
M. Munchel

H-NE Key Sheet
37 NE 12 Pos. Sheet
NE 10 C Topo
70 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 438-3211

April 20, 1977

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

Dear Mr. DiNenna:

Comments on Item 17, Zoning Cycle I, April, 1977, are as follows:

Property Owner: Andrew J. Turek
Location: S/S of Joppa Road 140 ft. W. of Oakleigh Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: B.R.
Present District: 9th
Proposed District: C.S. 2

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.

Screening must be provided where the parking areas are adjacent to or across the street or alley from residential premises.

Parking calculations and layout should be shown on the site plan.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 438-3850

STEPHEN COLLINS
DIRECTOR

April 22, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Cycle Zoning Item 17 - DMC- April, 1977
Property Owner: Andrew J. Turek
Location: S/S of Joppa Rd. 140 ft. W. of Oakleigh Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: B.R.
Present District: Undistricted
Proposed District: C.S. 2

Dear Mr. DiNenna:

Since this site is already being used for commercial purposes no increase in rip generation is anticipated.

The site plan must be revised to show the parking lot.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/jlf

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 18, 1977

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

Dear Mr. DiNenna:

Comments on Item #17, Zoning Cycle I Meeting, April 5, 1977, are as follows:

Property Owner: Andrew J. Turek
Location: S/S of Joppa Rd. 140 ft. W. of Oakleigh Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: B.R.
Present District: Undistricted
Proposed District: C.S. 2
District: 9th

Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,

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

KFM:ah

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

Attention: Mr. Nicholas B. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Andrew J. Turak

Location: S/S of Joppa Rd. 140 ft. W of Oakleigh Rd.

Item No. 17 Zoning Agenda Zoning Cycle I

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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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 _____

_____ exceeds 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 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

NOTED AND APPROVED: Charles E. Burnham Planning Group
Special Inspection Division
APPROVED: James H. Catts Zoning Chief
Fire Prevention Bureau

April 18, 1977

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

Zoning Cycle I

Dear Mr. DiNenna:

Comments on Item # 17 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Andrew J. Turak
Location: S/S Joppa Road 140 ft. W of Oakleigh Road
Existing Zoning: D.R. 5.5 Present District: Undistricted
Proposed Zoning: B.R. Proposed District: C.S.2

Acres:
District:

The items checked below are applicable:

(x) A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

(x) B. A building permit shall be required before construction can begin.

() C. Three sets of construction drawings will be required to file an application for a building permit.

(x) D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

() E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

() F. No comment.

() G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham

Charles E. Burnham
Plans Review Chief
CDB/rjz

June 17, 1977

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

Dear Mr. DiNenna:

Comments on Item # 17 Zoning Advisory Committee Meeting, June 21, 1977 are as follows:

Property Owner: Andrew J. Turak
Location: S/S Joppa Road - 140 ft. W. of Oakleigh Road
Existing Zoning: D.R. 5.5
Proposed Zoning: B.R.
Present District: Undistricted
Proposed District: C.S.2

The items checked below are applicable:

(x) A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

(x) B. A building permit shall be required before construction can begin.

() C. Three sets of construction drawings will be required to file an application for a building permit.

(x) D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

() E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

() F. No comment.

() G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham

Charles E. Burnham
Plans Review Chief
CDB/rjz

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 12, 1977

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

Z.A.C. Meeting of: Zoning Cycle I

RE: Item No: 17

Property Owner: Andrew J. Turak
Location: S/S Joppa Rd. 140 ft. W. of Oakleigh Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: B.R.
Present District: Undistricted
Proposed District: C.S.2

District:
No. Acres:

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrowich
W. Nick Petrowich
Field Representative

JOSEPH H. MCGINNIS, PRESIDENT
T. HAROLD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. MORGAN

THOMAS H. BRYAN
HRS. LORRAINE F. CHIRCHUS
ROBERT H. NATHAN

ALVIN LORICK
WILLIAM W. SMITH, JR.
MICHAEL W. THAYER, D.M.

ROBERT F. DUBEL, REPRESENTATIVE

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 August 11 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION for reclassification & redistricting of Andrew Turak was inserted in the following:

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the 12th day of August 1977, that is to say, the same was inserted in the issues of August 11, 1977

STROMBERG PUBLICATIONS, INC.
BY E. B. Burger

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 11, 1977.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on _____ day of _____ August 1977, the _____ day of _____ August 1977.

THE JEFFERSONIAN
Charles E. Burnham
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 7-11-77

Posted for: Andrew J. Turak

Petitioner: Andrew J. Turak

Location of property: S/S of Joppa Road 140 ft. W. of Oakleigh Rd.

Location of Sign: S/S of Joppa Road 140 ft. W. of Oakleigh Rd.

Remarks: _____

Posted by: James H. Catts Date of return: 7-16-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1st day of April 1977. Filing Fee \$ 50.00. Received ☒ Check ☐ Cash ☐ Other

Petitioner Andrew J. Turak Submitted by James H. Catts
Petitioner's Attorney James H. Catts Reviewed by John Wilson
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

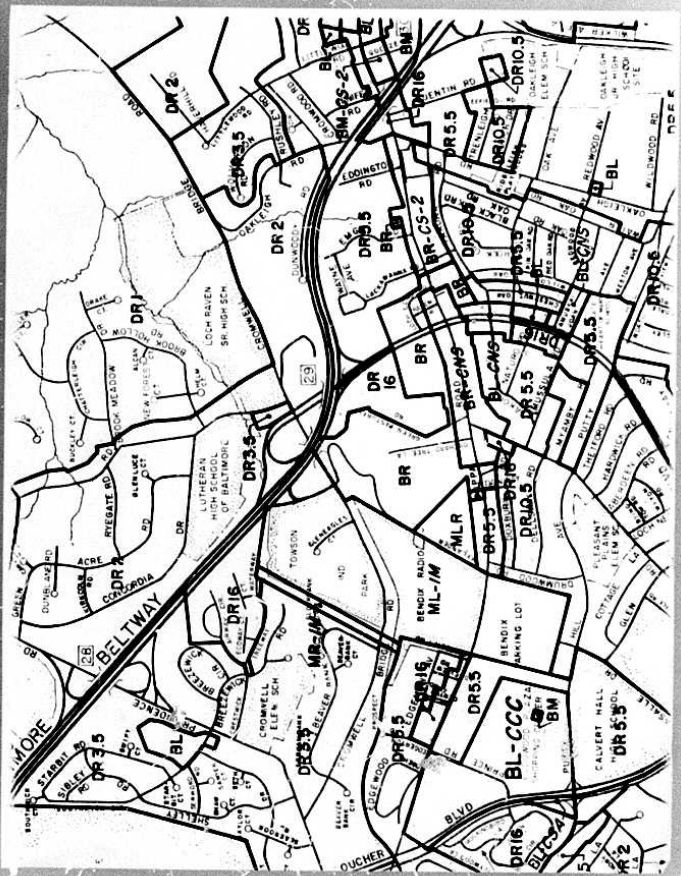
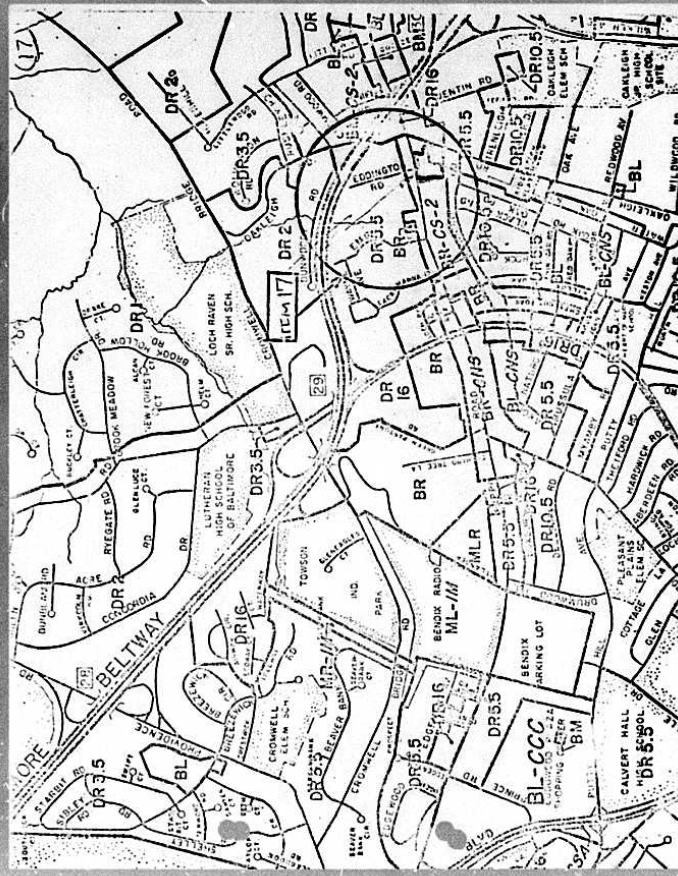
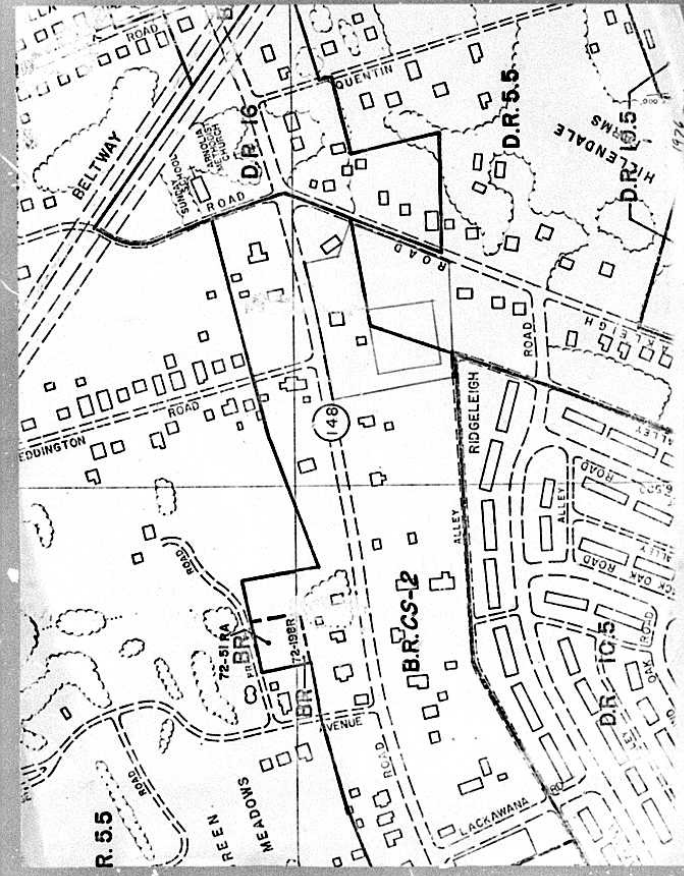
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & TREASURY DIVISION
MISCELLANEOUS CASH RECEIPT

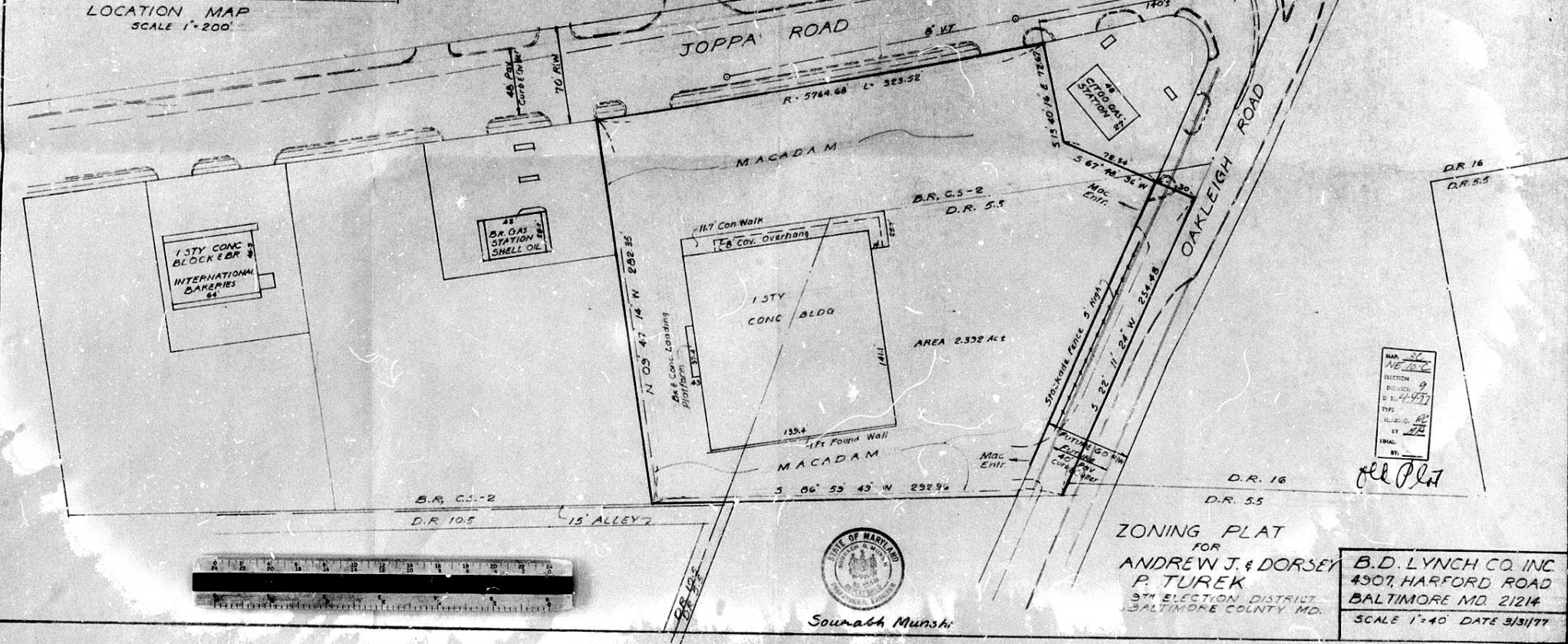
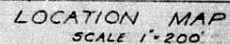
DATE: May 3, 1977 ACCOUNT NO.: 01-552

AMOUNT: \$50.00

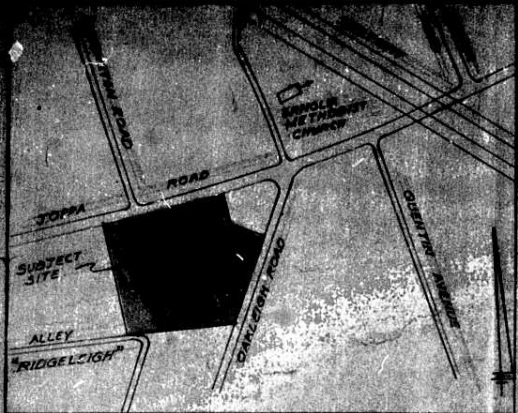
RECEIVED: Meares, Cook, Lewis, Jones & Tracy, LLP
FROM: Washington Ave. Bldg. P.O. Box 5517, Towson, MD. 21204
FOR: Petition for Reclassification and Redistricting for Andrew J. Turak

517 MAY 3 5 00 PM '77
VALIDATION OR SIGNATURE OF CLERK

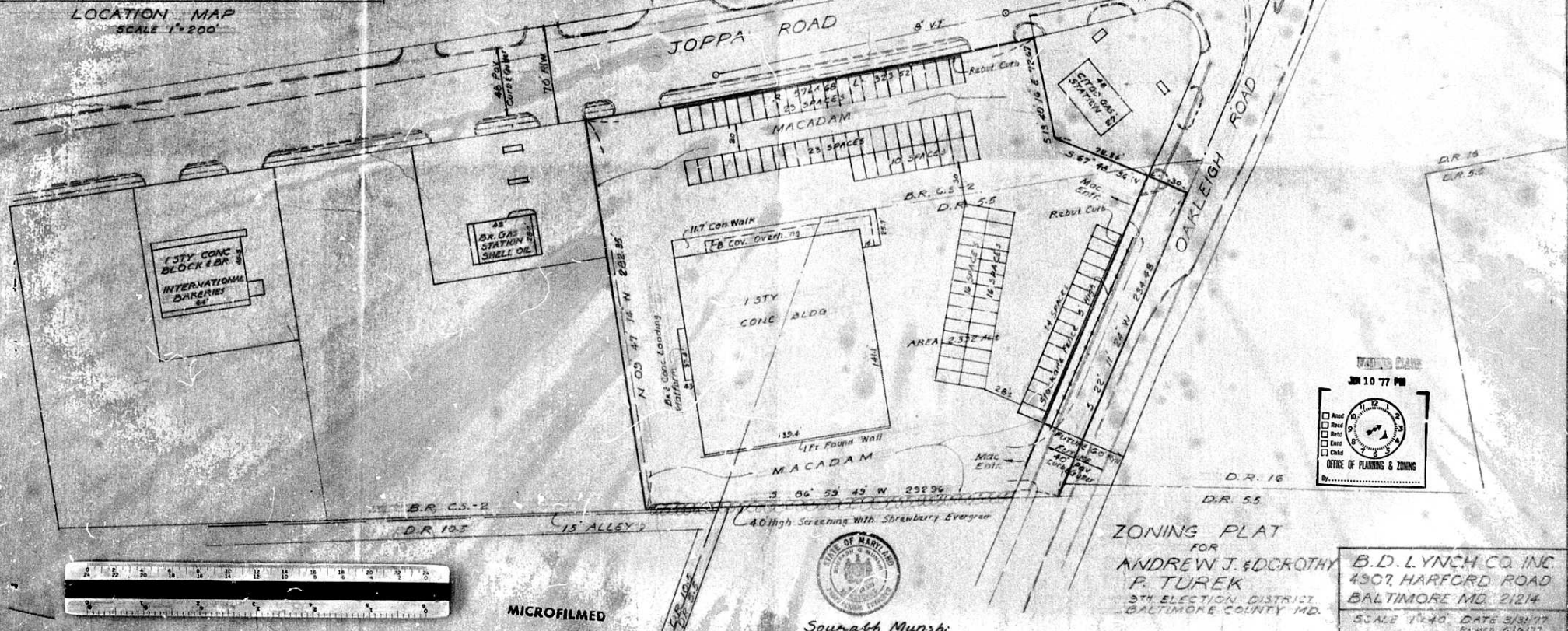




PARKING CALCULATIONS
 Total Retail Store Area 19669 sq ft
 No. of Spaces Required 19669 ÷ 200 = 98.35
 No. of Spaces Provided 100 (518' Eas)



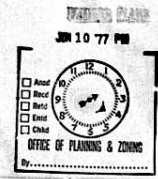
LOCATION MAP
 SCALE 1" = 200'



MICROFILMED



Southern Munsh



ZONING PLAT
 FOR
 ANDREW J. & DOROTHY
 P. TUREK
 3TH ELECTION DISTRICT
 BALTIMORE COUNTY MD.

B.D. LYNCH CO. INC.
 4302 HARFORD ROAD
 BALTIMORE MD. 21214
 SCALE 1" = 40' DATE 3/31/77
 PLANNED 6/10/77