

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:

I, or we, Joseph E. Petzold, 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 DR 5.5 zone to an HL zone, for the following reason:

Error, mistake and changing neighborhood

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 for Baltimore County.

Contract purchaser: Joseph E. Petzold, Legal Owner  
Address: PO Box 7873, Essex, Md. 21221

Petitioner's Attorney: \_\_\_\_\_  
Plaintiff's Attorney: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 1977, at 11:00 o'clock \_\_\_\_\_.



Handwritten notes: 412, 415, 418, 421, 424, 427, 430, 433, 436, 439, 442, 445, 448, 451, 454, 457, 460, 463, 466, 469, 472, 475, 478, 481, 484, 487, 490, 493, 496, 499, 502, 505, 508, 511, 514, 517, 520, 523, 526, 529, 532, 535, 538, 541, 544, 547, 550, 553, 556, 559, 562, 565, 568, 571, 574, 577, 580, 583, 586, 589, 592, 595, 598, 601, 604, 607, 610, 613, 616, 619, 622, 625, 628, 631, 634, 637, 640, 643, 646, 649, 652, 655, 658, 661, 664, 667, 670, 673, 676, 679, 682, 685, 688, 691, 694, 697, 700, 703, 706, 709, 712, 715, 718, 721, 724, 727, 730, 733, 736, 739, 742, 745, 748, 751, 754, 757, 760, 763, 766, 769, 772, 775, 778, 781, 784, 787, 790, 793, 796, 799, 802, 805, 808, 811, 814, 817, 820, 823, 826, 829, 832, 835, 838, 841, 844, 847, 850, 853, 856, 859, 862, 865, 868, 871, 874, 877, 880, 883, 886, 889, 892, 895, 898, 901, 904, 907, 910, 913, 916, 919, 922, 925, 928, 931, 934, 937, 940, 943, 946, 949, 952, 955, 958, 961, 964, 967, 970, 973, 976, 979, 982, 985, 988, 991, 994, 997, 1000

Handwritten notes: 11:00, 9/2/117

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER  
NE/S of Stemmers Run Rd, 389' S of Norris Lane, 15th District : OF BALTIMORE COUNTY  
JOSEPH E. PETZOLD, Petitioner : Case No. 78-43-R

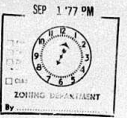
**ORDER TO ENTER APPEARANCE**

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

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

John W. Heslan, III  
John W. Heslan, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 31st day of August, 1977, a copy of the foregoing Order was mailed to Mr. Joseph E. Petzold, P. O. Box 7873, Essex, Maryland 21221, Petitioner.



ORDER RECEIVED FOR FILING  
DATE: March 1, 1977  
BY: John W. Heslan, III  
ZONING DEPARTMENT

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER  
NE/S of Stemmers Run Road, 389' S of Norris Lane - 15th Election District : OF BALTIMORE COUNTY  
Joseph E. Petzold - Petitioner : OF BALTIMORE COUNTY  
NO. 78-43-R (Item No. 24) : BALTIMORE COUNTY

March 1, 1978

The Petitioner has withdrawn this Petition, therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of March, 1978, that the said Petition be and the same is hereby DISMISSED without prejudice.

John W. Heslan, III  
Zoning Commissioner of Baltimore County

Mr. Joseph E. Petzold  
P.O. Box 7873  
Baltimore, Maryland 21221

RE: Petition for Reclassification  
NE/S of Stemmers Run Road, 389' S of Norris Lane - 15th Election District  
Joseph E. Petzold - Petitioner  
NO. 78-43-R (Item No. 24)

Dear Mr. Petzold:  
I have this date passed my Order in the above referenced matter. A copy of said Order is attached.  
Very truly yours,  
Eric D. Nenna  
ERIC DI NENNA  
Zoning Commissioner

SED/srl  
Attachment  
cc: Mrs. Alberta Pugh  
843 Middlesex Road  
Baltimore, Maryland 21221  
John W. Heslan, III, Esquire  
People's Counsel



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 24, Zoning Cycle I, April, 1977, are as follows:

Property Owner: Joseph Petzold  
Location: NE/S of Stemmers Run Road 389 ft. S. of Norris Lane  
Present Zoning: D.R. 5.5  
Proposed Zoning: B.1.  
District: 15th  
No. Acres: 0.41

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.

This site appears to be part of a larger tract of land; therefore, an overall site plan is required. The petitioner must comply with all applicable Subdivision Regulations.

Very truly yours,  
John L. Winkley  
John L. Winkley  
Planner III  
Project and Development Planning

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

March 30, 1977

**Zoning Description**

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in or near the center of Stemmers Run Road, said point being 389 feet measured southeasterly along the center of Stemmers Run Road from the intersection of the center of said Stemmers Run Road with the center of Norris Lane and running thence and binding in or near the center of Stemmers Run Road the two following courses and distances viz: South 41 degrees 08 minutes 20 seconds East 99.13 feet and South 31 degrees 49 minutes 20 seconds East 21.11 feet, thence leaving Stemmers Run Road and binding on the southeastermost property line of the herein petitioner, North 51 degrees 19 minutes 40 seconds East 150 feet and thence running through the land of the herein petitioner, the two following courses and distances viz: North 38 degrees 40 minutes 20 seconds East 120 feet and South 51 degrees 19 minutes 40 seconds East 151.75 feet to the place of beginning.

Containing 0.41 of an Acre of land more or less.

Being a part of the property of the petitioners herein as described in a deed dated December 6, 1976 and recorded among the Land Records of Baltimore County in Liber S.H.K., Jr. No. 5703 Folio 957 which was conveyed by Agnes Welzy, widow to Joseph E. Petzold and wife and shown on a plat accompanying this petition and filed in the office of the Zoning Commissioner.



William S. Ullrich, Jr.

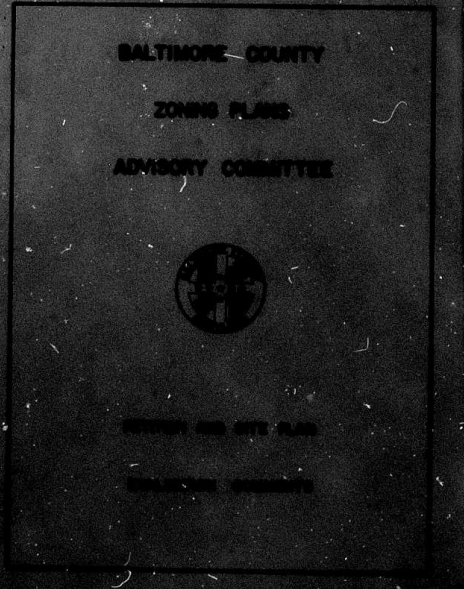
GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

March 30, 1977

Brief to accompany Zoning Petition  
Zoning Commissioner of Baltimore County:

We are requesting a change in zoning from a present DR 5.5 to HL to permit the building of a Christian Book store. The property to the southeast at Eastern Boulevard is zoned HL, there is HL zoning on the south side of Stemmers Run Road almost opposite this site. The property immediately east of this site is in the ownership of The Professional Development Co. Inc. and we are told they have applied for a change in zoning to permit a Medical Office Building. We believe the changing characteristic of the vacant land northeast of our property to Eastern Boulevard will be of a commercial nature and for these reasons we believe the proposed HL zoning would be correct.

Owner \_\_\_\_\_  
Agent William S. Ullrich, Jr.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 E. Calverton Ave.  
TOWSON, MARYLAND 21284  
Nicholas, Jr.  
Commandari  
Acting Chairman

May 2, 1977

Mr. Joseph E. Petzold  
P. O. Box 7873  
Besse, Maryland 21221

RE: Reclassification  
Item No. 24 - 1st Cycle  
Petitioner - Joseph Petzold

Dear Mr. Petzold:

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.

This currently vacant site, zoned D.R. 5.5 and part of a larger overall tract of land, is located on the north-east side of Stemmers Run Road approximately 389' south of Norris Lane in the 15th Election District. Properties surrounding this site are improved with a dwelling to the northeast, a junior high school to the west across Stemmers Run Road and vacant wooded land to the west.

This reclassification is necessitated by your proposal to construct a retail building on this parcel of ground.

Particular attention should be afforded the comments of the Office of Project and Development Planning concerning this request.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions.

Mr. Joseph E. Petzold  
Page 2  
Item No. 24  
May 2, 1977

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. Comodari*

NICHOLAS B. COMODARI,  
Acting Chairman  
Zoning Plans Advisory Committee

NBC:rf

cc: Gerhold, Cross & Etzel  
412 Delaware Avenue  
Towson, Maryland 21204

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21284  
THORNTON M. MOURING, P.E.  
DIRECTOR

May 2, 1977

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

Re: Item #24 (Cycle I April-October 1977)  
Property Owner: Joseph Petzold  
1/2W of Stemmers Run Rd. 389' S. of Norris Lane.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: B.L.  
District: 15th No. of Acres: 0.41

Dear Mr. DiHenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This site is a portion of the property included in the proposed subdivision of "a" and indicated as Lots 16 and 17 on the preliminary plat thereof. Comments were supplied by the Baltimore County Joint Subdivision Planning Committee February 10, 1977. Those comments are referred to for your consideration. Subsequently, the Tentative Plan for this development was approved March 24, 1977.

Highways:

Stemmers Run Road, an existing public road, is proposed to be improved in the future as a 36-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening and necessary revertible easements for slopes will be required in connection with any grading or building permit application, (see drawing 649-0495, File 5).

The construction of concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the petitioner.

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 striping, 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 striping of top soil.

Baltimore County  
Department of Public Engineering  
TOWSON, MARYLAND 21284  
(301) 484-3950

STEPHEN E. COLLINS  
DIRECTOR

April 22, 1977

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

Re: Cycle Zoning Item 24 - EAC - April, 1977  
Property Owner: Joseph Petzold  
Location: NE/4 of Stemmers Run Rd. 389 ft. S of Norris Lane  
Present Zoning: D.R. 5.5  
Proposed Zoning: B.L.  
District: 15th  
No. Acres: 0.41

Dear Mr. DiHenna:

The existing D.R. 5.5 zoning for this site can be expected to generate approximately 20 trips per day and the proposed B.L. zoning can be expected to generate approximately 200 trips per day.

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 19, 1977

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

Dear Mr. DiHenna:

Comments on Item #24, Zoning Cycle I Meeting, April 5, 1977, are as follows:

Property Owner: Joseph Petzold  
Location: NE/4 of Stemmers Run Rd. 389 ft. S of Norris Lane  
Present Zoning: D.R. 5.5  
Proposed Zoning: B.L.  
District: 15th  
Acres: 0.41

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

Very truly yours,

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

KS:mah

Baltimore County  
Fire Department  
TOWSON, MARYLAND 21204  
(301) 825-7216

Paul H. Reinecke  
CHIEF

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

Attention: Nicholas B. Comodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: Joseph Petzold

Location: NE/4 of Stemmers Run Rd. 389 ft. S of Norris Lane  
Item No. 24 Zoning Agenda Zoning Cycle I

Comments:

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

INSPECTOR: *Paul H. Reinecke* Noted and Approved: *Stephen M. Kayanoff*  
Planning Group Battalion Chief  
Special Inspection Division Fire Prevention Bureau

Item #24 (Cycle I April-October 1977)  
Property Owner: Joseph Petzold  
Page 2  
May 2, 1977

StormWaters:

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

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 exist in Stemmers Run road.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

*Donald W. Vossler, P.E.*  
Donald W. Vossler, P.E.  
Acting Chief, Bureau of Engineering

DWT:ESH:PMH:ES

cc: J. Somers

I-SW Key Sheet  
10 NE 25 & 10 Pos. Sheets  
NE 3 H Topo  
90 Tax Map

Baltimore County  
Department of Permits and Licenses  
TOWSON, MARYLAND 21204  
(301) 484-2610

JOHN D. STEFFERT  
DIRECTOR

April 18, 1977

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

Zoning Cycle #1

Dear Mr. DiHenna:

Comments on Item # 24, Zoning Advisory Committee Meeting, are as follows:

Property Owner: Joseph Petzold  
Location: NE/4 of Stemmers Run Road 389 ft. S of Norris Lane  
Existing Zoning: D.R. 5.5  
Proposed Zoning: B.L.

Acres: 0.41  
District: 15th

The items checked below are applicable:

- (X) A. Structure shall conform to Baltimore County Building Code (B.C.C.L.) 1970 Edition and the 1971 Supplement and other applicable codes.
- (X) B. A building permit shall be required before construction can begin.
- (X) 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. Burbank* c28  
Charles E. Burbank  
Plans Review Chief  
CEB:rj



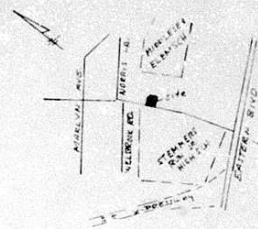
DR 5.5

MIDDLESEX ELEM. SCHOOL

DR 5.5

DR 5.5

DR 5.5



VICINITY PLAN  
1"=1000'

PLAT TO ACCOMPANY PETITION FOR ZONING  
RECLASSIFICATION  
15<sup>th</sup> ELECTION DISTRICT BALTIMORE COUNTY, MD  
PRESENT ZONING: DR 5.5  
PROPOSED ZONING: B.L.  
PRESENT USE: VACANT  
PROPOSED USE: CHRISTIAN BOOK STORE  
AREA OF SITE: 0.41 ± ACRES ±  
OFF-STREET PARKING DATA:  
PROPOSED CHRISTIAN BOOK STORE  
FIRST FLOOR 30' X 60' ± 1800 sq ft  
N° SPACES REQUIRED: 1800; ROW = 9'  
N° SPACES SHOWN: 17  
PARKING SPACES SIZE: MINIMUM 9' X 20'  
TYPE PAVING: MACADAM OR BITUMINIOUS CONC.  
A CURB 8" wide & 6" high will be provided around parking lot  
LIGHTING: FIXTURES SHALL BE SO ARRANGED AS TO  
REFLECT LIGHT AWAY FROM RESIDENCES & PUBLIC ROADS

JHB  
NE 3/4  
B  
4477  
10  
270



SCALE 1"=50' MARCH 30, 1978

GERHOLD, CROSS & ETZEL  
Registered Land Surveyors  
412 DeSales Avenue  
Towson, Maryland 21284

