

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Paul M. & Eleanor C. Harrod, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from DR-16 zone to an BL zone, for the following reasons:

(1) There is obvious and substantial error in establishing the limits of the BL-DR16 zoning line to the detriment of the BL portion of the property.

(2) There has been a substantial change in the nature of the neighborhood involving much new commercial building. In addition are the plans by the State Roads Administration to widen Harford Road to a four-lane highway between 2nd Avenue and Joppa Road in the near future. Restrictions for invading the projected right of way are now in effect. (See Petition and Brief of Mildred M. Walker, same date)

See attached description and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for OFFICE BUILDING.

Property is to be posted and advertised as prescribed by Zoning Regulations. I/we, agree to pay expenses of above re-classification 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 Paul M. Harrod
Address 2401 Pot Spring Road
Timonium, Md. 21093

Petitioner's Attorney John W. Hession, III
Address 1000 Pennsylvania Street
Baltimore, Md. 21204

ORDERED BY THE Zoning Commissioner of Baltimore County, this 1st day of October, 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 104, County Office Building in Towson, Baltimore County, on the 2nd day of March, 1978, at 11:00 o'clock.

OCT 31 '77 AM

John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

BRIEF

PARCEL A -
PETITIONER PAUL M. HARROD
(PLAT ATTACHED)

The subject property is located at 9512 Harford Road, Baltimore County, Maryland. The Petitioner seeks a change in zoning classification from DR-16 to BL as outlined on the plat. This involves an area of approximately 0.45 acres.

Since the adoption of the present zoning classification, many changes have occurred in the area immediately adjacent to the property. In fact, a new building, built for John Hancock Insurance Company, adjoins the south boundary of Parcel A. To the north and east of the subject property, numerous new commercial uses have been established. The property is near the intersection of Joppa and Harford Roads, one of the major North-South-East-West intersections in the County.

Baltimore County, Maryland and the State of Maryland have existing plans for the widening of Harford Road, which eliminates a substantial part of the BL portion of the subject property.

The Petitioner submits that there have been significant changes in the area centered around the intersection of Joppa and Harford Roads, which would justify the change from DR-16 zoning to the BL zoning of that portion of the subject parcel requested by this Petition and illustrated on the plat as Parcel A. Clayton v. Prince George's County, 266 Md. 409.

The cross-hatched section of the plat indicates the portion of the property from Fifth Avenue to old Joppa Road which will be used for the widening process of Harford Road, and which will be a net reduction of the most valuable portion of the property.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
Beginning 175' NW of Harford Road, 100' NE of Fifth Avenue - 9th Election District
Paul M. Harrod, et ux - Petitioners : COMMISSIONER
NO. 78-180-R (Item No. 6) : OF BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Reclassification from a D.R. 16 Zone to a B.L. Zone on a .45 acre tract of land, more or less. The subject property is situated at the rear of an existing office building, with the front of the tract, including the location of the office building, being zoned B.L.

The Petitioner has proposed to extend the B.L. zoning to include the aforementioned .45 acre parcel and to construct an additional office building thereon.

Prior to the continued hearing held on April 10, 1978, the Petitioner indicated by letter (Exhibit No. 2) that he wishes to "delete any further reference to our request for a change in zoning..." and would be guided by existing regulations pertaining to the D.R. 16 zoning classification.

However, he requested that approximately 4500 square feet of "lost" property be compensated for by changing the zoning line between D.R. 16 and B.L., thereby adding approximately 5000 square feet to his B.L. zoned land.

Under Bill No. 12-77, the Interim Development Control Act, zoning re-classifications may not be granted except by reason of "mistake", or drafting or clerical error during the duration of the Act.

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the subject property is properly zoned. The Comprehensive Zoning Map, adopted October 7, 1976, is presumed to be correct. The burden

of proving error in the current zoning map has not been met by the Petitioner, and the Reclassification must be denied.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of April, 1978, that the Reclassification from a D.R. 16 Zone to a B.L. Zone be and the same is hereby DENIED.

John W. Hession, III
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
Beginning 175' NW of Harford Rd, 100' NE of Fifth Ave., 9th District : OF BALTIMORE COUNTY
PAUL M. HARROD, et ux, Petitioners : Case No. 78-180-R

ORDER TO ENTER APPEARANCE

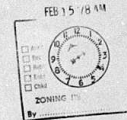
M. S. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing dates or dates which may be now or hereafter designated therefore, and of the passage of any preliminary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

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

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

I HEREBY CERTIFY that on this 14th day of February, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. Paul M. Harrod, 2401 Pot Spring Road, Timonium, Maryland 21093, Petitioners.

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



ORDER RECEIVED FOR FILING
DATE Jan 26 1978
BY John W. Hession, III

ORDER RECEIVED FOR FILING
DATE Jan 26 1978
BY John W. Hession, III

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21284
823-4470

September 29, 1977
Zoning Description

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

Beginning for the same at a point in the South 14 degrees 40 minutes East 392 foot line of the parcel of land which by a deed dated December 21, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5061 folio 269 was conveyed by Richard Lebert to Paul M. Harrod and wife where said line is intersected by zoning line between the BL-DR16 zones as shown on the zoning maps of Baltimore County, said point being distant North 14 degrees 40 minutes West 175 feet from the center line of Harford Road, said point in Harford Road being located 100 feet measured northeasterly along the center line of Harford Road from the center line of Fifth Avenue, running thence from the beginning point and bounding on the aforesaid BL-DR16 and DR16 zoning lines, North 77 degrees 20 minutes East 230 feet to intersect the North 25 degrees 17 minutes West 270 foot line of the land herein referred to which was conveyed by Richard Lebert to Paul M. Harrod and wife, thence binding on said line, North 25 degrees 17 minutes West 100 feet, thence leaving said line, South 72 degrees 33 minutes 19 seconds West 211.69 feet to intersect the firstly herein mentioned, South 14 degrees 40 minutes East 392 foot line and running thence and binding on said line, South 14 degrees 40 minutes East 80 feet to the place of beginning.

Containing 0.45 of an Acre of land more or less.

Being the property of the petitioners herein as shown as parcel A on a plat filed in the office of the Zoning Commissioner.



William B. Gerhold

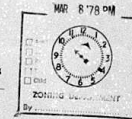
THE PAUL M. HARROD COMPANY
PUBLISHER OF LEGAL, SCIENTIFIC AND TECHNICAL MANUSCRIPTS

PETITIONER'S EXHIBIT #2

March 2, 1978

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

Re: Item No. 6 (Cycle II) October 1977 - April 1978
Property Owner: Paul M. & Eleanor C. Harrod
175' NW Harford Rd. 100' NE Fifth Ave.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acre: 0.45 District: 9th



Dear Mr. DiNenna:

We have just discovered that the plat filed with the Zoning Department for increasing a portion of the D.R. 16 zoned land to B.L. to accommodate an office building is unnecessary. This plat specified "Proposed Office Building." We were pleased to learn that a special exception would permit us to build such a structure without a change in zoning.

Unfortunately, we just became aware of the fact that through a misunderstanding Mr. Ulrich, our consultant, changed the indication on the sketch for the building to imply that it would require B.L. zoning. We did not learn that Mr. Ulrich made this change without notifying us until the afternoon of March 1st.

With this much explanation, we wish to delete any further reference to our request for a change in zoning, and we will henceforth be guided by the building of a structure that conforms to the current D.R. 16 Rule.

We do, however, request that to somewhat compensate for the estimated 4,500 square feet being condemned for road construction a similar amount of B.L. space be added. This could be done by squaring off the containing angles of the existing zoning line between the D.R. 16 and B.L. lines based on a straight line

drawn between the corners of the two properties adjoining the north and south borders of our lot. This could add approximately 5,000 square feet or roughly an area of 25 feet x 200 feet.

We will be delighted to take whatever steps are necessary to make this revised request conform to the requirements of the Baltimore County Department of Zoning.

Sincerely,
Paul M. Harrod
Paul M. Harrod

PMH:jw

April 26, 1978

Mr. and Mrs. Paul M. Harrod
 2401 Pot Spring Road
 Timonium, Maryland 21093

RE: Petition for Reclassification
 Beginning 175' NW of Harford
 Road, 100' NE of Fifth Avenue -
 9th Election District
 Paul M. Harrod, et ux -
 Petitioners
 NO. 78-180-R (Item No. 6)

Dear Mr. and Mrs. Harrod:

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

Very truly yours,

/s/

GEORGE J. MARTINAK
 Deputy Zoning Commissioner

CJM/jhm

Attachments

cc: Mr. Thomas Polk
 9719 Harford Road
 Baltimore, Maryland 21234

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Paul M. Harrod
 Mrs. Eleanor C. Harrod
 2401 Pot Spring Road
 Timonium, MD 21093

ITEM # 6

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Your Petition has been received and accepted for filing
 this 1st day of October 1978.

S. Eric Di Nenna
 S. ERIC DI NENNA
 Zoning Commissioner

Petitioner Mr. & Mrs. Paul M. Harrod
 Petitioner's Attorney Reviewed *Nicholas B. Commodari*
 cc: Gerhold, Cross & Etzel
 412 Delaware Ave.
 Towson, MD 21204
 Chairman, Zoning Plans
 Advisory Committee

October 7, 1977

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

Attention: Mr. N. Commodari

Re: Meeting for Cycle II
 Item: 6
 Property Owner: Paul M. & Eleanor C. Harrod
 Location: 175' NW Harford Rd. (Rte.147)
 100' NE Fifth Ave.
 Existing Zoning: B.L.
 Proposed Zoning: B.L.
 Acres: 0.45
 District: 9th

Dear Mr. DiNenna:

The means of access must be clearly defined on the plan.
 The proposed right of way for Harford Road is basically correct
 as best as can be determined at this time.

Very truly yours,

CL:JEM:dj

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

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21103

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 31, 1977

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

000
 Nicholas B. Commodari
 Chairman

HOMES
 Bureau of Engineering

Department of Traffic Engineering
 State Roads Commission

Bureau of Fire Prevention
 Health Department

Project Planning
 Building Department

Board of Education
 Zoning Administration

Development

Mr. Paul M. Harrod
 Mrs. Eleanor C. Harrod
 2401 Pot Spring Road
 Timonium, Maryland 21093

RE: Reclassification Petition
 Item Number 6 - Cycle II
 Petitioner - Paul M. Harrod
 Eleanor C. Harrod

Dear Mr. & Mrs. Harrod:

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 appropri-
 ateness of the requested zoning.

This .45 acre parcel of land, zoned D.R. 16 and
 part of an overall tract of land improved with an office
 building, is situated to the rear of said building,
 located at 9512 Harford Road. It is immediately con-
 tiguous to a parcel of land to the east for which a
 similar Reclassification request has been filed. The
 frontage of this property, including the office building
 and related parking area, is zoned B.L. as are the
 properties to the east and west which are improved
 with a shoe repair and storm window repair shop and
 another office building. To the north is vacant wooded
 land, zoned D.R. 16, while individual dwellings, zoned
 D.R. 5.5, front on Fifth Avenue.

Mr. Paul M. Harrod
 Mrs. Eleanor C. Harrod
 Page 2
 Item No. 6
 Oct. 31, 1977

Your proposal at this time is to extend the
 existing B.L. zoning along Harford Road to include
 this parcel and construct another office building
 40' X 100' with accessory parking. This committee
 questions the need for this Reclassification since
 the proposed use would be permitted as a Special
 Exception in the existing D.R. 16 classification.

The site plan must be revised to indicate the
 parking required and provided for the existing office
 building, width of existing entrance and limits of
 paved area for the existing and proposed parking
 areas.

This petition for Reclassification is accepted for
 filing on the date of the enclosed filing certifi-
 cate. 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 November 28, 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 March 1, 1978
 and April 15, 1978 will be forwarded to you well in
 advance.

Very truly yours,

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

NBC:rf

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

THORNTON M. MOURING, P.E.
 DIRECTOR

October 25, 1977

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

Re: Item #6 (Cycle II) October 1977 - April 1978
 Property Owner: Paul M. & Eleanor C. Harrod
 175' NW Harford Rd. 100' NE Fifth Ave.
 Existing Zoning: D.R. 16
 Proposed Zoning: B.L.
 Acres: 0.45 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:

Harford Road (Md. 147) is a State Road; therefore, all improvements, intersections,
 entrances and drainage replacements as they affect the road come under the jurisdiction
 of the Maryland State 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.

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 Drainage:

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.

Item #6 (Cycle II) October 1977 - April 1978
 Property Owner: Paul M. & Eleanor C. Harrod
 Page 2
 October 25, 1977

Water and Sanitary Sewer:

A 12-inch public water main and an 8-inch public sanitary sewer exist in
 Harford Road.
 Additional fire hydrant protection is required in the vicinity.

Very truly yours,

William F. Lesham
 WILIAM F. LESHAM, P.E.
 Chief, Bureau of Engineering

END:EAH:PM:rs

cc: W. Munchel
 N-NE Key Sheet
 36 NE 9 E Pos. Sheet
 NE 9 E Topo
 71 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21284
(301) 494-2311

October 14, 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 #6, Zoning Cycle II, October 1977, are as follows:

Property Owner: Paul M. and Eleanor C. Harrod
Location: 175' NW Harford Road 100' NE Fifth Avenue
Existing Zoning: D.R.16
Proposed Zoning: B.L.
Acres: 0.45
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan must be revised to show all existing and proposed uses. The plan should also indicate all adjacent owners.

Very truly yours,

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

CEM/bza

baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(301) 494-3650

STEPHEN E. COLLINS
DIRECTOR

October 24, 1977

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

Re: Item 6 - ZAC - October 13, 1977
Paul M. & Eleanor C. Harrod
Location: 175' NW Harford Rd. 100' NE Fifth Ave.
Existing Zoning: D. R. 16
Proposed Zoning: B. L.
Acres: 0.45
District: 9th

Dear Mr. DiNenna:

The subject petition is requesting a change from D. R. 16 to B. L. of 0.45 acres. This should increase the trip density from 60 to 250 trips per day. The plan does not indicate the method which is expected to be used for access.

The intersection of Harford Road and Joppa Road is presently operating at E Level of Service.

Very truly yours,

Charles E. Burdham
Charles E. Burdham
Assistant Traffic Engineer

baltimore county
department of health
TOWSON, MARYLAND 21204
(301) 494-3650

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

October 14, 1977

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

Dear Mr. DiNenna:

Comments on Item #6, Zoning Advisory Committee Meeting for Cycle II, October 5, 1977, are as follows:

Property Owner: Paul M. & Eleanor C. Harrod
Location: 175' NW Harford Rd. 100' NE Fifth Ave.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 0.45
District: 9th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

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

THH/KS/rth

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Heinke
CHIEF

October 26, 1977

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Paul M. & Eleanor C. Harrod
Location: 175' NW Harford Rd. 100' NE Fifth Ave.
Item No. 6 Zoning Agenda Cycle II

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.

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 _____ **REMOVED** 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.
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 comment, at this time.

Reviewed: *H. J. Kelly* Planning Group Special Inspection Division
Approved: *Henry M. Commodari* Deputy Chief Fire Prevention Bureau

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

October 10, 1977

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

Dear Mr. DiNenna:

Comments on Item # 6 Zoning Advisory Committee Meeting, Cycle II are as follows:

Property Owner: Paul M. & Eleanor C. Harrod
Location: 175' W/W Harford Road - 100' W/E Fifth Ave.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.

Acres: 0.45
District: 9th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- 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.
- 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. Burdham
Charles E. Burdham
Plans Review Chief
CEB:rrj

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

December 9, 1977

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

Dear Mr. DiNenna:

Comments on Item # 6 Zoning Advisory Committee Meeting, CYCLE II REVISED are as follows:

Property Owner: Paul M. & Eleanor C. Harrod
Location: 175' W/W Harford Road - 100' W/E Fifth Ave.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.

Acres: 0.45
District: 9th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- 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.
- 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. Burdham
Charles E. Burdham
Plans Review Chief
CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 11, 1977

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

Z.A.C. Meeting of: Cycle II

RE: Item No: 6
Property Owner: Paul M. & Eleanor C. Harrod
Location: 175' NW Harford Rd. 100' NE Fifth Ave.
Present Zoning: D.R. 16
Proposed Zoning: B.L.

District: 9th
No. Acres: 0.45

Dear Mr. DiNenna:

No effect on student population.

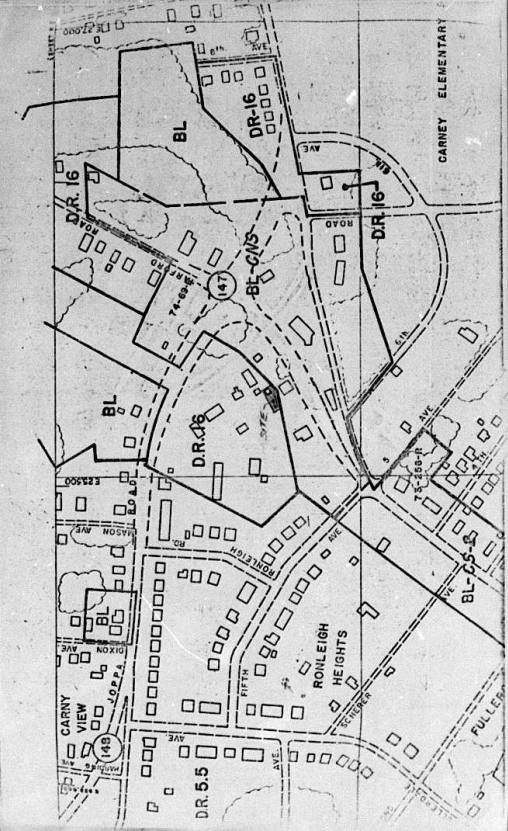
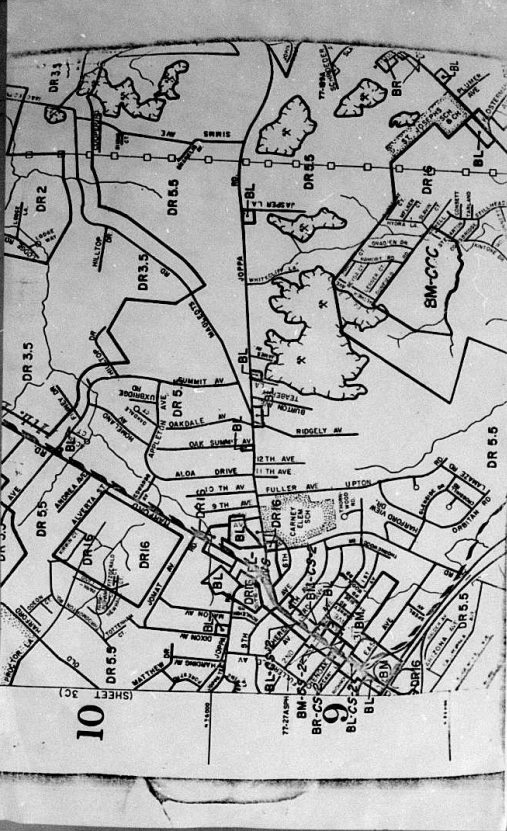
Very truly yours,

W. Neil Brown
W. Neil Brown
Field Representative

JOSEPH H. MCGILL, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BUTLAND

THOMAS H. ROYER
MRS. LORENE B. F. CHURCH
ROGER B. HAYDEN
ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LOROCK
MRS. MYRTON B. SMITH, JR.
RICHARD W. TRACY, D.V.M.



CERTIFICATE OF PUBLICATION

TOWSON, MD. FEBRUARY 9, 1978

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 _____ at one time _____ before the _____ day of _____, 1978, the last publication appearing on the _____ day of _____, 1978.

THE JEFFERSONIAN
S. Leland Shultz
 Manager

Cost of Advertisement, \$ _____

OFFICE OF THE TIMES
 NEWSPAPERS

TOWSON, MD. 21204 Feb. 9, 1978

THIS IS TO CERTIFY, that the annexed advertisement of Petition For Reclassification-Paul M. Harrod 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 _____ day of _____, 1978, that is to say, the same was inserted in the issues of Feb. 9, 1978.

STROMBERG PUBLICATIONS, INC.
 BY *Laura Parrobbere*

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 65477

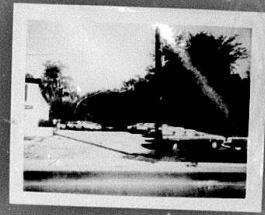
DATE: Mar. 2, 1978 ACCOUNT: 03-662

AMOUNT: \$286.50

RECEIVED: The Paul M. Harrod Co., 9512 Harford Rd.
 BALTO., MD. 21235
 FOR: Advertising and posting of property-778-180-R

\$879 FORM 3 28650 MC

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland #78-180-R

District: 94 Date of Posting: 2-2-78

Posted for: *Paul M. Harrod*

Petitioner: *Paul M. Harrod*

Location of property: *By 175 ft. W. of York St. 110 ft. N. of W. of York St.*

Location of Sign: *Sign placed at 175 ft. W. of York St. 110 ft. N. of W. of York St. in front of subject's office building.*

Remarks: _____

Posted by *M. H. Harrod* Date of return: 2-16-78

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 M. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 30 day of September 1977. Filing Fee \$ 50. Received check Cash Other

Petitioner: *Paul M. Harrod* Submitted by *M. Harrod*
 S. Eric Dinenna, Reviewed by *M. Harrod*
 Zoning Commissioner

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

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 57235

DATE: Oct. 18, 1977 ACCOUNT: 03-662

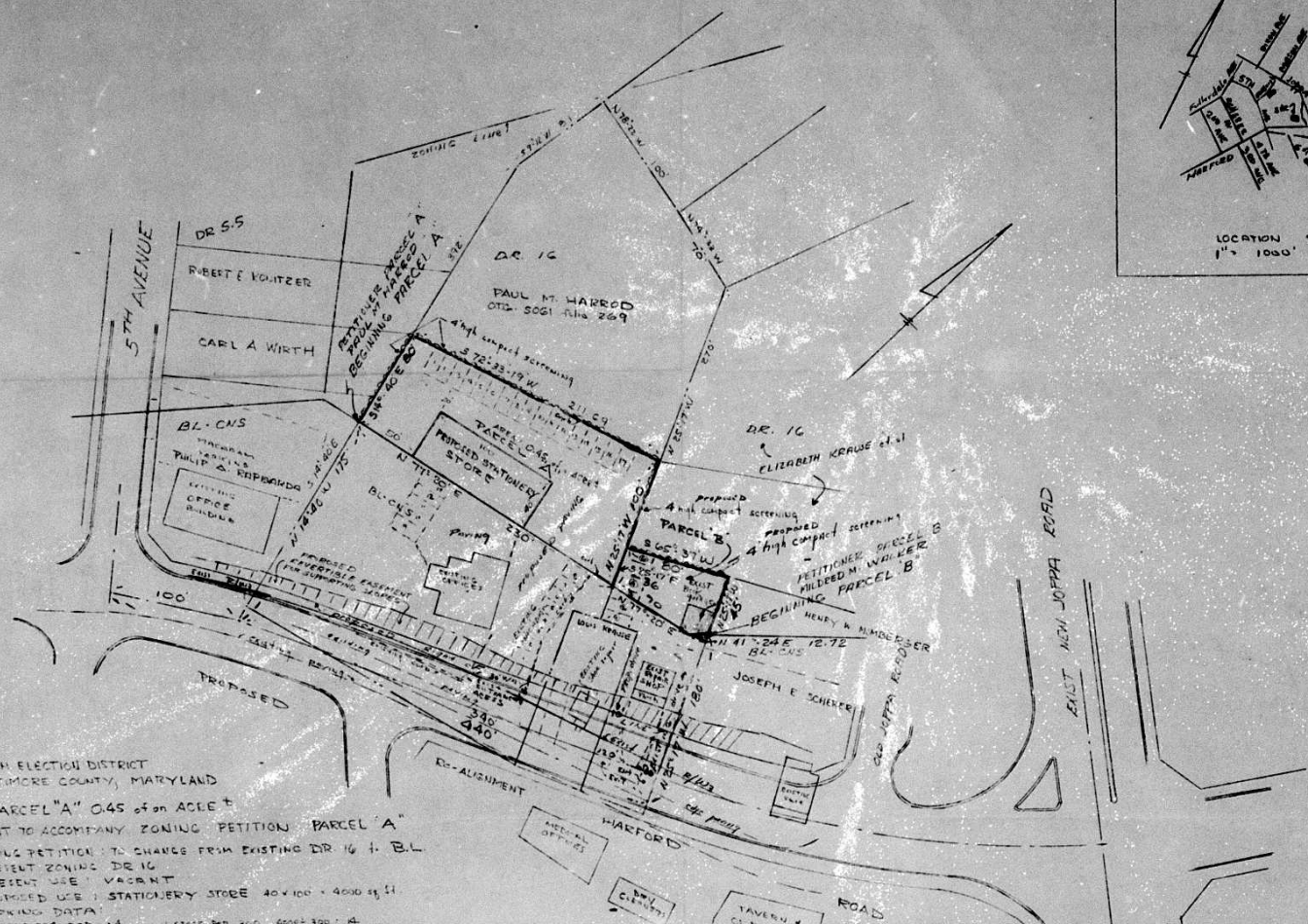
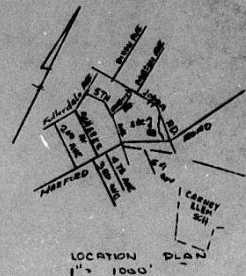
AMOUNT: \$50.00

RECEIVED: The Paul M. Harrod Co., 9512 Harford Rd.,
 BALTIMORE, MD. 21235
 FOR: Petition for Reclassification

\$819 FORM 16 5000 MC

VALIDATION OR SIGNATURE OF CASHIER





NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PARCEL "A" 0.45 of an ACRE ±
PLAT TO ACCOMPANY ZONING PETITION **PARCEL "A"**

ZONING PETITION: TO CHANGE FROM EXISTING DR 16 TO B.L.
PRESENT ZONING DR 16
PRESENT USE: VACANT
PROPOSED USE: STATIONERY STORE 40x100 - 4000 sq ft

PARKING DATA:
SPACES REQUIRED: 14 (1 SPACE PER 300' 4000/300 = 14)
SPACES SHOWN: 17
PARKING LOT SHALL BE A MACRODRUM SURFACE & PROPERLY DAINED
PERIMETER OF PARKING LOT TO HAVE 4"x8" CURB
PUBLIC WATER: YES IN HARFORD ROAD
PUBLIC SEWER: YES IN HARFORD ROAD

EXISTING OFFICE BUILDING: 7500' ±
PARKING REQUIRED: 2500' ± 20' ± 13 SPACES
PARKING SHOWN

PARCEL "B" 0.08 of an ACRE ±
PLAT TO ACCOMPANY ZONING PETITION **PARCEL "B"**

ZONING PETITION: TO CHANGE FROM EXISTING DR 16 TO B.L.
PRESENT ZONING DR 16
PRESENT USE: STORAGE GARAGE 20'x20' - 400 sq ft
PROPOSED USE: ELECTRICAL MOTOR & APPLIANCE REPAIR SHOP

PARKING DATA:
SPACES REQUIRED: 1 SPACE PER 200' 400/200 = 2
SPACES SHOWN: 2

SPACES REQUIRED: BUILDING 25'x20' 750' 750/200 = 4
SPACES SHOWN: 4
TOTAL SPACES SHOWN 6
METROPOLITAN WATER & SEWER ARE AVAILABLE

SCALE: 1" = 50' SEPT. 29, 1977

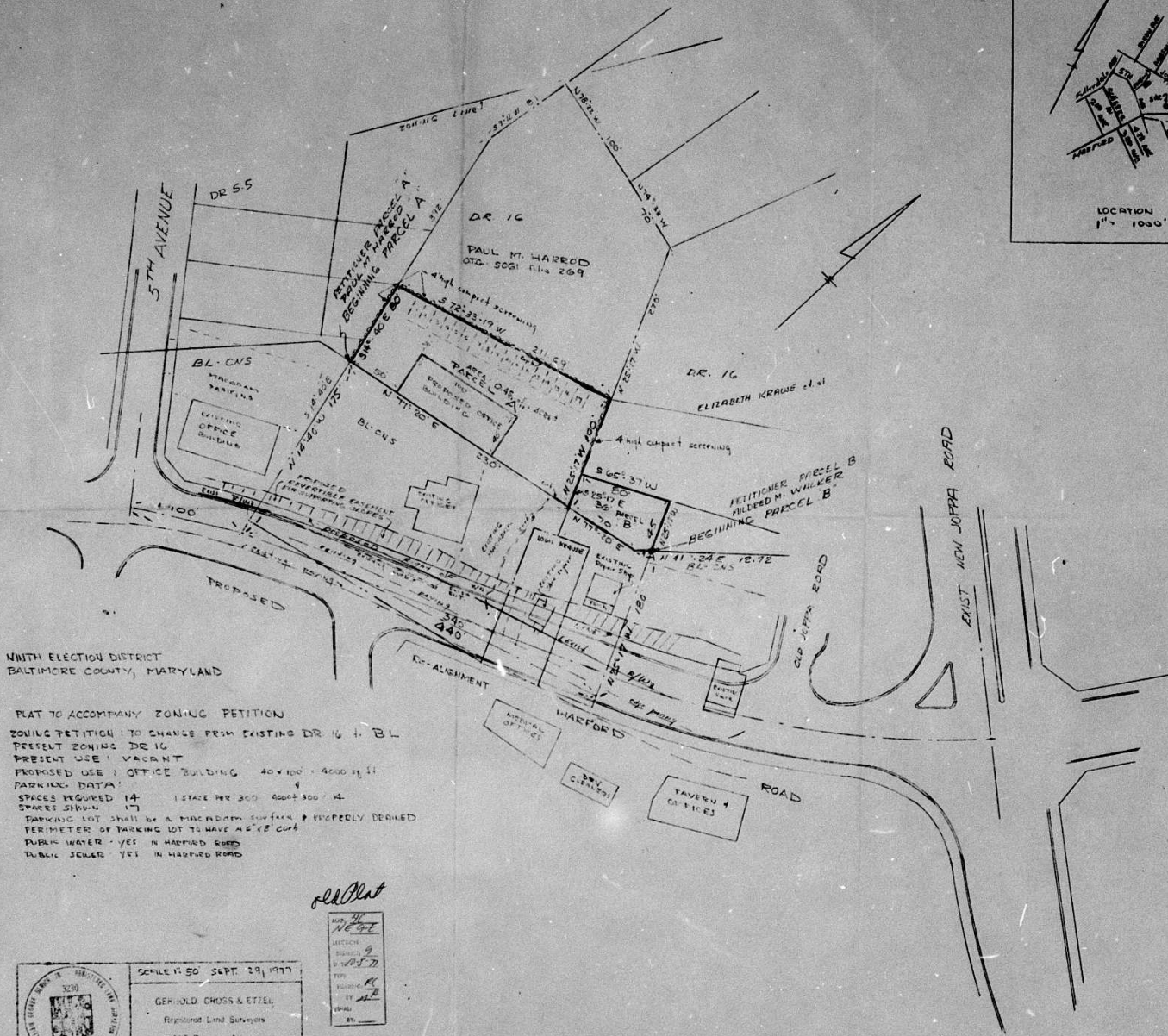
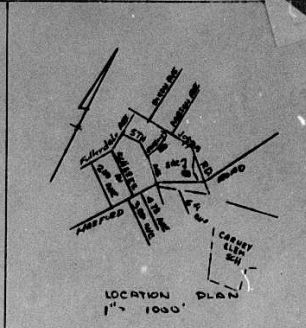
GERHOLD, CROSS & ETELL
Registered Land Surveyors
412 Dismark Avenue
Towson, Maryland 21284

Harrod
REVISED PLANS

NOV 28 77 PM

OFFICE OF PLANNING & ZONING





NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PLAT TO ACCOMPANY ZONING PETITION

ZONING PETITION: TO CHANGE FROM EXISTING DR 16 TO BL

PRESENT ZONING DR 16

PRESENT USE: VACANT

PROPOSED USE: OFFICE BUILDING 40x100' - 4600 sq ft

PARKING DATA:

SPACES REQUIRED 14 1 SPACE PER 300' - 4000 sq ft

SPACES SHOWN 17

PARKING LOT SHALL BE A SINGLE-LEVEL SURFACE & PROPERLY DAINED

PERIMETER OF PARKING LOT TO HAVE 6" X 6" CURB

PUBLIC WATER - YES IN HARFORD ROAD

PUBLIC SEWER - YES IN HARFORD ROAD

old plat

MAP NO.	DR 16
SECTION	9
BLK.	DR 16
LOT	17
DATE	SEPT 29 1977
BY	



SCALE: 1" = 50' SEPT. 29, 1977

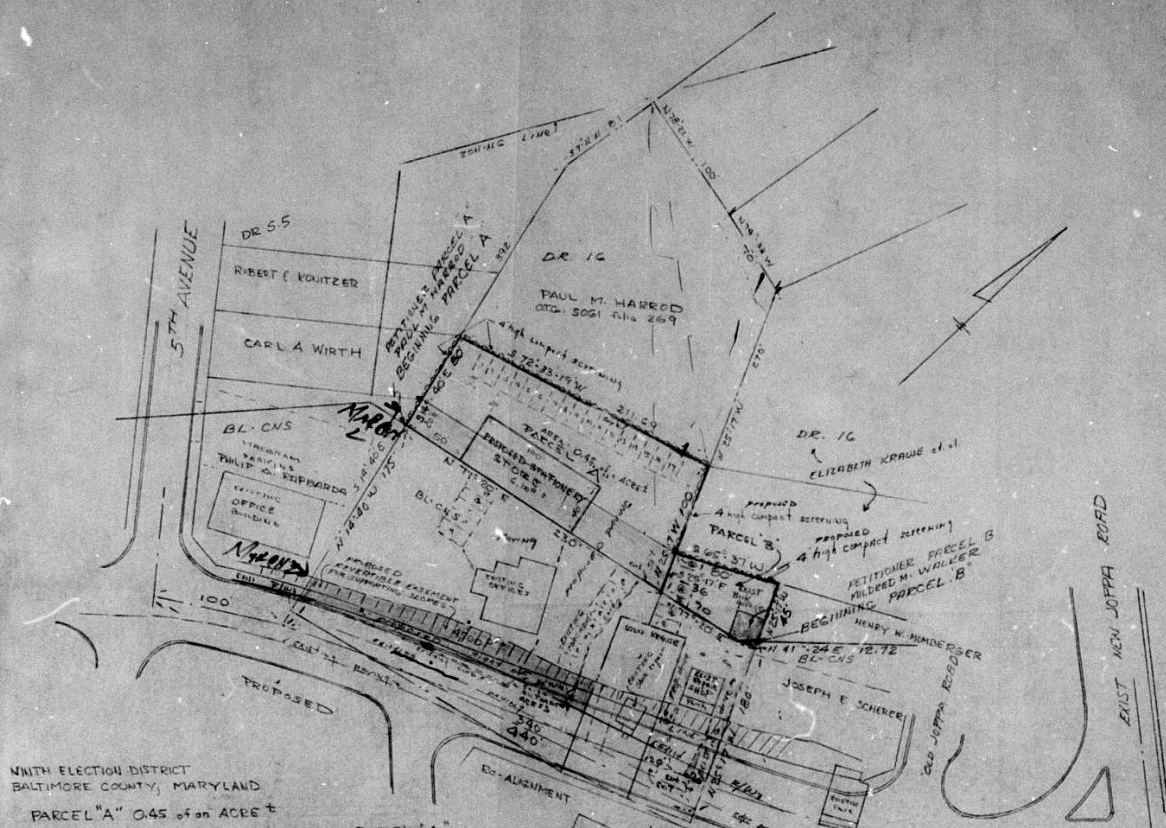
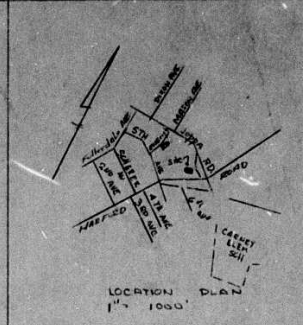
GERHOLD CROSS & ETZEL

Registered Land Surveyors

412 Delaware Avenue

Towson, Maryland 21204





NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PARCEL "A" 0.45 ± an ACRE ±
PLAT TO ACCOMPANY ZONING PETITION **PARCEL "A"**
ZONING PETITION: TO CHANGE FROM EXISTING DR 16 TO BL-CNS
PRESENT ZONING: DR 16
PRESENT USE: VACANT
PROPOSED USE: STATIONERY STORE 40'x100' - 4000 sq ft
PARKING DATA:
SPACES REQUIRED: 14 1 SPACE PER 300' 4000' ÷ 300' = 14
SPACES SHOWN: 17
PARKING LOT SHALL BE A MAXIMUM 20' WIDE & PROPERLY DEIGNED
PERIMETER OF PARKING LOT TO HAVE 4" x 8" CURB
PUBLIC WATER: YES IN HARFORD ROAD
PUBLIC SEWER: YES IN HARFORD ROAD

EXISTING OFFICE BUILDING: 2500'
PARKING REQUIRED: 2500' ÷ 200' = 13 SPACES
PARKING SHOWN: 13 SPACES

PARCEL "B" 0.08 ± an ACRE ±
PLAT TO ACCOMPANY ZONING PETITION **PARCEL "B"**
ZONING PETITION: TO CHANGE FROM EXISTING DR 16 TO BL-CNS
PRESENT ZONING: DR 16
PRESENT USE: STORAGE GARAGE 20'x20' x 400 sq ft
PROPOSED USE: ELECTRICAL MOTOR & APPLIANCE REPAIR SHOP
PARKING DATA:
SPACES REQUIRED: 1 SPACE PER 200' 400' ÷ 200' = 2
SPACES SHOWN: 2

PROPOSED
EXIST
PUMP SHOP
SPACES REQUIRED: Building 22'x30' = 750' 750' ÷ 200' = 4
SPACES SHOWN: 4
TOTAL SPACES SHOWN: 6
METROPOLITAN WATER & SEWER ARE AVAILABLE

SCALE: 1" = 50' SEPT. 29, 1977
GERHOLD, CROSS & ETZEL
Registered Land Surveyors
412 Dismore Avenue
Towson, Maryland 21204

OWNER'S
EXHIBIT II

