

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Hubert A. Bellman, 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 for a Special Hearing Under Section 507.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an open pavilion on the special exception 12A-16A (Item No. 246) dated 9/13/73 that would permit a permanent open pavilion to be constructed on that area henceforth restricted to temporary pavilions.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and accept to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser
Hubert A. Bellman, Legal Owner
Address: 11959 Philadelphia Road
Baltimore, Maryland 21204
Petitioner's Attorney
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 10th day of May, 1978, 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 newspaper of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of June, 1978, at 10:00 o'clock A.M.

John W. Heslan, III
Zoning Commissioner of Baltimore County

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Hubert A. Bellman, 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 for a Special Hearing Under Section 507.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an open pavilion on the special exception 12A-16A (Item No. 246) dated 9/13/73 that would permit a permanent open pavilion to be constructed on that area henceforth restricted to temporary pavilions.

THE PROPERTY IS REQUESTED TO BE APPROVED AS FOLLOWS:

GRADING SITE AREA 29.9 DEED REF. _____
GRADING _____
BUILDING SIZE (Open Pavilions) _____
GROUND FLOOR 75' x 200' AREA 1500
NUMBER OF FLOORS 1 TOTAL HEIGHT 27'
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = _____
BUILDING USE _____ (open on all 4 sides)
GROUND FLOOR _____
Maximum not more than 6 days in any one year.

REQUIRED NUMBER OF PARKING SPACES Existing parking area. No change requested or required.
GROUND FLOOR _____
PARKING _____
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES: _____
(Paved area may be determined by multiplying required number of spaces by 300')

UTILITIES
WATER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____ Well Permit No. 01099
SEWER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____ Sewer Easement Permit No. 01099
UTILITIES SECURITY APPROVAL _____
I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT, LEGAL OR CURRENT POSSESSOR
Hubert A. Bellman
11959 Philadelphia Road
Baltimore, Maryland 21204

THE PLANNED BEING AS REFERENCED ON 5/10/78 THAT THE PROPOSED DEVELOPMENT OF AN OPEN PAVILION ON THE SUBSEQUENT TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY, MD.
DATE 5/10/78
Signature: John W. Heslan, III
PLANNING BOARD

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S of York Rd., 3280' N of : OF BALTIMORE COUNTY
Baltimore Harbors Exp., 7th District
HUBERT A. BELLMAN, Petitioner : Case No. 78-274-SPH

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.

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 7th day of June, 1978, a copy of the foregoing Order was mailed to Mr. Hubert A. Bellman, 11959 Philadelphia Road, Broadview, Maryland 21201, Petitioner.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
494-4820
S. ERIC DINENNO
ZONING COMMISSIONER

June 27, 1978

Mr. Hubert A. Bellman
11959 Philadelphia Road
Broadview, Maryland 21201

RE: Petition for Special Hearing
W/S of York Road, 3280' N of
the Baltimore-Harrisburg Ex-
pressway 7th Election Dis-
trict
Hubert A. Bellman - Petitioner
NO. 78-274-SPH (Item No. 193)

Dear Mr. Bellman:

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

Very truly yours,
John W. Heslan, III
John W. Heslan, III
Deputy Zoning Commissioner

GJM/jhm

Attachment

cc: John W. Heslan, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBMITTAL REVIEW COMMENTS

DATE: May 3, 1978

FROM: Ellsworth W. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: Bellman Property
PROJECT NUMBER: IDCA NO. 78-19X
LOCATION: W/S of York Road
DISTRICT: 703

IDCA PLAN
PRELIMINARY PLAN ☒
DEVELOPMENT PLAN
FINAL PLAN

This application for special exception (No. 78-19X) was received by the Developers Design Approval Section on March 29, 1978, and we comment as follows:

Water and Sanitary Sewer: Rural Area

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban-Rural Conservation Line and is an area designated "No Planned Service" on Baltimore County Water and Sewerage Plans W-15 and S-10, as amended.

The Petitioner indicates use of private onsite water as sewage disposal facilities. This property, zoned R-5, per sub-section (e), (1)-(2) of Bill No. 12-77 (IDCA) is not subject to the provisions of sub-section (1)-(4) and 5. This project is recommended for approval.

Storm Drains: Little Falls - Gunpowder Falls - Loch Raven Reservoir - Gunpowder Falls - Bird River - Gunpowder River - Chesapeake Bay

This property is tributary to Gunpowder Falls via Loch Raven Reservoir. There are known flooding problems downstream. The Petitioner indicates a proposed increase of existing impervious area of 15,000 square feet. This project, subject to the Baltimore County Storm Water Management Policy, will present no additional impact downstream from the proposed development of this property; this project is recommended for approval. Estimated 100-year design storm runoff increase is 0.11 cfs.

Ellsworth W. Diver, P.E.
ELLSWORTH W. DIVER, P.E.
Chief, Bureau of Engineering

END:PLAN, PWR:es

RECEIVED

MAY 4 1978
OFFICE OF
PLANNING & ZONING

DEPARTMENT OF TRAFFIC ENGINEERING

IDCA NO. 78-19X

LOCATION: York Rd

IDCA Analysis

- 1) Nearest Arterial Intersection I-83 & Mount Carmel Rd
- 2) Level of Service
C
- 3) Trip Generation from Site
 $CO TRIP \times 15000 \times 900 TRIP/1000$
- 4) Proposed Level of Service
C
- 5) Proposed Road Improvements Programmed for Construction Within Next Two Years.

Recommendation

Approval: John W. Heslan, III

De.ial: _____

Remarks:

RECEIVED

APR 6 1978
OFFICE OF
PLANNING & ZONING

DOLLENBERG BROTHERS

Regional Political Engineers & Land Surveyors
200 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

PLANNING DESCRIPTION

All those two pieces or parcels of land situate, lying and being in the Seventh Election District of Baltimore County and described as follows to wit:

Beginning for the first thereof at a point in the corner of the York Road at the distance of 3280 feet northerly measured along the center of the York Road from the center of the Baltimore-Harrisburg Expressway and running thence and ending in the center of the York Road North 13 degrees 21 minutes 26 seconds East 935 feet thence leaving said road and running through the land of the petitioner herein North 82 degrees 33 minutes East 147.19 feet and thence ending at the corner of the land of the petitioner herein the following courses and distances viz: South 5 degrees 54 minutes West 160.03 feet; South 15 degrees 24 minutes East 211.77 feet; South 1 degrees 44 minutes East 21.10 feet; South 37 degrees 09 minutes East 201.03 feet; South 7 degrees 36 minutes East 115 feet; South 13 degrees 11 minutes East 200.83 feet; South 23 degrees 16 minutes West 201.30 feet; South 34 degrees 55 minutes 35 seconds East 200.00 feet; and North 7 degrees 38 minutes 10 seconds East 175 feet to the place of beginning.

Containing: 31.91 Acres of land more or less, saving and excepting therefrom that portion lying within the right-of-way of the York Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Dinenna
TO: Zoning Commissioner
DATE: June 12, 1978

FROM: Leslie H. Grief
Director of Planning

SUBJECT: Petition 78-274 SPH, ITEM # 193.
Petition for Special Hearing to approve amendments to Special Exception West side of York Road, 3280' N of Baltimore Harbors Expressway
Petitioner - Hubert A. Bellman

7th District

HEARING: Wednesday, June 21, 1978 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Leslie H. Grief
Leslie H. Grief
Director of Planning

LHG:JGH

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that, in accordance with the power granted to the Deputy Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the Special Hearing request will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations, and, therefore, the Special Hearing to amend the Petition to Case No. 74-36-X, started September 11, 1974, to allow the proposed open pavilion to be constructed on that area located forth restriction to temporary pavilion, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27 day of May, 1974, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Health, the Department of Engineering, and the Office of Planning and Zoning, to include landscaping approval by the Division of Current Planning and Development.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that, in accordance with the power granted to the Deputy Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the Special Hearing request will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations, and, therefore, the Special Hearing to amend the Petition to Case No. 74-36-X, started September 11, 1974, to allow the proposed open pavilion to be constructed on that area located forth restriction to temporary pavilion, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27 day of May, 1974, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 7, 1978

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

Mr. Hubert A. Bellman
11959 Philadelphia Road
Breadshaw, Maryland 21021

RE: Special Hearing
Item Number 193
Petitioner - Hubert A. Bellman

Dear Mr. Bellman:

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 suitability of the requested zoning.

Located on the West side of York Road approximately 1,280' North of I-83, the subject property consists of approximately 37.9 acres that was granted a Special Exception (Case No. 74-36-X) to have flea markets six times a year on this parcel. Adjacent lands to the east, north and west consist of vacant wooded land, while dwellings exist to the south on York Road. Opposite this tract on the east side of York Road is a 4.3 acre parcel that was included with the aforementioned zoning to use the existing barn as an antique shop.

Since the site plans submitted with the original Special Exception did not indicate any permanent structures, this Special Hearing to amend said Special Exception is necessitated because of your proposal to construct a 75' by 200' permanent open pavilion. As indicated in conversation with Mr. Cicero Brown, the site plan must be revised to indicate the proposed 80' right-of-way for York Road, and you should personally contact Mr. John Meyers, the Highway Administration, and explain the reason for the gate in the fence along the west side of York Road near the southerly property line.

Mr. Hubert A. Bellman
Page 2
June 7, 1978

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:smw

cc: Mr. Cicero H. Brown, Jr.
Wagner Building
501 York Road
Towson, Maryland 21204

Mr. Hubert A. Bellman
11959 Philadelphia Road
Breadshaw, Maryland 21021

Item No. 193

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 19th day of May 1978.

ERIC DI MENNA
Zoning Commissioner

Petitioner: Hubert A. Bellman
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: Mr. Cicero H. Brown, Jr.
Wagner Building
501 York Road
Towson, Maryland 21204

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
July 17, 1973

Review of Engineering
FILED WITH: H. DIVER, P.E. CHIEF

Mr. E. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #26 (1972 - 1973)
Property Owner: Joseph W. Shaul
East and West side of York Rd., 3280' North of C/L of
Baltimore-Harrisburg Expressway
Proposed Zoning: Special Exception for Antique Shop and
Flea Market
District: 7th No. Acres: 2 parcels - 3.311 acres
1.333 acres

Dear Mr. DiMenna:

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

York Road (Md. 16) and the Baltimore-Harrisburg Expressway (I-83) are State Roadways therefore, all improvements, interventions, entrance and exit requirements as they affect the right-of-way under the jurisdiction of the Maryland Highway Administration, shall be subject to 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.

Setback Controls

Development of this property through striping, grading and stabilization would result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soils.

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 nuisance or damage to adjacent properties, especially by the construction of public works. Cooperation of any problem which may result, no to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. BOURNIE, P.E.
DIRECTOR

May 9, 1978

Mr. E. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #193 (1977-1978)
Property Owner: Hubert A. Bellman
35 York Rd. 3280' N. Balto.-Harrisburg Expressway
Existing Zoning: R-5
Proposed Zoning: Special Hearing to amend 74-36-X to
permit a permanent open pavilion in lieu of the permitted
temporary pavilion.
Acres: 37.91 District: 7th

Dear Mr. DiMenna:

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

Comments were supplied in connection with the Zoning Advisory Committee review of this property for Item #46 (1972-1973) 74-36-X, and Item #32 (1974-1975) 75-79A. Comments were also supplied for this property for Project UCR No. 78-19X.

All of the above comments are referred to for your consideration. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #193 (1977-1978).

Very truly yours,

Thornton M. Bourne, P.E.
ELEANOR H. DIVER, P.E.
Chief, Bureau of Engineering

END/FAM/PWR:SS

EX-101 Key Sheet
134, 135, 136 NW 6, 7 & 8 Pos. Sheets
NW 3rd Topo
12 Top Map

Attachments

Item #26 (1972 - 1973)
Property Owner: Joseph W. Shaul
Page 2
July 17, 1973

Storm Drainage (Cont'd)

Drainage and utility easements and/or reservations are required through this property. Portions of this property appear subject to inundation during a 50-year storm. Baltimore County requires that drainage easements or reservations be established to provide all areas subject to inundation by a 100-year storm.

Water and Sanitary Sewer

Public water supply and sanitary sewers are not available to serve this property which is beyond the limits of the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1970, Amended 1972.

Very truly yours,

ELEANOR H. DIVER, P.E.
Chief, Bureau of Engineering

END/FAM/PWR:SS

EX-101 Key Sheet
134, 135, 136 NW 6, 7 & 8 Pos. Sheets
NW 3rd & 35 S Topo
12 Top Map

cc: D. Orin

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
August 21, 1976

Source of Engineering
ELLSWORTH A. RYAN, P.E., C.E.P.

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

Re: Item #32 (1976-1977)
Property Owner: Arthur & Doris Arendt
Parcel 1 - W/S York Rd., 3280' N. of Balto-Harrisburg Exp.
Parcel 2 - W/S York Rd., 3150' N. of Balto-Harrisburg Exp.
Existing Zoning: R.C. 5
Proposed Zoning: Variance from Sec. 111.1 to permit
(A) and (B) two D/P signs, type #2, of 32 sq. ft. each
and (C) one S/P sign, type #2, of 21 sq. ft. and (B)
and (D) one I/P sign, type #2, of 21 sq. ft. and (B)
one S/P sign, type #2, of 32 sq. ft. on lot, on lot, on lot, on lot
line of the permitted 15 sq. ft.
No. of Acres: Parcel 1 - 37.91 District: 7th
Parcel 2 - 4.33

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.

Comments:

The comments supplied by the Zoning Advisory Committee for this site in connection
with Item #32 (1976-1977) remain valid and applicable to this Item #32 (1976-1977);
these comments are referred to for your consideration.

Very truly yours,

Ellsworth A. Ryan
ELLSWORTH A. RYAN, P.E.
Chief, Bureau of Engineering

ENCLOSURES

cc: G. Reber

Sheet No. 1
10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



Maryland Department of Transportation
State Highway Administration

W.S. Caltrider
Director

April 6, 1978

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

Re: Z.A.C. Meeting, March 28, 1978
Item: 193
Property Owner: Hubert A. Bellman
Location: W/S York Road (Rte. 45)
3280' N Balto-Harrisburg Expwy.
Existing Zoning: R.C. 5
Proposed Zoning: Special Hearing
to amend 74-36 X to permit
a permanent open pavilion in
lieu of the permitted temporary
pavilion.
Acres: 37.91
District: 7th

Attention: Mr. N. Commodari

Dear Mr. DiNenna:

The existing entrances are generally acceptable, however, we
question the purpose of the gate in the fence along the west side
of York Road, near the south property line. No entrance can be
considered at this location because of the high steep bank. It
appears that trucks may be backing up to the bank for unloading.
This is not a permitted practice because of the hazardous maneuver
and damage being done to the State right of way. We believe that
the hearing date should not be assigned until the matter of the gate
is resolved.

The proposed 80' right of way for York Road should be indicated on the plan.

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

John S. Myers
By: John S. Myers

CLJEMHVR

P.O. Box 117 / 500 West Pr. Baltimore, Maryland 21203



Baltimore County
Department of Health
TOWSON, MARYLAND 21204
(410) 484-2511

May 8, 1978

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 #193, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: Hubert A. Bellman
Location: W/S York Road 3280' N. Baltimore Harrisburg Expressway
Existing Zoning: R.C. 5
Proposed Zoning: Special Hearing to amend 74-36 X to permit a permanent open pavilion
in lieu of the permitted temporary pavilion
Acres: 37.91
District: 7th

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 plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 17, 1978

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

Dear Mr. DiNenna:

Comments on Item #193, Zoning Advisory Committee Meeting, March 28, 1978 are as follows:

Property Owner: Hubert A. Bellman
Location: W/S York Rd. 3280' N Balto-Harrisburg Exp.
Existing Zoning: R.C. 5
Proposed Zoning: Special Hearing to amend 74-36 X to permit a permanent open pavilion in lieu of the permitted temporary pavilion.
Acres: 37.91
District: 7th

A water well has been drilled and percolation tests performed
meeting State and County requirements, therefore no health hazards are
anticipated.

Very truly yours,
Thomas H. Doolin
Thomas H. Doolin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/pcg



STEPHEN E. COLLINS
DIRECTOR

April 17, 1978

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

Item No. 193 - ZAC - March 28, 1978
Property Owner: Hubert A. Bellman
Location: W/S York Rd. 3280' N Balto-Harrisburg Exp.
Proposed Zoning: Special Hearing to amend 74-36 X to permit a permanent open pavilion in lieu of the permitted temporary pavilion.
Existing Zoning: R.C. 5
Acres: 37.91
District: 7th

Dear Mr. DiNenna:

The existing driveway is not adequate to handle the anticipated
traffic volumes. This use is expected to generate 900 trips per day
provided it stays within the open pavilion; however, if it is expanded
beyond this point, serious traffic problems can be anticipated.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRW/lms



STEPHEN E. COLLINS
DIRECTOR

Paul H. Heinke
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Hubert A. Bellman

Location: W/S York Rd. 3280' N Balto-Harrisburg Exp.
Item No. 193 Zoning Agenda Meeting of 03/28/78

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.

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals or
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 _____
violates 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.

Noted and Approved: *Paul H. Heinke*
Planning Division Fire Prevention Bureau
Special Inspection Division



STEPHEN E. COLLINS
DIRECTOR

JOHN L. REYNOLDS
DIRECTOR

March 23, 1978

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

Dear Mr. DiNenna:

Comments on Item #193 Zoning Advisory Committee Meeting, March 28, 1978

Property Owner: Hubert A. Bellman
Location: W/S York Road 3280' N Balto-Harrisburg Exp
Existing Zoning: R.C. 5
Proposed Zoning: Special Hearing to amend 74-36 X to permit a permanent open pavilion in lieu of the permitted temporary pavilion.

Acres: 37.91
District: 7th

The items checked below are applicable:

- X A. Structures shall conform to Baltimore County Building Code (B.C.B.C.)
1970 Edition and the 1971 Supplement, Parts of Maryland Code for the
Baltimore County and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional _____ Point to shall be required.
- X B. Building shall be upgraded to new use - requires alteration permit.
- C. Some sets of construction drawings will be required to file an
application for a building permit.
- F. Some 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.
- C. 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.
- E. Reported utility variance conflicts with the Baltimore County
Building Code, See Section _____
1. No Comments.
2. Comments:

Very truly yours,
Charles E. Berman
Charles E. Berman
Planning Section Chief

CLJEMHVR

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 31, 1978

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

Z.A.C. Meeting of: March 28, 1978

Re: Item No: 193
Property Owner: Hubert A. Bellman
Location: W/S York Rd. 3280' N. Balto-Harrisburg Exp.
Present Zoning: R.C. 5
Proposed Zoning: Special Hearing to amend 74-36 X to permit a permanent open pavilion in lieu of the permitted temporary pavilion.

District: 7th
No. Acres: 37.91

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/tp

JOSEPH H. MCCOY, PRESIDENT
R. ARTHUR COLLIER, JR., TREASURER
NANCY S. BRYAN

THOMAS H. BRYAN
MR. LAWRENCE F. CHURCH
ROBERT S. LAYTON

ALVIN LORNEY
MR. WILTON S. SMITH, JR.
ROBERT V. TRACY, D.V.M.

THE BALTIMORE TIMES
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OFFICE OF
THE TIMES
 NEWSPAPERS
 TOWSON, MD. 21204 June 1, 1978

THIS IS TO CERTIFY, that the annexed advertisement of
 Petition For Special Hearing-Hubert A. Bellman
 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 one successive weeks before the
2 day of June 19 78, that is to say, the same
 was inserted in the issues of June 1, 1978.

STROMBERG PUBLICATIONS, INC.

BY Laura Kannebeck

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 1, 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., once a week
 at one time successive weeks before the 21st
 day of June 19 78, the first publication
 appearing on the 1st day of June
 19 78.

THE JEFFERSONIAN
L. Frank Stuck
 Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 7th Date of Posting JUNE 3, 1978
 Posted for: PETITION FOR SPECIAL HEARING
 Petitioner: HUBERT A. BELLMAN
 Location of property: W.S. OF YORK RD. 3280' N. OF BALTIMORE
HARRISBURG EXPRESSWAY
 Location of Sign: W.S. OF YORK RD. 3280' N. OF BALTIMORE
HARRISBURG EXPRESSWAY
 Remarks: Thomas L. Poland Date of return: JUNE 9, 1978
 Posted by: Thomas L. Poland Signature

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					<u>1-5</u>	<u>1978</u>				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JD</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: <u>74-36X</u>	Map # <u>NW 38-B</u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

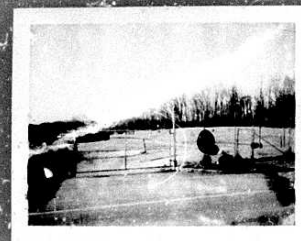
County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been re March this 13 day of March 1978. Filing Fee \$ 2. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

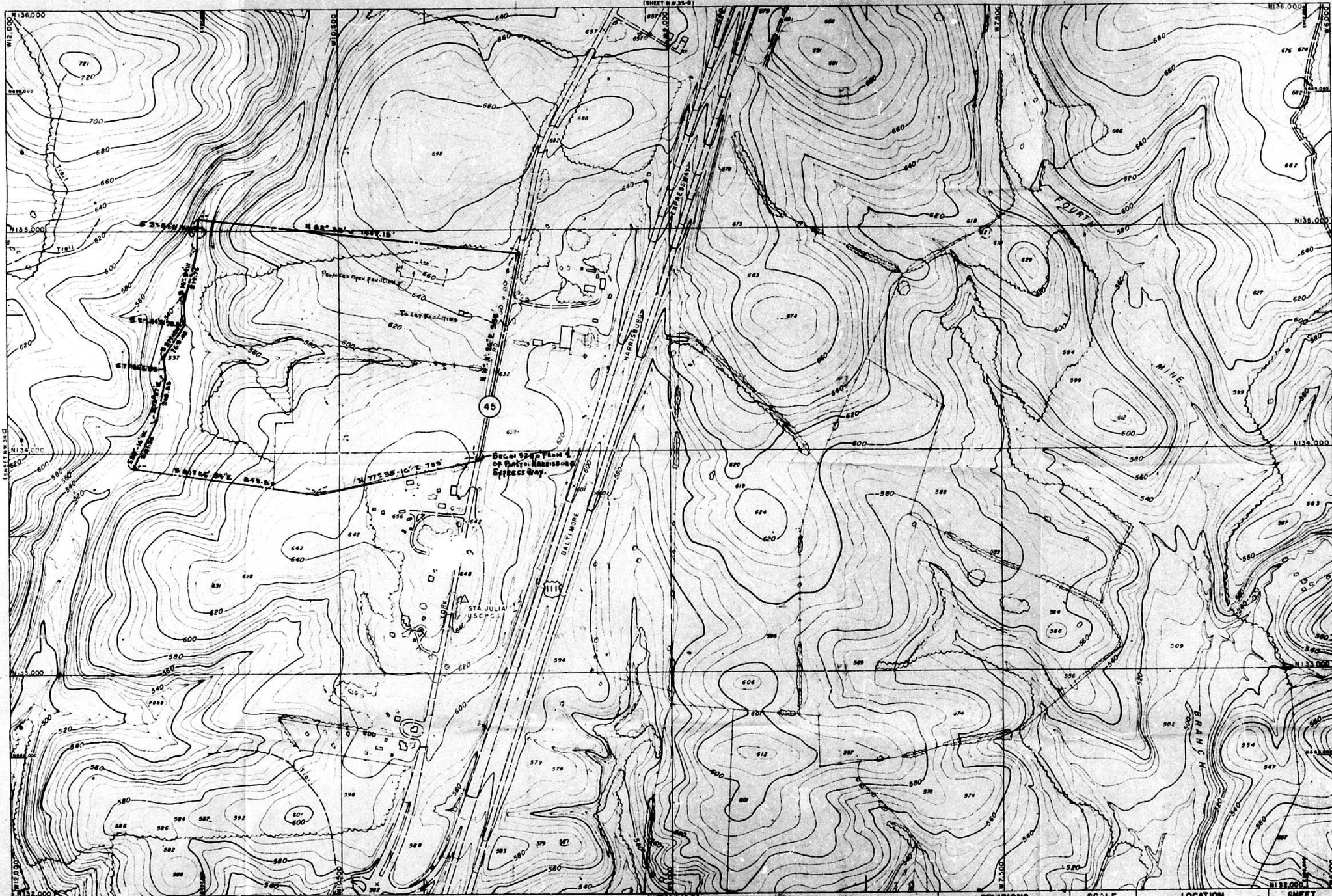
Petitioner Hubert Bellman Submitted by Cicero Davis
 Petitioner's Attorney Reviewed by JD

* 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. 65623
 DATE May 24, 1978 ACCOUNT 01-660
 AMOUNT \$25.00
 RECEIVED Cicero J. Davis, Jr. 501 York St. Towson, Md.
21204, Filing Fee for Case No. 78-274-478
 FOR 25.00 MAY 24 1978
 VALIDATION OR SIGNATURE OF CASHIER

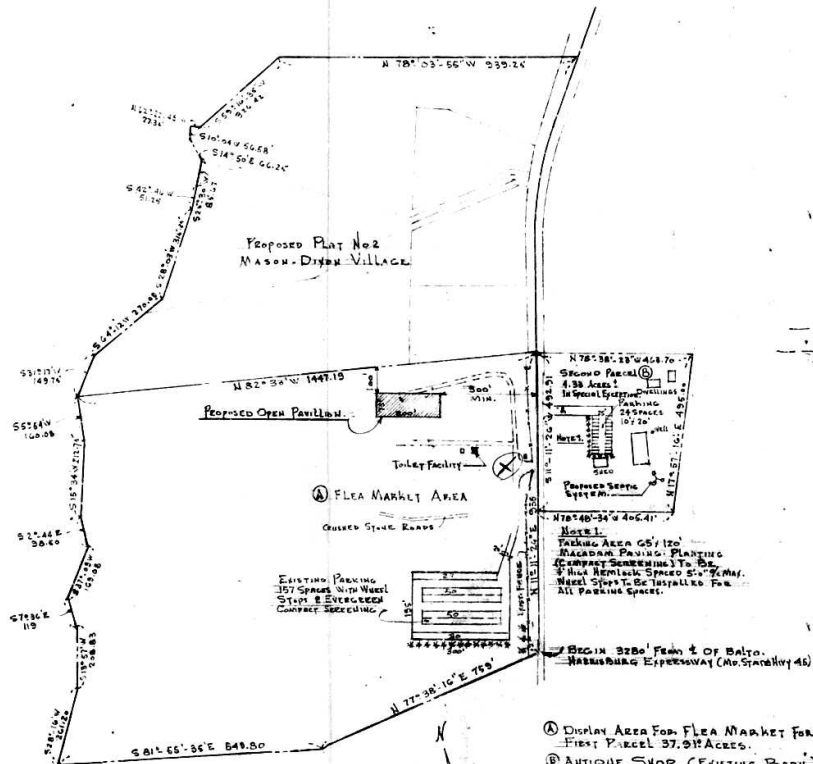
BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 73391
 DATE July 31, 1978 ACCOUNT 01-660
 AMOUNT \$65.10
 RECEIVED Hubert A. Bellman, 11929 Philadelphia Rd.
Brookhaven, Md. 21021, Cost of Advertising and Posting
FOR Case No. 78-274-478
20 JUL 17 1978
 VALIDATION OR SIGNATURE OF CASHIER



KK-NE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY, MARYLAND

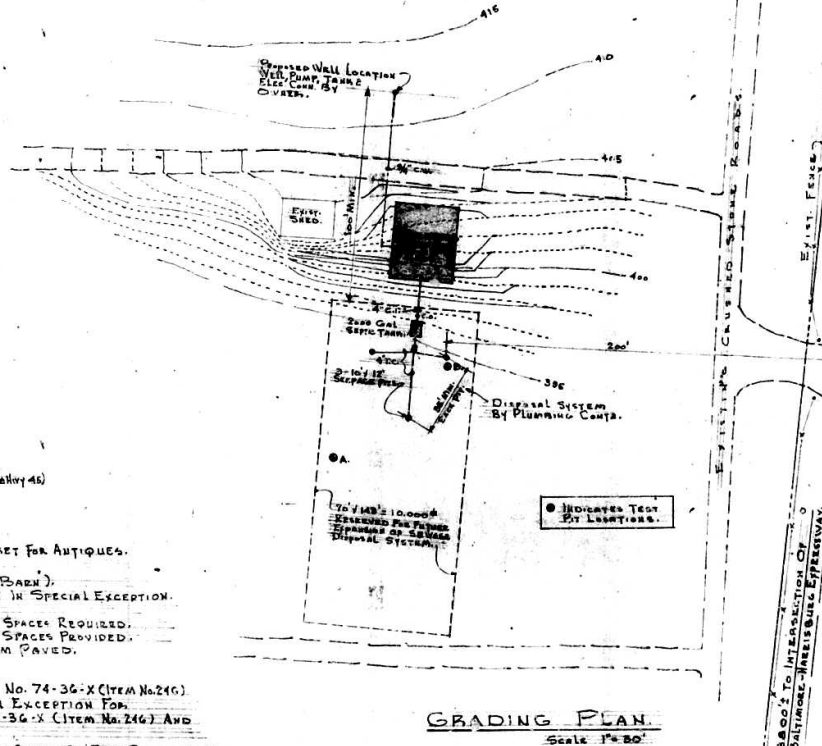
REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	NORTHWEST OF STABLERSVILLE	N.W. 34-B
		DATE OF PHOTOGRAPHY APRIL 1961		
Topography Compiled By Photogrammetric Methods MAPS INCORPORATED - BALTIMORE 22, MARYLAND				



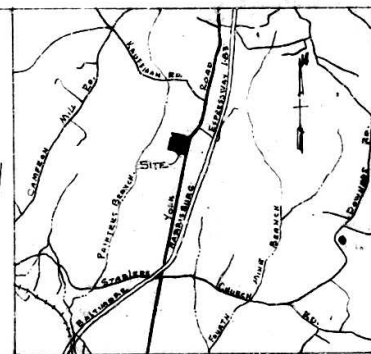
PROPERTY PLAT
Scale 1" = 200'
7TH DISTRICT, BALTIMORE CO., MD.

- ① Display Area For FLEA MARKET FOR ANTIQUES.
FIRST PARCEL 37.91 ACRES.
- ② ANTIQUE SHOP (EXISTING BARN).
SECOND PARCEL 4.33 ACRES IN SPECIAL EXCEPTION.
PARKING REQUIREMENTS:
 $100 \times 40 = 4000 / 200 = 20$ SPACES REQUIRED.
24 SPACES PROVIDED.
PARKING AREA TO BE MACADAM PAVED.

EXISTING ZONING - R-C-5 No. 74-36-X (ITEM No. 246).
PROPOSED ZONING - SPECIAL EXCEPTION FOR
ANTIQUITY SHOP (4018) No. 74-36-X (ITEM No. 246) AND
FLEA MARKET.
MAINTAIN A SUBSTANTIAL STAND OF GRASS ON THAT PORTION OF THE
37.91 ACRE SITE THAT IS UTILIZED FOR THE FLEA MARKET INCLUDING
THE PARKING AREA. SAID PARKING AREA MUST BE DELINEATED
BY WHEEL STOPS OR SOME FORM OF BARRIER CAPABLE OF
CONTAINING THE CARS WITHIN THE PARKING AREA.
OPERATION OF THE FLEA MARKET NOT MORE THAN SIX (6)
DAYS IN ANY ONE (1) CALENDAR YEAR.



GRADING PLAN
Scale 1" = 50'



LOCATION MAP
Scale 1" = 800'

REVISED MAR. 8, 1978
REVISED FEB. 2, 1978

CICERO H. BROWN, JR.
ARCHITECT
WAGNER BUILDING
801 YORK ROAD
DOWNSWICK, MARYLAND 21204

PROPOSED TOILET FACILITIES
PARKTON STEAL MARKET
PARKTON, BALTIMORE CO., MD.
BY
MR. HUBERT A. BELLMAN

A-1
OF 2

Jan. 31, 1978





