#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO. File	Date January 20, 1984					
FROM Arlene January - Legal Secretary II						
SUBJECT Mary Rosalie Smith  Case No. R-79-18-A  (R-79-264-A)						

Due to the fact that we have surpassed the statute of limitations on collecting the outstanding funds of \$234.63, the Office of Law has informed us that there is nothing further than we can do on this file.

Legel Secretary II

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

то	File	Date	January 20,	1984
FROM.	Arlene January - Legal Secretary II			
SUBJE	CT_ Hillman Properties of Md., Inc. Case No. R-79-200 (R-79-11)			

Due to the fact that we have surpassed the statute of limitations on collecting the outstanding funds of \$245.35, the Office of Law has informed us that there is nothing further that we can do on this file.

Lagal Secretary II

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TOFile	Date January 20, 1984
FROM Arlene January - Legai Secretary II	
SUBJECT Galway, Inc Case No. R-79-201	

Due to the fact that we have surpassed the statute of limitations on collecting the outstanding funds of \$253.22, the Office of Law has informed us that there is nothing further that we can do on this file.

(R-79-12)

Legal Secretary II

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

of Maryland, Inc.

EXHIBIT. No. Hillman Properties 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

PLEASE SEE ACCOMPANYING MEMORANDUM

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or 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 roning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

By: balter C. Pinkard. Sr., Agent
Legal Owner

1900 Grant Building

John B Howard

3 Mouard Pittsburgh, Pennsylvania

John B. Howard
Petitioner's Attorney

Protestant's Attorney

ス

Address 210 Allegheny Avenue Towson, Maryland 21204

Crunty, on the......, 197 ..., at .....o'clock

CARL L. GENHOLD FAILE E. CROSS JOHN F. ETT'L WILLIAM S. ULRICH GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

PAUL G. E-LLENDERG PRED H. DÖLLENDERG

823-4470

September 28, 1978

Zoning Commissioner of Baltimore County.

Zoning Description

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

Beginning for the same at a point on the northeast wide of Decreco Road at the distance of 835 fest measured southeasterly along the northeast side of said road from the center of Padonia Road and running thence and binding on the northeast side of Decreco Road, the seven following lines viz: South 52 degrees 14 minutes 35 seconds East 26.55 feet, Southeasterly by a line curving toward the left having a radius of 645 feet for a distance of 101.32 feet (the chord of said arc bearing South 56 degrees 14 minutes 35 seconds East 100.21 feet), South 61 degrees 14 minutes 35 seconds East 100.38 feet, Southeasterly by a line curving toward the right having a radius of 751.12 feet for 1 distance of 325.14 feet (the chord of said arc bearing South 48 degrees 50 minutes 32 seconds East 322.61 feet), Southeasterly by a line curving toward the right having a radius of 1561.12 feet for a distance of 261.79 feet (the chord of said arc bearing South 31 degrees 38 minutes 15 seconds East 261.48 feet), South 26 degrees 50 minutes 00 seconds East 230.81 feet and Southeasterly by a line curving toward the left having a radius of 972.32 feet for a distance of 46.71 feet (the chord of said arc bearing South 28 degrees 12 minutes 34 seconds East 46.70 feet), thence leaving said road and running North 67 degrees 21 minutes 06 seconds East 315.99 feet to the southwest right of way line of the Northern Central Railroad, thence binding on said railroad right of way lines, the four following lines viz: North 22 degrees 38 minutes 54 seconds West 377.75 feet, Jouth 5 degrees 35 minutes 06 seconds West 35.94 feet, North 22 degrees 38 minutes 55 seconds West 258.78 feet and Northwesterly by a line curving toward the left having a radius of 7922 feet for a distance of 110.80 feet (the chord of said arc bearing North 23 degrees 02 minutes 56 seconds West 150.80 feet) and thence leaving said railroad and running North 87 degrees 47 minutes 37 seconds West 700.14 feet to the place of beginning.

Containing 7.188 Acres of land more or less.

Being a part of the land of the Petitioner herein as shown on a plat filed in the office of the Baltimore County Zoning Commissioner,



IN THE MATTER OF THE PETITION
OF HILLMAN PROPERTIES OF MARYLAND,
INC., LEGAL OWNER, FOR RECLASSIFICATION FROM AN ML-IM ZONE TO A
BM ZONE OF PROPERTY CONSISTING OF
7.188 ACRES LOCATED ON THE EAST
SIDE OF DEERECO ROAD, IN TIMONIUM,
EIGHTH ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND

COUNTY BOARD OF APPEALS

BALTIMORE COUNTY

PETITION TO REINSTATE ZONING APPLICATION

\*\*\*\*

John B. Howard, attorney for the applicants and legal owners of the above-captioned property and Edward C.Covahey, Jr., counsel for the contract purchaser, respectfully petition that this Honorable Board reinstate the zoning application. The grounds of the Petition are as follows:

1. That the legal owners hereof and potential contract purchaser, Chesapeake Cadillac Company, filed the instant zoning application predicated on consummation of a sales contract between the legal owners and Chesapeake Cadillac Company.

 That a sales contract with Chesapeake Cadillac Company was not forthcoming and the legal owners have consummated purchase arrangements with the contract purchaser.

3. That in the interim between the filing of the original zoning application and the consummation of negotiations with the instant contract purchaser, the legal owners did cause the Petition to be dismissed by Order of this Board dated July 5,1979.

4. That contract purchaser desires to continue with the application for reclassification and to use the premises within the context of B.M.zoning.

5. That John B. Howard joins in this Petition as counsel for Hillman Properties of Maryland, Inc. legal owners, for the purpose of requesting the reinstatement of this application and in the event said application is granted, requests that his appearance be stricken and that of Edward C.Covahey, Jr. be entered as counsel with respect to the prosecution of the zoning application.

WHEREFORE, the legal owners and contract purchaser request that this Honorable Board:

July 5, 1979

Fwtition pused today by the County Board of Appeals in the above

Re: Cose No. R-79-11

Enclosed herewith is a copy of the Order of Dismissal of

Yery truly yours

Hillman Properties of Maryland, Ins.

Edith T. Elsenhart, Adm. Secret

John B. Howard, Esquire 210 Alleghany Avenue

Towson, Md. 21274

Door Mr. Howard:

End.

ces Mr. Walter C. Pinkard, Sr.

Mr. W. E. Hammond

Mr. J. E. Dyer

Mr. J. Hoswell Sound of Education

Mr. L. H. Groof

John W. Hessian, Iti, Esquire

1. Reinstate the legal owners' Petition for Zoning Reclassification.

2. Strike the appearance of John B. Howard as counsel for the applicants.

3. Enter the appearance of Edward C.Covahey, Jr., as counsel for the applicants.

John B. Howard
Attorney for Legal Owners
210 Allegheny Ave.

Edward C.Covahey, Jr.
Attorney for Contract
Purchasers
614 Bosley Avenue
Towson, MD 21204
828-9441

IN THE MATTER OF THE PETITION
OF HILLMAN PROPERTIES OF MARYLAND,
INC., LEGAL CWNER, FOR RECLASSIFICATION FROM AN ML-IM ZONE TO A
BM ZONE OF PROPERTY CONSISTING OF
7.188 ACA S LOCATED ON THE LAST
SIDE OF DLERECO ROAD, IN TIMONIUM,
EIGHTH ELECTION DISTRICT, BARTIMORE
COUNTY, MARYLAND

BEFORE THE
COUNTY BOARD OF
APPEALS
FOR
BALTIMORE COUNTY

\* \* \* \* \* \* \* \* \* ORDER

ORDERED:

1. That the Petition for Zoning Reclassification be reinstated.

2. That the appearance of John B. Howard be stricken as counsel for the applicants.

3. That the appearance of Edward C.Covahev, Jr., be entered as counsel for the applicants.

August 2, 1979

John B. Howard, Equire 210 Alleghany Avanue Toman, Maryland 21204

> Re: Case No. 2-79-11 Hillman Properties of Maryland, Inc.

Door Mr. Howard:

Exclosed harewith is a capy of the Opinion and Order passed today by the County Board of Appeals in the obest antified case.

Very truly yours,

Edith Y. Elegahert, Adm. Secondary

End.

Sen Edward C. Covehoy, Jr., Esquire
Air. Welter C. Melcard, Sr.
John W. Masslen, Ili, Esquire
Air. J. E. Dyer
Air. W. E. Hermond
Air. J. D. Sayffort
Air. J. Henroil
Beard of Edwartion

JAMES D.C. DUNNES
JAMES H. CJON
JOHN B. HOMARD
DJ JID D. DOWNES
GANIEL O'C. TRACY, JR.
JOHN H. ZINK, TIZ
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
DAVID C. SHARMAN

HERBERT R. O'CONOR,TE

LAW OFFICES

COOF, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
11. 0. BOX 5517

TOWSON, MARYLAND 21204

March 5, 1979

Nicholas B. Commodari Chairman Baltimore County Zoning Plans Advisory Committee Baltimore County Office of Planning and Zoning

Advisory Committee
Baltimore County Office of
Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



RE: Item No. 10
Petitioner - Hillman Properties of Maryland, Inc.
Dear Mr. Commodari:

The Memorandum filed in support of the above-captioned Petition for Reclassification reflects that the Chesapeake Cadillac Company is "presently negotiating with Hillman Properties of Maryland, Inc." to acquire the property which is the subject of this Petition.

Please be advise' that those negotiations have been discontinued; however, Hillman Properties is currently involved in discussions with another commercial user and it is anticipated that, prior to the hearing of this Petition, a contract purchaser will be designated.

It is respectfully submitted that the reasons for reclassification set forth in the Memorandum would pertain equally to any commercial user.

Harry Exuly yours,

JBH:kh #9139 RE- PETITION FOR RECLASSIFICATION from M.L.-I.M. to B.M. NE/S of Deereco Road 835' SE of Padonia Road 8th District

COUNTY BOARD OF APPEALS

BEFORE

Hillman Properties of Maryland, Inc.

**BALTIMORE COUNTY** 

No. R-79-11

#### OPINION

WHEREAS, the Board of Appeals is in receipt of a Petition to Reinstate the Zoning Application in the above entitled petition.

WHEREAS, the Board has reviewed its Rules of Practice and Procedure. WHEREAS, it is the judgment of the Board that these Rules do not empower the Board to grant the herein referred to Petition to Reinstate Zoning Application.

THEREFORE, said petition will be denied and an Order to this effect follows hereafter.

#### ORDER

For the reasons set forth in the aforegoing Opinion, it is this 2nd day of August, 1979, by the County Board of Appeals, ORDERED that the herein Petition to Reinstate Zoning Application be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

LeRoy B Spurger

IN THE MATTER OF THE PETITION OF HILLMAN PROPERTIES OF MARYLAND, INC., LEGAL OWNER, FOR RECLASSIFI- \* CATION FROM AN ML-IM ZONE TO A BM ZONE OF PROPERTY CONSISTING OF 7.188 ACRES LOCATED ON THE EAST SIDE OF DEERECC ROAD, IN TIMONIUM, \* EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEFORE THE ZONING COMMISSIONER

FOR BALTIMORE COUNTY

### MEMORANDUM IN SUPPORT OF PETITION FOR RECLASSIFICATION

Hillman Properties of Maryland, Inc. owns, in fee simple, 10.188 acres on the east side of Deereco Road and 3.629 acres on the west side of Deereco Road, located in Timonium, Maryland, as more particularly designated in the accompanying documents, all of which is presently zoned ML-IM.

The Chesareake Cadillac Company is presently negotiating with Hillman Properties of Maryland, Inc. to acquire 7.188 acres of their property on the east side of Deereco Poad, subject to zoning reclassification, for the purpose of relocating its sales agency from Charles and 29th Streets in Baltimore City.

The predecessor to the Chesapeake Cadillac Company was established in Baltimore in 1912 and, following certain relocations, has operated from its present location at Charles and 29th Streets since 1930. Approximately two years ago the Cadillac Motor Car Division of General Motors Corporation indicated a desire that Chesapeake Cadillac move to a larger and modern facility where it might be centrally located to bert accommodate the needs of its brainess patrons. It was suggested that a site be selected within the commercial corrider north of Towson, and it was further required that such site must consist of no less than five-six acres to meet the criteria of the Cadillac Motor Car Livision.

RE: PETITION FOR RECLASSIFICATION NE/S Deereco Rd. 835'

BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY SE Padonia Rd., Bih District

HILLMAN PROPERTIES OF MD., INC. : Case No. R-79-11 (Item 10)

:::::::

#### ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

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.

Peter Max Zimmerman Decuty People's Counse People's Counsal for Boltimore County County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 12th day of June, 1979, a copy of the aforegoing Order was mailed to John B. Howard, Esquire, 210 Allogheny Avenue, Towson, Maryland 21204, Attorney for Petitioner.

SO PLANT

Representatives of Chesapeake Cadillac immediately initiated efforts to locate a site that would meet the aforementioned criteria but, at that particular time, they were confronted with the fact that the Baltimore County Planning Board and Baltimore County Council were studying all zoning classifications throughout the Courty as part of the process leading to adoption of the 1976 Comprehensive Land Use Map. The uncertainties attendant to any zoning classifications at that time precluded serious negotiations with property owners. Upon adoption of the maps Chesapeake Cadillac intensified its efforts only to lcarn that no provision had been made by the County Council for commercial zoning of any available properties with sufficient acreage between Towson and Cockeysville to accomodate Chesapeake's requirements. Numerous inquiries all resulted in the same conclusion: There was an overabundance of residentially zoned land, unsuitable for residential purposes (by reason of its proximity to commercial and industrial uses then in existence) and an overabundance of undeveloped industrial land.

It was further discovered that many properties that had been zoned for come lal use in the corridor had been denuded of that classification b, the Map and a large concentiation of commercially zoned acreage created at the property known as "Bonnie Blink", north of Cockeysville on Shawa. Road which property was under a single ownership. Although not centrally located inquiries were nonetheless made with respect to the availability of a portion of that property which proved to be of no avail.

Chesapeake then had no alternative but to study properties that might be adaptable for its intended use irrespective of the zoning classification imposed by the 1976 Map; and the subject property proved to be, in the judgment of RE: PETITION FOR RECLASSIFICATION from M.L. - I.M. to 3.M. NE/S of Deereco Road 8351 SE of Padonia Road 8th District

BEFORE COUNTY BOARD OF APPEALS

Hillman Properties of Maryland, Inc.

No. R-79-11

**BALTIMORE COUNTY** 

## ORDER OF DISMISSAL

Petition of Hillman Properties of Maryland, Inc. for reclassification from M.L. - I.M. to a B.M. zone on property located on the northeast side of Deersco Road 835 feet southeast of Padonia Road, in the Eighth Election District of Baltimore County. WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of

petition filed July 3, 1979 (a copy of which letter is attached hersto and made a part hereof) from the attorney representing the Petitioner in the above entitled matter.

WHEREAS, the soid attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be withdrawn as of July 3, 1979.

IT IS HEREBY ORDERED this 5th day of July, 1979, that said petition be and the same is DISMISSED.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Chesapeake, a prime example of property ideally suited for a quality automobile sales agency which had been erroneously zoned.

It is respectfully submitted that the County Council committed error in failing to establish a commercial district at any point between Towson and Cockersville and, specifically, in the Timonium community which is located at the approximate mid-point of the corrider between those two locations. The failure to provide other than strip, commercial zoning along the York Road and reaffirmance of aging shopping center zoned properties constituted, it is submitted, not only poor land use planning but blatant error. The inability of Baltimore County to provide a suitable location by zoning dictate for a quality citizen inhibits growth and is quite short-sighted.

Although the subject property is immediately surrounded by ML zoned land, the tract of land immediately opposite the subject property on the west side of Deereco Road, owned by Levitz Furniture Corporation, is being used for retail purposes, having been "grandfathered" at the time of the adoption of Bill 100 in 1970. Additionally, the property is only several hundred feet from a tract of land on the north side of Palonia Road west of the intersection with York Road, zoned BY and presently being developed with an office building on the east side of Broad Avenue and an office building and various retail buildings on the west side of Broad Avenue. Moreover, the type and character of the proposed commercial use is such that it would be completely compatible with the industrial uses presently being made of other adjacent properties, particularly but not limited to # traffic generation.

LAW OFFICES

COOK HOWARD DOWNES & TRACY A PROFESSIONAL ASSOCIATION 210 ALEGHENY AVENUE P. O. BOX 5817 TOWSON, MARYLAND 21204

...... ANEA CODE SOI

June 28, 1979

Mr. Walter A. Reiter, Jr., Chairman Baltimore County Board of Appeals Room #219 - Court House Towson, Maryland 21204

RE: Petition for Reclassification, N/E of Deerco Road, 835' S/E of Padonia Road, Hillman Properties of Maryland, Inc. Case #R-79-11

Dear Mr. Reiter:

JAMES H. COOR

DAVID D COMMES

JOHN P. JINK, III

JOSEPH C. WICH, JR.

HENRY B. PECK, JM. HERREST M. G'CONOR, 2

THOMAS L. HUDSON

THOMAS W. EARLY

DANIEL CAT. TRACY, JR

My client, Hillman Properties of Maryland, Inc., desires to withdraw the above referenced Petition for Reclassification which was just scheduled for hearing on July 24, 1979.

Kindly advise should your respective offices need anything further to validate the withdraw.

JBH/kh

c.c.: William E. Hammond, Zoning Commissioner Mr. Walter C. Pinkard

For the reasons above cited, it is respectful. requested that the subject property be reclassified from ML-IM to BM. The property owner is willing to enter into such easements and restrictions subject to grant of the zoning to provide all necessary insurances that the property would be developed as proposed.

Respectfully suomitted.

John B. Howard Cook, Howard, Downes & Tracy 210 Allegaeny Avenue Towson, Maryland 21204 823-4111

March 12, 1979

John B. Howard, Esquire 210 Allegheny Avenue P.O. Box 5517 Towson, Maryland 21204

> RE: Reclassification Petition Item No. 10 Hillman Properties of Maryland, Inc.

Dear Mr. Howard:

I have received your letter of March 5, 1979, in which you indicate that the Checapeake Cadillac Company is no longer involved in negotiations for the subject property and that "the reason for reclassification set forth in the memorandum, would pertain equally to any commercial use".

To accordance with our subsequent telephone conversation, the submatted site plan and commerts from the Zoning Plans Advisory Committee were based on a proposed car dealership, and any use other then this would require revised comments and site plans.

With the above in mind and the uncertainty surrounding Bill No. 122-78, I will incorporate your letter as part of this file.

If you have any questions regarding the above, please do not hesitate to contact me.

Very truly yours,

NICHOLAS B. COMMODARI

Zoning Plane Advisory Committee

NBC/ef

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 31, 1978

RE: Item No. 10

Petitioner - Hillman Properties

Reclassification Petition

of Maryland, Inc.

John B. Howard, Esquire 210 Allegheny Avenue Towson, Maryland 21204

car Gerheld, Cross & Etsel 412 Delaware Avence Townon, Maryland 21206

Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Patition has been received and accepted for filing as of the day of January

S. ERIC DI NENNA Zoning Commissioner

Petitioner Maryland, Inc. Petitioner's Attorney John B. Howard Reviewed by Kickle & Commodari

Building Department Board of Education Zoning Administration Industrial

COUNTY O. ICE BLOG. 111 P. Chosepeake Ave. Towson, Maryland 21204

Michol- B. Cormouari

Chairman

Department of Traffic Engineering

Bureau of Fire Prevention

Resida Department

Project Planning

State Poads Commission

Bureau of

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 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

John B. Howard, Esquire

Towson, Maryland 21204

210 Allegheny Avenue

Dear Mr. Howard:

requested zoning.

The subject property, consisting of 7.188 acres, zoned M. L. -I.M., is located on the east side of Decreco Road, approximately 835 feet south of Padonia Road in the 8th Election District. Surrounding properties to the north and west are similarly zoned and are improved with warehouse/offices and the Levitz Furniture Corporation, respectively. The site is abutted by the Northern Central Railroad to the east and vacant industrial land to the south.

After a review of your memorandum in support of your client's request, it appears that this parcel is being subdivided from a larger parcel. In view of this, all adjacent land ownerships should be denoted on revised plans, and if your clients do, in fact, own adjacent land, they should contact Mr. John Wimbley, at 494-3335, in order to ascertain any of his comments regarding the subdivision regulations.

Your Petition has been received and accepted for filing

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building

111 W. Chesapeake Ave.

Towson, Maryland 21204

Petitioner's Attorney John B. Howard Reviewed John B. Houard, Esquire

Petitioner Billimen Proportion of Maryland, Inc. Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

> oe: Gerhald, Cross & Brook 412 Delevare Avenue

Hillman Properties of Maryland, Inc. October 31, 1978

The submitted site plans must be revised to clearly indicate the location of the customer and display parking areas, the loading and unloading areas for new cars and the proposed grades for the two entrances to be located on Decreco Road. Because the existing top comply is very steep, this Committee is quite concerned with the construction of the proposed entrances. In addition to the proposed grades, a profile of the proposed driveway should be provided on the revised plans.

This petition for Reclassification will be accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted this office prior to December 1, 1978 in order to allow time for final Committee review an advertising. All changes must be accompanied by a cover letter indicating these corrections. 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, 1979 and April 15, 1979, will be forwarded to you well in advance.

Very truly yours.

NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

NBC/sf

cc: Gerhold, Cross & Etzel 412 Delaware Avenue Towson, Maryland 21204 BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapecke Ave. Towson, Haryland 21204

December 18, 1978

Micholas B. Commoder Chal rmen

MEMBERS

Dureau of Engineering Department of Traffic Engineering State Roads Commissi Bureau of

Health Dypartment Project Planning

Building Department loard of Education Joning Administration

Industrial Development

RE: Item No. 10 Petitioner - Hillman Properties

Reclassification Petition

of Maryland, Inc.

Dear Mr. Howard:

John B. Howard, Esquire

Towson, Maryland 21204

210 Allegheny Avenue

Please be advised that the acceptance certificate for the above petition, dated January 30, 1979, was incorrect. Enclosed is verification that the correct date of acceptance was December 14, 1978. This should replace the previous certificate.

Very truly yours.

Chairman

Zoning Plans Advisory Committee

enclosure

NPC/sf

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

department of public works TOWSON, MARYLAND 21204

cc: Robert Morton S-NE Key Sheet 57 NW 5 Pos. Sheet N/N 15 B Topo

51 Tax Map

THORITTON M. MOURING, P.E. DIRECTOR

October 30, 1978

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

> Re: Item #10 Cycle IV (Oct. 1978-2pril 1979) Property Owner: Hillman Properties of Maryland, Inc. N/ES Deereco Rd. 835' S/E Padonia Rd. Existing Moning: M.L.-I.M. Proposed Zoning: B.M. Acres: 7.188 District: 8th

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. General:

This property is a portion of Lot 2 Plat of Padonia Park (E.H.K., Jr. 36, Folio 70). Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Boltimore County highway and utility improvements exist and/or are secured by Public Works Agreement #87209, executed in conjunction with the development of Padonia

The construction and/or reconstruction of concrete sidewalks, our and gutter;

entrances, aprons, 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.

Development of this property through stripping, grading and stab lization could result in a sediment pollution problem, damaging private and public holdings dewnstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

The Petitioner must provide necessary draft wie facilities (tumporary 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.

> Very truly yours, Elleworth N. DIVER, P. S.

END: EAM: FUR: SS

Chief, Bureau of Engineering

October 31, 1978

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

Dear Mr. DiNenna:

Comments on Item #10 , Zoning Cycle IV, October, 1978, are as follows:

Property Owner: Hillman Propurties of Maryland, Inc. Location: NE/S Deerco Road 835' SE Padonia Road Existing Zoning: M.L.-I.M. Proposed Zoning: B.M. Acres: 7.188 District: 8th

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 i part of Lot #2 Plat of Padonia Park, therefore the Subdivision Regulations must be complied with if the petition is granted.

The site plan must show the following:

Vehicle waiting spaces for service write-up area. Curbing Landscaping Customer parking areas Display areas Unloading areas Proposed topography

Current Planning and Development

lire department TOWSON, MARYLAND 21204

Paul H. Reincke

October "5, 1978

Office of Planning and Zoning Bal imore County Office Building Towson, Maxyland 2120h

Attention: N. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: Hillman Properties of Maryland, Inc.

Location: NE/S Deereco Rd. 835' SE Fadonia Rd. Item No. 10

Coning Agenda Cycle IV

Contlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and requires 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 \_\_\_\_\_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.

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_
- (x) 4. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures emirting or proposed on the site shall compay with all applicable requirements of the Fational Pire Protection Association Standard No. 101 "Life Safety C. ie", 1970 Edition prior to occupancy. Also, building must comply fully
- () 6. Site plans are approved as drawn, automatic sprinklers.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Lett Love Kelly 10-17-78 Approved: Leonge M Weigand Special Inspection Division

Fire Prevention Bureau

PALTIMORE COUNTY, MARYLAND

INTER-OFFICE COMPESPONDENCE

To... Nicholas B. Commodari Zoning Advisory Committee

Date October 19, 1978

FROM Rosellen J. Plant, Industrial Davelopment Commission

SUBJECT Item No. 10 - Property Owner: Hillman Properties of Maryland, Inc. Location: NE/S Decreco Rd. 835' SE Padonia Rd. Existing Zoning: M. L. -I. M. Proposed Zoning B. M.

The Industrial Development Commission is in agreement with the Baltimore County 1976 Comprehensive Zoning Maps, as acopted by the County Council, except in obvious cases of change of naighborhood or technical errors in the maps.

October 5, 1978

RJP:pk

TOWSON, MARYLAND 21204

Towe a, Maryland 21206

Existing Zoninges. L. - I.M.

The items obecked below are applicables

Dear Mr. Di Marma:

are as follows:

Mr. S. Eric Diseana, Zoning Commissioner Office of Planning art Zoning County Office Puilding

Comments on Item # Zoning Advisory Cormittee Meeting, CYCLE IV

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Headlospped and aged and other applicable codes.

). Building shall be upgraded to new ur : - requires alteration permit.

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

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"

Requested settrck variance conflicts with the Baltimore County

X J. Comerct: Site plan does not comply with the State Handicapped Jode.

Pullding Code, dee Seption

X F. Three sets of construction drawings with a registered Maryland

X B. A oct ding permit shall be required before construction can begin.

X C. Additional miscellaneous Permits shall be required.

Property Owner: Hillman Properties of Maryland, Inc. Location: MES Decreco Road 835' SE Padonia Boad

department of health TOWSON, MARYLAND 21204

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

October 18, 1978

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

Dear Mr. DiNennat

Comments on Item #10, Zoning Advisory Committee Meeting for Cycle IV, are as follows:

> Property Owner: Eillman Properties of Maryland, Inc.
> Location: NE/S Decreso Rd. 835' SE Padonia Rd. Existing Zoning: M.L.-I.M. Proposed Zoning: Acrest Districts

Metropolitan water and never are available. Therefore, no health hazards are anticipated.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste cil in accordance with Water Resources Administration requirements.

Prior to installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

A Permit to Comstruct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

THD/JRP/fth co: W. L. Phillips

ballimore county department of permits and licenses TOWSON, MARYLAND 21264

JOHN D. SEYFFERT

January 25, 1979

Mr. S. Eric Disenna, Zoning Commissioner Office of Plaining and Zoning County Office Building Toyoun, Maryland 21200

Dear Mr. DiNoppat

Comments on Item # 10 aming Advisory Committee Meeting, CYCLE IV

Property Owner: Hillman Properties of Maryland, Inc. roposed Scning: M.L. - I.M.

Access Districts

The items chicked below are applicable

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the dandicapped and aged and other applicable order.

X P. A building permit shall be required before construction can begin.

C. Addit onal \_\_\_\_\_Permits shall be required.

I. Building shall be upgraded to new use - requires alteration permit.

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

X F. Three sets of construction drawings with a registered Maryland Architect or ingineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line.

Content Building Department if distance is between 3'0" and 6'0"

H. Requested setback variance conflicts with the Reltimore County Building Code. See Section

X J. Comment: See attached Handicapped comment.

Very truly yours. Charles E. Burnham
Plane Review Chief

battimore coulty department of permits and licenses

battmer county

STEPHEN E. COLLINS

TOWSON, MARYLAND 21204

Nr. S. Eric Dikenna

Zoning Commissioner County Office Building

Towson, Karyland 21204

Acres:

Dear Mr. DiNenna

MSF/hms

District:

Existing Zoning:

Proposed Zoning:

JOHN D. SEYFFERT DIRECTOR

Jamary 25, 1979

October 16, 1978

Hillman Properties of Maryland, Inc.

NE/S Deereco Rd. 835' SE Padonia Rd.

Item No. 10 - ZAC - Meeting for Cycle IV

M.L.-I.M.

7.188

approximately 700 trips per day; the proposed zoning can be expected

can be expected to compound the existing problems on York Road.

to generate approximately 3600 trips per day. This increase in traffic

As presently zoned, this site can be expected to generate

Prior to any development of this site, a grading plan must be

Very truly yours,

Traffic Engineer Associate II

8th

Hillman Properties 1900 Grant Building Pittsburg, Pennsylvania 15219

TOWSON, MARYLAND 21204

RE: Permit No: Cycle 4 - Item 10
District: 8th
Address: MES Decreco Rd
335' SK Padonia Road

Dear Sir:

CMB: TT.

Your revised site plans fail to reflect compliance with the Maryland State Code for the Handicapped and / ged. Spec'fically Section 316.3 and 316.4.

> ( x) Parking Spaces Parking Signs Ramp to Side-alks X) Access to Structure (x) Curb Cute

Please review the above sections for total compliance.

Very truly yours,

C.E. Burnham, Chief Plans Review

I. No Comment.

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 24, 1978

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

Z.A.C. Meeting of: Cycle IV

Property Owner: Hillman Properties of Maryland, Inc. Location: NE/S Decreco Rd. 835' SE Padonia Rd. Present Zoning: M.L.-I.M. Proposed Zoning: B.M.

District: 8th No. Acres: 7.188

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours, W. Nick Petrovich, Field Representative

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

pu' 'ished in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., ones choceastex

at one time \_\_\_\_\_ summerive wasked before the \_\_\_\_ 2 hth

day of \_\_\_\_\_July\_\_\_\_\_, 19.72\_, the first publication

sppearing on the 5th day of July

Cost of Advertisement, \$\_\_\_\_\_

19.79.

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THE RESERVE THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER. THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	AND RESIDENCE OF THE PROPERTY OF THE PARTY O



TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION - Hillman Ras Pasetted in the Midwhile.

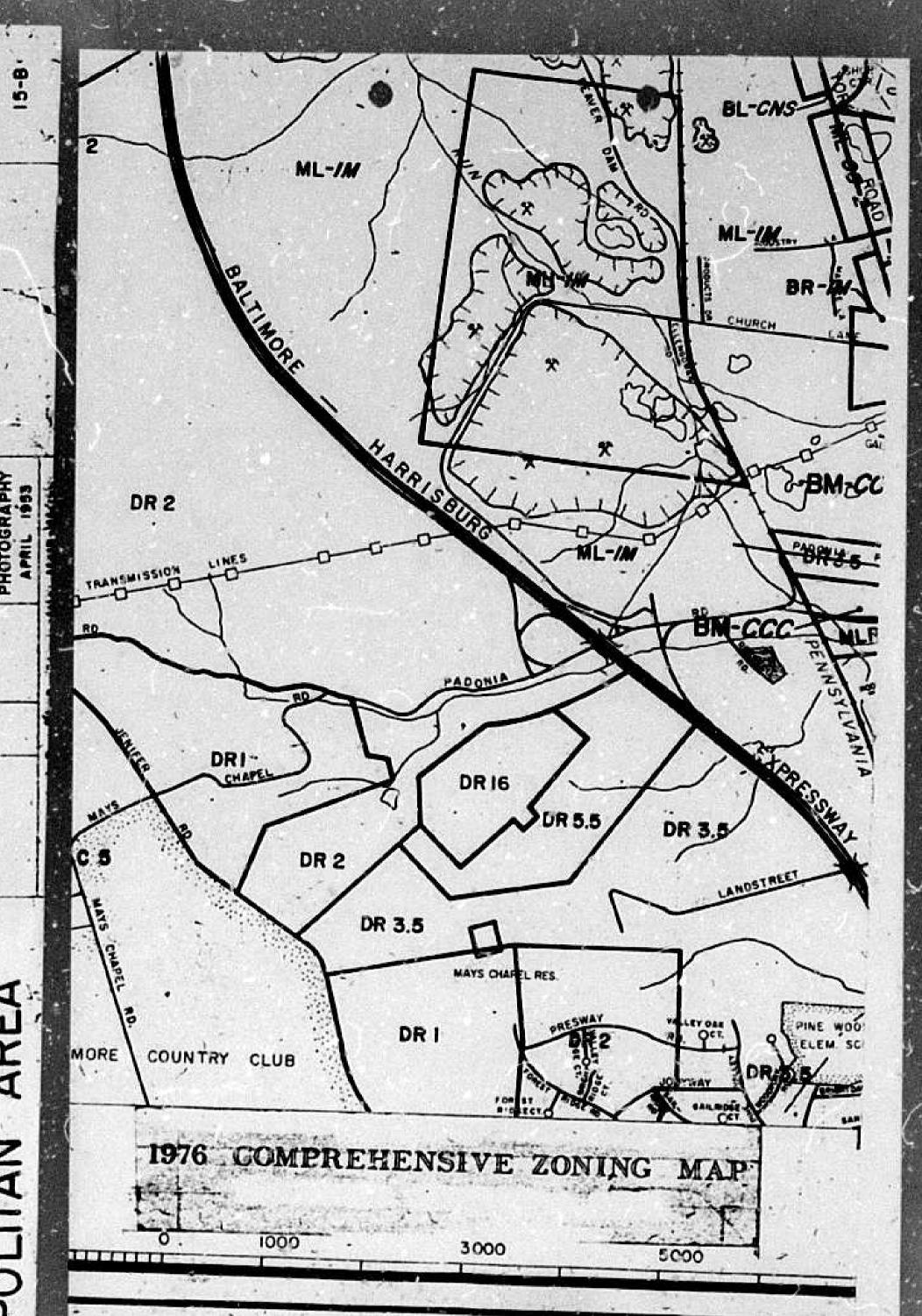
July 5

- ☐ Catonsvill: Times ☐ Dundalk Times
- ₩ Towson Times
- ☐ Essex Times
- ☐ Arbutus Times
- ☐ Suburoan Times East
- ☐ Community Times ☐ Suburban Times West

kly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 6th\_day of\_\_\_\_\_19.79., that is to say, the same was inserted in the issues of July 5. 1979.

STROMBERG PUBLICATIONS, INC.

By Cathy Burger



# BALTIMORE COUNTY, MARYLAND No. 78739 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE June 25, 1979 ACCE AT 01-662 FROM \_ Cook, Howard, Downes & Tracy For Filing Pee for Case No. B-7911 982 2 ARCH 25 50.00 80 VALIDATION OR SIGNATURE OF CASHIER

## PALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

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Zo	ning Commiss	ioner	
: Ins/ s			
	///	S. Eric DiNenn Zoning Commiss Submitted by	S. Eric DiNenna, Zoning Commissioner

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

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