

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

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5.5 zone to an D.R. 16 zone, (2) for a Special E. upon, under the said Zoning Law and Zoning Regulations of Baltimore County, to the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

RECEIVED
BALTIMORE COUNTY
MIN 7 4 25 PM '81
COUNTY BOARD
OF APPEALS
BY:

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser Lessee <i>Nicholas B. Mangione</i> Signature 1205 York Road Lutherville, Maryland 21093 City and State	Legal Owner(s): Lessors Charles W. Held, Jr. (Type or Print Name) <i>C. W. Held</i> Signature Harriette W. Held (Type or Print Name) <i>Harriette W. Held</i> Signature 1 Greenridge Road Lutherville, Md., 21093 City and State
Attorney for Petitioner: S. Eric DiNenna (Type or Print Name) <i>S. Eric DiNenna</i> Signature 406 W. Pennsylvania Avenue Towson, Maryland 21204 City and State Attorney's Telephone No.: 825-1630	Name, address and phone number of legal owner, contract purchaser or representative to be contacted Name Address Phone No.

BANC-Form 1

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
196' S on the S/S Greenridge Rd.
641' E of York Rd., 9th District : OF BALTIMORE COUNTY
CHARLES W. HELD, et ux, Petitioners : Case Item 10, Cycle I

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
Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of August, 1981, a copy of the foregoing

Order was mailed to Mr. Nicholas B. Mangione, 1205 York Road, Lutherville, Maryland 21093; and to S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hessian, III
John W. Hessian, III

CHARLES W. HELD, et ux
Owners
NICHOLAS MANGIONE
Contract Buyer
Property: S/S of Gree ridge
Road, 2.1' East of York Road
9th Election District

BEFORE THE
BOARD OF APPEALS
FOR
BALTIMORE COUNTY

MEMORANDUM IN SUPPORT OF RECLASSIFICATION PETITION

Your Petitioners respectfully request a reclassification of their property to a D.R. 16 zone as opposed to its present D.R. 5.5 zone.

Your Petitioners contend that in classifying the property in a D.R. 5.5 zone on the Comprehensive Zoning Map of 1980, error was committed.

The intended use of the property is to afford Your contract buyer to develop the property for additional parking. The property is bounded on the West by office complexes and on the North by a large commercial endeavor. To the East is a large undeveloped tract of land.

In its present classification, the property lies within transition and the purpose of this request is to give the property a zoning classification that would afford the developer to request a use permit for parking in a residential zone. There is no transition area in a D.R. 16 zone. In adopting the Comprehensive Zoning Map of 1980 the Baltimore County Council assumed parking would be permitted on this property in the D.R. 5.5 zone.

The anticipated use of this property would not have a

OFFICIAL COPY

detrimental effect on the surrounding area but would in fact have a beneficial effect in providing more parking. The residents at this time and in the past have continued to complain about various parking problems on their residential streets.

Additional evidence will be presented at the hearing to substantiate our case.

Respectfully submitted,

S. Eric DiNenna
S. ERIC DINENNA

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 to D.R. 16 : COUNTY BOARD OF APPEALS
354' S. of Greenridge Road, : OF
407' E. of York Road : BALTIMORE COUNTY
9th District :
Charles W. Held, et ux :
Petitioners :
Nicholas B. Mangione, :
Contract Purchaser : No. R-82-70

ORDER OF DISMISSAL

This case comes before the Board on a petition for reclassification from D.R. 5.5 to D.R. 16 on property located 354 feet south of Greenridge Road, 407 feet east of York Road, in the Ninth Election District of Baltimore County.

In open hearing before the Board, the Petitioner submitted an ORDER OF DISMISSAL WITHOUT PREJUDICE requesting that the petition for reclassification be dismissed without prejudice. The Board will grant the requested dismissal and will so order.

IT IS HEREBY ORDERED, this 20th day of October, 1981, that the within PETITION be and the same is DISMISSED WITHOUT PREJUDICE.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hochstetler
William T. Hochstetler, Chairman
John A. Miller
John A. Miller

SED:cm
81-18
10/14/81

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
407' E of York Rd., 354' S of : COUNTY BOARD OF APPEALS
Greenridge Rd., 9th District : OF BALTIMORE COUNTY
CHARLES W. HELD, JR., et ux, :
Petitioners : CASE NO. R-82-70
ITEM 10

ORDER OF DISMISSAL WITHOUT PREJUDICE

MR. CHAIRMAN:

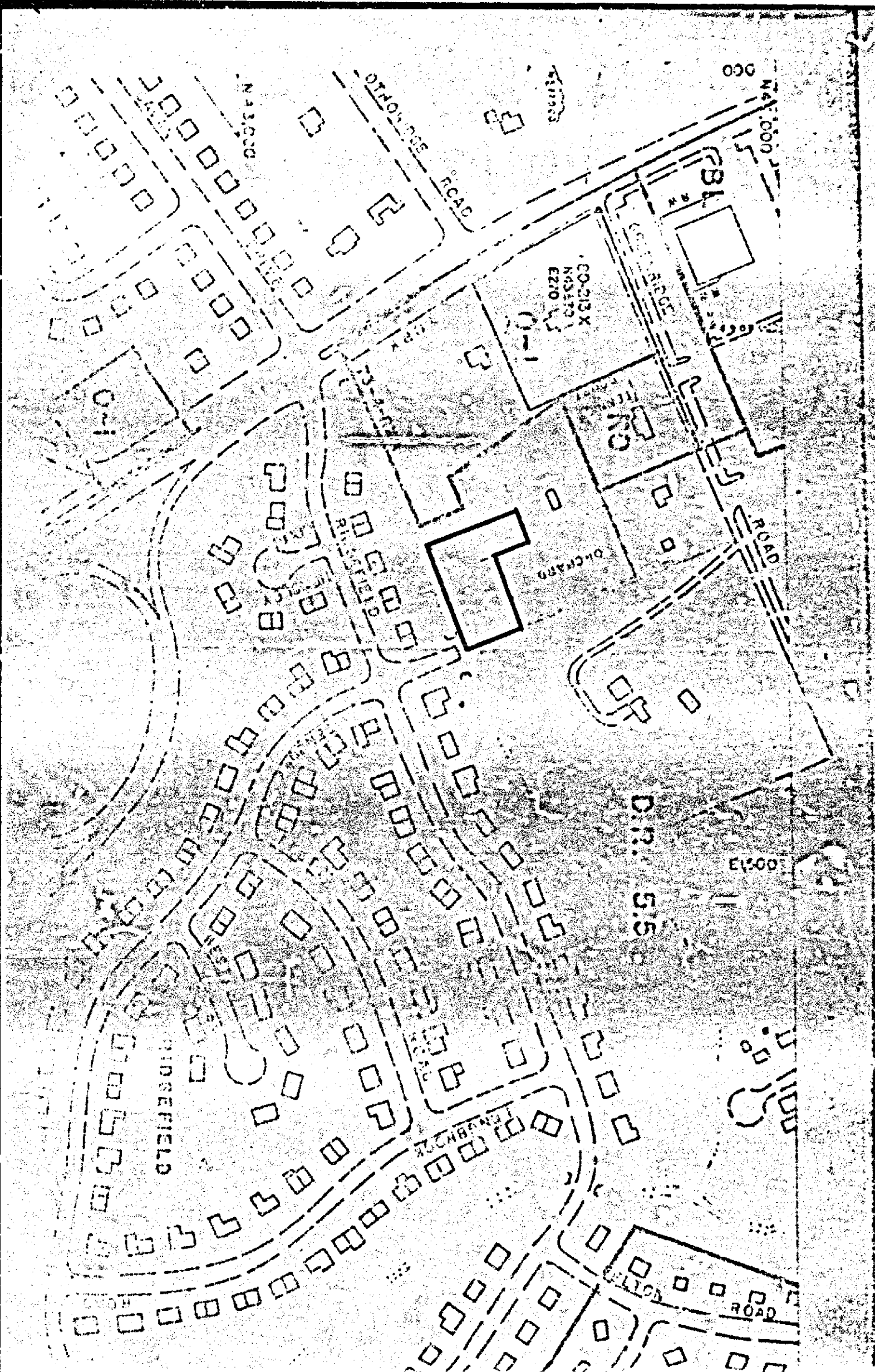
The Petitioners wish to withdraw the above-captioned Petition and, therefore, pray this Honorable Board to pass an Order of Dismissal Without Prejudice.

S. Eric DiNenna
S. ERIC DINENNA
406 W. Pennsylvania Avenue
Towson, Maryland 21204
825-1630
Attorney for Petitioners

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of October, 1981, a copy of the foregoing Order of Dismissal Without Prejudice was hand-delivered to John W. Hessian, III, Esquire, People's Counsel for Baltimore County, Room 223 Court House, Towson, Maryland 21204.

S. Eric DiNenna
S. ERIC DINENNA



CHARLES W. HELD, et ux
Owners
NICHOLAS MANGIONE
Contract Buyer
Property: S/S of Greenridge
Road, 291' East of York Road
9th Election District
*** **

MEMORANDUM IN SUPPORT OF
RECLASSIFICATION PETITION

Your Petitioners respectfully request a reclassification of their property to a D.R. 16 Zone as opposed to its present D.R. 5.5 Zone.

Your Petitioners contend that in classifying the property in a D.R. 5.5 Zone on the Comprehensive Zoning Map of 1980, error was committed.

The intended use of the property is to afford Your contract buyer to develop the property for additional parking. The property is bounded on the West by office complexes and on the North by a large commercial endeavor. To the East is a large undeveloped tract of land.

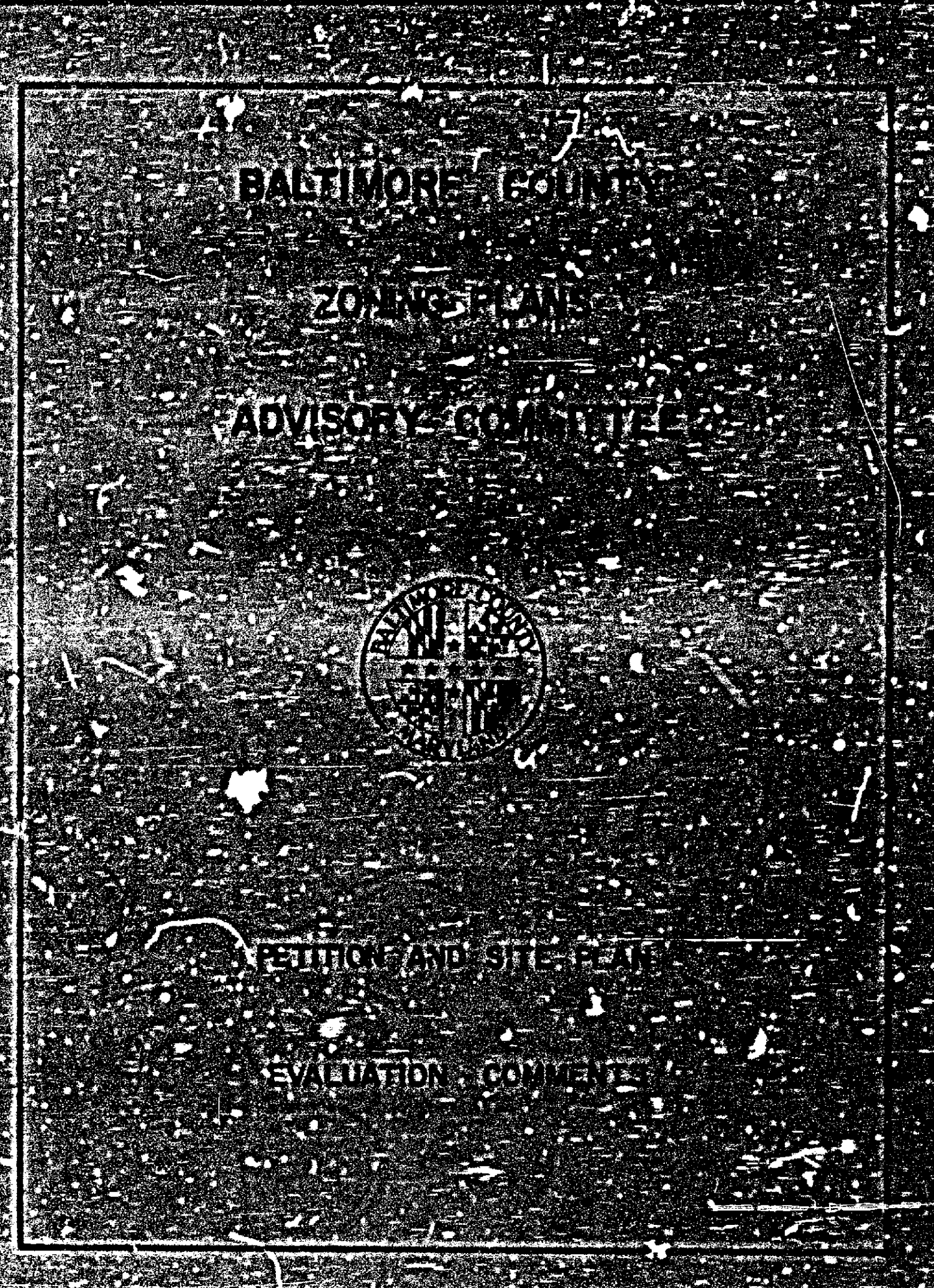
In its present classification, the property lies within transition and the purpose of this request is to give the property a zoning classification that would afford the developer to request a use permit for parking in a residential zone. There is no transition area in a D.R. 16 Zone. In adopting the Comprehensive Zoning Map of 1980 the Baltimore County Council assured parking would be permitted on this property in the D.R. 5.5 Zone.

The anticipated use of this property would not have a

Detrimental effect on the surrounding area but would in fact have a beneficial effect in providing more parking. The residents at this time and as in the past have continued to complain about various parking problems on their residential streets.
Additional evidence will be presented at the hearing to substantiate our case.

Respectfully submitted,

S. Eric DiNenna
S. ERIC DINENNA



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 29, 1981

COUNTY OFFICE: 111 W. Chesapeake Ave.,
Towson, Maryland 21204
Nicholas B. Commodari
Chairman

S. Eric DiNenna, Esquire
Suite 205, Alex Brown Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 10 (Cycle 1 - April-October, 1981)
Petitioner - Charles W. Held et ux
Reclassification Petition

Dear Mr. DiNenna:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the 1st 1980-84 zoning cycle.

The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee.

The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before May 29th. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

Because of your clients' proposal to rezone property, located to the rear of the existing office building known as 1205 York Road, from a D.R. 5.5 zone to a D.R. 16 zone, this hearing is required. Originally, the request was to rezone approximately two (2) acres of land. However, revised plans and descriptions have been submitted indicating that the request is for .59 acres.

The property consists of vacant wooded land and is surrounded by individual dwellings along Ridgfield Road

Item No. 10, Cycle 1
Charles Held et ux
Reclassification Petition
April 29, 1981

and the parking area for the aforementioned office building to the south and west, respectively, while individual dwellings and vacant land, also proposed to be rezoned from D.R. 5.5 to D.R. 16 and known as Item No. 11 in this cycle, exist to the north and northeast along Greenridge Road.

A review of the brief submitted with this request indicates that the proposed use of this property will be for parking. As stated in our previous conversation, either the site plan must be revised to comply with Bill 46-79 or the brief must be changed.

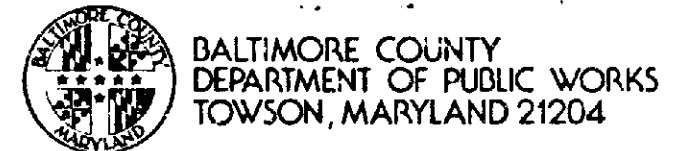
If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between September and December of 1981, will be forwarded to you in the future.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Chairman
Zoning Plans Advisory Committee

NBC:eoH

Enclosures

cc: AFR Associates, Inc.
7427 Harford Road
Baltimore, Maryland 21234



HARRY J. PISTEL, P.E.
DIRECTOR

April 1, 1981

Mr. Walter A. Reiter, Jr.
Chairman, Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #10 (Cycle I - April-October 1981)
Property Owner: Charles Held
196' S. on the S/S Greenridge Rd. 641' E. of York Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
Acres: 2.07 District: 9th

Dear Mr. Reiter:

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:

The comments which were supplied for a portion of this property in conjunction with the Zoning Advisory Committee review for Item #193 (1979-1980) are referred to for your consideration. This overall property comprises portions of Lots 3, 4, 5 and 6, and all of Lot 7, Plat of Green Ridge Section W, recorded W.P.C. 5, Folio 85.

Resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Further, the comments as supplied for the property contiguous to this site on the east, Item #100 (1974-1975), are applicable to this overall site and are also 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 #10, Zoning Cycle I (April-October 1981).

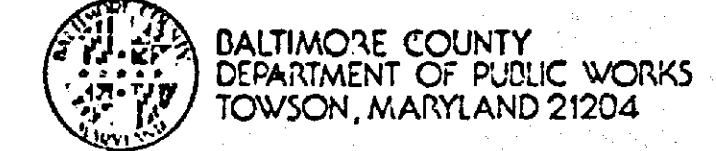
Very truly yours,
Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:ELM:FWR:ss

cc: Jack Wimbley
George Wittman

Attachments

R-SW Key Sheet, 44 NE 1 Pos. Sheet
NE 11A Topo, 61 Tax Map



HARRY J. PISTEL, P.E.
DIRECTOR

August 8, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #193 (1979-1980)
Property Owner: Charles W. Held, Jr.
245' from E/S York Rd., 355' S. of centerline of
Greenridge Road
Acres: 0.144 Acres District: 9th

Dear Mr. Hammond:

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. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements 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.

Greenridge Road, an existing public road, is proposed to be further improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way (See Drawing #70-0494, File 5). Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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

Sediment Control:

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

Storm Drains:

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

Item #193 (1979-1980)
Property Owner: Charles W. Held, Jr.
Page 2
August 8, 1980

Storm Drains: (Cont'd)

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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.

The submitted plan does not indicate the 20-foot drainage and utility easement within the 1205 York Road site nor the 24-inch storm drain and the existing and future 8-inch public sanitary sewerage therein. Further, the future 20-foot drainage and utility easement, centered 5 feet westerly of the westernmost side property line of the Petitioner's property, and the future extension of the public 24-inch drain and 8-inch sanitary sewerage therein are not shown on the submitted plan, see Drawings #74-0810, File 1 and #74-0811, File 4.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the 1205 York Road building, and there is a 6-inch public water main and 8-inch public sanitary sewerage in Greenridge Road.

Very truly yours,
(SIGNED) EDWARD A. McDONOUGH
EDWARD A. McDONOUGH, P.E.
Chief, Bureau of Engineering

END:ELM:FWR:ss

cc: J. Wimbley
R. Morton
D. Grise
S. Bellestri
J. Somers

R-SW Key Sheet
44 NE 1 Pos. Sheet
NE 11A Topo
61 Tax Map

S. Eric DiNenna
Attorney at Law

406 W. Pennsylvania Avenue
Towson, Maryland 21204

301-423-1630
301-296-6220

September 3, 1981

Mr. William T. Hackett, Chairman
County Board of Appeals
Room 219, Courthouse
Towson, Maryland 21204

RE: Zoning Reclassifications
Petitioner - Nicholas B. Mangione
Item # 9 - W. Burke Avenue
Item # 10 - S/S Greenridge Road
Item # 11 - Lot 7 Greenridge Road

Dear Mr. Hackett:

I am in receipt of your August 18, 1981 notice to me concerning the above captioned.

This is to advise that after consultation with my client, we wish these items stay in for hearing during the cycle and not be continued because of the pending Court cases.

Very truly yours,

S. ERIC DINENNA

SED:fzt

cc: Mr. Nicholas B. Mangione

P.S. Please note my new office address.

LIVIO R. BROCCOLINO
Attorney at Law
131 Greenridge Road
Lutherville, Maryland 21093
Phone - 494-5037

October 7, 1981

Mr. William T. Hackett, Chairman
County Board of Appeals
Room 200
Court House
Towson, Maryland 21204

Re: Request for Postponement of Hearings
on the Appeals of Nicholas Mangione
for Reclassification and Special
Exceptions Scheduled for October 14
and 15, 1981

Dear Mr. Hackett:

I represent the Dulany Valley Improvement Association with respect to the above-referenced matters.

Although notices of these proceedings appeared in the newspapers, there is not now nor has there been any posting of the property advertising the scheduled hearings. On the basis of this and because of a conflict in my schedule, I am hereby respectfully requesting a postponement of the above-referenced hearings.

If there are any questions regarding the above, please call me.

Very truly yours,

Livio R. Broccolino

LRB:led



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 8, 1981

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Re-classification
407' E of York Rd., 354' S of Greenridge Rd.
Charles W. Held, Jr., et ux - Petitioners
Case #R-82-70 Item #10

Dear Mr. DiNenna:

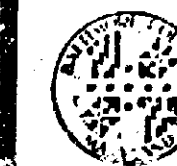
This is to advise you that \$63.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 28, 1981

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Re-classification
354' S of Greenridge Rd., 407' E of York Road
Charles Held, et ux - Petitioners
Case #R-82-70

Dear Mr. DiNenna:

This is to advise that \$51.31 is due for the 2nd full page add of the cycle 1 billing. You have already been billed for the 1st full page add as well as for the individual posting and advertising of this property. This is your final bill.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as soon as possible.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:klr

PETITION FOR RE-CLASSIFICATION

9th DISTRICT

ZONING: Petition for Re-classification
LOCATION: 407 ft. East of York Road, 354 ft. South of Greenridge Rd.
DATE & TIME: Wednesday, October 14, 1981 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: D.R.5.5
Proposed Zoning: D.R.16

All that parcel of land in the Ninth District of Baltimore County

DESCRIPTION OF PROPERTY TO ACCOMPANY PETITION FOR RECLASSIFICATION FROM DR 5.5 TO DR 16 - 407 FEET EAST OF YORK ROAD (354 FEET SOUTH OF GREENRIDGE ROAD) NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the point on the division line between Lots 2 and 3 as shown on the plat of Greenridge, recorded among Land Records of Baltimore County in Plat book 5, folio 85; said point being situate where said division line between Lots 2 and 3 intersects the westerly outline of Lot 7 measured along said division line between Lots 2 and 3 - 407.0 feet more or less from the east side of York Road, said point on the east side of York Road being 354 feet more or less from the center line of Greenridge Road; thence running the following three courses, North 75° 31' East 60.0 feet, South 15° 04' East 75.0 feet, North 75° 31' East 143.0 feet to intersect the division line between Lots 7 and 8, thence binding thereon South 15° 04' East 105.33 feet to intersect the southerly outline of said Lot 7; thence binding thereon South 75° 31' West 203.0 feet to the westerly outline of said Lot 7; thence binding thereon North 15° 04' West 180.33 feet to the point of beginning; containing 0.59 acres.

March 2, 1981



REVISED PLANS

ITEM #10

1 REC'D

S. Eric DiNenna, P. A.
Attorney at Law

406 W. Pennsylvania Avenue
Towson, Maryland 21204

301-423-1630
301-296-6220

January 19, 1982

Office of the Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Attention: Karen

RE: My File Nos: 81-16- & 81-18
My Client: Nicholas B. Mangione

Dear Karen:

Enclosed herewith please find two checks made payable to Baltimore County, Maryland from Mr. Mangione with reference to the case numbers R-82-70 and R-82-71.

Very truly yours,

S. ERIC DINENNA

SED:wjt

Encs.

CERTIFICATE OF POSTING

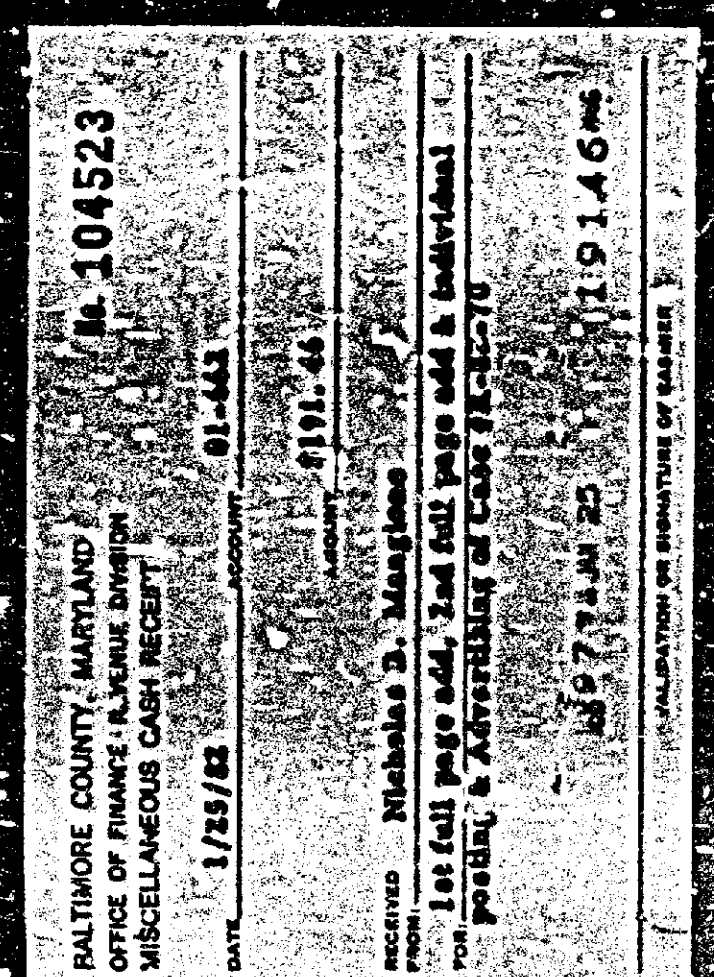
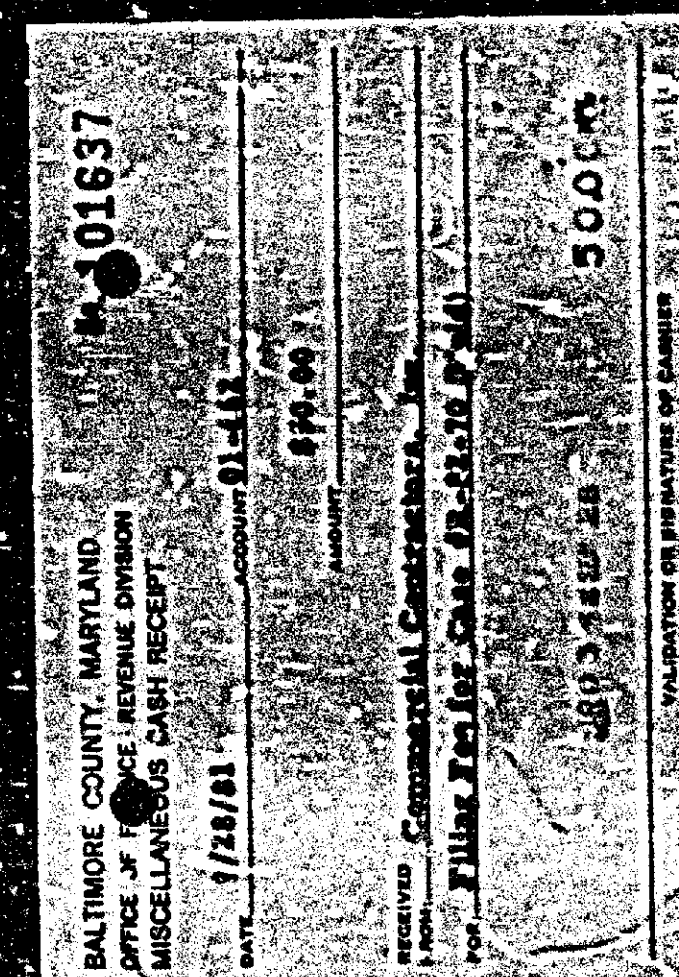
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 9/27/81
Posted for: Petition for Re-classification
Petitioner: Charles W. Held, Jr., et ux
Location of property: 407' E of York Rd., 354' S of Greenridge Rd.
Location of Sign: Petitioner - facing York Rd. side - 407' E of York Rd.
Remarks: Item 7 - column
Posted by: [Signature] Date of return: 10/2/81
Number of Signs: 2

Being the property of Charles W. Held, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, October 14, 1981, at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY



Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Office of Engineering
ELLSWORTH H. DIVER, P. E., CHIEF

December 5, 1974

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

Re: Item #100 (1974-1975)
Property Owner: Nicholas B. Mangione
1/2 S of Green Ridge Rd., 641' E. of York Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve offstreet parking in a residential zone.
No. of Acres: 5.00 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:

Green Ridge Road, an existing public road, is proposed to be improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way.

Tenbury Road exists as a County road, with a 30-foot closed section on a 50-foot right-of-way, immediately south of this site in the development of "Ridgefield" and also north of this site, approximately 300 feet north of Green Ridge Road, in the development of "Green Ridge Gardens". Construction of the extension of this road is proposed in the future in conjunction with development of the intervening properties.

Highway improvements including highway right-of-way and widening, and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information, including horizontal and vertical alignment, may be obtained from the Baltimore County Bureau of Engineering.

Any proposed use/development of this site should be reviewed by the Joint Sub-division Planning Committee. It appears that with the completion of Tenbury Road to Green Ridge Road, which has a traffic control signal at its intersection with York Road (Md. 45), it may be desirable for the safety of all concerned, to terminate Ridgefield Road east of York Road (Md. 45) and eliminate this highly dangerous intersection whose traffic traverses the deceleration lane of the off-ramp (Md. 45 North) at Exit 26 of the Beltway (I-695).

A Public Works Agreement will be required to be executed in connection with any future use/development of this site for necessary public highway and utilities requirements.

The entrance locations are subject to approval by the Department of Traffic Engineering and to conformance with Baltimore County Design Standards.

Item #100 (1974-1975)
Property Owner: Nicholas B. Mangione
Page 2
December 5, 1974

Sediment Control:

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

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

There are public water mains and sanitary sewerage in Green Ridge Road and the existing Tenbury Road. This area is presently tributary to the Jones Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

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

END:EAH:FM:iss

cc: G. Reiter (File ELD #100-73)
E. Clifford
J. Tremmer
J. Myers (State Hwy. Adm.)

R-FW Key Sheet
Mk. 12 1 & 2 Pos. Sheets
Mk. 11 & 12 A Topo
C1 Tax Map

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

March 30, 1981

Mr. Walter A. Reiter, Jr.
Chairman, Board of Appeals
Office of Law
Courthouse
Towson, Maryland 21204

Item No. 10 - ZAC meeting of March 16, 1981
Property Owner: Charles Held
Location: 196' S. on the S/S Greenridge Road 641' E. of York Road
Existing Zoning: D. R. 5.5
Proposed Zoning: D. R. 16
Acres: 2.07
District: 9th

Dear Mr. Reiter:

The existing DR 5.5 zoning can be expected to generate 115 trips per day and the proposed D R 16 zoning can be expected to generate 250 trips per day.

The site has no direct access to a public street. All access to this site should be from Greenridge Road.

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MS2/bza

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

April 2, 1981

Mr. Walter Reiter, Chairman
Board of Appeals
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Cycle I, #10, Zoning Advisory Committee Meeting of March 16, 1981, are as follows:

Property Owner:	Charles Held
Location:	196' S. on the S/S Greenridge Road 641' E. of York Road
Existing Zoning:	D.R. 5.5
Proposed Zoning:	D.R. 16
Acres:	2.07
District:	9th

The proposed development must be served by metropolitan water and sewer. It would appear that the septic system serving the adjacent dwelling owned by Charles Held is located on the subject property. If this is the case, the septic must be abandoned and backfilled and the dwelling connected to metropolitan sewer prior to approval of a record plat for the proposed subdivision.

Prior to approval of tentative plans for any proposed subdivision of this property, a hydrogeological study and an Environmental Impact Report must be submitted to this office for review and approval.

The zoning plan as submitted, does not contain sufficient information; therefore, the Baltimore County Department of Health cannot make complete comments.

Very truly yours,
Law J. Forrest
Law J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF:mg

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

March 19, 1981

Mr. William Hammond cc: Walter Reiter
Zoning Commissioner Chairman of Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Charles Held

Location: 196' S. on the S/S Greenridge Road 641' E. of York Road

Item No.: 10 Zoning Agenda: Meeting of March 16, 1981

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 of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Hydrants at 300 foot intervals

2. A second means of vehicle access is required for the site.

3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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", 1976 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. Rencke*
Paul H. Rencke, Chief
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Walter Reiter
Board of Appeals Chairman Date: March 27, 1981
Mr. Charles E. Burnham
Plans Review Chief - Permits and Licenses
FROM: Cycle I - 1981
SUBJECT: RE: Cycle Zoning March 24, 1981

PROPERTY OWNER: Charles Held
LOCATION: 196' S on the S/S Greenridge Road 641' E of York Road
EXISTING ZONING: D.R. 5.5
PROPOSED ZONING: D.R. 16
ACRES: 2.07
DISTRICT: 9th
ITEM NO. 10

Permits for all improvements to property shall be required. Sufficient plans and data shall be provided to assist the Permit and License Department to process the permits, in compliance with the Building Code and other Rules and Regulations.

NOTE: All comments are based on data provided on site plan and data provided by the Zoning Advisory Committee. Comments in many cases cannot be more specific or advisory due to the listed information.

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

CC: Nick Commodari

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 23, 1981

Mr. Walter Reiter
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #1 March 16, 1981

RE: Item No: 10
Property Owner: Charles Held
Location: 196' S. on the S/S Greenridge Rd. 641' E. of York Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16

School Situation

School	Enrollment	Capacity	Over/Under
--------	------------	----------	------------

Comment: Acreage too small to have an effect on student population.

Student Yield With:

Existing Zoning	And	Proposed Zoning
Elementary		
Junior High		
Senior High		

Very truly yours,
Edith T. Eisenhart
Edith T. Eisenhart, Assistant
Department of Planning

WNP/bp

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
October 20, 1981

S. Eric DiNenna, Esquire
406 W. Pennsylvania Ave.
Towson, Maryland 21204

Re: Case No. 1-82-70
Charles Held, et ux

Dear Mr. DiNenna:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Charles W. Held, Jr., et ux
Nicholas B. Mangione
Barbara Ann Ellis
John W. Hession, III, Esq.
W. E. Hammond
J. E. Dyer
N. E. Gerber
J. G. Howell
Board of Education



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

January 6, 1982

WILLIAM E. HAMMOND
ZONING COMMISSIONER

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Re-classification
354' S of Greenridge Rd., 407' E of York Rd.
Charles Held, et ux - Petitioners Case #R-82-70
S/s of Greenridge Rd., 641' E of York Rd.
Nicholas B. Mangione - Petitioner Case #R-82-71

Dear Mr. DiNenna:

As you are aware, posting and advertising costs on the above cases remain unpaid. I am attaching a list of the open charges for both cases.

It is the procedure of this office to forward all delinquent cases to the Office of Law for payment if we cannot obtain same. Therefore, if payment in full is not received in this office by February 19, 1982, I will be forced to forward this matter to the Office of Law.

Thanking you for your attention in this matter, I am

Very truly yours,

James E. Dyer
James E. Dyer,
Supervisor

JED:klr

Attachment

R-82-70

1st full page add \$77.15
2nd full page add \$51.31
individual posting & advertising \$63.00

R-82-71

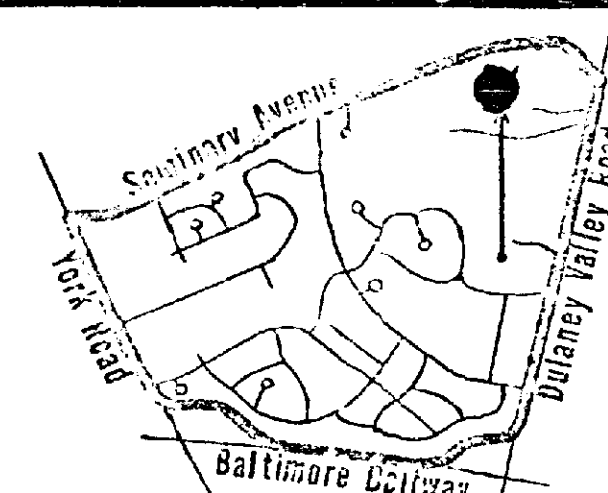
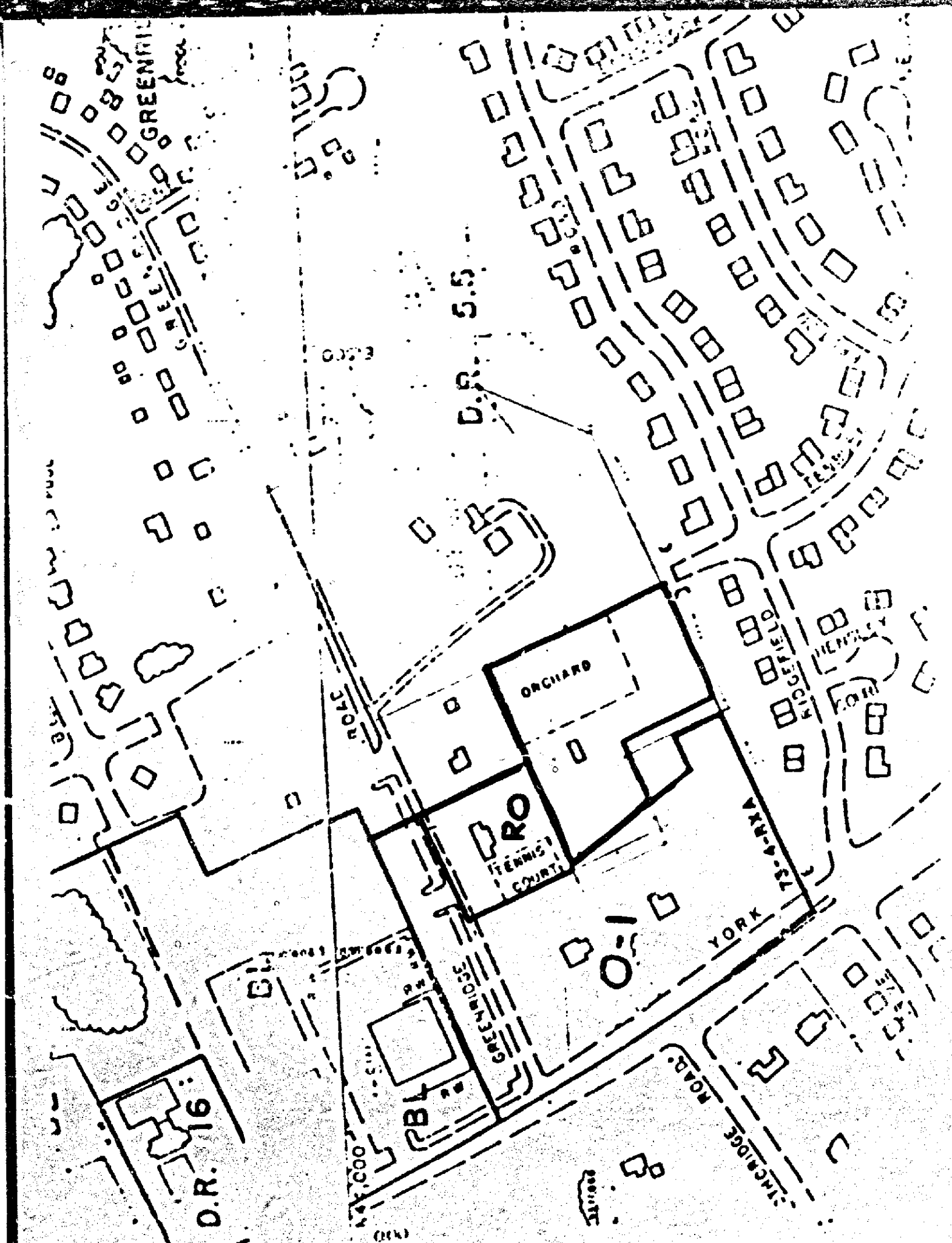
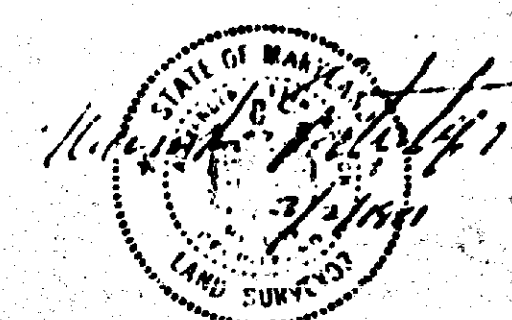
1st full page add \$77.15
2nd full page add \$51.31
individual posting & advertising \$58.00

DESCRIPTION OF PROPERTY TO ACCOMPANY PETITION FOR RECLASSIFICATION FROM DR 5.5 TO DR 16 - 407 FEET EAST OF YORK ROAD (354 FEET SOUTH OF GREENRIDGE ROAD) NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the point on the division line between Lots 2 and 3 as shown on the plat of Greenridge, recorded among Land Records of Baltimore County in Plat book 5, folio 85; said point being situate where said division line between Lots 2 and 3 intersects the westerly outline of Lot 7 measured along said division line between Lots 2 and 3 - 407.0 feet more or less from the east side of York Road, said point on the east side of York Road being 354 feet more or less from the center line of Greenridge Road; thence running the following three courses, North 75° 31' East 60.0 feet, South 15° 04' East 75.0 feet, North 75° 31' East 143.0 feet to intersect the division line between Lots 7 and 8, thence binding thereon South 15° 04' East 105.33 feet to intersect the Southerly outline of said Lot 7; thence binding thereon South 75° 31' West 203.0 feet to the Westerly outline of said Lot 7; thence binding thereon North 15° 04' West 180.33 feet to the point of beginning; containing 0.59 acres.

March 2, 1981

RECEIVED
BALTIMORE COUNTY
APR 1 11 17 AM '81
COUNTY BOARD
OF APPEALS
BY:



Dulaney Valley
Improvement
Association

Lutherville, Md. 21093

April 21, 1981

To Whom It May Concern:

The Dulaney Valley Improvement Association would appreciate any information regarding the status of the following cases being heard by the Board of Special Appeals:

1. Appeal of Special Exception Request: # 81-122-S/E/H
Mangione - special exception for parking
2. Request for Reclassification - DR 5.5 to DR 16
Held - South Side of Greenridge - Item #10
Held - East of York Road, rear of existing parking lot #11

Please send information to the following address:

Dulaney Valley Improvement Association
P.O. Box 102
Lutherville, Maryland 21093

Your cooperation in this matter will be gratefully appreciated.

Respectfully,

Barbara Ann Ellis
Barbara Ann Ellis
DVA Zoning Committee Chairman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 30, 1981

S. Eric DiNenna, Esquire
Suite 205, Alex Brown Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 10 - Cycle No. 1
Petitioner - Charles Held, et al
Reclassification Petition

Dear Mr. DiNenna:

This is to advise you that \$77.15 is due for the first advertising of the above property. Two additional bills will be forwarded to you in the near future. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:mch

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

September 14, 1981

NOTICE OF HEARING

RE: Petition for Re-Classification
407' E of York Rd., 354' S of Greenridge Rd.
Charles W. Held, Jr., et ux - Petitioners
Case #R2-70 Item 10

TIME: 10:00 A.M.

DATE: Wednesday -- October 14, 1981

PLACE: Room 218, Courthouse, Towson, Maryland

cc: Nicholas B. Mangione
1205 York Rd.
Lutherville, Maryland 21093

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

October 8, 1981

Livio R. Broccolino, Esquire
131 Greenridge Road
Lutherville, Maryland 21093

Re: Item #10, Case #R-82-70
Charles W. Held, Jr., Petitioner
Item #11, Case #R-82-71
Nicholas B. Mangione

Dear Mr. Broccolino:

Replying to your letter of October 7, 1981, requesting postponement of the above entitled cases, please be advised that these cases have been advertised and posted for hearing on October 14th and October 15th respectively and, therefore, cannot be postponed.

Your request for postponement is hereby denied.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 24, 1961

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 each on one time successive weeks before the 11th day of October, 1961, the first publication appearing on the 24th day of September 1961.

THE JEFFERSONIAN

L. Frank Strick
Manager

Cost of Advertisement, \$

The Times

Middle River, Md. Sept 23, 1961

This is to Certify, That the annexed

Advt.

30.25

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 23rd day of

Sept 1961
Charles W. Smith Publisher

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

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5.5 zone to an D.R. 16 (0.47 acres) zone, for the reasons given in the attached statement; and (2) for a special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

RECEIVED COUNTY
BALTIMORE COUNTY
MAR 2 4 26 PM '81
COUNTY BOARD
OF APPEALS
BY: _____

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser Lessee <i>Nicholas B. Mangione</i> Signature 1205 York Road Address Lutherville, Maryland 21093 City and State	Legal Owner(s): Lessors Charles W. Held, Jr. (Type or Print Name) <i>Charles W. Held, Jr.</i> Signature Harriette W. Held (Type or Print Name) <i>Harriette W. Held</i> Signature
Attorney for Petitioner: S. Eric DiNenna (Type or Print Name) <i>S. Eric DiNenna</i> Signature 406 W. Pennsylvania Avenue Address Towson, Maryland 21204 City and State Attorney's Telephone No.: 825-1630	1 Greenridge Road 321-7379 Address Phone No. Lutherville, Md., 21093 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Name Address Phone No.

BANC-Form 1

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
196' S on the S/S Greenridge Rd.
641' E of York Rd., 9th District : OF BALTIMORE COUNTY
CHARLES HELD, et ux, Petitioners : Case Item 10, Cycle I

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
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of August, 1981, a copy of the foregoing Order was mailed to Mr. Nicholas B. Mangione, 1205 York Road, Lutherville, Maryland 21093; and to S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III

CHARLES W. HELD, et ux
Owners
NICHOLAS MANGIONE
Contract Buyer
Property: S/S of Greenridge
Road, 221' East of York Road
9th Election District

EFFORE THE
BOARD OF APPEALS
FOR
BALTIMORE COUNTY

MEMORANDUM IN SUPPORT OF RECLASSIFICATION PETITION

Your Petitioners respectfully request a reclassification of their property to a D.R. 16 Zone as opposed to its present D.R. 5.5 Zone.

Your Petitioners contend that in classifying the property in a D.R. 5.5 Zone on the Comprehensive Zoning Map of 1980, error was committed.

The intended use of the property is to afford Your contract buyer to develop the property for additional parking. The property is bounded on the West by office complexes and on the North by a large commercial endeavor. To the East is a large undeveloped tract of 1.1.

In its present classification, the property lies within transition and the purpose of this request is to give the property a zoning classification that would afford the developer to request a use permit for parking in a residential zone. There is no transition area in a D.R. 16 Zone. In adopting the Comprehensive Zoning Map of 1980 the Baltimore County Council assumed parking would be permitted on this property in the D.R. 5.5 Zone.

The anticipated use of this property would not have a

detrimental effect on the surrounding area but would in fact have a beneficial effect in providing more parking. The residents at this time and as in the past have continued to complain about various parking problems on their residential streets.

Additional evidence will be presented at the hearing to substantiate our case.

Respectfully submitted,

S. Eric DiNenna
S. ERIC DINENNA

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 to D.R. 16 : COUNTY BOARD OF APPEALS
354' S. of Greenridge Road, : OF
407' E. of York Road :
9th District : BALTIMORE COUNTY
Charles Held, et ux :
Petitioners :
Nicholas B. Mangione, :
Contract Purchaser : No. R-82-70

ORDER OF DISMISSAL

This case comes before the Board on a petition for reclassification from D.R. 5.5 to D.R. 16 on property located 354 feet south of Greenridge Road, 407 feet east of York Road, in the Ninth Election District of Baltimore County.

In open hearing before the Board, the Petitioner submitted an ORDER OF DISMISSAL WITHOUT PREJUDICE requesting that the petition for reclassification be dismissed without prejudice. The Board will grant the requested dismissal and will so order.

IT IS HEREBY ORDERED, this 20th day of October, 1981, that the within PETITION be and the same is DISMISSED WITHOUT PREJUDICE.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman
John A. Miller
John A. Miller

SED:cm
81-18
10/14/81

RE: PETITION FOR RECLASSIFICATION * BEFORE THE
407' E of York Rd., 354' S of * COUNTY BOARD OF APPEALS
Greenridge Rd., 9th District * OF
CHARLES W. HELD, JR., et ux, * BALTIMORE COUNTY
Petitioners * CASE NO. R-82-70
* ITEM 10
* *** **

ORDER OF DISMISSAL WITHOUT PREJUDICE

MR. CHAIRMAN:

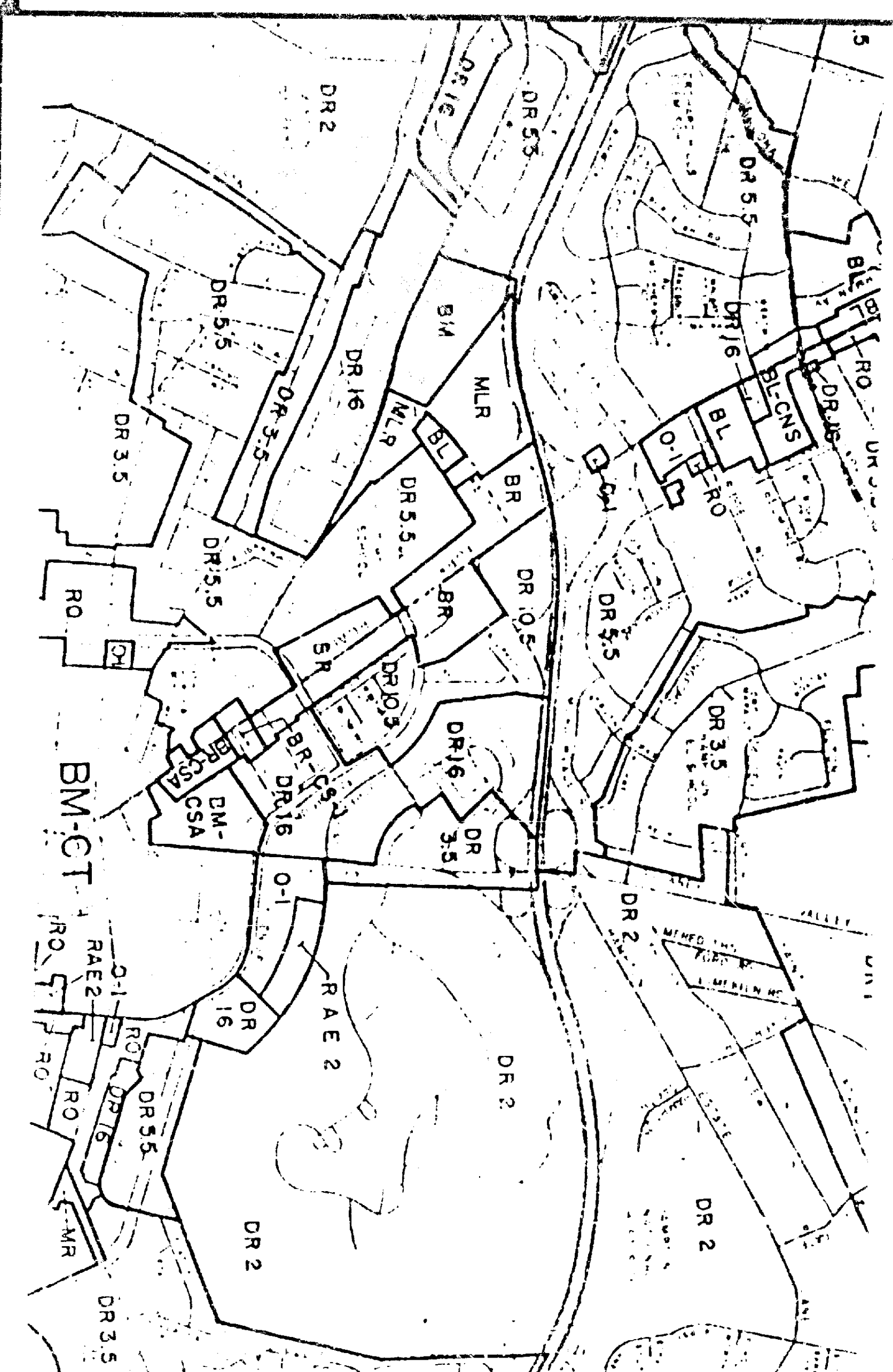
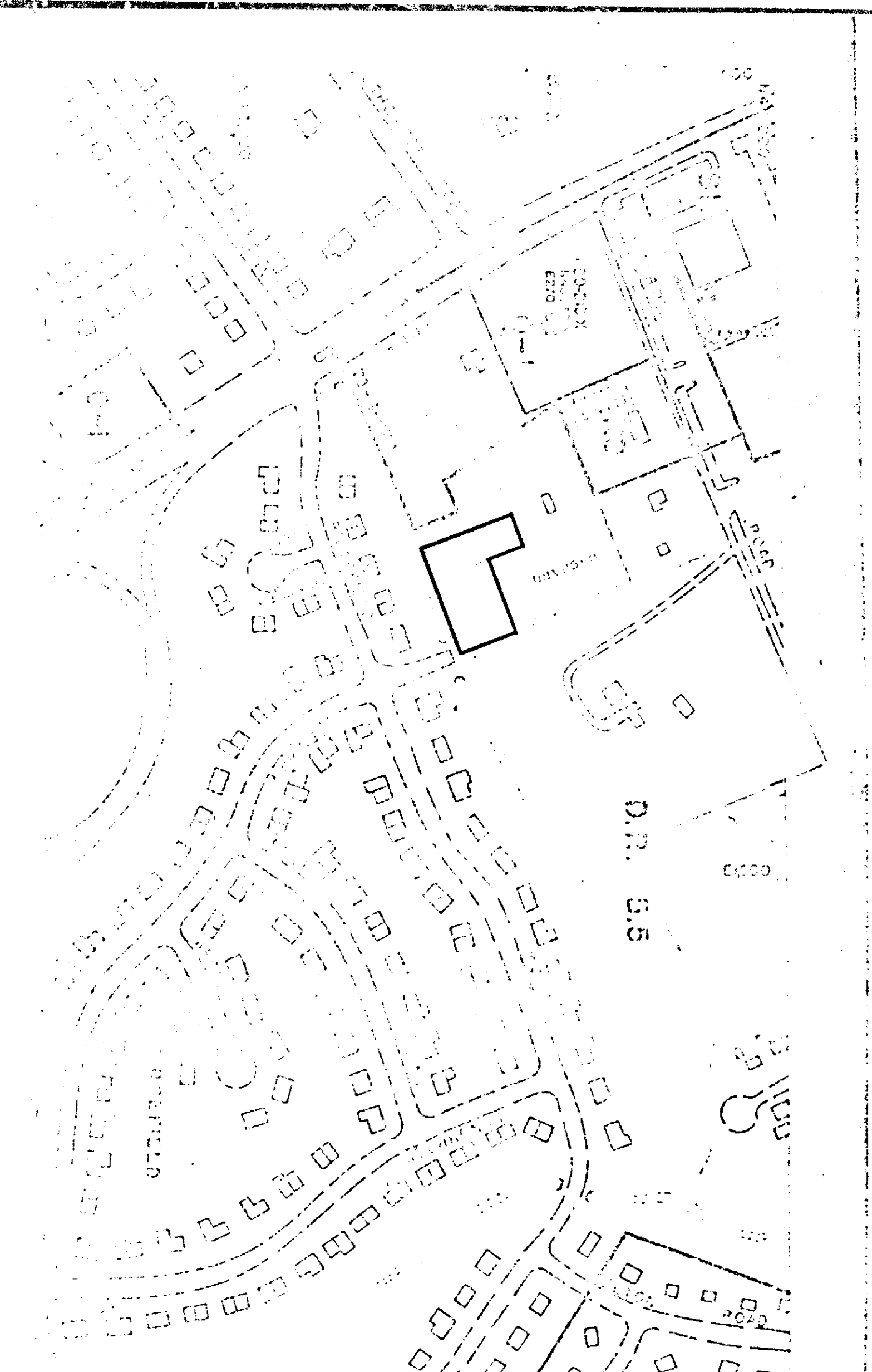
The Petitioners wish to withdraw the above-captioned Petition and, therefore, pray this Honorable Board to pass an Order of Dismissal Without Prejudice.

S. Eric DiNenna
S. ERIC DINENNA
406 W. Pennsylvania Avenue
Towson, Maryland 21204
825-1630
Attorney for Petitioners

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of October, 1981, a copy of the foregoing Order of Dismissal Without Prejudice was hand-delivered to John W. Hession, III, Esquire, People's Counsel for Baltimore County, Room 223 Court House, Towson, Maryland 21204.

S. Eric DiNenna
S. ERIC DINENNA



CHARLES W. HELD, et ux
Owners
NICHOLAS MANGIONE
Contract Buyer
Property: S/S of Greenridge
Road, 291' East of York Road
9th Election District

MEMORANDUM IN SUPPORT OF
RECLASSIFICATION PETITION

Your Petitioners respectfully request a reclassification of their property to a D.R. 16 Zone as opposed to its present D.R. 5.5 Zone.

Your Petitioners contend that in classifying the property in a D.R. 5.5 Zone on the Comprehensive Zoning Map of 1980, error was committed.

The intended use of the property is to afford Your contract buyer to develop the property for additional parking. The property is bounded on the West by office complexes and on the North by a large commercial endeavor. To the East is a large undeveloped tract of land.

In its present classification, the property lies within transition and the purpose of this request is to give the property a zoning classification that would afford the developer to request a use permit for parking in a residential zone. There is no transition area in a D.R. 16 Zone. In adopting the Comprehensive Zoning Map of 1980 the Baltimore County Council assumed parking would be permitted on this property in the D.R. 5.5 Zone.

The anticipated use of this property would not have a

detrimental effect on the surrounding area but would in fact have a beneficial effect in providing more parking. The residents at this time and as in the past have continued to complain about various parking problems on their residential streets.

Additional evidence will be presented at the hearing to substantiate our case.

Respectfully submitted,

S. ERIC DINENNA

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 29, 1981

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

Chairman

MEMBERS

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
Industrial Development

S. Eric DiNenna, Esquire
Suite 205, Alex Brown Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 10 (Cycle 1 - April-October, 1981)
Petitioner - Charles Held et ux
Reclassification Petition

Dear Mr. DiNenna:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the 1st 1980-84 zoning cycle.

The petition has been reviewed by the zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee.

The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before May 29th. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

Because of your clients' proposal to rezone property, located to the rear of the existing office building known as 1205 York Road, from a D.R. 5.5 zone to a D.R. 16 zone, this hearing is required. Originally, the request was to rezone approximately two (2) acres of land. However, revised plans and descriptions have been submitted indicating that the request is for .59 acres.

The property consists of vacant wooded land and is surrounded by individual dwellings along Ridgefield Road

Item No. 10, Cycle 1
Charles Held et ux
Reclassification Petition
April 29, 1981

and the parking area for the aforementioned office building to the south and west, respectively, while individual dwellings and vacant land, also proposed to be rezoned from D.R. 5.5 to D.R. 16 and known as Item No. 11 in this cycle, exist to the north and northeast along Greenridge Road.

A review of the brief submitted with this request indicates that the proposed use of this property will be for parking. As stated in our previous conversation, either the site plan must be revised to comply with Bill 46-79 or the brief must be changed.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between September and December of 1981, will be forwarded to you in the future.

Very truly yours,

NICHOLAS B. COMMODARI,
Chairman
Zoning Plans Advisory Committee

NBC:ech

Enclosures

cc: APR Associates, Inc.
7427 Harford Road
Baltimore, Maryland 21234



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 1, 1981

Mr. Walter A. Reiter, Jr.
Chairman, Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #10 (Cycle I - April-October 1981)
Property Owner: Charles Held
195' S. on the S/S Greenridge Rd. 641' E. of York Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
Acres: 2.07 District: 9th

Dear Mr. Reiter:

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:

The comments which were supplied for a portion of this property in conjunction with the Zoning Advisory Committee review for Item #193 (1979-1980) are referred to for your consideration. This overall property comprises portions of Lots 3, 4, 5 and 6, and all of Lot 7, Plat of Green Ridge Section 'A', recorded W.P.C. 5, Folio 85.

Resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Further, the comments as supplied for the property contiguous to this site on the east, Item #100 (1974-1975), are applicable to this overall site and are also 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 #10, Zoning Cycle I (April-October 1981).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley
George Wittman

Attachments

R-SW Key Sheet, 44 NE 1 Pos. Sheet
NE 11A Topo, 61 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 8, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #193 (1979-1980)
Property Owner: Charles W. Held, Jr.
245' from E/S York Rd., 356' S. of centerline of
Greenridge Road
Acres: 0.144 Acres District: 9th

Dear Mr. Hammond:

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. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements 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.

Greenridge Road, an existing public road, is proposed to be further improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way (See Drawing #70-0494, File S). Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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

Sediment Control:

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

Storm Drains:

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

Item #193 (1979-1980)
Property Owner: Charles W. Held, Jr.
Page 2
August 8, 1980

Storm Drains: (Cont'd)

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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.

The submitted plan does not indicate the 20-foot drainage and utility easement within the 1205 York Road site nor the 24-inch storm drain and the existing and future 8-inch public sanitary sewerage therein. Further, the future 20-foot drainage and utility easement, centered 5 feet westerly of the westernmost side property line of the Petitioner's property, and the future extension of the public 24-inch drain and 8-inch sanitary sewerage therein are not shown on the submitted plan, see Drawings #74-0810, File 1 and #74-0811, File 4.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the 1205 York Road building, and there is a 6-inch public water main and 8-inch public sanitary sewerage in Greenridge Road.

Very truly yours,

(SIGNED) EDWARD A. MCCONOUGH
EDWARD A. MCCONOUGH, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
R. Morton
D. Grise
S. Bellestri
J. Fomers

R-SW Key Sheet
44 NE 1 Pos. Sheet
NE 11 A Topo
61 Tax Map

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELLISWORTH H. DIVER, P. E., CHIEF

December 5, 1974

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

Re: Item #100 (1974-1975)
Property Owner: Nicholas B. Mangione
1/3 of Green Ridge Rd., 641' E. of York Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve offstreet
parking in a residential zone.
No. of Acres: 5.00 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.

Highway:

Green Ridge Road, an existing public road, is proposed to be improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way.

Tenbury Road exists as a County road, with a 30-foot closed section on a 50-foot right-of-way, immediately south of this site in the development of "Ridgefield" and also north of this site, approximately 300 feet north of Green Ridge Road, in the development of "Green Ridge Gardens". Construction of the extension of this road is proposed in the future in conjunction with development of the intervening properties.

Highway improvements including highway right-of-way and widening, and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information, including horizontal and vertical alignment, may be obtained from the Baltimore County Bureau of Engineering.

Any proposed use/development of this site should be reviewed by the Joint Subdivision Planning Committee. It appears that with the completion of Tenbury Road to Green Ridge Road, which has a traffic control signal at its intersection with York Road (Md. 45), it may be desirable for the safety of all concerned, to terminate Ridgefield Road east of York Road (Md. 45) and eliminate this highly dangerous intersection where traffic traverses the deceleration lane of the off-ramp (Md. 45 North) at Exit 26 of the Beltway (I-695).

A Public Works Agreement will be required to be executed in connection with any future use/development of this site for necessary public highway and utilities requirements.

The entrance locations are subject to approval by the Department of Traffic Engineering and to conformance with Baltimore County Design Standards.

Item #100 (1974-1975)
Property Owner: Nicholas B. Mangione
Page 2
December 5, 1974

Sediment Control:

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

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

There are public water mains and sanitary sewers in Green Ridge Road and the existing Tenbury Road. This area is presently tributary to the Jones Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

Ellisworth H. Diver
ELLISWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:EAH:FM:iss

cc: G. Reiter (File EID. #1009-73)
B. Clifford
J. Tranner
J. Myers (State Hwy. Adm.)

R-SW Key Sheet
44 NE 1 & 2 Pos. Sheets
NE 11 & 12 A Topo
61 Tax Map

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHENE COLLINS
DIRECTOR

March 30, 1981

Mr. Walter A. Reiter, Jr.
Chairman, Board of Appeals
Office of Law
Courthouse
Towson, Maryland 21204

Item No. 10 - ZAC meeting of March 16, 1981
Property Owner: Charles Held
Location: 196' S. on the S/S Greenridge Road 641' E. of York Road
Existing Zoning: D. R. 5.5
Proposed Zoning: D. R. 16
Acres: 2.07
District: 9th

Dear Mr. Reiter:

The existing DR 5.5 zoning can be expected to generate 115 trips per day and the proposed D R 16 zoning can be expected to generate 250 trips per day.

This site has no direct access to a public street. All access to this site should be from Greenridge Road.

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSP/bzz

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

April 2, 1981

Mr. Walter Reiter, Chairman
Board of Appeals
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Cycle I, #10, Zoning Advisory Committee Meeting of March 16, 1981, are as follows:

Property Owner:	Charles Held
Location:	196' S. on the S/S Greenridge Road 641' E. of York Road
Existing Zoning:	D.R. 5.5
Proposed Zoning:	D.R. 16
Acres:	2.07
District:	9th

The proposed development must be served by metropolitan water and sewer. It would appear that the septic system serving the adjacent dwelling owned by Charles Held is located on the subject property. If this is the case, the septic must be abandoned and backfilled and the dwelling connected to metropolitan sewer prior to approval of a record plat for the proposed subdivision.

Prior to approval of tentative plans for any proposed subdivision of this property, a hydrogeological study and an Environmental Effects Report must be submitted to this office for review and approval.

The zoning plan as submitted, does not contain sufficient information; therefore, the Baltimore County Department of Health cannot make complete comments.

Very truly yours,

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF:mgt

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 19, 1981

Mr. William Hammond cc: Walter Reiter
Zoning Commissioner Chairman of Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Charles Held

Location: 196' S. on the S/S Greenridge Road 641' E. of York Road

Item No.: 10 Zoning Agenda: Meeting of March 16, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

X 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Hydrants at 300 foot intervals

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

KD 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", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWED BY: *Paul H. Reincke* Noted and Approved: *Charles W. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Walter Reiter
Board of Appeals Chairman Date: March 27, 1981
Mr. Charles E. Burnham
Plans Review Chief - Permits and Licenses
FROM: Cycle I - 1981
RE: Cycle Zoning March 27, 1981

PROPERTY OWNER: Charles Held
LOCATION: 196' S on the S/S Greenridge Road 641' E of York Road
EXISTING ZONING: D.R. 5.5
PROPOSED ZONING: D.R. 16
ACRES: 2.07
DISTRICT: 9th
ITEM NO. 10

Permits for all improvements to property shall be required. Sufficient plans and data shall be provided to assist the Permit and License Department to process the permits, in compliance with the Building Code and other Rules and Regulations.

NOTE: All comments are based on data provided on site plan and data provided by the Zoning Advisory Committee. Comments in many cases cannot be more specific or advisory due to the listed information.

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

CC: Nick Commodari

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 23, 1981

Mr. Walter Reiter
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #1 March 16, 1981

RE: Item No: 10
Property Owner: Charles Held
Location: 196' S. on the S/S Greenridge Rd. 641' E. of York Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16

School Situation

School	Enrollment	Capacity	Over/Under
--------	------------	----------	------------

Comment: Acreage too small to have an effect on student population.

Student Yield With:

Existing Zoning	And	Proposed Zoning
Elementary		
Junior High		
Senior High		

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
October 20, 1981

S. Eric DiNenna, Esquire
406 W. Pennsylvania Ave.
Towson, Maryland 21204

Re: Case No. -82-70
Charles Held, et ux

Dear Mr. DiNenna:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Charles W. Held, Jr., et ux
Nicholas B. Mangione
Barbara Ann Ellis
John W. Hession, III, Esq.
W. E. Hammond
J. E. Dyer
N. E. Gerber
J. G. Hoswell
Board of Education



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

January 6, 1982

WILLIAM E. HAMMOND
ZONING COMMISSIONER

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Re-classification
354' S of Greenridge Rd., 407' E of York Rd.
Charles Held, et ux - Petitioners Case #R-82-70
S/s of Greenridge Rd., 641' E of York Rd.
Nicholas B. Mangione - Petitioner Case #R-82-71

Dear Mr. DiNenna:

As you are aware, posting and advertising costs on the above cases remain unpaid. I am attaching a list of the open charges for both cases.

It is the procedure of this office to forward all delinquent cases to the Office of Law for payment if we cannot obtain same. Therefore, if payment in full is not received in this office by February 19, 1982, I will be forced to forward this matter to the Office of Law.

Thanking you for your attention in this matter, I am

Very truly yours,

James E. Dyer
James E. Dyer,
Supervisor

JED:klr

Attachment

R-82-70

1st full page add \$77.15
2nd full page add \$51.31
individual posting & advertising \$63.00

R-82-71

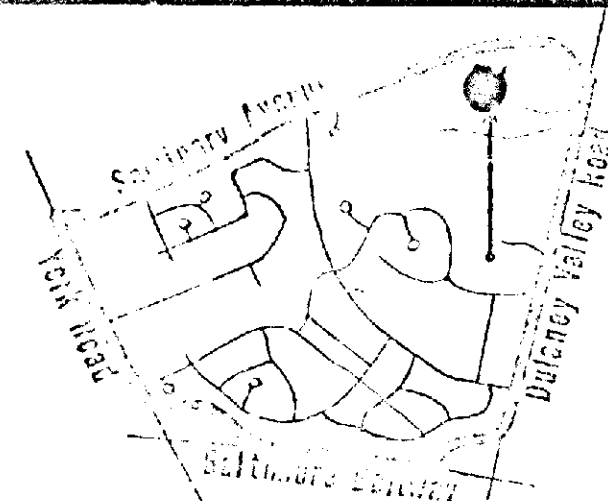
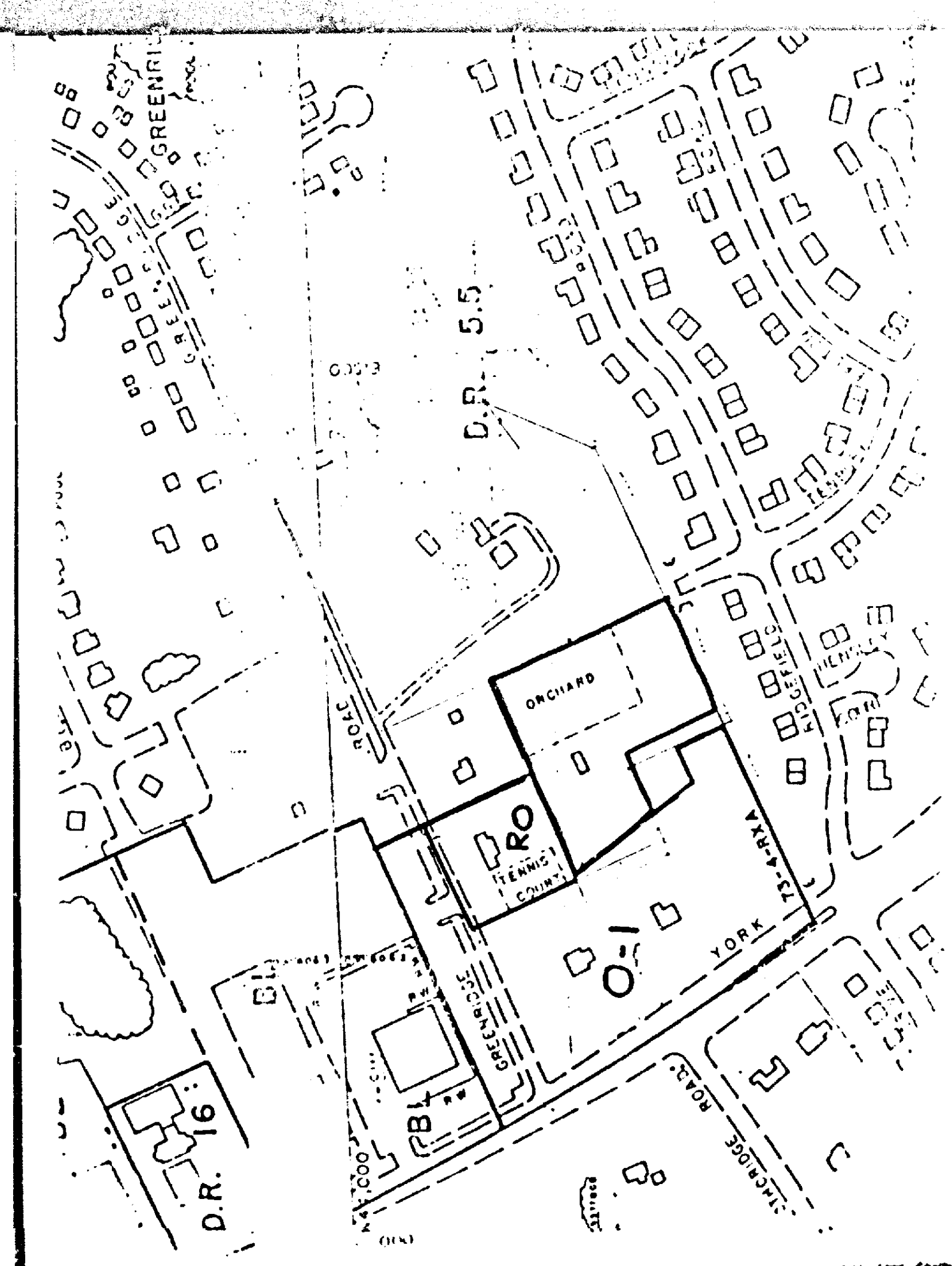
1st full page add \$77.15
2nd full page add \$51.31
individual posting & advertising \$58.00

DESCRIPTION OF PROPERTY TO ACCOMPANY PETITION FOR RECLASSIFICATION FROM DR 5.5 TO DR 16 - 407 FEET EAST OF YORK ROAD (354 FEET SOUTH OF GREENRIDGE ROAD) NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the point on the division line between Lots 2 and 3 as shown on the plat of Greenridge, recorded among Land Records of Baltimore County in Plat book 5, folio 85; said point being situate where said division line between Lots 2 and 3 intersects the westerly outline of Lot 7 measured along said division line between Lots 2 and 3 - 407.0 feet more or less from the east side of York Road, said point on the east side of York Road being 354 feet more or less from the center line of Greenridge Road; thence running the following three courses, North 75° 31' East 60.0 feet, South 15° 04' East 75.0 feet, North 75° 31' East 143.0 feet to intersect the division line between Lots 7 and 8, thence binding thereon South 15° 04' East 105.33 feet to intersect the southerly outline of said Lot 7; thence binding thereon South 75° 31' West 203.0 feet to the westerly outline of said Lot 7; thence binding thereon North 15° 04' West 180.33 feet to the point of beginning; containing 0.59 acres.

MARCH 2, 1981

RECEIVED
BALTIMORE COUNTY
MARCH 11 11:17 AM '81
CCU
BY: [Signature]



Baltimore Valley
Improvement
Association

Lutherville, Md. 21093

April 21, 1981

To Whom It May Concern:

The Baltimore Valley Improvement Association would appreciate any information regarding the status of the following cases being heard by the Board of Special Appeals:

1. Appeal of Special Exception Request: # 81-122-SPEX
Mangione - special exception for parking
2. Request for Re-classification - DR 5.5 to DR 16
Held - South Side of Greenridge - Item #10
Held - East of York Road, rear of existing parking lot - Item #11

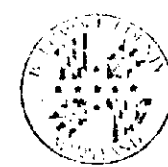
Please send information to the following address:

Baltimore Valley Improvement Association
P.O. Box 102
Lutherville, Maryland 21093

Your cooperation in this matter will be gratefully appreciated.

Respectfully,

William T. Hackett
William T. Hackett
Chairman, Committee



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 30, 1981

S. Eric DiNenna, Esquire
Suite 205, Alex Brown Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 10 - Cycle No. 1
Petitioner - Charles Held, et al
Reclassification Petition

Dear Mr. DiNenna:

This is to advise you that \$77.15 is due for the first advertising of the above property. Two additional bills will be forwarded to you in the near future. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:mch

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

September 14, 1981

NOTICE OF HEARING

RE: Petition for Re-Classification
407' E of York Rd., 354' S of Greenridge Rd.
Charles W. Held, Jr., et ux - Petitioners
Case #R-82-70 Item 10

TIME: 10:00 A.M.

DATE: Wednesday -- October 14, 1981

PLACE: Room 218, Courthouse, Towson, Maryland

cc: Nicholas B. Mangione
1205 York Rd.
Lutherville, Maryland 21093

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

October 8, 1981

Alvio R. Broccolino, Esquire
131 Greenridge Road
Lutherville, Maryland 21093

Re: Item #10, Case #R-82-70
Charles W. Held, Jr., Petitioner
Item #11, Case #R-82-71
Nicholas B. Mangione

Dear Mr. Broccolino:

Replying to your letter of October 7, 1981, requesting postponement of the above entitled cases, please be advised that these cases have been advertised and posted for hearing on October 14th and October 15th respectively and, therefore, cannot be postponed.

Your request for postponement is hereby denied.

Very truly yours,

William T. Hackett, Chairman

S. Eric DiNenna
Attorney at Law

406 W. Pennsylvania Avenue
Towson, Maryland 21204

301-425-1630
301-296-6820

September 3, 1981

Mr. William T. Hackett, Chairman
County Board of Appeals
Room 219, Courthouse
Towson, Maryland 21204

RE: Zoning Reclassifications
Petitioner - Nicholas B. Mangione
Item # 9 - W. Burke Avenue
Item # 10 - S/S Greenridge Road
Item # 11 - Lot 7 Greenridge Road

Dear Mr. Hackett:

I am in receipt of your August 18, 1981 notice to me concerning the above captioned.

This is to advise that after consultation with my client, we wish these items stay in for hearing during the cycle and not be continued because of the pending Court cases.

Very truly yours,

S. ERIC DINENNA

SED:fzt

cc: Mr. Nicholas B. Mangione

P.S. Please note my new office address.

LIVIO R. BROCCOLINO
Attorney at Law
131 Greenridge Road
Lutherville, Maryland 21093
Phone - 494-5037

October 7, 1981

Mr. William T. Hackett, Chairman
County Board of Appeals
Room 200
Court House
Towson, Maryland 21204

Re: Request for Postponement of Hearings
on the Appeals of Nicholas Mangione
for Re-classification and Special
Exceptions Scheduled for October 14
and 15, 1981

Dear Mr. Hackett:

I represent the Dulaney Valley Improvement Association with respect to the above-referenced matters.

Although notices of these proceedings appeared in the newspapers, there is not now nor has there been any posting of the property advertising the scheduled hearings. On the basis of this and because of a conflict in my schedule, I am hereby respectfully requesting a postponement of the above-referenced hearings.

If there are any questions regarding the above, please call me.

Very truly yours,

Livio R. Broccolino

LRB:bfd

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 8, 1981

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Re-classification
407' E of York Rd., 354' S of Greenridge Rd.
Charles W. Held, Jr., et ux - Petitioners
Case #R-82-70 Item #10

Dear Mr. DiNenna:

This is to advise you that \$63.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 28, 1981

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Re-classification
354' S of Greenridge Rd., 407' E of York Road
Charles Held, et ux - Petitioners
Case #R-82-70

Dear Mr. DiNenna:

This is to advise that \$51.31 is due for the 2nd full page add of the cycle 1 billing. You have already been billed for the 1st full page add as well as for the individual posting and advertising of this property. This is your final bill.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as soon as possible.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:klr

PETITION FOR RE-CLASSIFICATION

9th DISTRICT

ZONING: Petition for Re-classification
LOCATION: 407 ft. East of York Road, 354 ft. South of Greenridge Rd.
DATE & TIME: Wednesday, October 14, 1981 at 10:00 A. M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16

All that parcel of land in the Ninth District of Baltimore County

DESCRIPTION OF PROPERTY TO ACCOMPANY PETITION FOR RECLASSIFICATION FROM DR 5.5 TO DR 16 - 407 FEET EAST OF YORK ROAD (354 FEET SOUTH OF GREENRIDGE ROAD) NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the point on the division line between Lots 2 and 3 as shown on the plat of Greenridge, recorded among Land Records of Baltimore County in Plat book 5, folio 85; said point being situate where said division line between Lots 2 and 3 intersects the westerly outline of Lot 7 measured along said division line between Lots 2 and 3 - 407.0 feet more or less from the east side of York Road, said point on the east side of York Road being 354 feet more or less from the center line of Greenridge Road; thence running the following three courses, North 75° 31' East 60.0 feet, South 15° 04' East 75.0 feet, North 75° 31' East 143.0 feet to intersect the division line between Lots 7 and 8; thence binding thereon South 15° 04' East 105.33 feet to intersect the Southerly outline of said Lot 7; thence binding thereon South 75° 31' West 203.0 feet to the Westerly outline of said Lot 7; thence binding thereon North 15° 04' West 180.33 feet to the point of beginning; containing 0.59 acres.

March 2, 1981

Being the property of Charles W. Held, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, October 14, 1981, at 10:00 A. M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

S. Eric DiNenna, P. A.
Attorney at Law

406 W. Pennsylvania Avenue
Towson, Maryland 21204

301-425-1630
301-296-6820

January 19, 1982

Office of the Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Attention: Karen

RE: My File Nos: 81-16- & 81-18
My Client: Nicholas B. Mangione

Dear Karen:

Enclosed herewith please find two checks made payable to Baltimore County, Maryland from Mr. Mangione with reference to the case numbers R-82-70 and R-82-71.

Very truly yours,

S. ERIC DINENNA

SED:fzt

Encs.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 10/27/81
Posted for: Petition for Re-classification
Petitioner: Charles W. Held, Jr. et ux
Location of property: 407' E of York Rd., 354' S of Greenridge Rd.
Location of Signs: Posted - facing York Rd; side - 407' E of York Rd.
Remarks: 2 checks
Posted by: [Signature] Date of return: 10/27/81
Number of Signs: 2

No. 101637	ACCOUNT 01-562	AMOUNT \$50.00
RECEIVED BALTIMORE COUNTY, MARYLAND OFFICE OF PLANNING & ZONING MISCELLANEOUS CASH RECEIPT		
DATE 9/28/81		
FROM Commercial Contractors, Inc.		
FOR Filing Fee for Case #R-82-70 Held		
50.00		
VALIDATION OR SIGNATURE OF CARRIER		
No. 104523	ACCOUNT 01-562	AMOUNT \$191.46
RECEIVED BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		
DATE 1/25/82		
FROM Nicholas B. Mangione		
FOR 1st full page add, 2nd full page add & individual posting & advertising on Case #R-82-70		
191.46		
VALIDATION OR SIGNATURE OF CARRIER		

**PETITION FOR
RE-CLASSIFICATION
9th DISTRICT**

ZONING: Petition for Re-classification
LOCATION: 407 ft. East of York Road, 354 ft. South of Greenridge Road
DATE & TIME: Wednesday, October 14, 1981 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: D.R. 5.5

Proposed Zoning: D.R. 16

All that parcel of land in the Ninth District of Baltimore County Beginning for the same at the point on the division line between Lots 2 and 3 as shown on the plat of Greenridge, recorded among Land Records of Baltimore County in Plat book 5, folio 85; said point being situate where said division line between Lots 2 and 3 intersects the westerly outline of Lot 7 measured along said division line between Lots 2 and 3 — 407.0 feet more or less from the east side of York Road, said point on the east side of York Road being 354 feet more or less from the center line of Greenridge Road; thence running the following three courses, North 75° 31' East 60.0 feet, South 15° 04' East 75.0 feet, North 75° 31' East 143.0 feet to intersect the division line between Lots 7 and 8, thence binding thereon South 15° 04' East 106.33 feet to intersect the Southerly outline of said Lot 7; thence binding thereon South 75° 31' West 203.0 feet to the Westerly outline of said Lot 7; thence binding thereon North 15° 04' West 180.33 feet to the point of beginning; containing 0.59 acres.

Being the property of Charles W. Held, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, October 14, 1981, at 10:00 A.M.

Public Hearing: Room 218, Courthouse, Towson, Maryland

By Order of

WILLIAM T. HACKETT,
Chairman

County Board of Appeals
of Baltimore County

Sept. 24.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 24, 1981

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 in each of one time successive weeks before the 11th day of October, 1981, the first publication appearing on the 21st day of September 1981.

THE JEFFERSONIAN,

L. Frank Smith
Manager.

Cost of Advertisement, \$

Petition For Re-Classification

9TH DISTRICT

ZONING: Petition for Re-Classification.

LOCATION: 407 ft. East of York Road, 354 ft. South of Greenridge Rd.

DATE & TIME: Wednesday, October 14, 1981 at 10:00 A.M.

PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing: Present Zoning: D.R. 5.5; Proposed Zoning: D.R. 16.

All that parcel of land in the Ninth District of Baltimore County BEGINNING FOR THE SAME at the point on the division line between Lots 2 and 3 as shown on the plat of Greenridge, recorded among Land Records of Baltimore County in Plat book 5, folio 85; said point being situate where said division line between Lots 2 and 3 intersects the westerly outline of Lot 7 measured along said division line between Lots 2 and 3 — 407.0 feet more or less from the east side of York Road, said point on the east side of York Road being 354 feet more or less from the center line of Greenridge Road, thence running the following three courses, North 75° 31' East 60.0 feet, South 15° 04' East 75.0 feet, North 75° 31' East 143.0 feet to intersect the division line between Lots 7 and 8, thence binding thereon South 15° 04' East 106.33 feet to intersect the Southerly outline of said Lot 7; thence binding thereon South 75° 31' West 203.0 feet to the Westerly outline of said Lot 7; thence binding thereon North 15° 04' West 180.33 feet to the point of beginning; containing 0.59 acres.

Being the property of Charles W. Held, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, October 14, 1981, at 10:00 A.M.

Public Hearing: Room 218, Courthouse, Towson, Maryland.

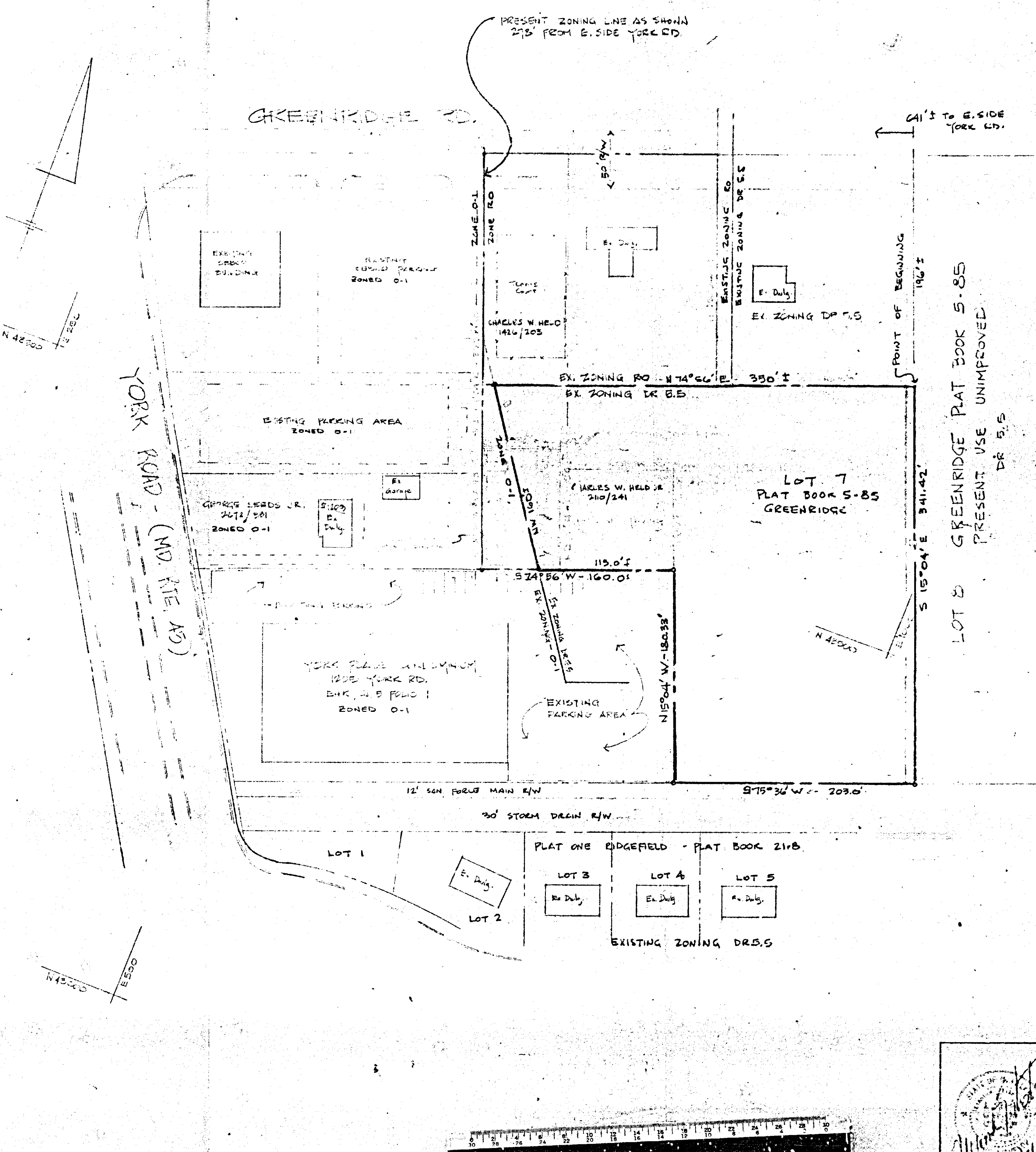
BY ORDER OF:
William T. Hackett
Chairman
County Board Of Appeals
Of Baltimore County

The Times

Middle River, Md., Sept 27 1981

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive week, before the 23rd day of September, 1981
William T. Hackett
Publisher.

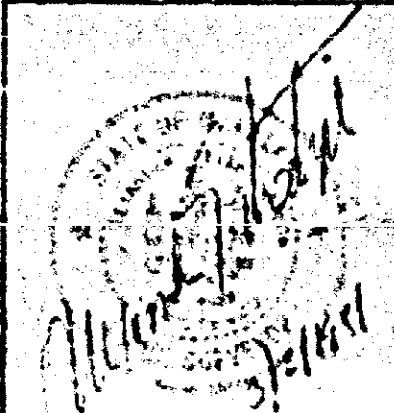


TOTAL AREA OF TRACT : 2.07 ACRES
PRESENT ZONING : DR S.E
PROPOSED ZONING : DR 16

NOTE: OUTLINE INFORMATION SHOWN HEREIN
IS COMPILED FROM DEEDS AND PLATS
FOR ZONING PURPOSES ONLY, AND DOES
NOT REPRESENT A FIELD SURVEY.

~~2" BIT. CONCRETE SURFACE COURSE~~
~~5" CRUSHER R.N. STONE~~
~~PARKING LOT - PAVING DETAIL~~
~~(NO SCALE)~~
~~NOT APPLICABLE~~

OLD PLAT



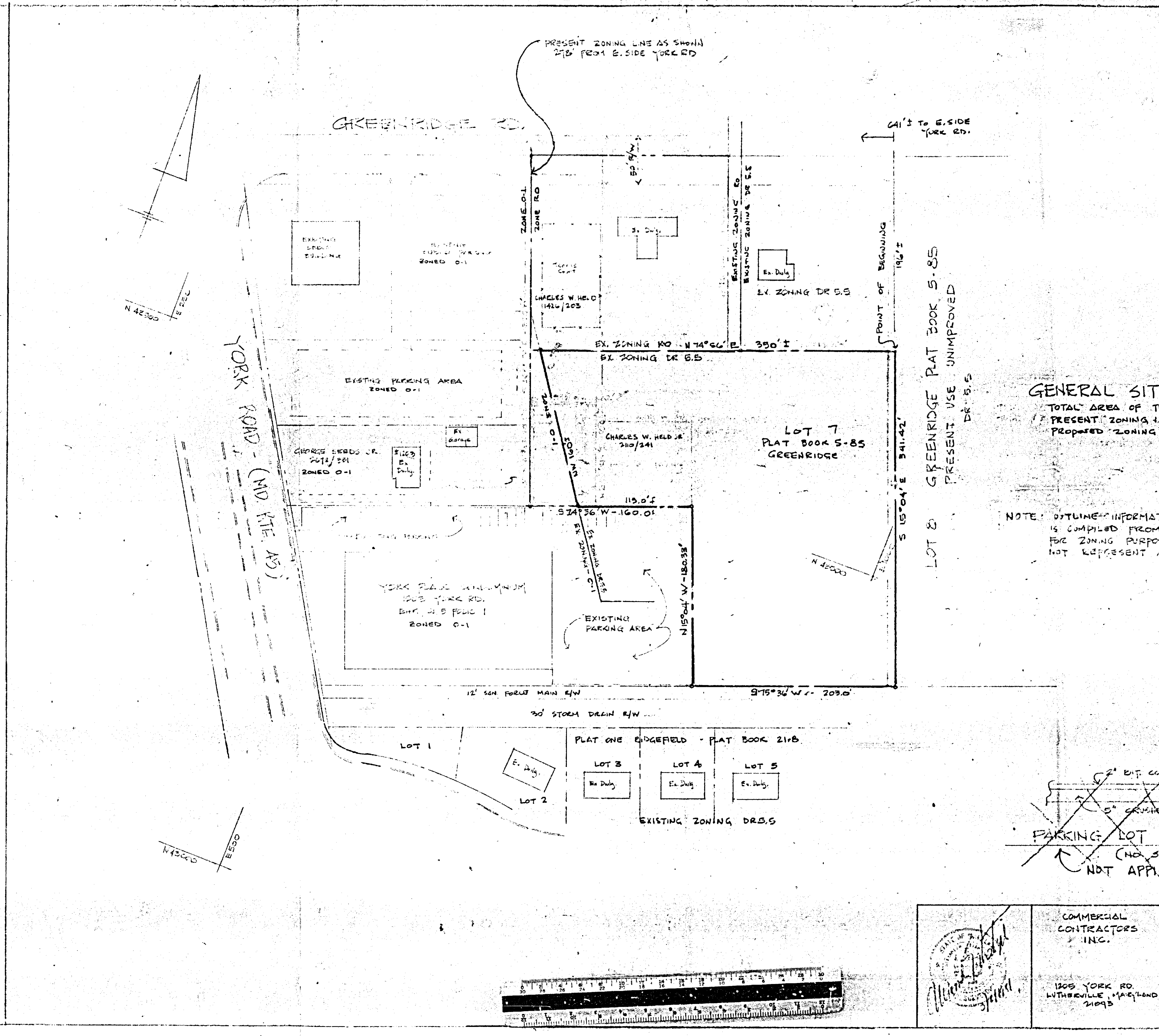
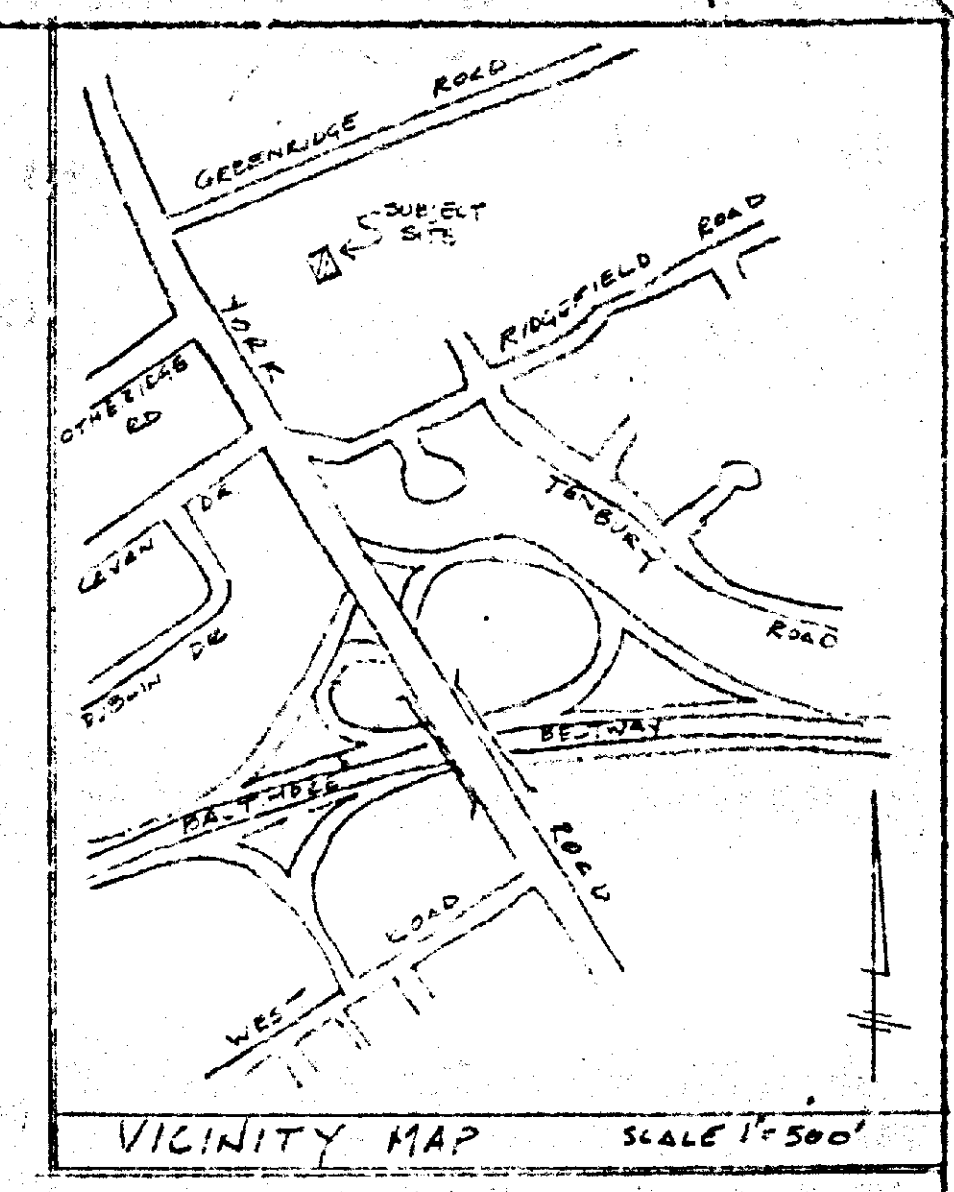
COMMERCIAL
CONTRACTORS
I.N.C.

1205 YORK RD.
LUTHERVILLE, MARYLAND
21093

PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION FROM
DR 5.5 ZONE TO DR 16 ZONE

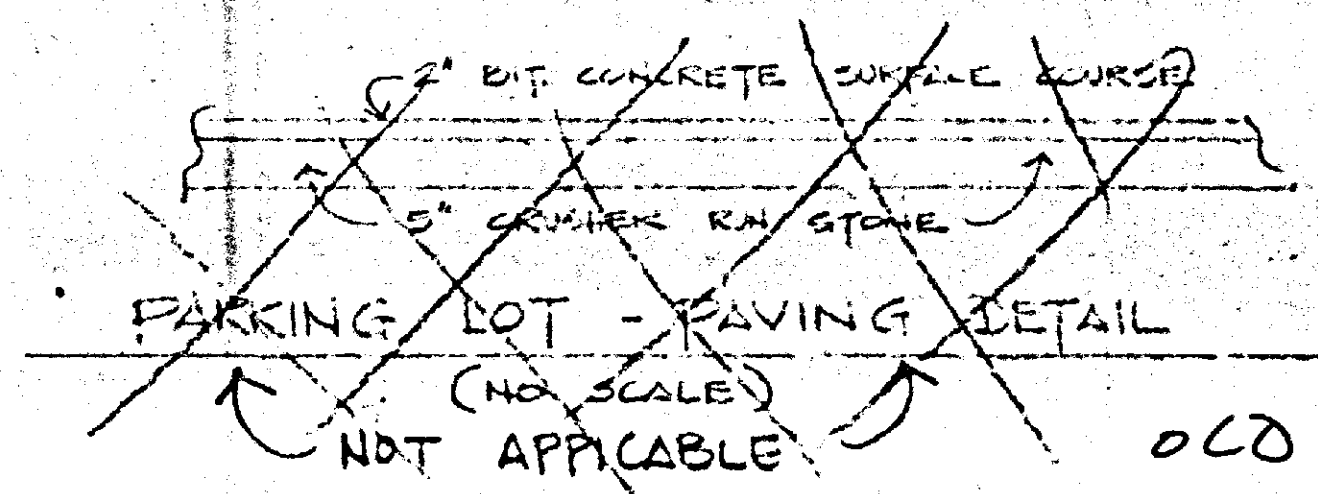
PROPERTY OF CHARLES W. HELD, JR.
COUNCILMATIC DISTRICT NO 4
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

DEC. 1, 1980

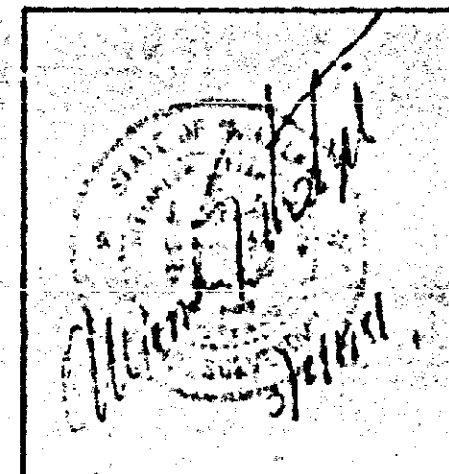


GENERAL SITE DATA
 TOTAL AREA OF TRACT: 2.07 ACRES
 PRESENT ZONING: DR 5.5
 PROPOSED ZONING: DR 16

NOTE: OUTLINE INFORMATION SHOWN HEREIN IS COMPILED FROM DEEDS AND PLATS FOR ZONING PURPOSES ONLY, AND DOES NOT REPRESENT A FIELD SURVEY.

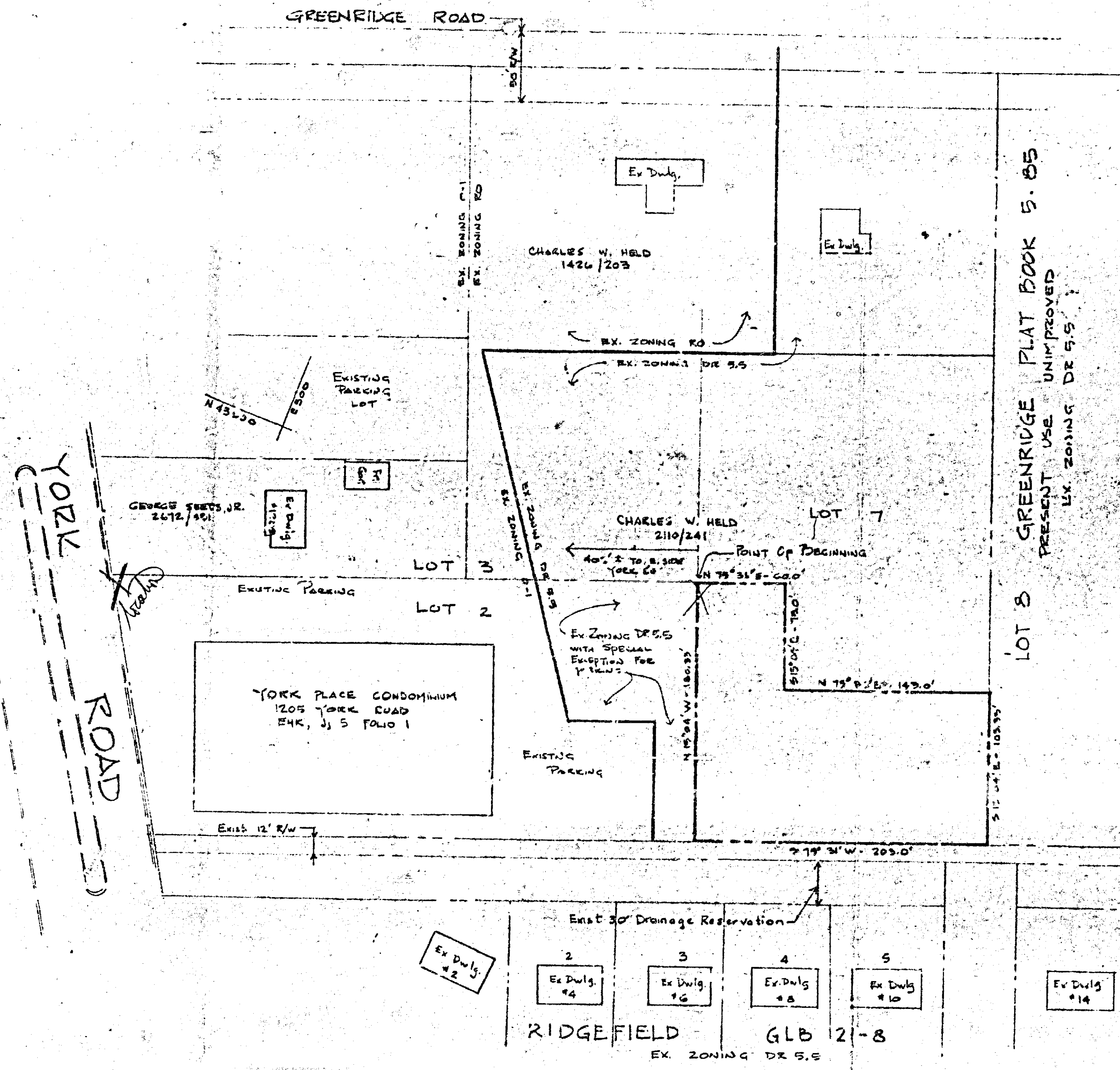


OLD PLAT
 ITEM #11

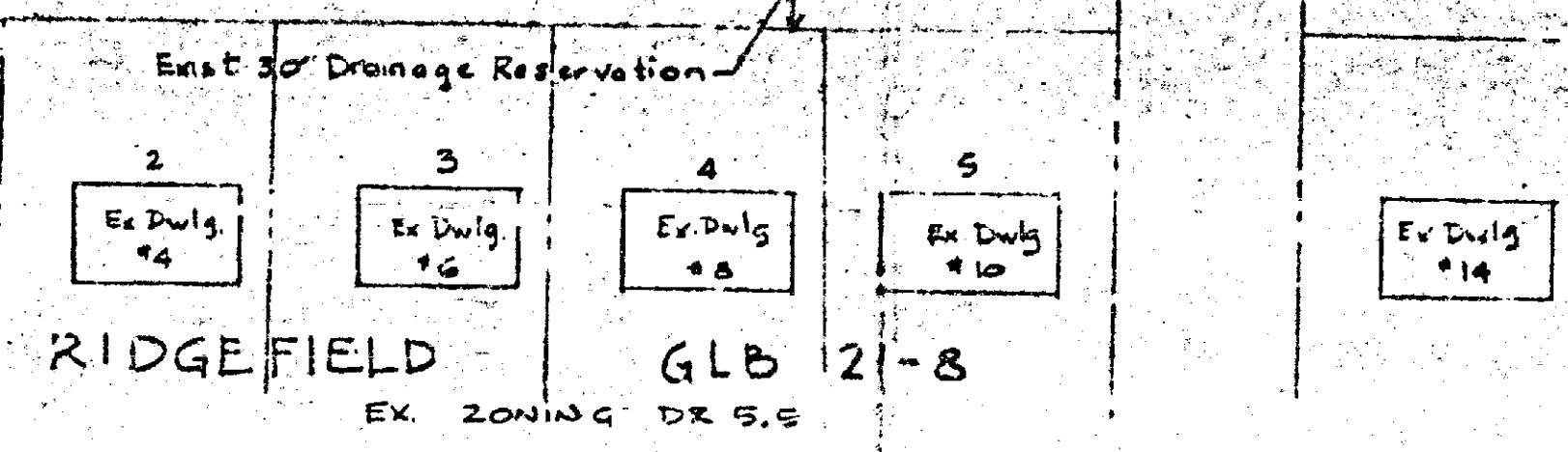


COMMERCIAL CONTRACTORS INC.
 1205 YORK RD.
 LUTHERVILLE, MARYLAND 21093

PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION FROM DR 5.5 ZONE TO DR 16 ZONE
 PROPERTY OF CHARLES W. HELD, JR.
 CONGRESSIONAL DISTRICT NO. 4
 NINTH ELECTION DISTRICT
 BALTIMORE COUNTY, MD.
 SCALE: 1" = 50' DEC. 3, 1980

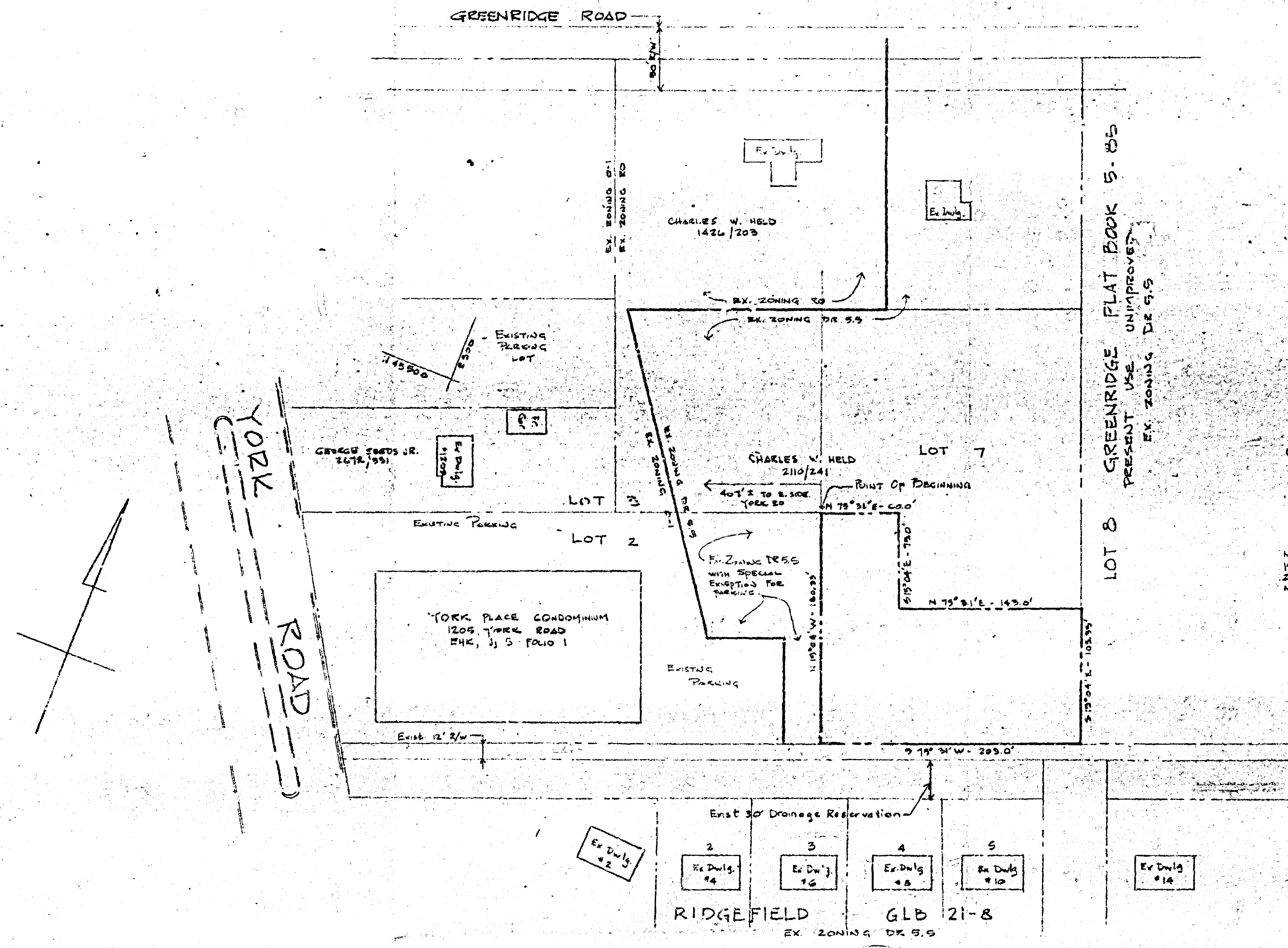


GENERAL SITE DATA
 TOTAL AREA OF TRACT 0.59 ACRES
 PRESENT ZONING DE 5.5
 PROPOSED ZONING DR 16
 NOTE: ALL INFORMATION SHOWN HEREIN IS COMPILED FROM DEEDS AND PLATS, OR ZONING PURPOSES ONLY, AND DOES NOT REPRESENT A FIELD SURVEY.



PLAT TO ACCOMPANY PETITION
 FOR RECLASSIFICATION FROM
 DR 5.5 ZONE TO DR 16 ZONE
 PROPERTY OF CHARLES HELD
 BALTIMORE COUNTY
 NINTH ELECTION DISTRICT
 FOURTH COUNCILMATIC DISTRICT
 SCALE: 1" = 50' FEB. 1, 1981

REVISED PLANS
 MAR 31 1981



GENERAL SITE DATA
TOTAL AREA OF TRACT: 0.83 ACRES
PRESENT ZONING: DR 5.5
PROPOSED ZONING: DR 16

NOTE: OUTLINE INFORMATION SHOWN HEREIN IS COMPILED FROM DEEDS AND PLATS FOR ZONING PURPOSES ONLY, AND DOES NOT REPRESENT A FIELD SURVEY.

PLAT TO ACCOMPANY PETITION
FOR RECLASSIFICATION FROM
DR 5.5 ZONE TO DR 16 ZONE
PROPERTY OF CHARLES HELD

BALTIMORE COUNTY
NINTH ELECTION DISTRICT
FOURTH COUNCILMANIC DISTRICT

SCALE: 1" = 50' FEB. 1, 1981