

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 10, 1981

Mr. Peter H. Dever
Baltimore County
Department of Public Works
Towson, Maryland 21204

Re: Petition for a
Bill No. 112
100 West Greenridge Road
Towson, Maryland 21204

Dear Mr. Dever:

Thank you for the

information regarding

the proposed zoning

change for the

property located at

100 West Greenridge

Road, Towson, Maryland

21204. The following

comments are furnished

in regard to the

petition and site plan

submitted for review

by the Zoning Advisory

Committee in connection

with this item.

Very truly yours,

Robert A. Morton, P.E., Chief

Bureau of Public Services

Dear Mr. Dever:

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

General:
The property comprises Lot 2, Plat of "Green Ridge Section 'A'", recorded in W.P.C. 10, Folio 65.
The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property for Items #112 (1975-1976) and #100 (1974-1975) are referred to for your consideration.
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #11 Cycle I (April-October 1981).

The subject property, known as the "Green Ridge" property, is located in the D.R. 5.5, consists of 1.0 acre of land located at the intersection of Greenridge Road, approximately 1/4 mile east of Towson, in the 9th Election District. The subject property is a residential lot with a house and its accessory building. The property is currently zoned D.R. 5.5. The property owner is Nicholas B. Mangione. The property is being offered for sale. The property is being offered for sale. The property is being offered for sale.

As stated in a previous communication, the brief that was submitted with this report indicated the proposed use of the subject property. In view of this, either the brief must be changed or the site plan revised in accordance with Bill No. 75.

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

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

December 1, 1974

Mr. Peter H. Dever
Baltimore County
Department of Public Works
Towson, Maryland 21204

Re: Petition for a
Bill No. 112
100 West Greenridge Road
Towson, Maryland 21204

Property Owner: Nicholas B. Mangione
1/4 of Green Ridge Rd., 641' E. of York Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a
residential home facility and domiciliary care
facility.
No. of Acres: 5.00 District: 9th

Dear Mr. Dever:

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, approximately south of this site in the development of "Hickory Hill" and also north of this site, approximately 100 feet north of Green Ridge Road, in the development of "Hickory Hill". Construction of the extension of this road is proposed in the future in conjunction with development of the intervening properties.

Highway improvement includes highway right-of-way and utilities, and new necessary public utility easements will be shown in connection with the proposed building permit application. Further information, including professional engineering 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 (M.D. 102), it may be desirable for the safety of all concerned, to terminate Hickory Hill Road east of York Road (M.D. 102) and eliminate this highly dangerous intersection where traffic between the acceleration lane of the off-ramp (M.D. 102 North) at Exit 25 of the Beltway (I-95).

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 conform with Baltimore County Design Standards.

Mr. Peter H. Dever
Baltimore County
Department of Public Works
Towson, Maryland 21204
April 10, 1981

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

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

Dear Mr. Dever:

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

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

Item #100 (1974-1975)
Property Owner: Nicholas B. Mangione
Lot 2
Towson, Maryland 21204

General:

Development of this property through subdividing, grading and stabilizing could result in a large lot of land for building, and the building and public holding development of this site. A public road is proposed, and every lot is proposed, including the subdivision of the site.

Highway:

In connection with the proposed highway, the following is recommended for the lot and the proposed highway. The proposed highway is proposed, and every lot is proposed, including the subdivision of the site.

Open street drainage requires a drainage reservation on account of sufficient width to cover the closed plan of a 10-year duration. However, a minimum width of 50 feet is required.

The petitioner must provide necessary drainage facilities (sewerage or stormwater) to prevent on-site any drainage or drainage to adjacent properties, especially in the construction of public utility. Construction of any drainage which may result, due to drainage facilities or drainage, would be the full responsibility of the petitioner.

Water and Sewerage:

There are public water mains and sanitary sewerage in Green Ridge Road and the existing Tenbury Road. This site is presently within the Baltimore Public Water System, subject to State Health Department imposed restrictions and regulations.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

END:RAM:FW:RIS

cc: G. Peter (File #100-73)
E. Clifford
J. Tressner
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 PUBLIC WORKS
TOWSON, MARYLAND 21204

April 1, 1981

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

Re: Item #11 (Cycle I - April-October 1981)
Property Owner: Nicholas B. Mangione
S/S Greenridge Rd. 641' E. of York Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
Acres: 5 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:

This property comprises Lot 2, Plat of "Green Ridge Section 'A'", recorded in W.P.C. 10, Folio 65.

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property for Items #112 (1975-1976) and #100 (1974-1975) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #11 Cycle I (April-October 1981).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FW:RIS

cc: Jack Wimbley
George Wittman

Attachments

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

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

March 30, 1981

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

Item No. 11 - ZAC meeting of March 16, 1981
Property Owner: Nicholas B. Mangione
Location: S/S Greenridge Road 641' E. of York Road
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
Acres: 5
District: 9th

Dear Mr. Reiter:

The existing D.R. 5.5 zoning can be expected to generate approximately 280 trips per day and the proposed D.R. 16 zoning can be expected to generate 600 trips per day.

Access to this site should be from Greenwood Road.

Robert A. Morton, P.E., Chief
Bureau of Public Services

NSF/bza

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

January 19, 1976

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

Re: Item #112 (1974-1975)
Property Owner: Nicholas B. and Mary C. Mangione
2/5 of Greenridge Road - 641' E. of York Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a
residential home facility and domiciliary care
facility.
No. of Acres: 5.00
District: 9th

Dear Mr. Dever:

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 supplied in connection with the Zoning Advisory Committee review of this site for Item 100 (1974-1975) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #12 (1975-1976).

Very truly yours,

ELLSWORTH N. DEVER, P.E.
Chief, Bureau of Engineering

END:EAM:FW:RIS
R. S.W. - Key Sheet
44 NE 1 & 2 - Position Sheet
NE 11 & 12-A - Topo
61 - Tax Map

cc: Bureau of Public Services (Bld. Application 1009-73)

April 6, 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, #11, Zoning Advisory Committee Meeting of
March 16, 1981, are as follows:

Property Owner: Nicholas B. Mangione
Location: S/S Greenridge Road 641' E. of York Road
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
Acres: 5
District: 9th

The proposed development must be served by metropolitan water and
sewer. Prior to approval of tentative plans for any proposed subdivision of
this property; a hydrogeological study and Environmental Effects Report must
be submitted to this office for review and approval.

The zoning plan as submitted, does not contain sufficient informa-
tion; therefore, the Baltimore County Department of Health cannot make com-
plete comments.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

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: Nicholas B. Mangione

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

Item No.: 11

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 or 500 feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works. Fire Hydrants at 500 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.

(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 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: [Signature] Noted and Approved: [Signature]
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
FROM: Mr. Charles E. Burnham
Plans Review Chief, Permits and Licenses

SUBJECT: Cycle I - 1981

RE: Cycle Zoning March 24, 1981

PROPERTY OWNER: Nicholas Mangione
LOCATION: S/S Greenridge Road 641' E of York Road
EXISTING ZONING: D.R. 5.5
PROPOSED ZONING: D.R. 16
ACRES: 5
DISTRICT: 9th

ITEM NO. 11

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.
Comment in many cases cannot be more specific or advisory
due to the listed information.

[Signature]
Charles E. Burnham
Plans Review Chief

CWB: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: 11
Property Owner: Nicholas B. Mangione
Location: S/S Greenridge Rd. 641' E. of York Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16

School Situation Sept. 1980

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

Comment: No appreciable change in student population with zoning change.

Student Yield With:	Existing Zoning	And	Proposed Zoning
Elementary			
Junior High			
Senior High			

Very truly yours,
[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

KNP/bp

PETITION FOR RE-CLASSIFICATION

9th DISTRICT

ZONING: Petition for Re-classification
LOCATION: South side of Greenridge Road, 641 ft. East of York Road
DATE & TIME: Thursday, October 15, 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 9th District of Baltimore County

ZONING DESCRIPTION

DR 5.5 TO DR 16

GREENRIDGE ROAD

BEGINNING for the same in the center of Greenridge Road (30 feet wide)
at a point distant 641 feet more or less measured in an easterly direction
from the east side of York Road said point being on the division line be-
tween Lot No. 7 and Lot No. 8 as shown on the Plat of Greenridge as filed
among the Land Records of Baltimore County in Plat Book No. 5 folio 85,
thence binding on the center of said Greenridge Road north 74 degrees 56
minutes east 434.00 feet, thence leaving said road and binding on the
outlines of Lot No. 8 the five following courses and distances: south 15
degrees 04 minutes east 401.25 feet, south 68 degrees 19 minutes west
101.00 feet, south 5 degrees 17 minutes west 135.92 feet, south 75 de-
grees 31 minutes west 286.42 feet and north 15 degrees 04 minutes west
237.42 feet to the place of beginning.

CONTAINING 5.00 acres of land more or less.

BEING Lot No. 8 as shown on the Plat of Greenridge as filed among the
Land Records of Baltimore County in Plat Book No. 5 folio 85.

September 27, 1973

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 8, 1981

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

RE: Petition for Re-classification
S/S of Greenridge Rd., 641' E of York Road
Nicholas B. Mangione - Petitioner
Case #R-82-71

Dear Mr. DiNenna:

This is to advise you that \$50.00 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,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

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

September 14, 1981

NOTICE OF HEARING

RE: Petition for Re-Classification
S/S Greenridge Rd., 641' E of York Road
Nicholas B. Mangione - Petitioner
Case #R-82-71

TIME: 10:00 A.M.

DATE: Thursday, October 15, 1981

PLACE: Room 218, Courthouse, Towson, Maryland

[Signature]
William T. Hackett, Chairman
County Board of Appeals

Being the property of Nicholas B. Mangione as shown on plat plan filed with the Zoning
Department.

HEARING DATE: Thursday, October 15, 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
Attorney at Law

406 W. Pennsylvania Avenue
Towson, Maryland 21204

301-423-1630
301-251-6120

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.

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

WILLIAM F. 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. 11 - Cycle No. 1
Petitioner - Nicholas B. Mangione
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 F. HAMMOND
Zoning Commissioner

WFF:mch

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
October 20, 1981

S. Eric DiNenna, Esq.
406 W. Pennsylvania Ave.
Towson, Md. 21204

Re: Case No. R-82-71
Nicholas B. Mangione

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, Adm. Secretary

Encl.

cc: Nicholas B. Mangione
John W. Hession, III, Esq.
Barbara Ann Ellis
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

WILLIAM F. HAMMOND
ZONING COMMISSIONER

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

RE: Petitions for Re-classification
354' S of Greenridge Rd., 467' 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,
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 posint & advertising \$58.00

COMMERCIAL CONTRACTORS INCORPORATED
GENERAL CONTRACTORS
1205 YORK ROAD • YORK PLACE • PENTHOUSE SUITE • LUTHERVILLE, MARYLAND 21093
825-8400
NICHOLAS MANGIONE, SR.
PRESIDENT
April 29, 1981

Zoning Office
Baltimore County

ATTENTION: Nick Commodari

Re: Greenridge Property
Zoning Reclassification
Item #11

Dear Mr. Commodari:

I am the owner of the above referenced property and do hereby request that all zoning advisory comments for same be forwarded to myself and my attorney, Mr. Eric DiNenna, in lieu of the engineer. I will notify the surveyor of the descriptions that were filed and the minor changes.

Respectfully,
COMMERCIAL CONTRACTORS, INC.

Nicholas B. Mangione
President

NBM/mrp

Petition for
Re-classification

9TH DISTRICT

ZONING: Petition for
Re-classification
LOCATION: South side
of Greenridge Road, 641 ft.
East of York Road
DATE & TIME: Thurs-
day, October 15, 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 on the following proposed zoning change:
Present Zoning: D.R.S.
Proposed Zoning: D.R.16
All that parcel of land in the 9th District of Baltimore County, beginning for the same in the center of Greenridge Road 130 feet wide at a point distant 641 feet more or less measured in an easterly direction from the east side of York Road said point being on the division line between Lot No. 7 and Lot No. 8 as shown on the Plat of Greenridge as filed among the Land Records of Baltimore County in Plat Book No. 8 folio 85, thence beginning on the center of said Greenridge Road north 74 degrees 06 minutes east 450 feet, thence leaving said road and ending on the outlines of Lot No. 8 the five following courses and distances south 15 degrees 04 minutes east 401.25 feet, south 68 degrees 19 minutes west 101.00 feet, south 5 degrees 17 minutes west 135.92 feet, south 78 degrees 31 minutes west 258.42 feet and north 15 degrees 04 minutes west 337.42 feet to the place of beginning. Containing 5.00 acres of land more or less.
Being Lot No. 8 as shown on the Plat of Greenridge as filed among the Land Records of Baltimore County in Plat Book No. 8 folio 85.
Being the property of Nicholas B. Mangione as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, October 15, 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., 19

This is to Certify, That the annexed

was inserted in the Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the day of 19

Publisher.

PETITION FOR
RE-CLASSIFICATION
9th DISTRICT

ZONING: Petition for Re-classification
LOCATION: South side of Greenridge Road, 641 ft. East of York Road
DATE & TIME: Thursday, October 15, 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 9th District of Baltimore County
Beginning or the same in the center of Greenridge Road (30 feet wide) at a point distant 641 feet more or less measured in an easterly direction from the east side of York Road said point being on the division line between Lot No. 7 and Lot No. 8 as shown on the Plat of Greenridge as filed among the Land Records of Baltimore County in Plat Book No. 5 folio 85, thence blinding on the center of said Greenridge Road north 74 degrees 56 minutes east 434.00 feet, thence leaving said road and blinding on the outlines of Lot No. 8 the five following courses and distances south 13 degrees 04 minutes east 401.35 feet, south 68 degrees 19 minutes west 101.00 feet, south 5 degrees 17 minutes west 135.92 feet, south 75 degrees 31 minutes west 286.42 feet and north 16 degrees 04 minutes west 537.42 feet to the place of beginning.
Containing 5.00 acres of land more or less.
Being Lot No. 8 as shown on the Plat of Greenridge as filed among the Land Records of Baltimore County in Plat Book No. 5 folio 85.
Being the property of Nicholas B. Mangione as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, October 15, 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

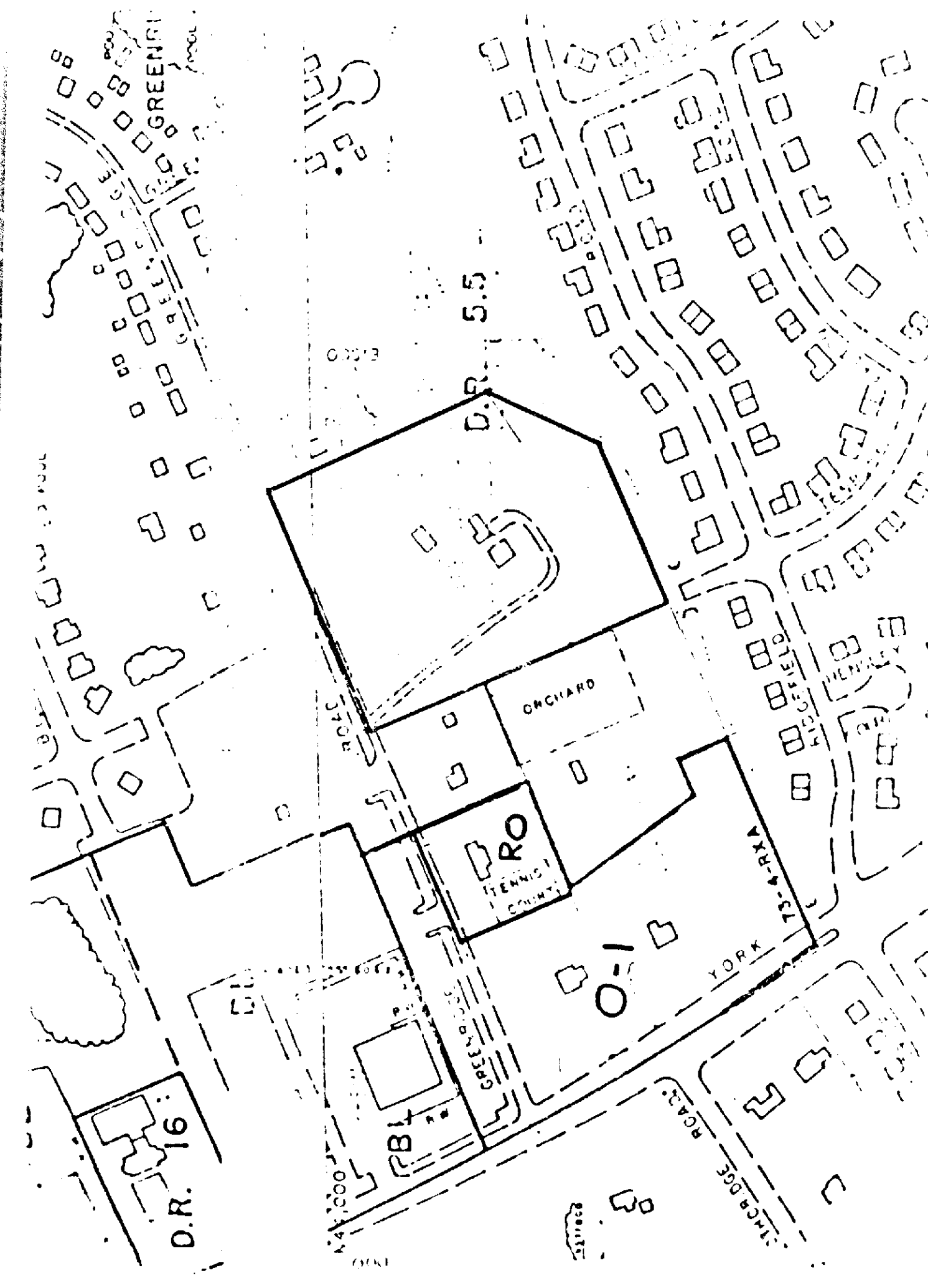
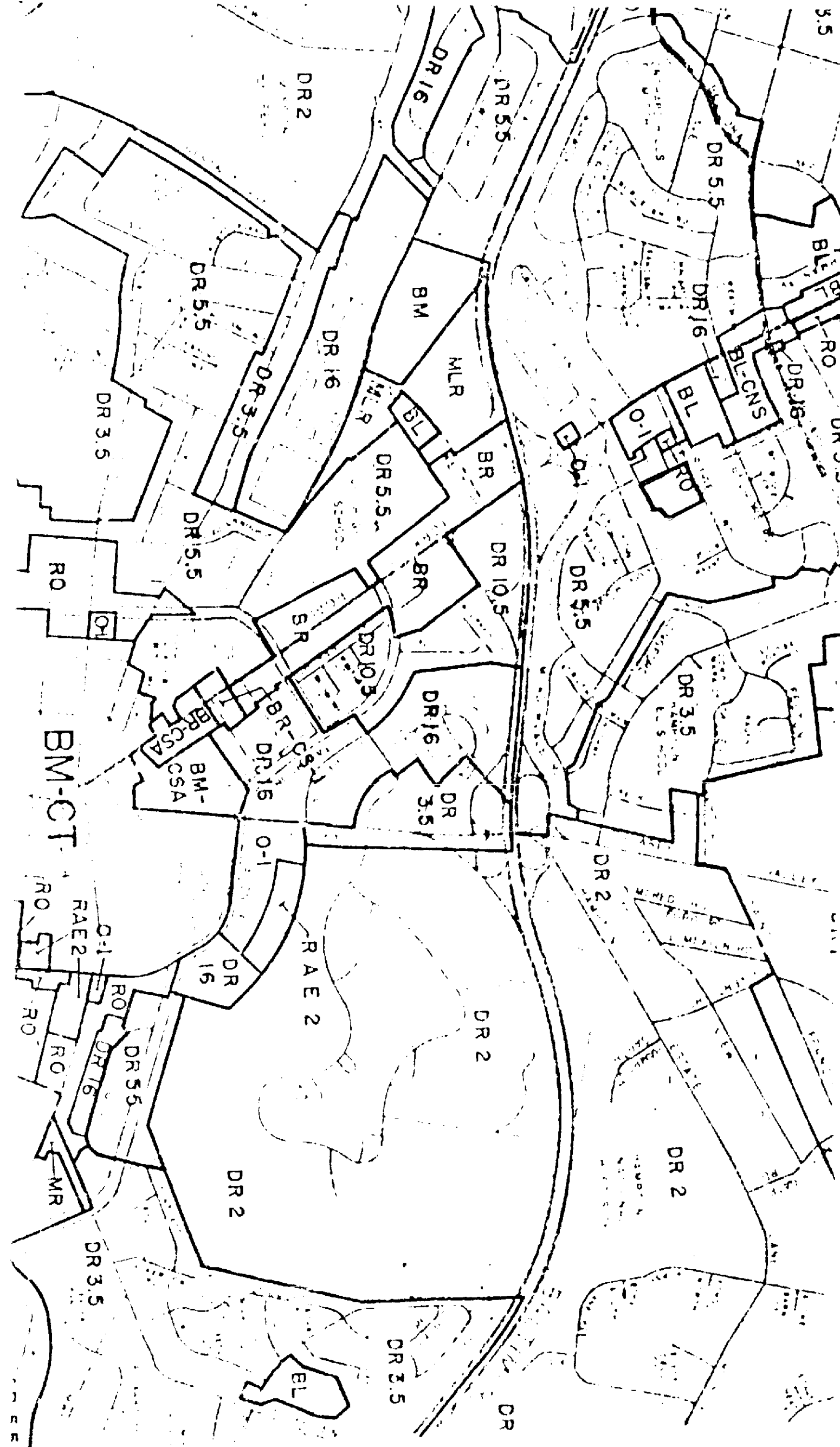
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once each~~ one time ~~successive weeks~~ before the 15th day of October, 1981, the first publication appearing on the 24th day of September 1981.

THE JEFFERSONIAN,
B. Frank Sirocchia
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 9/24/81
Posted for: Petition for Re-classification
Petitioner: Nicholas B. Mangione
Location of property: 915 Greenridge Rd., 641 ft. E. of York Rd.
Location of Signs: Greenridge Rd.
Remarks: See Plat Date of return: 10/1/81
Posted by: William T. Hackett Signature
Number of Signs: 1



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

No. 104524

DATE 1/25/82 ACCOUNT 01-662
AMOUNT \$186.46
RECEIVED FROM Nicholas B. Mangione
FOR 1st full page add; 2nd full page add & individual printing & advertising of Case #R-62-11

VALIDATION OR SIGNATURE OF CASHIER

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

No. 101636

DATE 9/22/81 ACCOUNT 01-662
AMOUNT \$50.00
RECEIVED FROM Commercial Contractors, Inc.
FOR Filing Fee for Case #R-62-71 (Mangione)

VALIDATION OR SIGNATURE OF CASHIER

BEGINNING OF ZONING DISTRICT
HEAVY PLAZA

GREENRIDGE ROAD

74° 50' E 434'

PAVING

641' 2" TO
E. SIDE OF RD.

60' GEE
10' MAPLE
10' MAPLE
10' MAPLE
10' MAPLE
GEE POLE
10' MAPLE
30' MAPLE

GEE POLE
10' MAPLE

EXISTING ZONING : DR 5.5
PROPOSED ZONING : DR 16
AREA OF TRACT : 5.0 ACRES

LOT 9 - GREENRIDGE
PLAT BOOK 5.35
BUILDING

DR 5.5

NORTH

PARTIAL TOPOGRAPHICAL
SURVEY

PROPERTY OF

NICHOLAS B. MANGIONE

BALTIMORE COUNTY
SCALE 1"=30'

MARYLAND
MAY 12, 1980

ELECTION DISTRICT : 9TH
COUNCIL DISTRICT : 4TH



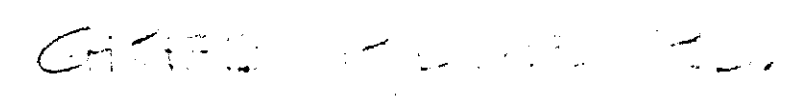
575° 31' W 286' 9"
12' R/W FOR SAN FORCE MAIN
30' STORM DRAIN R/W

PLAT ONE RIDGEFIELD - PLAT BOOK 21

LOT 7 LOT 8 LOT 9 LOT 10
DR 5.5

SEESE COPY

EDM 2/10



GREEN ROSE PAT BOOK 5-35
PRESENT USE COMPANY
EN 56

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

NOTE: OUTLINE INFORMATION SHOWN HEREIN
IS COMPILED FROM SEEDS AND PLANTS
FOR ZOOLOG PURPOSES ONLY, AND DOES
NOT REPRESENT A FIELD SPECIES.

~~4" BIT CONCRETE SPALLS SURF
5" CRACKS IN SLAB
PARKING LOT - TRAVING DIST.
(NO SCALE)
NOT APPLICABLE~~ OLD PLAT

ITEM N°11

COMMERCIAL
CONTRACTORS
INC.

1205 YORK RD.
LUTHERVILLE, MD 21093

PLAN TO ASSIGNMENT PENDING 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

