

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. 16 zone to an B.L. or R.O. 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:

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: N/A
(Type or Print Name)
Signature: *[Signature]*
Address: *[Signature]*
City and State: *[Signature]*
Attorney for Petitioner: Norman Sheer
(Type or Print Name)
Signature: *[Signature]*
8829 Satyr Hill Road
Address: *[Signature]*
Baltimore, Maryland 21234
City and State: *[Signature]*
Attorney's Telephone No.: 661-5320
BANC-Form 1

Legal Owner(s): William F. Wilke, Inc.
(Type or Print Name)
Signature: *[Signature]*
A.C. Seeman, Jr., President
(Type or Print Name)
Signature: *[Signature]*
Mary N. Wilke
8831 Satyr Hill Road 661-5400
Address: *[Signature]*
Baltimore, Maryland 21234
City and State: *[Signature]*
Name, address and phone number of legal owner, co-owner, or person to be contacted: A.C. Seeman, Jr., President
8831 Satyr Hill Road
Baltimore, Maryland 21234 661-5400
Address: *[Signature]*
William F. & Mary N. Wilke
2209 Eastlake Road
Timonium, MD 21093 252-9076

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARVEY A. PISTEL, P.E.
DIRECTOR

April 6, 1982

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

Re: Item #6 Zoning Cycle III (April-October 1982)
Property Owner: William F. Wilke, Inc.
E/S Satyr Hill Rd. 180' S. from centerline of
Lowell Ridge Rd.
Existing Zoning: DR 16
Proposed Zoning: BL or R-O
Acres: 0.7769
District: 9th

Dear Mr. Hackett:

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 in conjunction with the Zoning Advisory Committee review of this property for Item 102 (1981-1982) are valid and 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 6 Zoning Cycle III (April-October 1982).

Very truly yours,

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

RAM:EAM:PMR:ss

cc: Jack Wirbley
John Trenner

N-NE Key Sheet
38 NE 14 Pos. Sheet
NE 10 D Topo
71 Tax Map

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

TERREN E. COLLINS
DIRECTOR

March 29, 1982

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle III - 1982, Meeting of March 16, 1982
Item No. 6
Property Owner: William F. Wilke, Inc.
Location: E/S Satyr Hill Road 180' S. from centerline of
Lowell Ridge Road
Existing Zoning: D.R. 16
Proposed Zoning: B.L. or R-O
Acres: 0.7769
District: 9th

Dear Mr. Hackett:

The existing zoning can be expected to generate about 93 trips per day, and B.L. zoning can be expected to generate 400 trips per day and R-O zoning about 290 trips per day.

Sincerely,

Michael S. Flanigan
Engineering Associate II

MSF/r1j

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1982

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

000
Nicholas B. Commodari
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

Norman Sheer, Esquire
8829 Satyr Hill Road
Baltimore, Maryland 21234

RE: Item No. 6 - Cycle No. III
Petitioner - William F. Wilke, Inc.
Reclassification Petition

Dear Mr. Sheer:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April - October '82 reclassification cycle (Cycle III). It has 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 possible 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 31. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

Located on the east side of Satyr Hill Road south of Lowell Ridge Road, the subject property is presently improved with two office buildings that are existing as a result of Case #69-252-X and #79-149-XA and an accessory parking area. Individual dwellings and apartments exist to the east and north, while commercial uses exist to the south.

At the present time, there is a petition that will be heard by the zoning office to raise the current structures and construct a new office building. In the event that the petition is not granted, this reclassification has been requested.

When the petition was filed, you were uncertain whether you wanted it to be advertised as a request for a change from D.R.16 to a B.L. or R.O. zone. However, in a subsequent conversation, you indicated that you did, in fact, want the advertising to proceed as originally submitted.

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

April 7, 1982

Mr. William Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #6, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: William F. Wilke, Inc.
Location: E/S Satyr Hill Road 180' S. from centerline of Lowell Ridge Road
Existing Zoning: D.R. 16
Proposed Zoning: B.L. or R-O
Acres: 0.7769
District: 9th

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

Very truly yours,

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

JJF/als

Item No. 6 - Cycle No. III
Petitioner - William F. Wilke, Inc.
Reclassification Petition

In view of the fact that the submitted site plan does not indicate a proposed development of the subject property, the enclosed comments from the Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and/or the Committee will be submitted when a proposed development is shown. In addition, if the R.O. zoning is granted, a public hearing and Planning Board review and approval will be required prior to development.

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 1 and December 31, 1982, will be forwarded to you in the future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosures

cc: A. L. Snyder
1911 Harrower Pike
Hampstead, Maryland 21074
William F. Wilke, Inc.
A.C. Seeman, Jr. President
8831 Satyr Hill Road
Baltimore, Maryland 21234

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

April 6, 1982

Mr. William Hackett
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William F. Wilke, Inc.

Location: E/S Satyr Hill Road 180' S. from centerline of Lowell Ridge Road
Item No.: 6
Zoning Agenda: Meeting of March 16, 1982

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 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

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

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: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

Jk/mb/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hockett, Chairman Date: April 6, 1982
Board of Appeals

FROM: Ted Burnham, Plans Review
Department of Permits & Licenses

SUBJECT: Reclassification Cycle III Zoning 1982
Comments "6"

Property Owner: William F. Wilke, Inc.

There are two existing structures. If they are to be converted to a new use, they shall comply with the 1981 Building Code. Special attention shall be given to Table 505 for height and area limitations of the proposed use.

Should the existing buildings be razed, a separate zoning permit shall be obtained and the new structures shall comply to the 1981 Baltimore County Building Code which became effective on March 26, 1982.

TB:es

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 3/22/82

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

Zoning Cycle #111

RE: Item No: 6
Property Owner: William F. Wilke, Inc.
Location: E/S Satyr Hill Road 180' S. from centerline of Lowell Ridge Rd.
Present Zoning: D.R. 16
Proposed Zoning: B.L. or R-0
Acres: 0.7769

School Situation

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

Acres too small to have an effect on student population.

Student Yield With:

Elementary
Junior High
Senior High

Existing Zoning And Proposed Zoning

Very truly yours,

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

MNP/bp

William F. Wilke, Inc. - #R-83-61

3.

ORDER

For the reasons set forth in the foregoing Opinion, it is this day of October, 1982, by the County Board of Appeals, ORDERED that the reclassification petitioned for from D.R. 16 to R-0 be and the same is hereby GRANTED.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hockett
William T. Hockett, Chairman

LeRoy S. Spurrer
LeRoy S. Spurrer

Joanne L. Suder
Joanne L. Suder

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
from D.R. 16 to R.O. or B.L. Zone
E/S of Satyr Hill Rd., 180' S of
Lowell Ridge Rd., 9th District : OF BALTIMORE COUNTY

WILLIAM F. WILKE, INC., Petitioner : Case No. R-83-61 (Item 6, Cycle III)

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 therefor, 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
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 6th day of August, 1982, a copy of the foregoing Order was mailed to Norman Sheer, Esquire, 8829 Satyr Hill Road, Baltimore, Maryland 21234, Attorney for Petitioner.

RECEIVED
BALTIMORE COUNTY
AUG 5 2 25 PM '82
COUNTY BOARD
OF APPEALS
BY:

IN THE MATTER OF THE APPLICATION OF :
WILLIAM F. WILKE, INC. :
FOR REZONING OF PROPERTY : COUNTY BOARD OF APPEALS
E/S Satyr Hill Road 180' S. from :
center line of Lowell Ridge Road : OF
9th District : BALTIMORE COUNTY
From D.R. 16 to B.L. or R-0 :
 : No. R-83-61

OPINION

This case comes to the Board of Appeals on direct petition for a reclassification of property from D.R. 16 zoning to B.L. or R-0 zoning. The subject property is located on the east side of Satyr Hill Road 180 feet from the center line of Lowell Ridge Road, in the Ninth Election District of Baltimore County. Prior to the hearing, Petitioner abandoned his request for a reclassification to B.L. and elected to proceed solely on a petition for reclassification from D.R. 16 to R-0. This case was heard in its entirety on September 30, 1982.

The evidence presented to this Board consisted of the testimony of Jerome Schulman, P.E., and James Hoswell, Planner for Baltimore County, and photographs of the subject property, a transcript of a portion of the hearing during the comprehensive map process in 1980 concerning the subject property, a written recommendation from the Planning Board, and an affidavit from the property owners adjacent to the subject property.

Mr. Jerome Schulman, P.E., testified that the subject property consists of three contiguous lots of which the middle lot is unimproved and currently used for parking, and the adjacent lots each contain a structure which has been used for offices for the past thirteen years, and that the center parcel enjoys no reasonable or rational use by virtue of its D.R. 16 zoning.

Mr. Hoswell testified that it was the position of Baltimore County and the Planning Board that the petition for reclassification to R-0 be granted. In support of this position, he testified that the current status of the zoning on the subject property constituted error and for reasons testified as follows:

1. That an issue was created regarding the subject property during the 1980 comprehensive zoning process concerning the rezoning of this property from D.R. 16 to R-0.

MEMORANDUM IN SUPPORT OF PETITION
FOR ZONING RECLASSIFICATION REQUEST
FOR 8829 & 8831 SATYR HILL ROAD

The Petitioner respectfully submits for review and consideration the following instances of error committed by the Baltimore County Council in adoption of the 1980 Official Comprehensive Zoning Maps, inclusive of the subject properties as Density, Residential (D.R. 16) and contends that the appropriate classification should be Residential, Office (R.O.) or Business Local (B.L.).

1. The County Council failed to recognize and consider that these properties lie immediately across Satyr Hill Road from the existing back parking lots of the business known as Jerry's Chevrolet.
2. The County Council failed to recognize and consider that the subject properties lie adjacent to Perring Parkway, immediately south whereof exists the North Plaza Mall Shopping Center.
3. The County Council failed to recognize and consider that the subject properties lie adjacent to Perring Parkway, immediately south whereof exists the Gino's Restaurant.
4. The County Council failed to recognize and consider that the subject properties are in extremely close proximity to Joppa Road, specifically the intersection of Joppa Road and Perring Parkway, immediately north and south whereof and continuing for several blocks in either direction there are no residential properties and only business locations exist.
5. The County Council failed to recognize and consider that Perring Parkway has been proposed to be widened further.
6. The County Council failed to recognize and consider, when they adopted the 1980 Map, and did not take into account fully the fact that the subject properties are surrounded by apartments and commercial development.
7. The County Council failed to recognize and consider that the subject properties are not now suitable for residential use, coupled with the fact that two office buildings now exist thereon.

William F. Wilke, Inc. - #R-83-61

2.

2. That the R-0 zoning was a newly created classification introduced in 1979 which was not finally adopted until 1980.
3. That at the time of the hearing before the County Council on June 19, 1980, the R-0 zoning had only been in existence for three months.
4. That all testimony presented at the hearing before the County Council on June 19, 1980, was in favor of the R-0 zone.
5. That there was a dearth of understanding of the full parameters of this newly created zone in June of 1980.
6. That as a result of the confusion surrounding this newly created zone, the issue concerning the subject property was not given full attention.
7. That if the same issue were before the County Council at the next comprehensive rezoning process, the Planning Board would recommend R-0 zoning.
8. That the existing D.R. 16 zoning does not provide a reasonable use for the subject property since two office buildings are presently located on the tracts of land on opposite sides of the subject property (center parcel), and the center parcel is without improvements.

The recommendation of the Planning Board in pertinent part states the following:

"The Planning Board believes that the petitioner's request for R.O. zoning should be granted. The three lots contain two office buildings constructed in the D.R. 16 zone by the utilization of validly granted special exceptions and a parking area between them. It is the Planning Board's opinion that R.O. zoning would recognize the existing use while at the same time providing for transitional type usage between the residential areas to the north and the commercial areas to the south.

It is therefore recommended that the petitioner's request for R.O. zoning be granted."

Based on the testimony and exhibits presented at the hearing, the Board is of the opinion that the standard stated in Section 2-58.1 of the Baltimore County Code has been met by Petitioner, and that the present zoning is in error.

8. The County Council failed to recognize and consider that the subject properties fall well within the criteria of the Declaration of Findings and the Statement of Legislative Intent of Sections 203.1 and 203.2, respectively, of the Baltimore County Zoning Regulations.
9. The subject properties and improvements, as well as intended changes, meet the use requirements, sign and display requirements, and bulk requirements of Sections 203.3 and 203.4 of the aforementioned Regulations.
10. The Petitioner, upon favorable consideration and disposition of the instant request, fully intends to fulfill all of the requirements and conditions of the Development Plan, as called for under Section 203.5 of the aforementioned Regulations, inclusive of all requisite building and occupancy permits.
11. The County Council failed to recognize and consider that the properties' present classification of Density, Residential (D.R. 16) would be conducive to high density residential development rather than requested classification of Residential, Office (R.O.), or further Business Local (B.L.), which would lend itself to maintaining the character of the neighborhood, rather than deter from same.
12. The subject properties and improvements, as well as intended changes, meet all of the requirements of Sections 230.6, 230.12, 231 and 232, respectively, of the aforementioned regulations.
13. And for such further reasons which will be presented at the actual hearing.

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 24, 1982

Norman Sheer, Esquire
8829 Satyr Hill Road
Baltimore, Maryland 21234

Re: Petition for Reclassification
E/S Satyr Hill Rd., 180' S of the c/l of
Lowell Ridge Road
William F. Wilke, Inc. - Petitioner
Case #R-83-61

Dear Mr. Sheer:

This is to advise you that \$195.23 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

A. L. SNYDER
SURVEYOR
1911 HANOVER PIKE
HAMPSTEAD, MARYLAND 21074
(301) 238-7744

Description for
Zoning Reclassification for 8829 and 8831
Satyr Hill Road

9th Election District, Baltimore County, Maryland

Beginning for the same on the east side of Satyr Hill Road 180 feet more or less southerly from the centerline of Lowell Ridge Road and running thence:

- 1.) N 64° 53' 34" E 190.55 feet, thence
- 2.) S 25° 06' 06" E 168.75 feet, thence
- 3.) S 64° 53' 34" W 198.82 feet, to the east side of Satyr Hill Road and running with it the following two courses and distances:
a.) N 30° 12' 56" W 85.06 feet and thence
b.) N 14° 25' 06" W 85.51 feet to the place of beginning.

Containing 0.7769 acres of land more or less.



494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
October 19, 1982

Norman Sheer, Esquire
8829 Satyr Hill Road
Baltimore, Md. 21234

Re: Case No. R-83-61
William F. Wilke, Inc.

Dear Mr. Sheer:

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

Very truly yours,

Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. A. C. Seeman, Jr.
William F. & Mary N. Wilke
John W. Hession, III, Esquire
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. G. Howell
Board of Education



PETITION FOR RECLASSIFICATION

9th Election District

ZONING:

Petition for Reclassification

LOCATION:

East side of Satyr Hill Road, 180 ft. South of the centerline of Lowell Ridge Road

DATE & TIME:

Thursday, September 30, 1982 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:

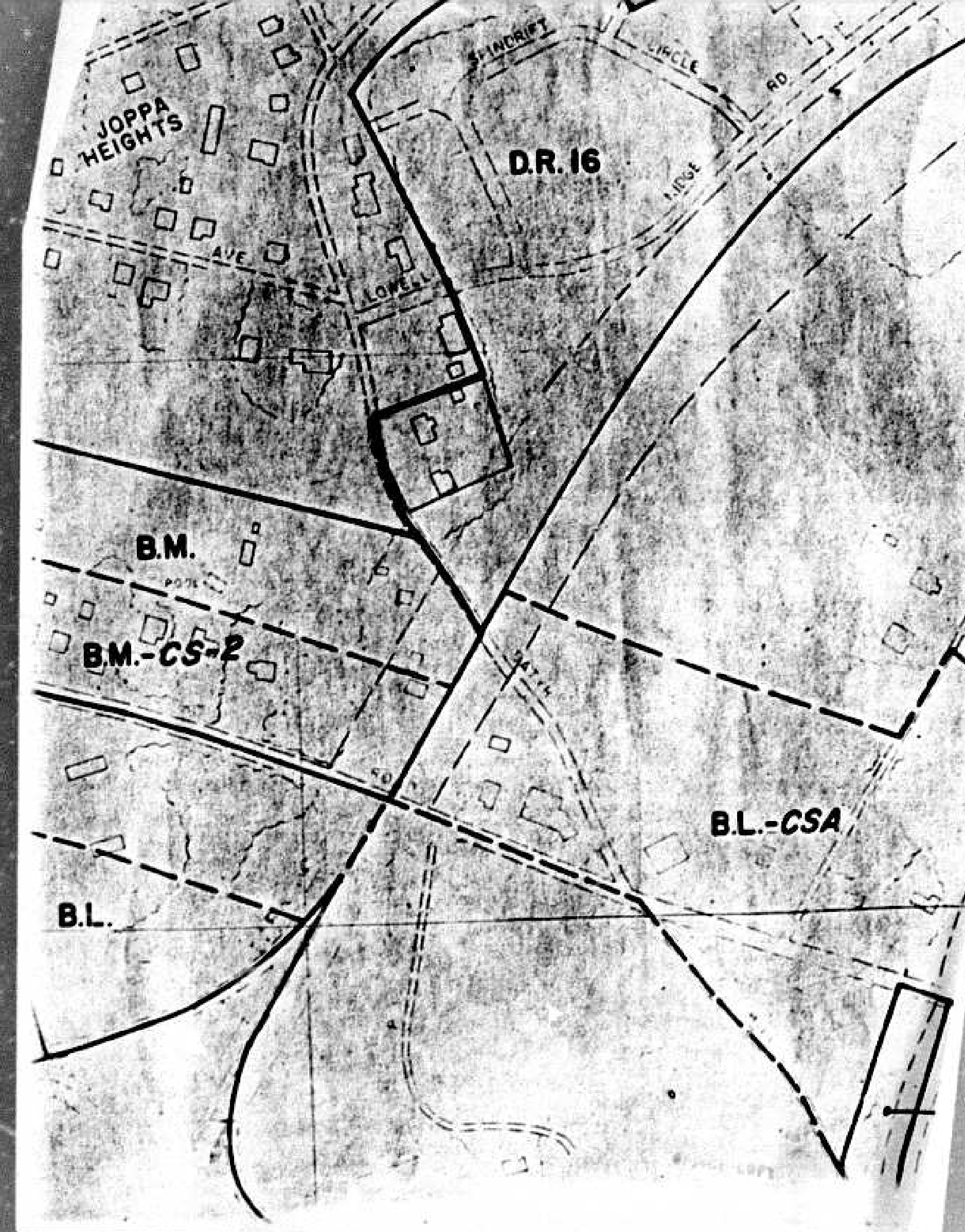
Present Zoning: D.R. 16
Proposed Zoning: B.L. or R.O.

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

Being the property of William F. Wilke, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 30, 1982 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
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 108990
DATE: 9-30-82 ACCOUNT: R-01-615-000
AMOUNT: \$195.23
RECEIVED FROM: Norman Sheer, Esquire
FOR: Advertising & Posting for R-83-61 (William F. Wilke, Inc.)
C 810*****1952310 8308A
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 05776
DATE: 9/1/82 ACCOUNT: 01-662
AMOUNT: 4.500
RECEIVED FROM: Stephen D. Fisher
FOR: Entry Fee for Reclassification Petition
William F. Wilke, Inc.
414 1 50000
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 9, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 30th day of September, 1982, the first publication appearing on the 9th day of September, 1982.

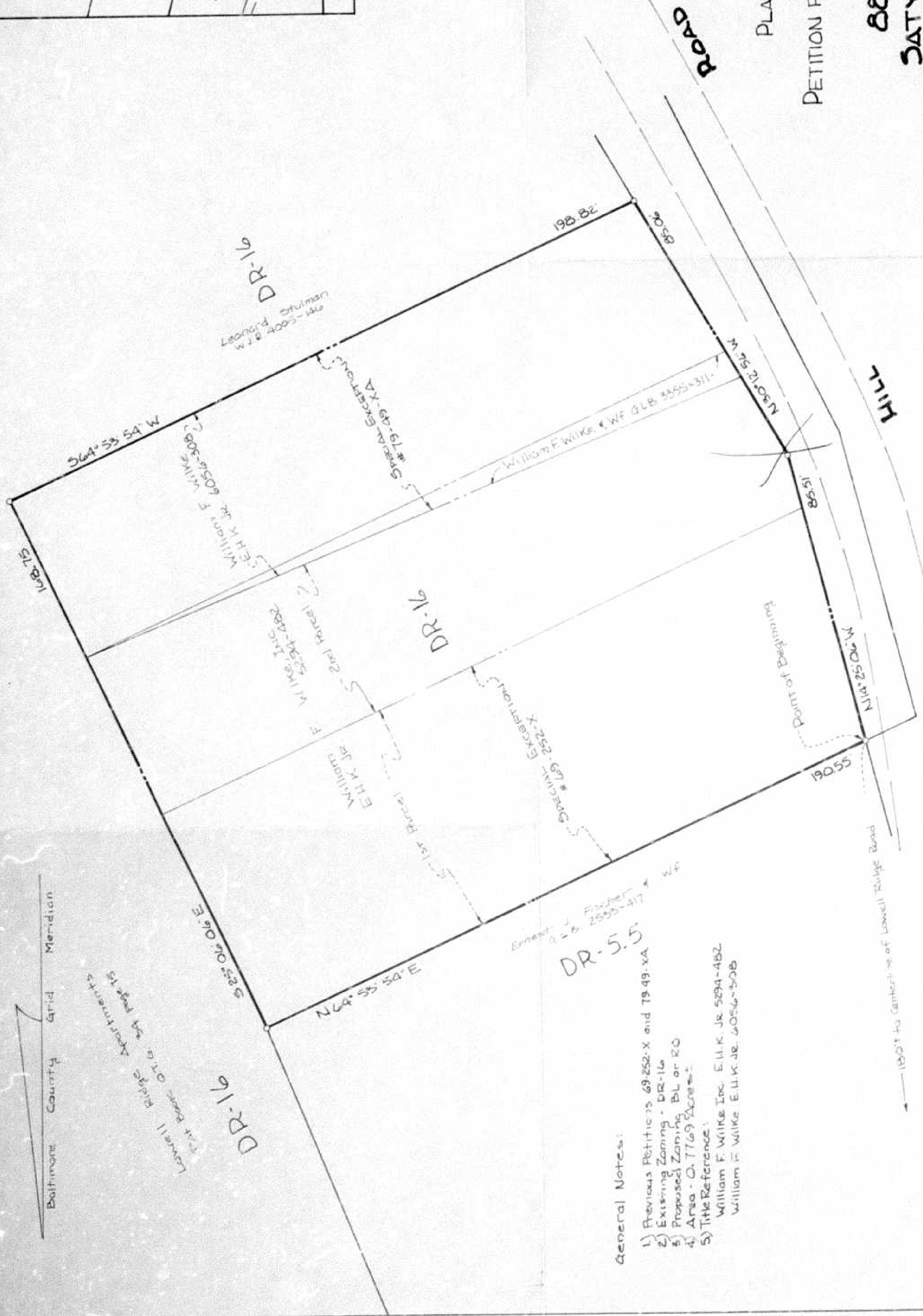
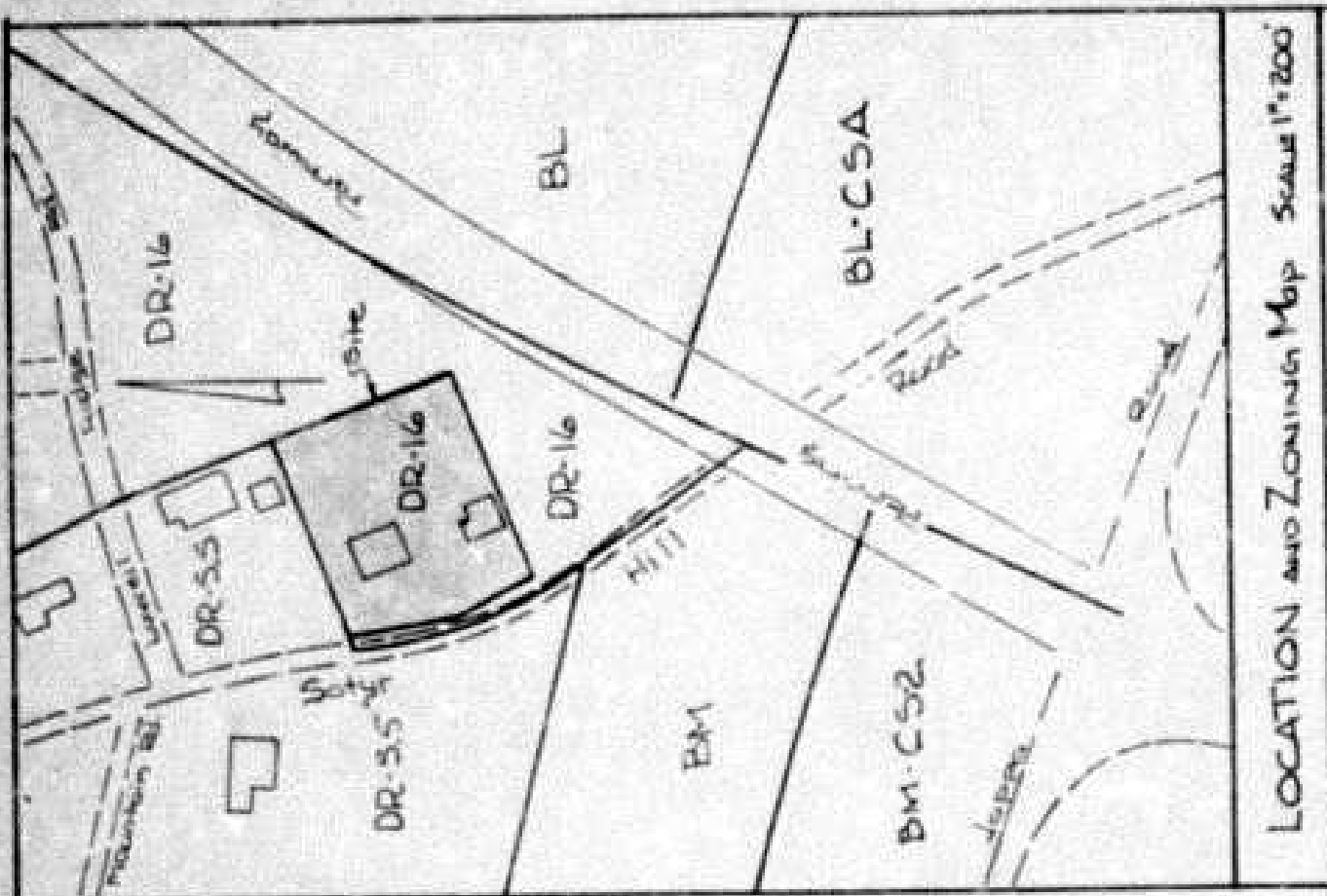
THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 9/12/82
Posted for: Petition for Reclassification
Petitioner: William F. Wilke, Inc.
Location of property: E/S Satyr Hill Rd., 180' S of the centerline of Lowell Ridge Rd.
Location of Signs: Front of property (7 8829-8831 Satyr Hill Rd.)
Remarks: None
Posted by: [Signature] Date of return: 9/17/82
Number of Signs: 1



General Notes:

- 1) Previous Petitions 69-252-X and 79-49-XA
- 2) Existing Zoning - DR-16
- 3) Proposed Zoning - BL or RQ
- 4) Area - 0.7769 Acres
- 5) Title Reference:
William F. Wilke, Inc. E.L.K. Jr. 5294-482
William F. Wilke, E.L.K. Jr. 6056-508

PLAT TO ACCOMPANY

PETITION FOR ZONING RECLASSIFICATION

FOR

8829 AND 8831

SATYR HILL ROAD

NINTH ELECTION DISTRICT, SIXTH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

FEBRUARY 22, 1982

SCALE 1"=20'

Item #6

cycle III

AL SNYDER

SURVEYOR

1911 HANOVER PIKE
HAMPSTEAD, MARYLAND 21074
(301) 253-1144



Al Snyder

JOB NO. 51040



Baltimore County Grid Meridian

Lowell Ridge Apartments
Plat Book O.T.G. 34 Page 75

DR-16

S25°06'06"E

N64°53'54"E

DR-5.5

168.75

S64°53'54"W

William F. Wilke
E.H.K. Jr. 6056-308

William F. Wilke, Inc.
5294-482

1st Parcel

SPECIAL EXCEPTION
#69-252-X

DR-16

SPECIAL EXCEPTION
#79-49-XA

William F. Wilke & W.F. G.L.B. 3555-311

DR-16

195.82

85.06

N30°12'56"W

85.51

N14°25'06"W

190.55

Point of Beginning

180' to Centerline of Lowell Ridge Road

SATYR

DR-5.5

HILL

ROAD

PLAT TO ACCOMPANY
PETITION FOR ZONING RECLASSIFICATION

FOR
8829 AND 8831
SATYR HILL ROAD

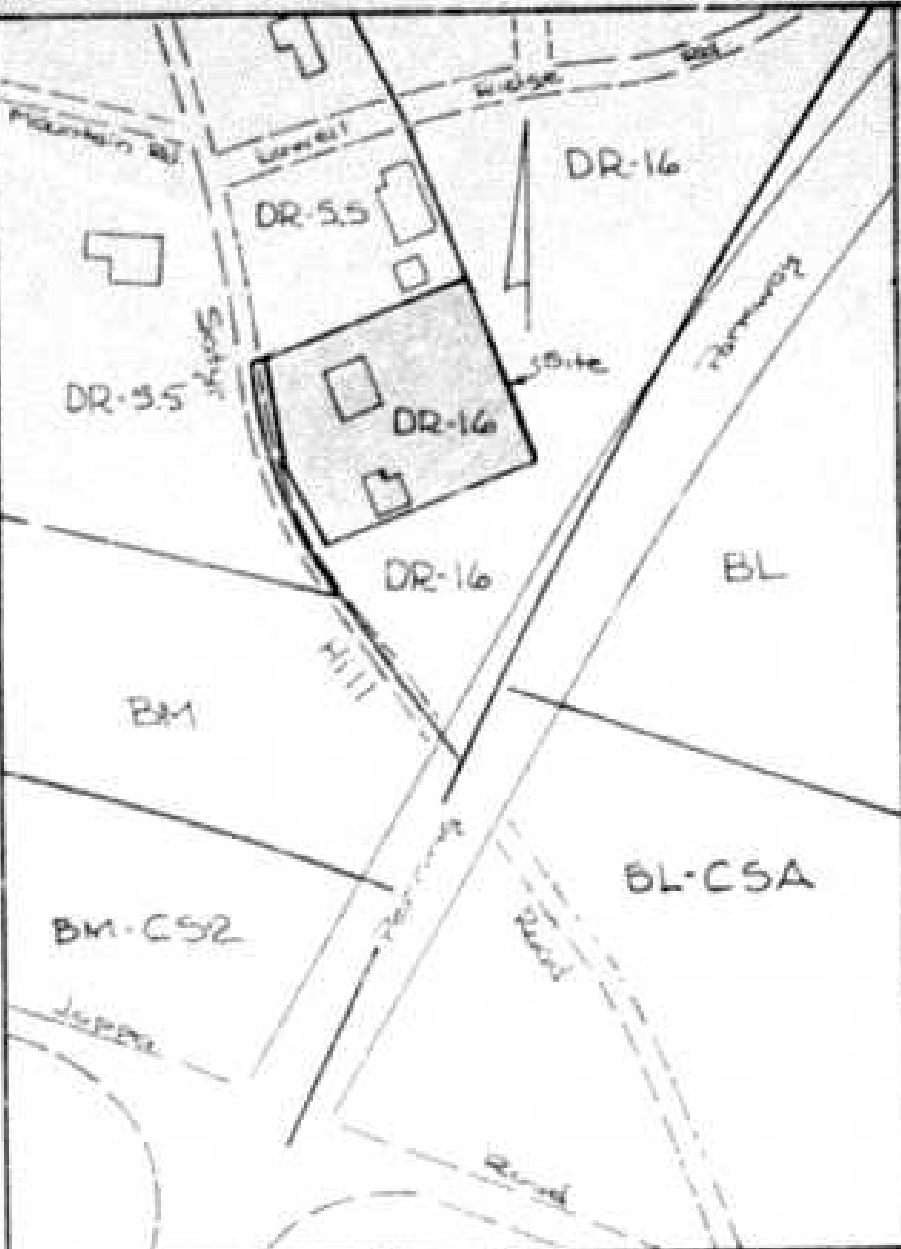
NINTH ELECTION DISTRICT, SIXTH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
FEBRUARY 22, 1982
SCALE 1"=20'



AL. SNYDER
SURVEYOR

1911 HANOVER PIKE
HAMPSTEAD, MARYLAND 21074
(301) 259-7744

Job No. B1060



LOCATION AND ZONING Map SCALE 1"=200'

General Notes:

- 1) Previous Petitions 69-252-X and 79-49-XA.
- 2) Existing Zoning - DR-16
- 3) Proposed Zoning - BL or RC
- 4) Area - 0.7769 Acres
- 5) Title Reference:
William F. Wilke Inc. E.H.K. JR 5294-482
William F. Wilke E.H.K. JR 6056-308