

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 O-1 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 Not Applicable

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:
Not Applicable

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:

Legal Owner(s):

F.L. Rossi, et al
John F. Rossi, et al
(Type or Print Name)
M. Stanley Radcliffe
Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

M. Stanley Radcliffe
(Type or Print Name)

Signature

608 Baltimore Avenue
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: 828-0333

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Frank L. Rossi
Name
239 Coldbrook Road
Address
Timonium, Maryland 21093
Phone No.

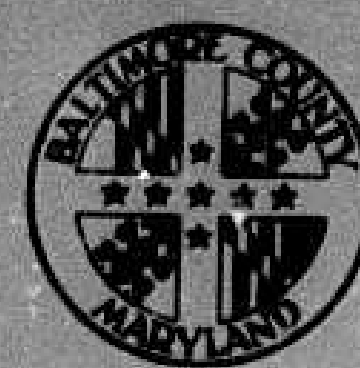
BABC-Form 1

MICROFILMED

F.L. Rossi, et al
S/S Seminary Ave., 256.30' W of c/l of
York Rd.
R-83-64
9th

R-83-64
410

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1982

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

cc: 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

M. Stanley Radcliffe, Esquire
608 Baltimore Avenue
Towson, Maryland 21204

RE: Item No. 10 - Cycle No. III
Petitioner - Frank L. Rossi, et al
Reclassification Petition

Dear Mr. Radcliffe:

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 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 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 south side of Seminary Avenue west of York Road in the 9th Election District, this vacant piece of property is zoned D.R. 5.5 and is abutted by a gasoline service station to the east, dwellings to the south and west, and commercial uses to the north across Seminary Avenue.

In view of the fact that the submitted site plan does not indicate a proposed development of the subject property, the enclosed comments from this Committee are general in nature. If the requested reclassification is granted, a public hearing and/or Planning Board review and approval will be required prior to development. At that time, more specific comments will be provided.

MICROFILMED

Item No. 10 - Cycle No. III
Petitioner - Frank L. Rossi, et al
Reclassification Petition

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

NEC:bac

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

Mr. Frank L. Rossi
239 Coldbrook Road
Timonium, Maryland 21093

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 7, 1982

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

Re: Item #10 Zoning Cycle III (April-October 1982)
Property Owner: F. L. Rossi, et al
S/S Seminary Ave., 256.30' W. from centerline of York Rd.
Existing Zoning: DR 5.5
Proposed Zoning: O-1
Acres: 1.06
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 supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Items 14 (1970-1971), 118 (1970-1971) and 260 (1975-1976) are referred to for your consideration.

Seminary Avenue, which is anticipated to be transferred to Baltimore County for maintenance in the future is proposed to be further improved as a 50-foot closed section roadway on an 80-foot right-of-way.

The entrance locations and specifications are also subject to approval by the Department of Traffic Engineering.

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 III (April-October 1982).

Very truly yours,

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

RAM:RAL:FW/iss

cc: Jack Wimbley
John Trenner

3-57 Key Sheet
45 NW 1 Pos. Sheet
NW 12 A Topo
51 Tax Map

MICROFILMED

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

March 19, 1982

Mr. William Hackett, Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

Attention: Mr. Nicholas Commodari

Dear Mr. Hackett:

Stopping sight distance is poor due to the vertical alignment of the highway.

The entrance must be improved in accordance with State Highway Administration standards and specifications. The frontage of the property must be improved with paving and concrete curb.

The entrance is subject to approval and permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JM:maw

cc: Mr. J. Wimbley
Mr. G. Wittman

By: John Meyers

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7506 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free
P.O. Box 117 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

MICROFILMED

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

STEPHEN 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. 10
Property Owner: F. L. Rossi, et al
Location: S/S Seminary Avenue 256.30' W. from centerline of York Road
Existing Zoning: D.R. 5.5
Proposed Zoning: O-1
Acres: 1.06
District: 9th

Dear Mr. Hackett:

The existing D.R. 5.5 zoning for this site can be expected to generate 50 trips per day and the proposed O-1 zoning can be expected to generate approximately 330 trips per day.

Sincerely,

Michael S. Flanagan
Engineering Associate II

MSF/r1j

MICROFILMED

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 #10, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: F. L. Rossi, et al
Location: S/S Seminary Avenue 256.30' W. from centerline of York Road
D.R. 5.5
Existing Zoning: O-1
Proposed Zoning: O-1
Acres: 1.06
District: 9th

Metropolitan water and sewer are available.

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, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

MICROFILMED

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

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

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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:
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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.

Contact Purchaser:

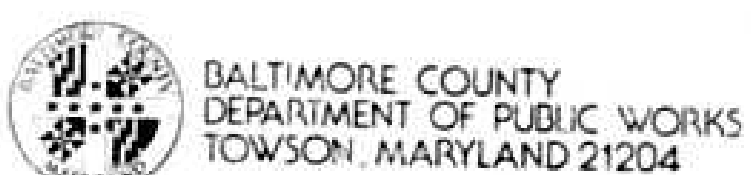
Legal Owner(s):
F.L. Rossi, et al
John P. Rossi, et al
(Type or Print Name)
Signature
Address
(Type or Print Name)
City and State
Signature

Attorney for Petitioner:

M. Stanley Radcliffe
(Type or Print Name)
Signature
608 Baltimore Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 828-0333

Name, address and phone number of legal owner, contact purchaser or representative to be contacted
Francis L. Rossi
Name
239 Coldbrook Road
Address
Timonium, Maryland 21093
Phone No.

BABC - Form 1



HARRY J. PISTEL, P.E.
DIRECTOR

April 7, 1982

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

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Property Owner: F. L. Rossi, et al
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Seminary Avenue, which is anticipated to be transferred to Baltimore County for maintenance in the future is proposed to be further improved as a 50-foot closed section roadway on an 80-foot right-of-way.

The entrance locations and specifications are also subject to approval by the Department of Traffic Engineering.

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 III (April-October 1982).

Very truly yours,

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

RAM:EAH:FWR:ss

cc: Jack Wimbley
John Trenner

5-SE Key Sheet
45 NW 1 Pos. Sheet
NW 12 A Topo
61 Tax Map

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1982

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

608
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Planning Department
Board of Education
Zoning Administration
Industrial Development

M. Stanley Radcliffe, Esquire
608 Baltimore Avenue
Towson, Maryland 21204

RE: Item No. 10 - Cycle No. III
Petitioner - Frank L. Rossi, et al
Reclassification Petition

Dear Mr. Radcliffe:

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 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 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.

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Located on the south side of Seminary Avenue west of York Road in the 9th Election District, this vacant piece of property is zoned D.R. 5.5 and is abutted by a gasoline service station to the east, dwellings to the south and west, and commercial uses to the north across Seminary Avenue.

In view of the fact that the submitted site plan does not indicate a proposed development of the subject property, the enclosed comments from this Committee are general in nature. If the requested reclassification is granted, a public hearing and/or Planning Board review and approval will be required prior to development. At that time, more specific comments will be provided.

Item No. 10 - Cycle No. III
Petitioner - Frank L. Rossi, et al
Reclassification Petition

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,

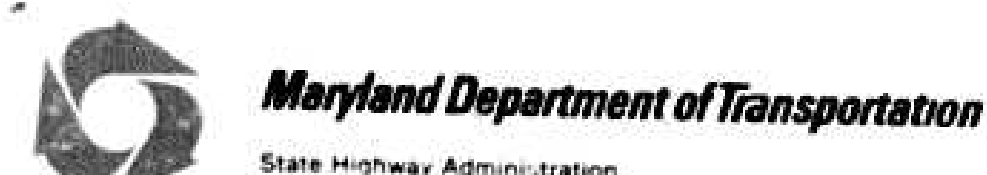
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

Mr. Frank L. Rossi
239 Coldbrook Road
Timonium, Maryland 21093



Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

March 19, 1982

Mr. William Hackett, Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

Attention: Mr. Nicholas Commodari

Re: RE-Classification Petitions
Cycle III - 1982
Meeting of March 16, 1982
ITEM: #10
Property Owner: F.L. Rossi, et al
Location: S/S Seminary Ave.
(Route 131) 256.30' W. from centerline of York Road
Existing Zoning: D.R. 5.5
Proposed Zoning: O-1
Acres: 1.06
District: 9th

Dear Mr. Hackett:

Stopping sight distance is poor due to the vertical alignment of the highway.

The entrance must be improved in accordance with State Highway Administration standards and specifications. The frontage of the property must be improved with paving and concrete curb.

The entrance is subject to approval and permit from the State Highway Administration.

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

CL:JM:maw

By: John Meyers

cc: Mr. J. Wimbley
Mr. G. Wittman

My telephone number is (301) 659-1350

383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-422-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



TERREN F. 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. 10
Property Owner: F. L. Rossi, et al
Location: S/S Seminary Avenue 256.30' W. from centerline of York Road
Existing Zoning: D.R. 5.5
Proposed Zoning: O-1
Acres: 1.06
District: 9th

Dear Mr. Hackett:

The existing D.R. 5.5 zoning for this site can be expected to generate 50 trips per day and the proposed O-1 zoning can be expected to generate approximately 330 trips per day.

Sincerely,

Michael S. Flanigan
Engineering Associate II

MSF/r1j



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 #10, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: F. L. Rossi, et al
Location: S/S Seminary Avenue 256.30' W. from centerline of York Road
Existing Zoning: D.R. 5.5
Proposed Zoning: O-1
Acres: 1.06
District: 9th

Metropolitan water and sewer are available.

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

Very truly yours,

Tim J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

INF/als

April 7, 1982

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

Dear Mr. Hackett:

Comments on Item #10, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: F. L. Rossi, et al
Location: S/S Seminary Avenue 256.30' W. from centerline of York Road
Existing Zoning: D.R. 5.5
Proposed Zoning: O-1
Acres: 1.06
District: 9th

Metropolitan water and sewer are available.

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

1JP/-ls/JWP

MICROFILMED

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. RENCKE
CHIEF

April 6, 1982

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

Attention: Nick Comodori, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: F. L. Rossi, et al

Location: S/S Seminary Avenue 256.30' W. from centerline of York Road

Item No.: 10 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 300 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 BY: *Jan J. Pappas* 5/7/82 Noted and Approved: *George W. Wagnall*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mbl cm

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

April 19, 1982

Mr. William Hackett
Board of Appeals

RE: Reclassification Petition
Cycle III - 1982
Meeting of March 16, 1982

Dear Mr. Hackett:

I have no comment at this time for the following Item numbers.

Item No. 3
Item No. 5
Item No. 7
Item No. 8
Item No. 10
Item No. 11
Item No. 12
Item No. 14
Item No. 16
Item No. 17
Item No. 18
Item No. 19

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:es

MICROFILMED

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. 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: 10
Property Owner: F. L. Rossi, et al
Location: S/ S Seminary Ave. 256.30' W. from centerline of York Road
Present Zoning: D.R. 5.5
Proposed Zoning: O-1

School Situation

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

Acreeage 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

IN THE MATTER OF THE APPLICATION OF FRANK L. ROSSI, ET AL FOR REZONING FROM D.R. 5.5 to O-1 ON PROPERTY LOCATED ON THE S/S of Seminary Avenue 256.30' W. from c/l of York Road 9th District

OPINION

Petition of Frank L. Rossi, et al for reclassification from D.R. 5.5 to O-1 of property located on the south side of Seminary Avenue 256.30' west from the centerline of York Road in the Ninth Election District of Baltimore County.

A hearing was held on this matter on October 14, 1982, and after three hours of testimony a Motion was made by counsel for the Petitioners to withdraw the petition without prejudice. This Motion was granted by the Board.

ORDER

For the reasons stated above, it is this 14th day of December, 1982, by the County Board of Appeals ORDERED that the petition for reclassification from D.R. 5.5 to O-1 be and the same is hereby withdrawn and dismissed without prejudice.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

William R. Evans
William R. Evans

Paul J. Franz
Paul J. Franz

MICROFILMED

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE - BALTIMORE, MD. 21237

February 12, 1982

Bear of Exxon Service Station, Southwest corner of York Road & Seminary Avenue
9th District Baltimore County, Maryland

Beginning for the same on the south side of Seminary Avenue at the distance of 256.30 feet measured westerly along the south side of Seminary Avenue from the center line of York Road, thence running and binding on the south side of Seminary Avenue South 85 degrees 54 minutes 14 seconds West 116.31 feet, thence leaving Seminary Avenue for three lines of division as follows: South 4 degrees 06 minutes 36 seconds East 324.09 feet, North 64 degrees 52 minutes 24 seconds East 210.53 feet and North 22 degrees 00 minutes 28 seconds West 261.18 feet to the place of beginning.

Containing 1.06 acres of land more or less.

MICROFILMED



RE: PETITION FOR RECLASSIFICATION from D.R. 5.5 to O-1 Zone S/S Seminary Ave., 256.30' W from Centerline of York Rd., 9th District

FRANK L. ROSSI, et al, Petitioners : Case No. R-83-63 (Item 10, 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
494-2168

I HEREBY CERTIFY that on this 6th day of August, 1982,

a copy of the foregoing Order was mailed to M. Stanley Radcliffe, Esquire, 608

Baltimore Avenue, Towson, Maryland 21204, Attorney for Petitioners.

RECEIVED
BALTIMORE COUNTY
AUG 12 2 25 PM '82
COUNTY BOARD
OF APPEALS
BY

MICROFILMED

Salley Rossi

101 West Seminary Ave.
Lutherville, Md. 21053
October 12, 1982

Mr. William T. Hackett, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

Dear Mr. Hackett:

We are opposed to the zoning change requested in the petition R83-62.

The requested change would have an adverse impact on our neighborhood.

Thank you for your consideration on this matter.

Very truly yours,

Robert D. Douglass
Robert D. Douglass

Robert J. Douglass
Robert J. Douglass

MICROFILMED

Baltimore County Board of Appeals
Baltimore County, Maryland

RE: Memorandum to Support Cycle Zoning
Reclassification Request for Property
Located on Seminary Avenue
9th Election District
4th Councilmanic District

Honorable Members of the Board:

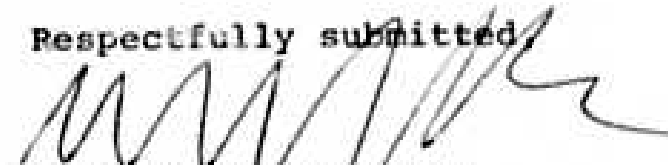
This memorandum accompanies and is in support of a petition request to reclassify the subject property from its present classification of Density, Residential (D.R.5.5) to Office Building (O-1).

The Petitioner contends that the Baltimore County Council committed error in placing the subject property in its present classification with the adoption of the 1980 Comprehensive Zoning Map (3C) and outlines the following information for the Board's review and consideration:

1. The County Council committed error in that it failed to recognize that the subject property meets or exceeds all of the requisites contained within the Declaration of Findings of Section 204.1 of the Baltimore County Zoning Regulations, pertaining to the requested classification of Office Building (O-1).
2. The County Council committed error in that they failed to recognize that the subject property is full capable of meeting or exceeding all of the criteria of Legislative Policy contained within Section 204.2 of the Baltimore County Zoning Regulations, pertaining to the requested classification of Office Building (O-1).
3. The County Council committed error in that they failed to recognize the subject property's proximity to the intersection of York Road, an officially designated Class II Commercial Motorway, and Seminary Avenue, a major collector street and arterial roadway and, further, that Seminary Avenue has existing and established traffic patterns as a primary residential access to York Road and reverse access from York Road to residential communities contiguous to Seminary Avenue.
4. The County Council committed error in that they failed to recognize that Seminary Avenue is proposed to be improved as a fifty foot wide paved roadway with a seventy foot right-of-way.

Honorable Members of the Board
Page 2

5. The County Council committed error in that it failed to recognize that the subject property lies immediately adjacent to a 1.3 acre commercial (B.L.) property, which is improved with a recently rebuilt automotive service station and that it lies opposite a commercial (B.L.) property which is improved with a carry-out restaurant and office structure.
6. Aid for such additional and further reasons which will be presented and/or elaborated upon at the time of the public hearing.

Respectfully submitted,

M. STANLEY RADCLIFFE
Attorney for the Petitioner

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

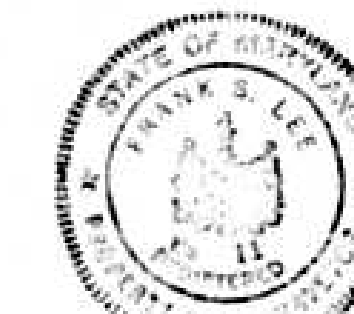
1277 NEIGHBORS AVE. — BALTIMORE, MD. 21217

February 12, 1982

Bear of Exxon Service Station, Southwest corner of York Road & Seminary Avenue
9th District Baltimore County, Maryland

Beginning for the same on the south side of Seminary Avenue at the distance of 256.30 feet measured westerly along the south side of Seminary Avenue from the center line of York Road, thence running and binding on the south side of Seminary Avenue South 85 degrees 54 minutes 14 seconds West 116.31 feet, thence leaving Seminary Avenue for three lines of division as follows: South 4 degrees 06 minutes 36 seconds East 324.09 feet, North 64 degrees 52 minutes 24 seconds East 210.58 feet and North 22 degrees 00 minutes 28 seconds West 261.18 feet to the place of beginning.

Containing 1.06 acres of land more or less.



PETITION FOR RECLASSIFICATION

9th Election District

ZONING: Petition for Reclassification
LOCATION: South side of Seminary Avenue, 256.3 ft. West of the centerline of York Road
DATE & TIME: Thursday, October 14, 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. 5.5
Proposed Zoning: O-1

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

Being the property of F. L. Rossi, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, October 14, 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

494-3180

County Board of Appeals

Room 218, Court House
Towson, Maryland 21204
December 13, 1982

M. Stanley Radcliffe, Esquire
608 Baltimore Avenue
Towson, Md. 21204

Re: Case No. R-83-63
Frank L. Rossi, et al

Dear Mr. Radcliffe:

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: Frank L. Rossi
John W. Hession, III, Esq.
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. G. Howell
Board of Education

September 14, 1982

M. Stanley Radcliffe, Esquire
608 Baltimore Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Reclassification
S/S Seminary Ave. 256.3' W of c/l
of York Road
F. L. Rossi, et al - Petitioners
Case #R-83-64 Cycle III - Item #10

TIME: 10:00 A.M.

DATE: Thursday, October 14, 1982

PLACE: Room 218, Courthouse, Towson, Maryland

cc: People's Counsel


William T. Hackett, Chairman
County Board of Appeals

IN THE MATTER OF THE APPLICATION OF
FRANK L. ROSSI, ET AL
FOR REZONING FROM
D.R. 5.5 to O-1
ON PROPERTY LOCATED ON THE
S/S of Seminary Avenue 256.30'
W. from c/l of York Road
9th District

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. R-83-63

OPINION

Petition of Frank L. Rossi, et al for reclassification from D.R. 5.5 to O-1 of property located on the south side of Seminary Avenue 256.30' west from the centerline of York Road in the Ninth Election District of Baltimore County.

A hearing was held on this matter on October 14, 1982, and after three hours of testimony a Motion was made by counsel for the Petitioners to withdraw the petition without prejudice. This Motion was granted by the Board.

ORDER

For the reasons stated above, it is this 15th day of December, 1982, by the County Board of Appeals ORDERED that the petition for reclassification from D.R. 5.5 to O-1 be and the same is hereby withdrawn and dismissed without prejudice.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY


William T. Hackett, Chairman


William K. Evans


Mark S. Franz

RE: PETITION FOR RECLASSIFICATION : BEFORE THE BOARD OF APPEALS OF
from D.R. 5.5 to O-1 Zone
S/S Seminary Ave., 256.30' W from
Centerline of York Rd., 9th District : BALTIMORE COUNTY

FRANK L. ROSSI, et al, Petitioner. : Case No. R-83-63 (Item 10, 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
Deputy People's Counsel


John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2183

I HEREBY CERTIFY that on this 6th day of August, 1982, a copy of the foregoing Order was mailed to M. Stanley Radcliffe, Esquire, 608 Baltimore Avenue, Towson, Maryland 21204, Attorney for Petitioners.

RECEIVED
BALTIMORE COUNTY
AUG 6 2 25 PM '82
COUNTY BOARD
OF APPEALS
BY: 


John W. Hession, III



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. REINCKE
CHIEF

April 6, 1982

Mr. William Hammond cc: William Hackett
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: F. L. Rossi, et al

Location: S/S Seminary Avenue 256.30' W. from centerline of York Road

Item No.: 10 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 or 300 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 BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

April 19, 1982

Mr. William Hackett
Board of Appeals

RE: Reclassification Petitions
Cycle III - 1982
Meeting of March 16, 1982

Dear Mr. Hackett:

I have no comment at this time for the following item numbers.

Item No. 3
Item No. 5
Item No. 7
Item No. 8
Item No. 10
Item No. 11
Item No. 12
Item No. 14
Item No. 16
Item No. 17
Item No. 18
Item No. 19

[Signature]
Charles E. Burnham
Plans Review Chief

CEB: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.: 10
Property Owner: F. L. Rossi, et al
Location: S/S Seminary Ave. 256.30' W. from centerline of York Road
Present Zoning: D.R. 5.5
Proposed Zoning: 0-1

School Situation

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

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,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

101

101 West Seminary Ave.
Lutherville, Md. 21093
October 12, 1982

Mr. William T. Hackett, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

Dear Mr. Hackett:

We are opposed to the zoning change requested in the petition R83-62. The requested change would have an adverse impact on our neighborhood.

Thank you for your consideration on this matter.

Very truly yours,

[Signature]
Robert D. Douglass
Robert D. Douglass
Robert D. Douglass

RECEIVED
BALTIMORE COUNTY
OCT 17 12 31 PM '82
COUNTY CLERK
BY [Signature]



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 8, 1982

M. Stanley Radcliffe, Esquire
608 Baltimore Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
S/S Seminary Ave., 256.3' W of c/l of
York Rd.
F. L. Rossi, et al - Petitioners
Case #R-83-64 Item #10

Dear Mr. Radcliffe:

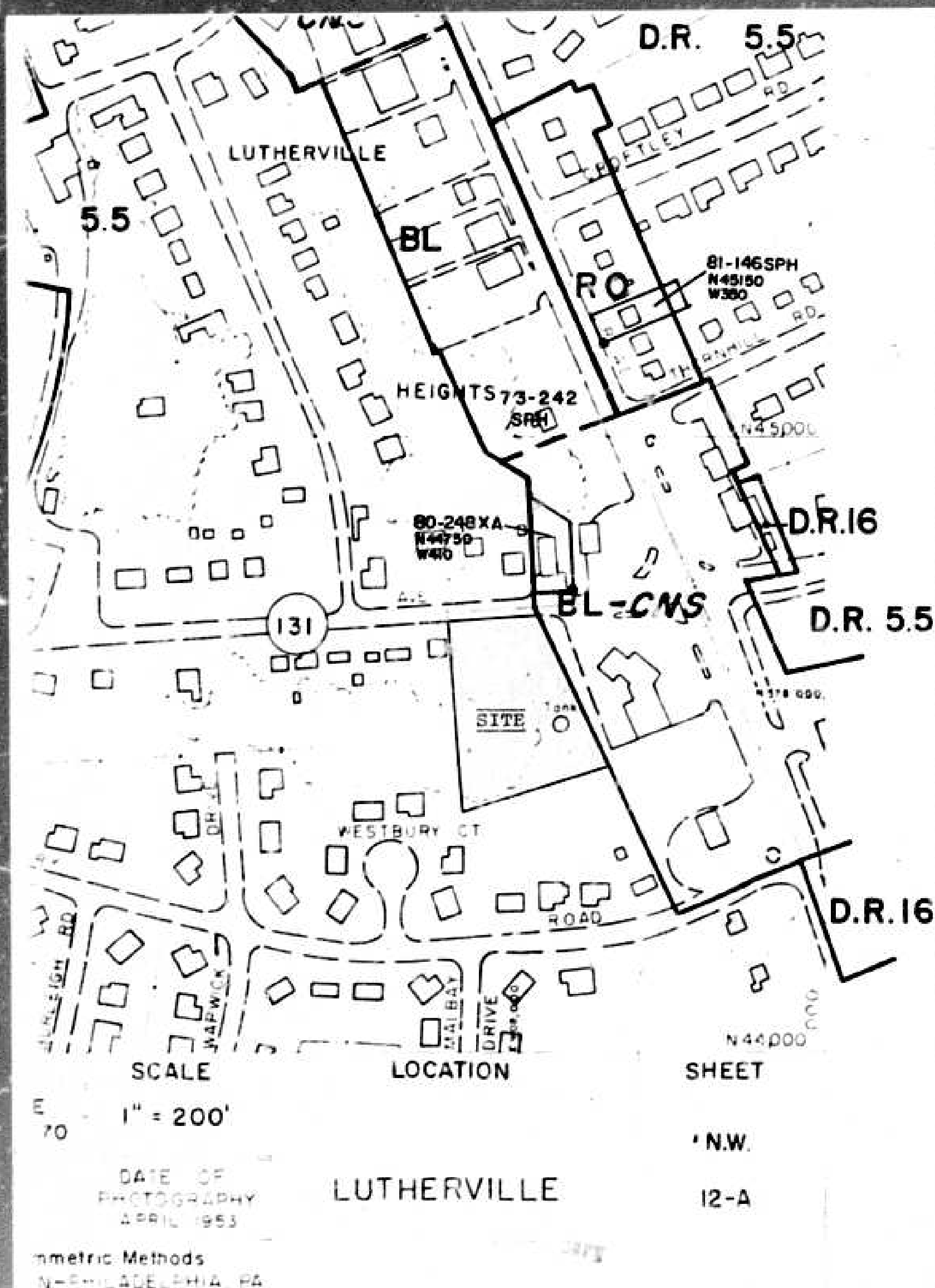
This is to advise you that \$196.09 is due for advertising and posting of the above property.

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,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj



Mr. Louis G. Noetzel, Jr.
1608 Greenspring Drive
Lutherville, Md. 21093

July 13, 1982

Chairman of Planning Board
Director of Planning and Zoning
Chairman of County Board of Appeals
People's Council of Baltimore County

Honorable Sirs:

RE: CYCLE III - CASE #10
FRANK ROSS, ETAL

On behalf of the residence of Seminary Avenue just west of York Road, The Lutherville Community Association, again, continues to oppose the rezoning of the property on the southside of Seminary Avenue just west of the Exxon Service Station at the intersection of York Road and Seminary Avenue. Changing the name of the petitioner does not alter our stance against commercialism creeping into our community.

If you will research the history of the property in question, you will find that we have held a line of 150 feet from the center of York Road as a point established limiting commercial zoning on the west side of York Road. This property has been an issue of two hearings and two zoning procedures, one of which was carried to the Court of Appeals at Annapolis. In each of these cases, this property was declared as residential and the rezoning request denied. Nothing has changed since these hearings. Changing the name of the petitioner from Esso to Exxon to Ross, Etal, doesn't change the character of the property and neighborhood or our continued commitment to protect the residential solidarity of our neighborhood.

Name changing does not change the name of the game!

We hope you will find, in your good judgment, to deny this rezoning request and retain the residential respect of our neighborhood.

Very truly yours,

[Signature]
L. G. Noetzel, Jr.
Zoning Chairman

cc: Secretary, L.C.A.
Honorable Barbara Bachur, Councilwoman,
Balto. Co. Council

RECEIVED
BALTIMORE COUNTY
JUL 30 9 47 AM '82
COUNTY CLERK
BY [Signature]

April 7, 1982

Mr. William Hackett, Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #10, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner:	F. L. Rossi, et al
Location:	S/S Seminary Avenue 256.30' W. from centerline of York Road
Existing Zoning:	D.R. 5.5
Proposed Zoning:	0-1
Acres:	1.06
District:	9th

Metropolitan water and sewer are available.

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

Very truly yours,

[Signature]
Wm. J. J. J. J., Director
BUREAU OF ENVIRONMENTAL SERVICES

INF/als/JVP

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 8, 1982

M. Stanley Radcliffe, Esquire
608 Baltimore Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
S/S Seminary Ave., 256.3' W of c/l of
York Rd.
F. L. Rossi, et al - Petitioners
Case #R-83-64 Item #10

Dear Mr. Radcliffe:

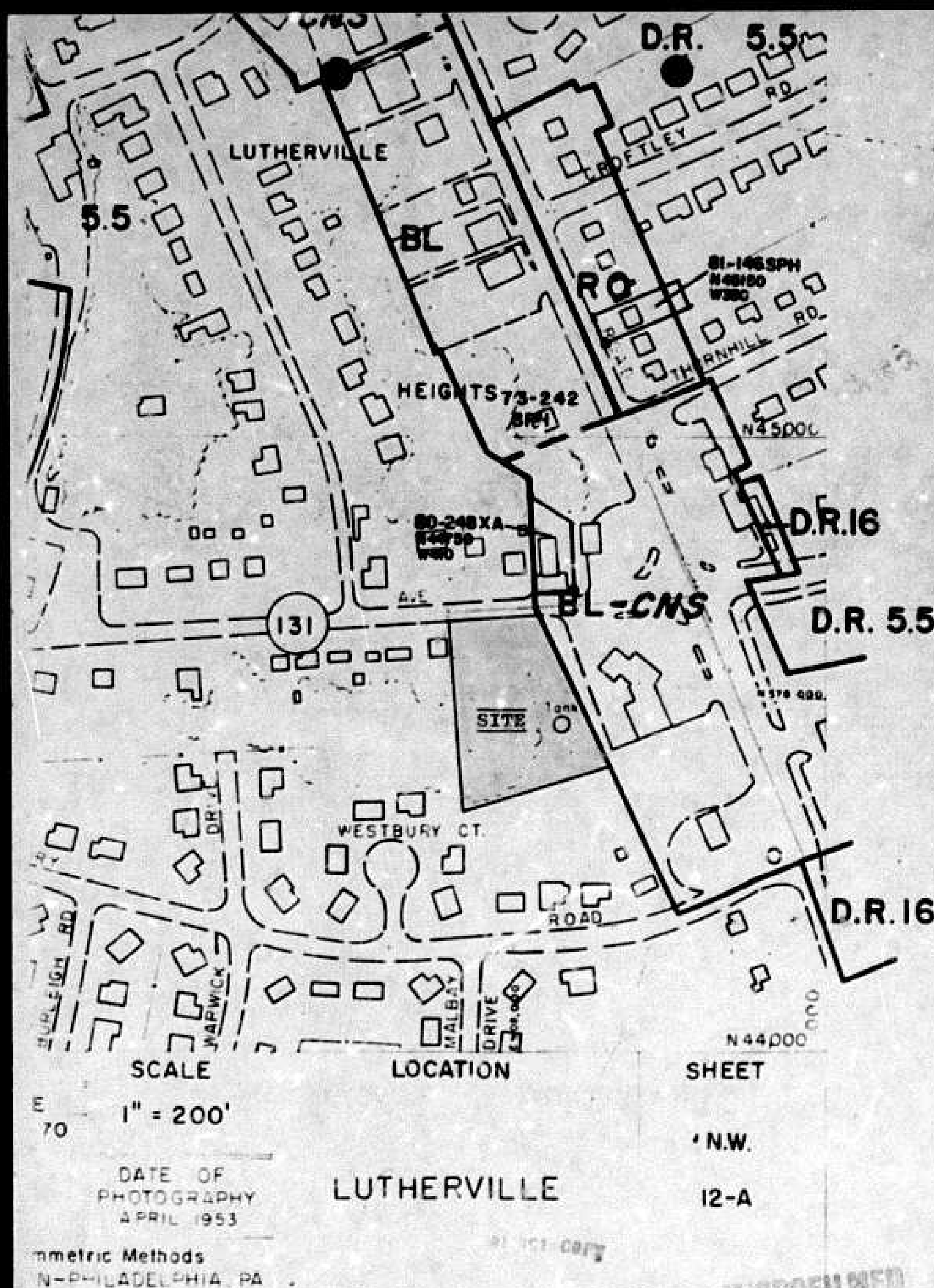
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Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj



MICROFILMED

Mr. Louis G. Noetzel, Jr.
1608 Greenspring Drive
Lutherville, Md. 21093

July 13, 1982

Chairman of Planning Board
Director of Planning and Zoning
Chairman of County Board of Appeals
People's Council of Baltimore County

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We hope you will find, in your good judgment, to deny this rezoning request and retain the residential respect of our neighborhood.

Very truly yours,

L. G. Noetzel, Jr.
Zoning Chairman

cc: Secretary, L.C.A.
Honorable Barbara Bachur, Councilwoman,
Balto. Co. Council

RECEIVED
BALTIMORE COUNTY
JUL 20 9 47 AM '82
COUNTY BOARD
BY: [Signature]

MICROFILMED

Baltimore County Board of Appeals
Baltimore County, Maryland

RE: Memorandum to Support Cycle Zoning
Reclassification Request for Property
Located on Seminary Avenue
9th Election District
4th Councilmanic District

Honorable Members of the Board:

This memorandum accompanies and is in support of a petition request to reclassify the subject property from its present classification of Density, Residential (D.R.5.5) to Office Building (O-1).

The Petitioner contends that the Baltimore County Council committed error in placing the subject property in its present classification with the adoption of the 1980 Comprehensive Zoning Map (3C) and outlines the following information for the Board's review and consideration:

1. The County Council committed error in that it failed to recognize that the subject property meets or exceeds all of the requisites contained within the Declaration of Findings of Section 204.1 of the Baltimore County Zoning Regulations, pertaining to the requested classification of Office Building (O-1).
2. The County Council committed error in that they failed to recognize that the subject property is full capable of meeting or exceeding all of the criteria of Legislative Policy contained within Section 204.2 of the Baltimore County Zoning Regulations, pertaining to the requested classification of Office Building (O-1).
3. The County Council committed error in that they failed to recognize the subject property's proximity to the intersection of York Road, an officially designated Class II Commercial Motorway, and Seminary Avenue, a major collector street and arterial roadway and, further, that Seminary Avenue has existing and established traffic patterns as a primary residential access to York Road and reverse access from York Road to residential communities contiguous to Seminary Avenue.
4. The County Council committed error in that they failed to recognize that Seminary Avenue is proposed to be improved as a fifty foot wide paved roadway with a seventy foot right-of-way.

MICROFILMED

Honorable Members of the Board
Page 2

5. The County Council committed error in that it failed to recognize that the subject property lies immediately adjacent to a 1.3 acre commercial (B.L.) property, which is improved with a recently rebuilt automotive service station and that it lies opposite a commercial (B.L.) property which is improved with a carry-out restaurant and office structure.
6. And for such additional and further reasons which will be presented and/or elaborated upon at the time of the public hearing.

Respectfully submitted,

M. STANLEY RADCLIFFE
Attorney for the Petitioner

MICROFILMED

PETITION FOR RECLASSIFICATION

9th Election District

ZONING: Petition for Reclassification

LOCATION: South side of Seminary Avenue, 256.3 ft. West of the centerline of York Road

DATE & TIME: Thursday, October 14, 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. 5.5
Proposed Zoning: O-1

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

Being the property of F. L. Rossi, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, October 14, 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

MICROFILMED

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
December 13, 1982

M. Stanley Radcliffe, Esquire
608 Baltimore Avenue
Towson, Md. 21204

Re: Case No. R-83-63
Frank L. Rossi, et al

Dear Mr. Radcliffe:

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
Edith T. Eisenhart,
Adm. Secretary

Encl.

cc: Frank L. Rossi
John W. Heslian, III, Esq.
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Garber
Mr. J. G. Hoswell
Board of Education

MICROFILMED

September 14, 1982

M. Stanley Radcliffe, Esquire
608 Baltimore Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Reclassification
S/S Seminary Ave., 256.3' W of c/l
of York Road
F. L. Rossi, et al - Petitioners
Case #R-83-64 Cycle III - Item #10

TIME: 10:00 A.M.

DATE: Thursday, October 14, 1982

PLACE: Room 218, Courthouse, Towson, Maryland

cc: People's Counsel

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

MICROFILMED

AN APPEAL: Directed to the County Board of Appeals, in the matter of a Petition for a Zoning Reclassification, Item 10, Case No R 83-64, set for Hearing October 14, 1982

WHEREAS, the undersigned residents and property owners are desirous of making their opposition known regarding the Petition for change of Zoning from the existing Residential Classification, D.R. 5.5, and,

WHEREAS, it is considered that repetition of individual verbal testimony could be time consuming and burdensome to the County Board of Appeals, and,

WHEREAS, It is appropriate that our collective opposition be represented by the Lutherville Community Association, we the undersigned PRAY that the County Board of Appeals DENY the Petition in the matter of Case No. R 83-64, Location: S/S Seminary Avenue in Lutherville, 256' West of York Road, Election District 9, Councilmanic District 4, and make a decision to Maintain the Existing Integrity of the immediate Residential Area, and to have our interests and concerns represented by a spokesman from the Lutherville Community Association, and,

WHEREAS, The President and Board of Directors of said Association have authorized Roland A. Rockel to present the opposition to the subject Petition for Zoning Reclassification, we the following do hereby affix our signatures for presentation to and for just and ample consideration by the County Board of Appeals.

Fred H. Spigler, Jr. Lutherville President, Community Assoc.

K.S. Wallace, 109 W. Seminary Ave. Luth.
Wm Wallace 109 W. SEMINARY AVE.
Arthur Steer 103 W. Seminary Ave.
Robert J. Davidson 101 W. Seminary Ave.
Robert J. Davidson 101 W. Seminary Ave.
Boulah M. Smith 106 W. Seminary Ave.
Mary Dallas 108 W. Seminary Ave.
Edgar J. Ross 17 W. Seminary Ave.
Howard E. Ross 17 W. Seminary Ave.
Phyllis Soren 210 W. Seminary Ave. 21093
William T. Soren 210 W. Seminary Ave. 21093
Cathy W. Orr 1505 Norman Ave. 21092
John M. Pappas 75 W. Seminary Ave. 21093
Elizabeth A. Pappas 15 W. Seminary Ave. 21093

MICROFILMED

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Fred H. Spigler, Jr. Lutherville President, Community Assoc.

Karoly A. Savadka 1513 Norman Ave.
Wm. H. Mearl 1507 Norman Ave.
Donna V. Mearl 1507 Norman Ave.
Samuel Blackwell 1526 Norman Ave.
Pat Callery 1576 Norman Ave.
James J. Bolster 1515 Norman Ave.

MICROFILMED

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Fred H. Spigler, Jr. Lutherville President, Community Assoc.

MICROFILMED

EXHIBIT - P-2

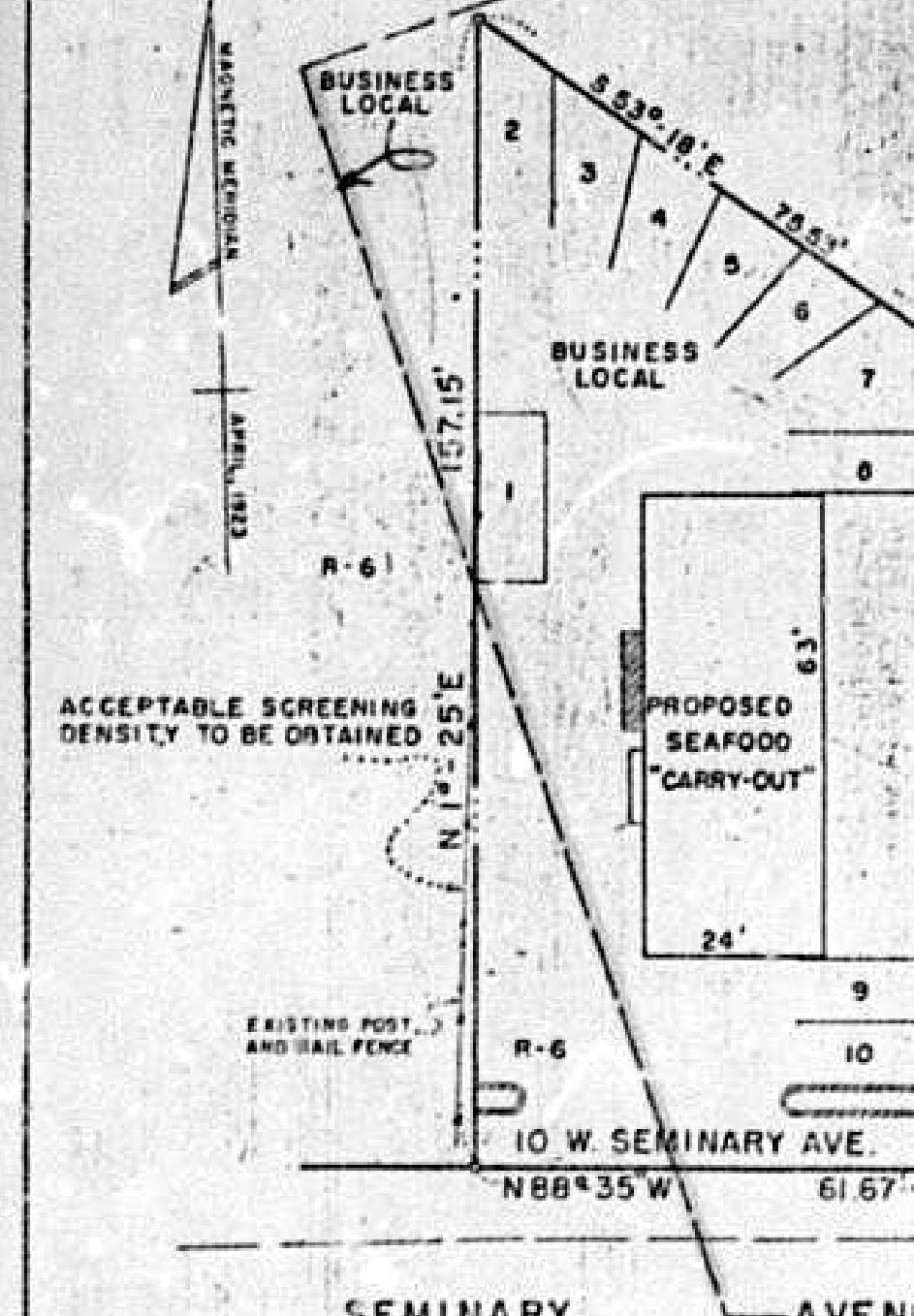
PLAT OF

LOTS NOS. 36 & 37

"LUTHERVILLE HEIGHTS"

8TH DIST. BALTO. CO. MD.

SCALE 1" = 30' APRIL 17, 1984



NOTE

- 1) LIGHTING TO COMPLY WITH BALTO. CO. ZONING REGULATIONS.
- 2) PARKING LOT TO BE PAVED WITH HARD, DUSTLESS SURFACE AND TO BE PROPERLY DRAINED.
- 3) RETAINING WALL TO BE BUILT ALONG PROPERTY LINE WHERE NECESSARY.

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *James J. Bolster*

DATE: *4/10/84*

SUBJECT TO COMPLIANCE WITH ALL NOTES INDICATED ON PLAN. WORK MUST BE COMPLETED WITHIN 30 DAYS.

8/29 9/20/84

LOCATION	USE	SIZE	AREA	PARKING SPACES REQUIRED
1ST FLOOR	SEAFOOD CARRY-OUT	24'x63'	1512 SQ. FT.	1512 ÷ 200 = 7.5
2ND FLOOR	OFFICE	24'x30'	720 SQ. FT.	720 ÷ 500 = 1.44
3RD FLOOR	OFFICE	24'x30'	720 SQ. FT.	720 ÷ 500 = 1.44
TOTAL PARKING SPACES REQ'D				10.44

LEO W. RADER
REG. LAND SURVEYOR
38 BELFAST RD.
TIMONUM MD. CL 2-232

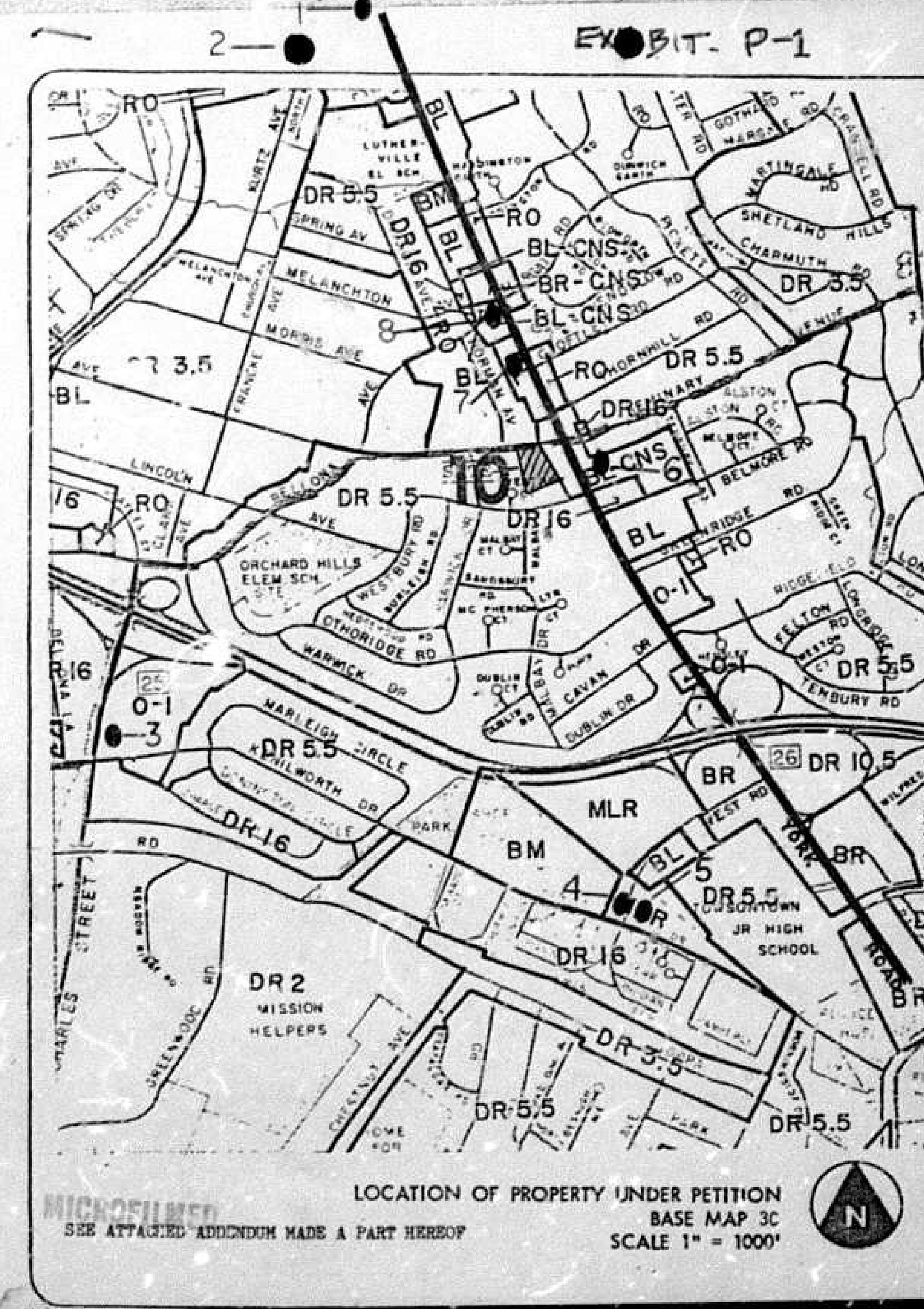
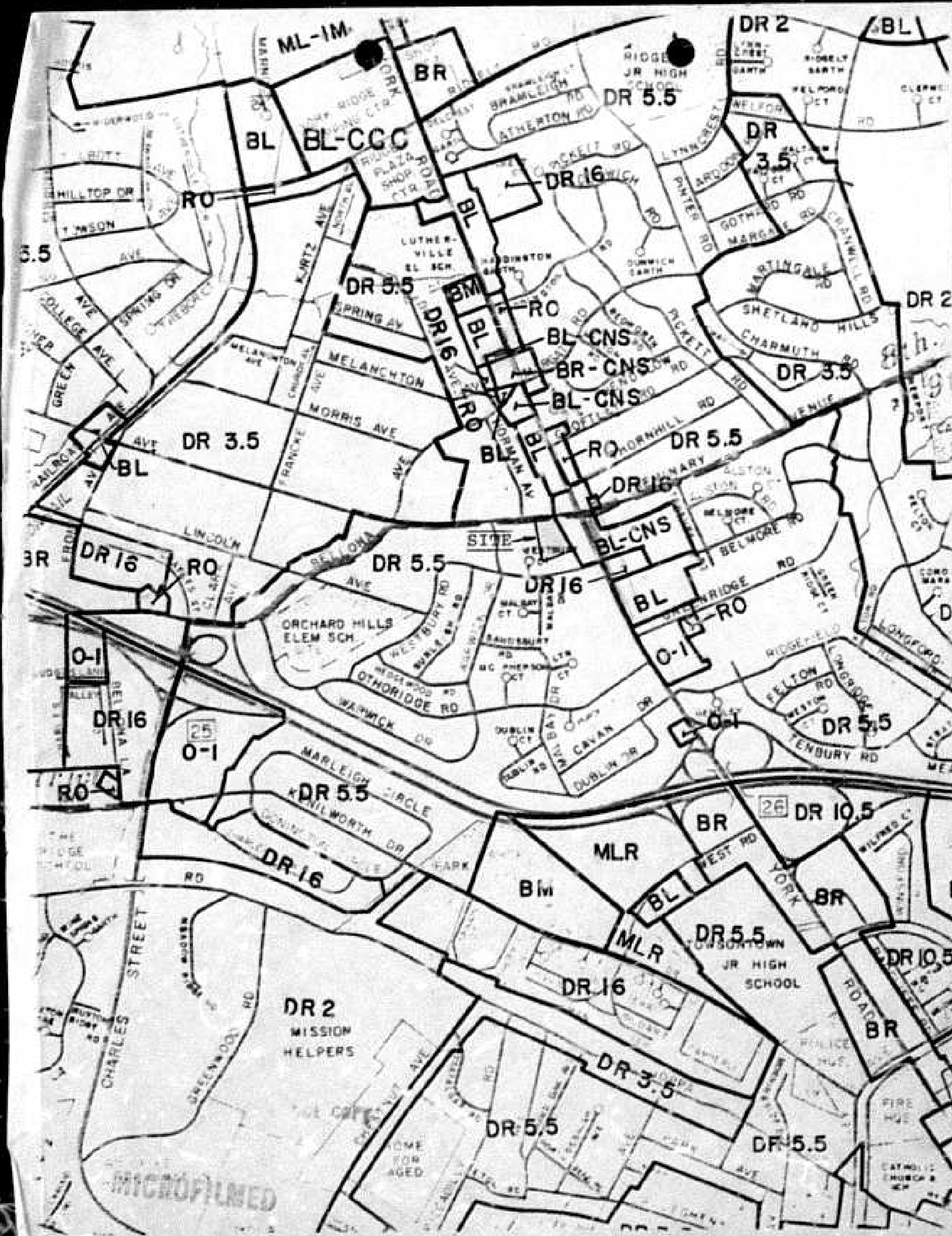
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

R 83-64

District: *9th*
Posted for: *Reclassification*
Petitioner: *F. L. Ross, et al.*
Location of property: *S/S of Seminary Ave. 256' W. of York Road*
Location of sign: *South side of Seminary Avenue, approx. 310' West of York Road*
Remarks: *See map*
Posted by: *A. J. Smith*
Number of Signs: *1*
Date of return: *October 1, 1982*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 105777
DATE: *3/1/82* ACCOUNT: *01-662*
AMOUNT: *50.00*
RECEIVED FROM: *John Tuckey*
FOR: *Fee for reclassification*
Frank L. Ross, et al.
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 110019
DATE: *12/10/82* ACCOUNT: *R-01-615-000*
AMOUNT: *\$196.09*
RECEIVED FROM: *M. Stanley Radcliffe, Esquire*
FOR: *Advertising & Posting Case #R-83-64*
(F. L. Ross, et al.)
VALIDATION OR SIGNATURE OF CASHIER



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 3C
SCALE 1" = 1000'

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 23, 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 23rd day of September, 1982, the first publication appearing on the 23rd day of September, 1982.

THE JEFFERSONIAN
L. L. Smith
Manager

Cost of Advertisement, \$

EXHIBIT - P-3

ADDENDUM TO EXHIBIT P-1

Parcel subject of the Petition is shown in yellow

No. 1 Located at the N/W corner of Aylesbury & York Roads

No. 2 Located on Ridgely Road near Stewart's store

No. 3 Located at N/E corner of Kenilworth Drive & Charles Street

No. 4 Located at S/S corner of West Road & Kenilworth Drive

No. 5 Located on East side of Kenilworth Drive, just South of West Road

No. 6 Located at S/E corner of York Road & Seminary Avenue (under construction)

No. 7 Located on West side of York Road opposite Craftley Road

No. 8 Located at S/W corner of York Road & Bellona Avenue

All of the aforementioned Office space locations available or under construction are within one (1) mile of the subject property

March 15, 1962

Mr. Roland Kockel
16 W. Seminary Avenue
Lutherville, Maryland

Re: Seminary Avenue
Maryland Route 131
Baltimore County General

Dear Mr. Kockel:

Reference is made to your letter of March 12, 1962, requesting the status of right of way along Seminary Avenue between the York Road and Bellona Avenue.

This section of Seminary Avenue (formerly a County road) was absorbed by the Commission in 1949. No additional right of way was secured, as reconstruction was contained within the existing 30 foot right of way.

The basis for the 30 foot right of way may be found in "Maryland General Laws, Act 1853 Chapter 220", also by plat of survey made in 1871, in Land Record Book #1, Baltimore County Land Records.

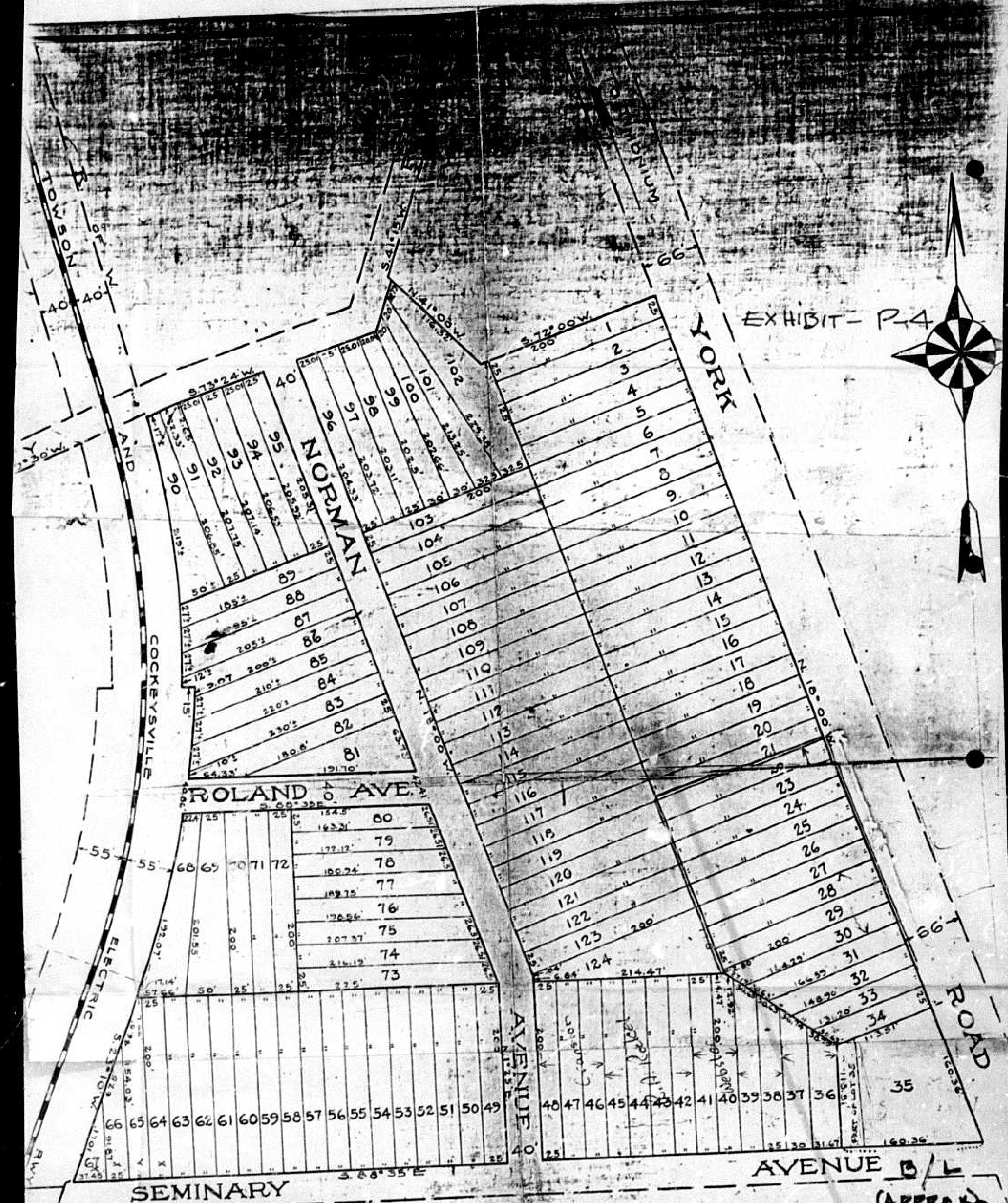
Trusting that this covers the information requested.

Very truly yours,

C. Maurice Heany
Chief, Public Utility Section

C:Mr

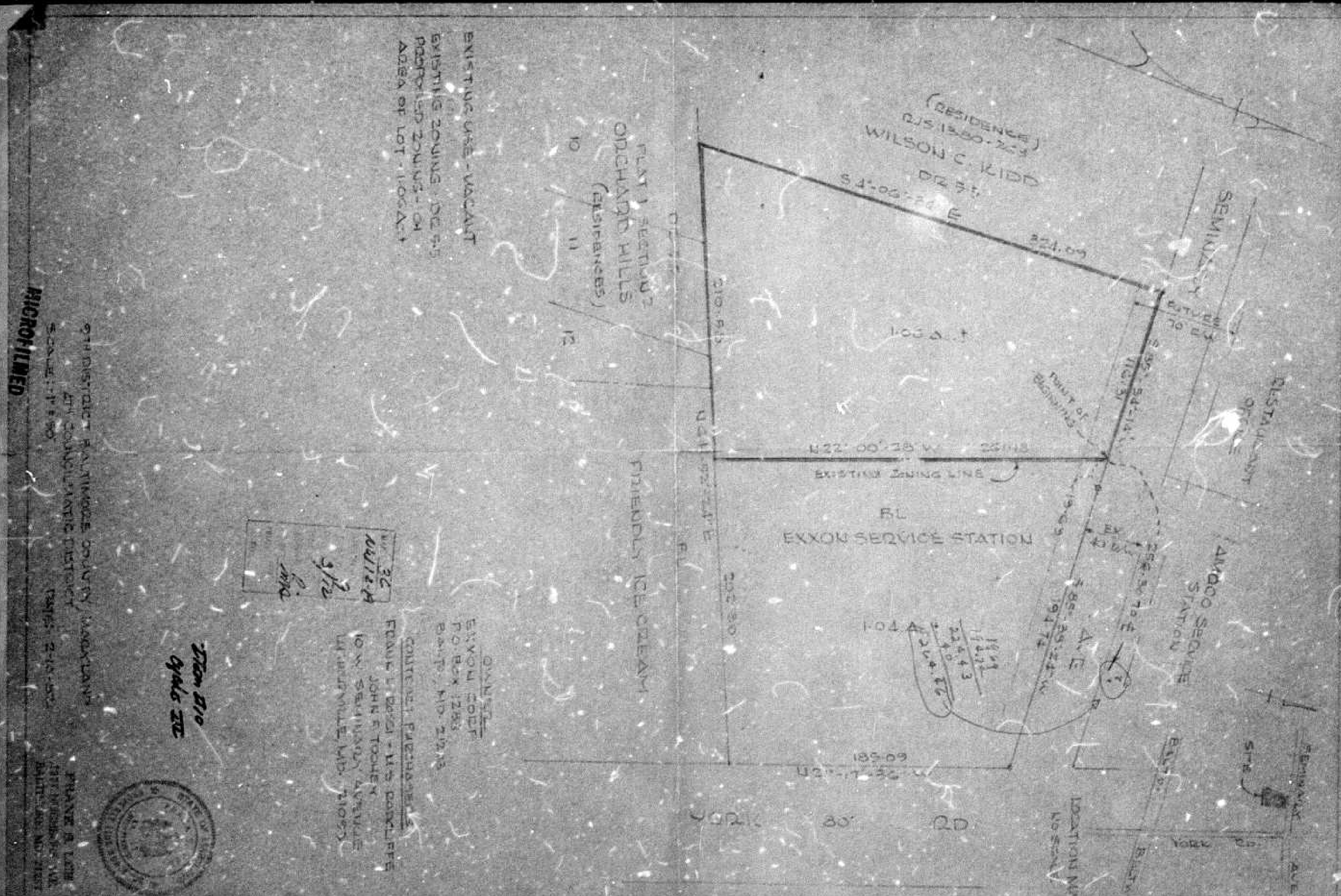
MICROFILMED



LUTHERVILLE HEIGHTS

SUBDIVIDED BY
THE HUB REALTY CO., INC.
BALTIMORE, MARYLAND

MICROFILMED



MICROFILMED

3TH DISTRICT BALTIMORE COUNTY LANDLORDS
ATTN: CONSTRUCTION DISTRICT
SCALE: 1" = 50'
DATE: 2-16-60
FRANK B. LEE
BALTIMORE, MD. 21201



1/12/62
1/12/62
1/12/62

EXXON SERVICE STATION
10 W. SEMINARY AVENUE
LUTHERVILLE, MD. 21053

ORCHARD HILLS
(RESIDENCES)

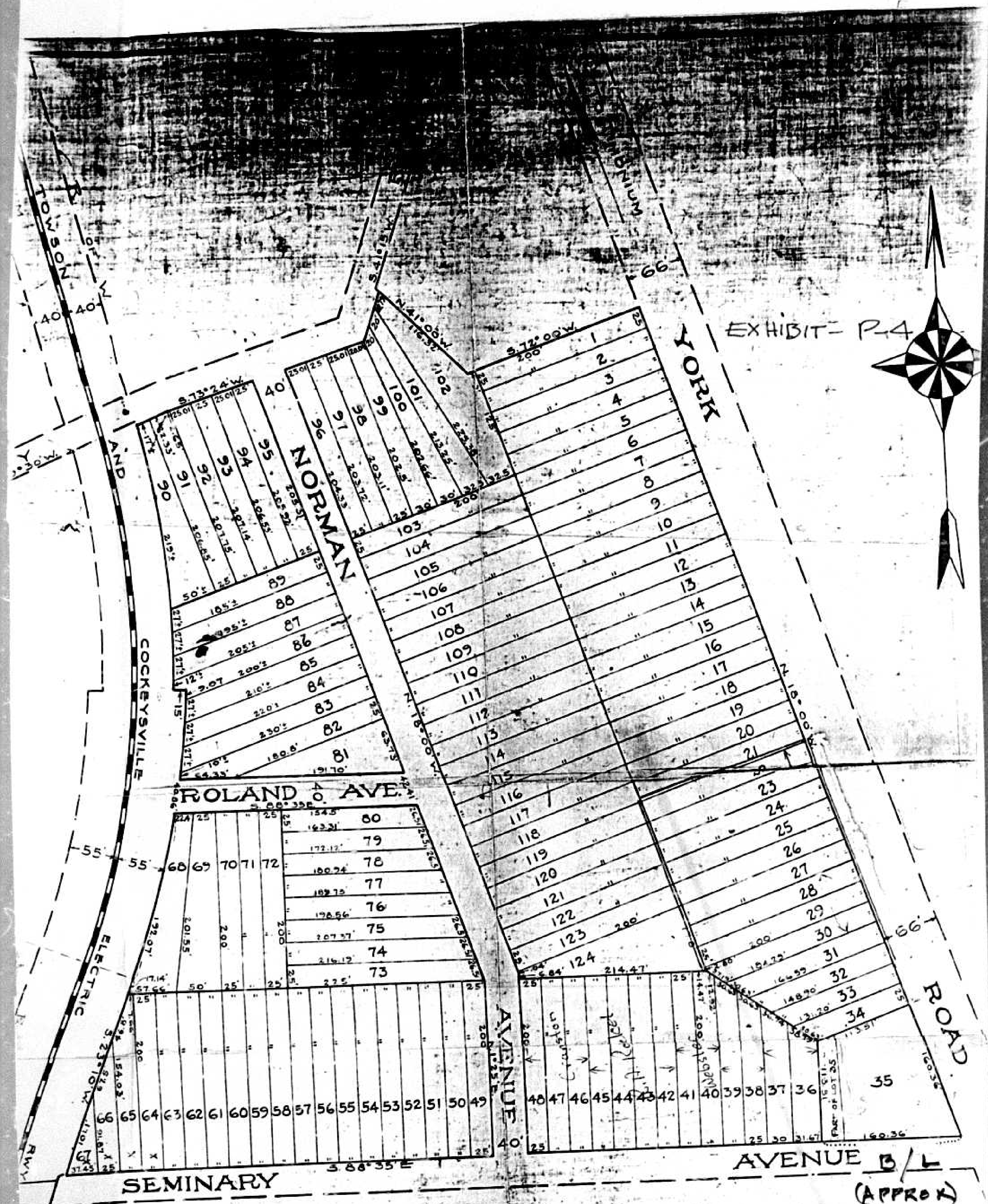
FRIENDLY ICE CREAM

(RESIDENCE)
WILSON C. KIDD
DE 37

EXXON SERVICE STATION

AMOCO SERVICE STATION

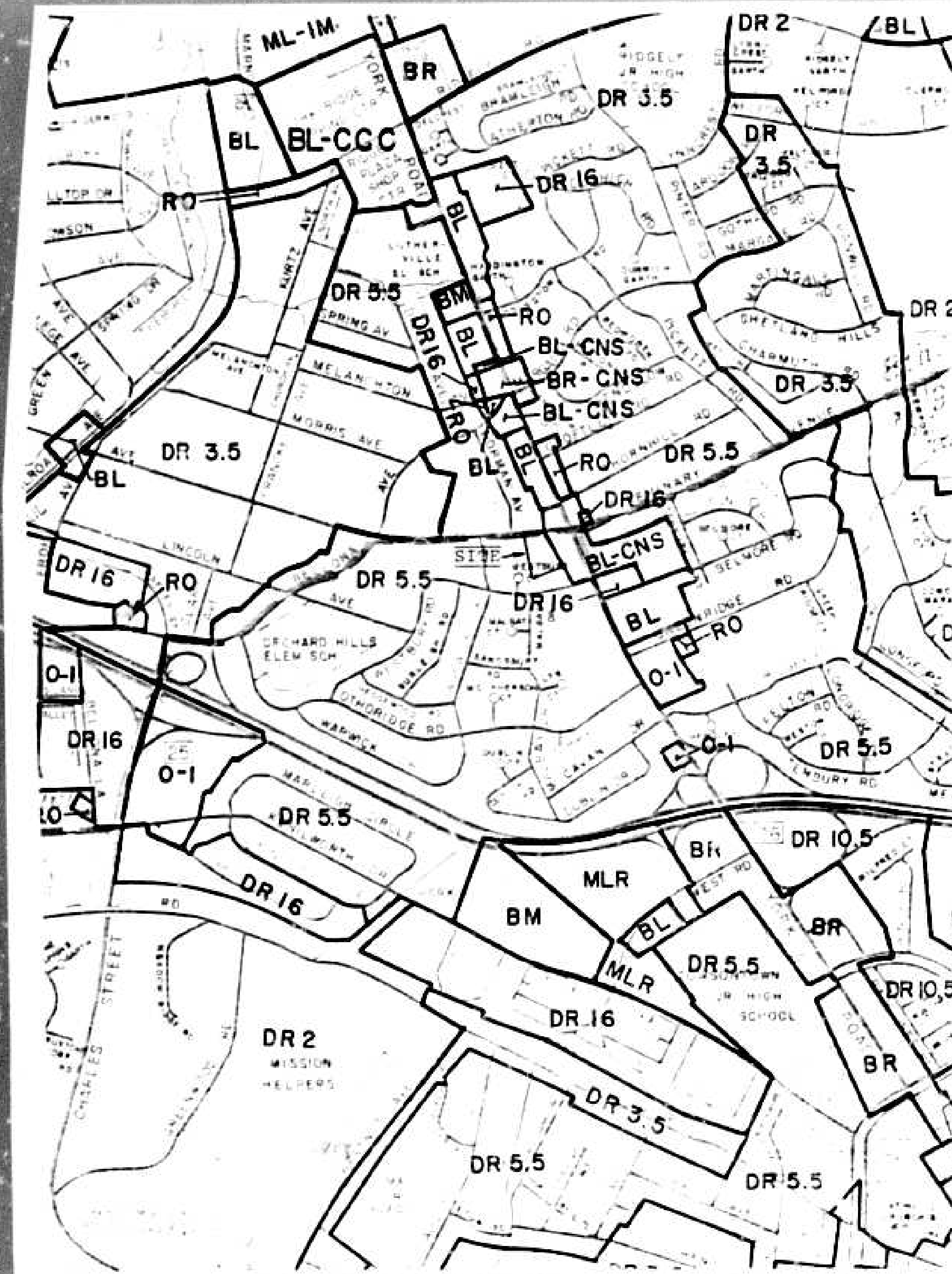
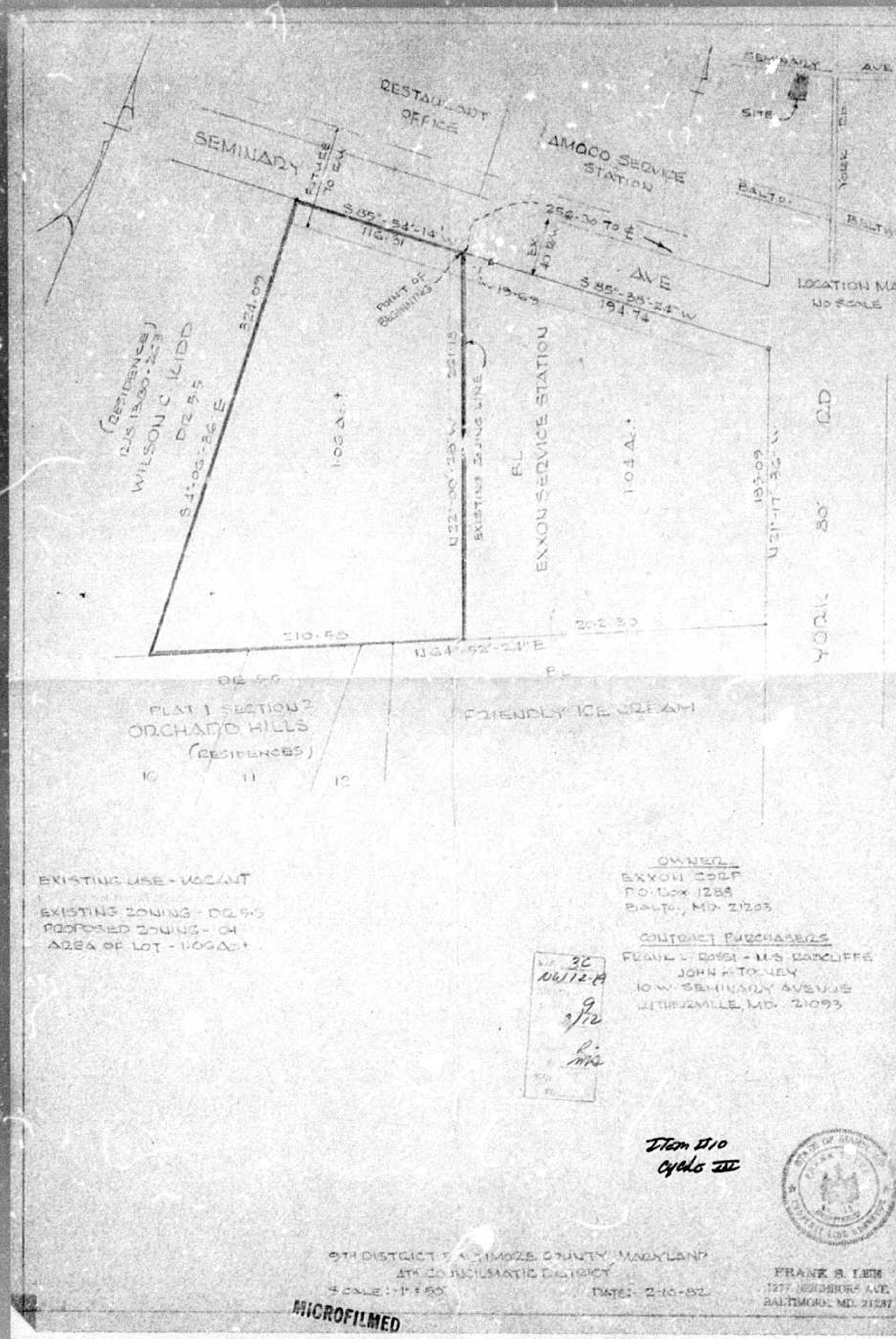
LOCATION NO. 10



LUTHERVILLE HEIGHTS

SUBDIVIDED BY
THE HUB REALTY CO. INC.
BALTIMORE, MARYLAND

MICROFILMED



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

DATE: 3/1/80 ACCOUNT: 01-662
AMOUNT: \$50.00

RECEIVED FROM: John T. Taylor
FOR: Frank J. Rossi, et al

VALIDATION OR SIGNATURE OF CASHIER

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

DATE: 12/10/82 ACCOUNT: R-01-615-000
AMOUNT: \$196.09

RECEIVED FROM: M. Stanley Radcliffe, Esquire
FOR: Advertising & Posting Case #R-83-64
(F. L. Rossi, et al)

VALIDATION OR SIGNATURE OF CASHIER