

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 DR-16 zone to an BL 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 RECLASSIFICATION

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:

BALTIMORE COUNTY
AUG 27 10 10 7 PM '83
COUNTY CLERK
BY: 6

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

I, or we, agree to pay expenses of above Reclassification, 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:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
Brian G. West
(Type or Print Name)
Signature
905 Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204
City and State
Attorney's Telephone No.: (301) 828-9580

Legal Owner(s):
Kitty E. Poole, Trustee
(Type or Print Name)
Signature
Lee N. Koehler, Trustee
(Type or Print Name)
Signature
905 Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Brian G. West, Esquire
905 Mercantile-Towson Building
Towson, Maryland 21204
Address
Phone No.

BAC-Form 1

RE: PETITION FOR RECLASSIFICATION: BEFORE THE COUNTY BOARD OF APPEALS
from D.R. 16 to B.L. Zone
N/S Philadelphia Rd. 728' SW of
Centerline of Baltimore County
Beltway, 14th District
Case No. R-83-114 (Item 7, Cycle IV)
THE BERNARD L. EVERING
REVOCABLE TRUST, Petitioner

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
494-2188

I HEREBY CERTIFY that on this 20th day of January, 1983,

a copy of the foregoing Order was mailed to Brian G. West, Esquire, 905 Mercantile-Towson Building, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 8, 1982

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

Re: Item #7 Zoning Cycle IV (Oct. 1982-Apr. 1983)
Property Owner: Kitty E. Poole, et al
N/S Philadelphia Rd. 728' SW from centerline
of Baltimore County Beltway
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 0.456
District: 14th

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:

Comments were supplied in conjunction with the Zoning Advisory Committee review for Item 211 (1973-1974) and Item 31 of Zoning Cycle V (April-October 1973).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 7 Cycle IV (October 1982-April 1983).

Very truly yours,

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

RAM:BA:FW:iss

cc. Jack Wimbley

1-NW Key Sheet
14 NE 23 Pos. Sheet
NE 4 F Topo
89 Tax Map

Attachments

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
July 16, 1974

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

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

Re: Item #211 (1973-1974)
Property Owner: Baltimore Gas & Electric Co. and
Bernard L. Evering
S/E edge of Philadelphia Rd., 396' W/E of Golden Ring Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for the construction,
operation and maintenance of an outdoor electric public
utility service center in a D.R. 16 Zone, and a Special
Exception for a wireless transmitting and receiving
structure. (Greater than 50' in height)
No. of Acres: 7.362 District: 14th

Dear Mr. DiMenna:

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

General:

The comments supplied for a portion of this site in connection with Item #31, Cycle V remain generally applicable to this Item #211 (1973-1974) and are referred to for your consideration.

Very truly yours,

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

END:RAM:FW:iss

1-NW Key Sheet
14 NE 23 Pos. Sheet
NE 4 F Topo
89 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 4, 1982

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

nbo
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

Brian G. West, Esquire
409 Washington Avenue
905 Mercantile-Towson Bldg.
Towson, Maryland 21204

RE: Item No. 7 - Cycle No. IV
Petitioner - The Bernard L. Evering
Revocable Trust
Reclassification Petition

Dear Mr. West:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle IV). 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/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment to this office before Monday, November 29, 1982. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

This currently vacant, wooded site, zoned D.R.16, is part of a larger tract of land zoned B.L. and located on the northwest side of Philadelphia Road southwest of the beltway. A State Highway Administration equipment and salt storage yard exists to the east while a Baltimore Gas and Electric Company substation and transmission lines exist to the east. To the southwest, across Philadelphia Road, are individual dwellings.

As indicated in our previous conversations, an inquiry was made concerning a proposed use of the subject property that would not be permitted under the requested B.L. classification. Since you were unaware of the proposal and I

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
April 16, 1973

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

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

Re: Item #31 (April to October 1973, Cycle V)
Property Owner: Baltimore Gas & Electric Co.
Philadelphia Rd., 740' W. of Baltimore Beltway
Present Zoning: D.R. 16
Proposed Zoning: Reclass. to B.L. and redistrict to C.N.S.
District: 14th No. Acres: 8.67 acres

Dear Mr. DiMenna:

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

Highways:

Philadelphia Road is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

As no County roads are involved, this office has no comment.

Storm Drains:

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

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

Philadelphia Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Sediment Control:

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

Item No. 7 - Cycle No. IV
Petitioner - The Bernard L. Evering
Revocable Trust
Reclassification Petition
Page 2

have not received any direction from you since then, the petition has been inserted in the first required advertising with the notable exception that the owner of the property is the Bernard L. Evering Revocable Trust. The petition forms should be changed and initialed to reflect this.

In addition to the above, I have spoken to your engineer concerning the discrepancy between the hearing as shown on the south property line and the description. He informed me that this will be corrected in the near future.

In view of the fact that the submitted site plan does not indicate a proposed development, the enclosed comments from this Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and the Committee (if a hearing is required) will be written when a proposed development is indicated.

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 March 1 and June 30, 1983, will be forwarded to you in the future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: George William Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

Property Owner: Bernard L. Bowering
Page 2
April 16, 1973

Water:

Public water is available to serve this property.

Sanitary Sewer:

Public sewer can be made available with a public sewer extension approximately 950 feet from the existing 12-inch sewer located to the north of this site. Offsite rights-of-way or easements are necessary for this extension.

Very truly yours,

Ellsworth H. Meyer
ELLSWORTH H. MEYER, P.E.
Chief, Bureau of Engineering

END:YAM:PMK:es

WE & F Tops
I-W Key Sheet



Maryland Department of Transportation
State Highway Administration

Leslie K. Bickel
Secretary
H. S. Calhoun
Administrator

RECEIVED
BALTIMORE COUNTY
CLERK OF APPEALS
SEP 27 9 26 AM '82

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

September 22, 1982

Re: RE-CLASSIFICATION PETITIONS
CYCLE IV - 1982
MEETING OF SEPTEMBER 14, 1982

ITEM: #7.
Property Owner: Kitty E. Poole, et al
Location: N/S Philadelphia Rd., Route 7, 728' S/W from centerline of Baltimore County Beltway.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 0.456
District: 14th

Dear Mr. Hackett:

Due to the absence of any detail on the plan, we are unable to comment.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350

Telephones for impaired hearing or speech
302-7805 Baltimore Metro - 302-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

STEPHEN E. COLLINS
DIRECTOR

November 1, 1982

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

Cycle IV - Meeting of September 14, 1982
Item No. - 7
Property Owner: Kitty E. Poole, et al
Location: N/S Philadelphia Road 728ft. S/W from centerline of Baltimore County Beltway.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 0.456
District: 14th

Dear Mr. Hackett:

The existing D.R. 16 zoning can be expected to generate approximately 55 trips per day and the proposed B.L. zoning can be expected to generate approximately 225 trips per day.

This site is located near a "D" level of service intersection that could go to a "B" level of service in the near future.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer II

MSF/cem



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

September 27, 1982

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

Dear Mr. Hackett:

Comments on Item #7, Cycle IV Meeting, September 14, 1982, are as follows:

Property Owner: Kitty E. Poole, et al
Location: N/S Philadelphia Road 728' S/W from centerline of Baltimore County Beltway.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 0.456
District: 14th

The property must be developed utilizing metropolitan water and sewer.

The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department of Health to make complete comments.

Very truly yours,

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

RECEIVED
BALTIMORE COUNTY
CLERK OF APPEALS
SEP 27 9 03 AM '82



**BALTIMORE COUNTY
FIRE DEPARTMENT**
TOWSON, MARYLAND 21204
825-7300

PAUL H. REINCKE
CHIEF

September 29, 1982

Mr. William Hammond
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: Kitty E. Poole, et al

Location: N/S Philadelphia Road 728' S/W from centerline of Baltimore County Beltway
Item No.: 7
Zoning Agenda: Meeting of September 14, 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 _____ 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", 1974 Edition prior to occupancy.

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

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

REVIEWED BY: *George M. Wagoner*
P. M. Wagoner
Special Inspection Division

Noted and

Approved:

Fire Prevention Bureau

JK/mh/cn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

C/O Nicholas Commodari

TO: Chairman Balto. Co. Bd. of Appeals

Date: September 22, 1982

William T. Hackett

FROM: Charles E. Burnham, Plans Review Chief

SUBJECT: Cycle Zoning IV, 1982

Item 7. Kitty E. Poole, et al

Any new structures, alterations, additions or changes of use shall require permits from the Baltimore County Department of Permits and License before proceeding. The applicable codes are the 1981 D.O.C.A. Basic Building Code as amended by Bill #4-82 1981 B.O.C.A. Basic Mechanical Code, The Baltimore County Plumbing and Gas Fitting Code 1973, the current edition of the National Electric Code and the Maryland State Code for the Handicapped (Code of Maryland Regulations 05.01.07.)

It shall be the owners responsibility to verify if an existing structure can in fact comply or be made to comply with the required height, area, use and type of construction, etc, thru a required permits.

No other comments can be made from this office until sufficient architectural plans are provided illustrating any changes or new construction.

Charles E. Burnham

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 9/17/82

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: 9/14/82

RE: Item No: 7

Property Owner: Kitty E. Poole, et al
Location: N/S Philadelphia Rd. 728' S/W from centerline of Balto. County Beltway.
Present Zoning: D.R. 16
Proposed Zoning: B.L.

District: 14th
No. Acres: 0.456

Dear Mr. Hammond:

Acresage too small to have effect on student population.

Very truly yours,

William T. Hackett
Mr. Nick Petrovich, Assistant
Department of Planning

WHP/bp

March 30, 1983

Brian G. West, Esquire
905 Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Reclassification
Beginning 180' NW from the centerline of Philadelphia Rd., 728' SW from the c/l of the Baltimore Beltway
The Bernard L. Evering Revocable Trust - Petitioner
Case No. R-83-194

TIME: 10:00 A.M.

DATE: Thursday, April 28, 1983

PLACE: Room 218, Courthouse, Towson, Maryland

cc: People's Counsel

A. Kirby & Son, Inc.
5667 Leiden Road
Baltimore, Maryland 21206

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

4/29/83 - Case continued in open hearing - counsel for Petitioner out of town - see attached Motion

5/12/83 - Above notified of CONTINUED HEARING set for THURSDAY, JULY 21, 1983 at 10 a.m.

Description to Accompany
Zoning Petition for Reclassification
from an Existing Dr 16 Zone to a
BL Zone

August 18, 1982

Beginning for the same at a point distant South 63° 45' 44" West 728 feet,
more or less from the intersection of the centerlines of the Baltimore County
Beltway 1-695 and Philadelphia Road Maryland Route 7, said point also being
located on the existing zoning line between the existing DR 16 and BL Zones,
running thence and binding on said zoning line, (1) South 49° 12' 43" West 183.77
feet more or less to a point, thence leaving said zoning line and running the two
following courses viz: (2) North 08° 35' 13" West 255.54 feet more or less, and
(3) South 53° 12' 05" East 221.41 feet more or less to the place of beginning.
Containing 0.456 acres of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Ms. Edith Eisenhart
Board of Appeals
FROM: Nicholas B. Commodari
Zoning Office
SUBJECT: Item No. 7, Cycle IV

Date: October 21, 1982

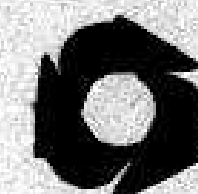
It has come to my attention that the owner of the
above property, formerly referred to as Kitty E. Poole,
et al is The Bernard L. Evering Revocable Trust. This
is how the Petition will be referred to in the future.
Please adjust your files accordingly.

Nicholas B. Commodari
NICHOLAS B. COMMODARI

NBC:bsc

cc: Mr. James Hoswell
Planning Office

RECEIVED
BALTIMORE COUNTY
COUNTY BOARD
OF APPEALS
OCT 22 1 22 PM '82



Maryland Department of Transportation
State Highway Administration

Lowell H. Brink
Secretary
H. J. Calver
Commissioner

September 22, 1982

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

Re: RE-CLASSIFICATION PETITIONS
CYCLE IV - 1982
MEETING OF SEPTEMBER 16, 1982

ITEM: 07.
Property Owner: Kitty E.
Poole, et al
Location: N/S Philadelphia
Rd., Route 7, 728' S/W from
centerline of Baltimore
County Beltway.
Existing Zoning: D.R. 16
Proposed Zoning: B.L.
Acres: 0.456
District: 14th

Dear Mr. Hackett:

Due to the absence of any detail on the plan, we are unable
to comment.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350
Toll-free for Impaired Hearing or Speech
202-7555 Baltimore Metro - 800-0431 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

PETITION FOR RECLASSIFICATION

14th Election District

ZONING: Petition for Reclassification

LOCATION: Beginning 180 ft. Northwest from the centerline of
Philadelphia Road, 728 ft. Southwest from the centerline
of the Baltimore Beltway

DATE & TIME: Thursday, April 28, 1983 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.

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

A. Kirby & Son, Inc.
ROOFING CONTRACTOR

5667 LEIDEN ROAD • BALTIMORE, MD. 21206 • (301) 866-2484 • H.I.C. - 1953

Baltimore County
Office of Planning & Zoning
111 West Chesapeake Ave.
Towson, Maryland 21204

May 7, 1982

Proposed Roofing Business
Re: Property, vacant at
8612 Philadelphia Rd.

Gentlemen: SEE 300' MAP (XEROX) - BL-D.R. 16 OR BL-RD

We are negotiating with the executor of an estate for the purchase of this property. It currently has a split zoning. My intended use for this piece of property would be primarily to operate a service company doing roofing work. Within my line of work I would have trucks, asphalt kettles and various other equipment. An approximate (2) trailer size loads of materials are generally stocked. All our work is done away from a plant location. And generally we leave in the early morning and return at the end of the day.

Neighbors adjoining this piece of property which is conveyed by wooded and bush foliage are the State Roads storage yard and salt shed; transmission lines and fenced yard of the Gas & Electric Co.; a Liquor store at the corner of Golden Ring and Philadelphia Rds.; and the Baltimore County Fire Station which is to the rear of the property.

My intended use of the property would make me more inconspicuous than any of the neighboring current uses. The existing foliage would be maintained and improved on to provide privacy and to upgrade the property. The existing structures on the property at this time are sufficient for my needs.

At your earliest convenience please advise me if my intended use would be permitted based on the above mentioned information, as the property is currently zoned or what changes be needed and would they be possible.

Very truly yours,

A. KIRBY & SON, INC.

Alfred L. Kirby, Jr.
Alfred L. Kirby, Jr.

Member of National Roofing Contractors Association
Member of Associated Roofing Contractors of Maryland, Inc.

COMMERCIAL
RESIDENTIAL
INDUSTRIAL

494-3180

County Board of Appeals

Room 203, Court House
Towson, Maryland 21204
May 12, 1983

NOTICE OF ASSIGNMENT CONTINUED HEARING

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #99-79

CASE NO. R-83-194

THE BERNARD L. EVERING REVOCABLE TRUST

For reclassification from D.R. 16 to B.L.

N/S Philadelphia Road 728' from
c/l of Baltimore County Beltway

14th District

ASSIGNED FOR:

THURSDAY, JULY 21, 1983 at 10 a.m.

cc: Brian G. West, Esquire	Counsel for Petitioner
Kitty E. Poole, Trustee	Petitioner
Lee N. Koehler, Trustee	"
John W. Messian, III, Esquire	People's Counsel
Mr. & Mrs. Earl M. Isenhour	Requested Notification
Mr. & Mrs. Earl L. Sealover	"
Mr. & Mrs. Stanley Bernard	"
Mr. & Mrs. Howard Libbey	"
Mr. W. E. Hammond	"
Mr. J. E. Dyer	"
Mr. N. E. Garber	"
Mr. J. G. Hoswell	"
Board of Education	"

Edith T. Eisenhart, Adm. Secretary

LEE NELSON KOEHLER
AND ASSOCIATES, CHARTERED
ATTORNEYS AT LAW
SUITE 905
THE MERCANTILE-TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 888-8880
LEE NELSON KOEHLER
BRIAN G. WEST

August 27, 1982

Board of Appeals for
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
.456 acre Philadelphia Road

Dear Sir:

This office represents Kitty E. Poole and Lee N. Koehler, surviving trustees of The Bernard L. Evering Revocable Trust with regard to the enclosed Petition for Reclassification from DR-16 to BL zone for a .456 acre parcel of land located on Philadelphia Road, Baltimore County, Maryland. I would appreciate all correspondence concerning this Petition be directed to my attention at the address and telephone number indicated above.

Also enclosed is this firm's check in the amount of \$100.00 to cover the filing fee.

If you have any questions concerning this matter, please contact me.

Very truly yours,

Brian G. West
Brian G. West

BGM/tg
Enclosures

Approval by Zoning Office for transmission to Board of Appeals:

Nicholas B. Commodari
Signature
Date

(Continued)

Board of Appeals for
Baltimore County
August 27, 1982
Page Two

Received Board of Appeals:

Signature
Date

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

December 6, 1982

Chairman
Nicholas B. Commodari

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

Brian G. West, Esquire
409 Washington Avenue
905 Mercantile-Towson Bldg.
Towson, Md. 21204

RE: Item No. 7 - Cycle No. IV
Petitioner - The Bernard L. Evering
Revocable Trust
Reclassification Petition

Dear Mr. West:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: George William Stephens, Jr. & Associates, Inc.
307 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
404-3211
NORMAN E. GERBER
DIRECTOR

December 3, 1982

Mr. William T. Hackett, Chairman
Board of Appeals
Room 219 - Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #7, Zoning Advisory Committee Meeting, Zoning Cycle IV - 1982, September 14, 1982, are as follows:

Property Owner: Kitty E. Poole, et al
Location: W/S Philadelphia Road 728' S/W from centerline of Baltimore County Beltway
Acres: 0.456
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If the petition is granted the developer must comply with Bill 56-92 (Baltimore County Development Regulations).

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning & Development

JLW:rh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Ms. Edith Eisenhart
Board of Appeals
FROM: Nicholas B. Commodari
Zoning Office
SUBJECT: Item No. 7, Cycle IV
Date: October 21, 1982

It has come to my attention that the owner of the above property, formerly referred to as Kitty E. Poole, et al is The Bernard L. Evering Revocable Trust. This is how the Petition will be referred to in the future. Please adjust your files accordingly.

Nicholas B. Commodari
NICHOLAS B. COMMODARI

NBC:bsc

cc: Mr. James Hoswell
Planning Office

404-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

July 26, 1983

Brian G. West, Esq.
905 Mercantile-Towson Bldg.
409 Washington Ave.
Towson, Md. 21204

Re: Case No. R-83-194
The Bernard L. Evering Revocable Trust

Dear Mr. West:

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,

John Holman
John Holman, Secretary

Encl.
cc: Kitty Poole
Lee N. Koehler
J. W. Hessian, Esq.
Mr. and Mrs. Earl Seelover
Mr. and Mrs. Stanley Bernard
Mr. and Mrs. Howard Libbey
Board of Education
W. E. Hammond
J. Dyer
N. Gerber
J. Hoswell

RE: PETITION FOR RECLASSIFICATION * BEFORE THE COUNTY BOARD OF APPEALS
from D.R. 16 to B.L. Zone * OF BALTIMORE COUNTY
N/S Philadelphia Rd. 728' SW *
Centerline of *
Baltimore County *
Beltway, 14th District * Case No. R-83-194 (Item 7, Cycle IV)

THE BERNARD L. EVERING
REVOCABLE TRUST, Petitioner *

MOTION FOR CONTINUANCE

To the Honorable, Members of Said Board:

Pursuant to Rule 2(b) of the Rules of Practice and Procedure of the County Board of Appeals of Baltimore County, Petitioner moves that the hearing in the above captioned case, be continued from Thursday, April 28, 1983 to the next available session of this Board.

IN SUPPORT HEREOF, the Petitioner respectfully shows unto this Honorable Board:

(1) The Petition in the above captioned case was filed on August 27, 1982 and involves a request that the zoning of a parcel of land located at the intersection of Philadelphia Road and the Baltimore Beltway be changed from D.R. 16 to B-L.

(2) The case is presently scheduled for a hearing on April 28, 1982. No continuance has been previously granted herein.

(3) Petitioner's counsel, Brian G. West, will be unavailable to attend this hearing due to the fact that he will be out of town attending to other business of his law firm during the period encompassing this hearing.

Petitioner believes that without the assistance of its counsel, it would not have the opportunity to fairly and adequately present its case on the requested zoning change.

Lee N. Koehler
Lee N. Koehler, Trustee
of the Bernard L. Evering
Revocable Trust, Petitioner

Brian G. West
Brian G. West
Attorney for Petitioner
905 Mercantile-Towson Bldg.
Towson, Maryland 21204
(301) 828-8580

I HEREBY CERTIFY that on this 27th day of April, 1983, a copy of the foregoing Motion for Continuance was mailed to John W. Hessian, III, Rm. 223, Court House Towson, Maryland 21204, People's Counsel for Baltimore County.

Brian G. West
Brian G. West

RE: PETITION FOR RECLASSIFICATION * BEFORE THE COUNTY BOARD OF APPEALS
from D.R. 16 to B.L. Zone *
N/S Philadelphia Rd. 728' SW * OF BALTIMORE COUNTY
Centerline of *
Baltimore County *
Beltway, 14th District * Case No. R-83-194 (Item 7, Cycle IV)
THE BERNARD L. EVERING *
REVOCABLE TRUST, Petitioner *

ORDER

For good cause shown, it is hereby that the Petitioners, filed on April 28, 1983, is granted and the hearing on this case is herewith continued from April 28, 1983 to the next available session of the Board, official notice of which will subsequently be served on all interested parties.

THE BERNARD L. EVERING REVOCABLE TRUST
f/b/o Kitty E. Poole

APPOINTMENT OF SUCCESSOR INDEPENDENT TRUSTEE

This Appointment of Successor Independent Trustee made May 15, 1980, by Kitty E. Poole, sole remaining Trustee of THE BERNARD L. EVERING REVOCABLE TRUST f/b/o Kitty E. Poole (hereinafter called the "Trust"), provided under §4.2(e) of an agreement of trust known as THE BERNARD L. EVERING REVOCABLE TRUST, dated October 11, 1974, witnesseth that:

(1) Provision for appointment of an individual or corporation as a Successor Independent Trustee is contained in §8.1 of the Trust which states that:

There shall always be an independent trustee of the trusts created under this instrument and if a vacancy should occur in the office of independent trustee, the remaining trustees or trustee shall appoint by an instrument in writing a successor independent trustee.

(2) John W. Evering, who was originally appointed, and, to the date of his death, served in the capacity of Independent Trustee of the Bernard L. Evering Revocable Trust f/b/o Kitty E. Poole, departed this life on April 26, 1980.

(3) The undersigned, Kitty E. Poole, in exercise of the authority and power vested in her as sole remaining Trustee under §8.1 of the Trust, does hereby appoint Lee M. Koehler, to be and to serve as the Successor Independent Trustee under the Trust.

(4) The undersigned, Lee M. Koehler, hereby accepts appointment as the Successor Independent Trustee of the Trust, subject to all of the terms and conditions of the Trust.

WITNESS the hands and seals of the parties this 15th day of May, 1980.

WITNESS:

Terry Larkins (SEAL)
Terry Larkins (SEAL)
Lee M. Koehler, Successor
Independent Trustee
Kitty E. Poole, sole
remaining Trustee

STATE OF MARYLAND
COUNTY OF BALTIMORE

I HEREBY CERTIFY, That on this 15th day of May, 1980, before me, the subscriber, a Notary Public for the County and State aforesaid, personally appeared KITTY E. POOLE, sole remaining Trustee, and LEE M. KOEHLER, Successor Independent Trustee of The Bernard L. Evering Revocable Trust f/b/o Kitty E. Poole, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

My Commission Expires: 7/1/82

IN THE MATTER OF : BEFORE
THE APPLICATION OF :
THE BERNARD L. EVERING :
REVOCABLE TRUST : COUNTY BOARD OF APPEALS
FOR REZONING OF PROPERTY :
LOCATED ON THE NORTH SIDE : OF
OF PHILADELPHIA RD., 728 FT. :
SOUTHWEST FROM CENTER LINE :
OF BALTIMORE COUNTY BELTWAY : BALTIMORE COUNTY
14th DISTRICT :
FROM D.R. 16 to B.L. ZONE : No. R-83-194

ORDER OF DISMISSAL

Petition of The Bernard L. Evering Revocable Trust for zoning reclassification from a D.R. 16 zone to a B.L. zone, on property located on the north side of Philadelphia Road, 728 ft. southwest from the center line of Baltimore County Beltway, in the 14th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Notice of Dismissal of Petition filed on July 20, 1983, (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioner in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be dismissed and withdrawn as of July 20, 1983.

IT IS HEREBY ORDERED this 26th day of July, 1983, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William J. Hackett
William J. Hackett, Chairman
Keith S. Franz
Keith S. Franz
William R. Evans
William R. Evans

BRIEF OF REASONS AND NEED FOR RECLASSIFICATION
OF DR 16 ZONE TO BL ZONE ON A 0.456 ACRE PARCEL

The Petitioners believe that the Baltimore County Council committed at least the errors set forth below in classifying the rear 0.456 acre (the "subject parcel") portion of a 1.5 acre parcel of land (the "Property") DR 16 rather than the BL zone classification granted the remainder of the Property and that as a result of certain substantial changes having occurred in the character of the neighborhood (as set forth in paragraph 6 below), the requested reclassification is warranted.

1. The Property is triangular in shape and consists of two contiguous portions located on the northwest side of Philadelphia Road (Md. Route No. 7) at the southwest quadrant of the interchange of Philadelphia Road and the Baltimore County Beltway. The Property is also the first available property exiting off the southbound ramp of the Beltway to Philadelphia Road.

a. The subject parcel consists of 0.456 acres of land, more or less, presently zoned "DR 16"; is located 180' northwest of the center of Philadelphia Road and is bordered on the south by the remainder of the Property, on the east by a State Highway Administration equipment and salt storage yard, and on the west by a 7.362 acre parcel of land owned and operated by Baltimore Gas & Electric Company and currently being utilized by a 116' transmission line and 115-13 KV and 115-34.5 KV electric power substations. See enclosed plot plan and legal description titled "RECLASSIFICATION DR 16 TO BL."

b. The remainder of the Property consists of 1.044 acres of land, more or less, presently zoned "BL"; binds 288.22' on the center of Philadelphia Road and is bordered on the north by the subject parcel, on the east by the same State Highway Administration equipment and salt

RE: PETITION FOR RECLASSIFICATION * BEFORE THE COUNTY BOARD
from D.R. 16 to B.L. Zone * OF APPEALS
N/S Philadelphia Rd. 728' SW *
Centerline of *
Baltimore County *
Beltway, 14th District * OF BALTIMORE COUNTY
THE BERNARD L. EVERING * Case No. R-83-194
REVOCABLE TRUST, Petitioner * (Item 7, Cycle IV)

NOTICE OF DISMISSAL

To the Honorable, Members of Said Board:

On behalf of the Petitioner, please dismiss the above-captioned case without prejudice.

Lee M. Koehler
Lee M. Koehler, Trustee
of the Bernard L. Evering
Revocable Trust, Petitioner
Brian G. West
Brian G. West
Attorney for Petitioner
905 Mercantile-Towson Bldg.
Towson, Maryland 21204
(301) 828-8580

I HEREBY CERTIFY that on this 20th day of July, 1983, a copy of the foregoing Notice of Dismissal was hand delivered to John W. Hessian, III, Room 223, Court House, Towson, Maryland 21204, People's Counsel for Baltimore County.

Brian G. West
Brian G. West

storage yard as the subject parcel, and on the west by the same 116' transmission line and electric power substations as the subject parcel.

As pointed out in paragraph 3 below, due to the building created by the 116' transmission line and electric power substations to the west, the incompatible equipment and salt storage yard use to the east, and the extremely small (0.456 acre) land area involved, the subject parcel cannot be economically or practically developed under a DR 16 classification. Further, as a result of the buffer area requirements of County Council Bill 109-82, the subject parcel could not be developed for any feasible use available to Petitioners under DR-16 zoning. However, instead of representing inconsistent and incompatible adjacent uses, the equipment and salt storage yard to the east and the transmission line and electric power substations to the west, will provide ideal buffer zones between the requested reclassification for the subject parcel, and the adjacent residential areas located beyond these two uses.

The location and circumstances of the subject parcel bring it so clearly within the legislative intent for the classification of BL zoning, that there can be no doubt the action of the Council in classifying the subject parcel DR 16 was, and is now, erroneous.

2. All public utilities (including sewer, water, gas, electricity and telephone) are available to the Property in more than sufficient quantities to support BL zoning on the subject parcel. If the Council in any way relied on a lack of such utilities in denying a BL classification for the subject parcel, it was in error in doing so.

3. Development of the subject parcel on a DR 16 basis is economically and physically impossible due to: (i) the aforesaid 116' transmission line and electric power substations which prohibits the construction of any buildings, (ii) the operation on the adjoining property to the east of a

STATEMENT REGARDING LEGAL OWNER OF PROPERTY

The Property which is the subject of the attached Petition was, on October 14, 1977, transferred from Bernard L. Evering to Bernard L. Evering, Kitty H. Evering, John W. Evering, Jr. and Kitty E. Poole, Trustees of The Bernard L. Evering Revocable Trust. As a result of the deaths of the three other named trustees (Bernard L. Evering - January 9, 1978, Kitty H. Evering - September 18, 1978 and John W. Evering, Jr. - April 26, 1980), Kitty E. Poole became the sole surviving trustee of The Bernard L. Evering Revocable Trust. On May 15, 1980, Kitty E. Poole appointed Lee M. Koehler to the position of Independent Trustee to serve with her as co-trustee. (Copy of Appointment of Successor Independent Trustee is attached hereto and made a part hereof). Therefore, Kitty E. Poole and Lee M. Koehler executed the attached petition as the authorized representatives of The Bernard L. Evering Revocable Trust, legal owner of the Property.

State Highway Administration equipment and salt storage yard--a use clearly inconsistent and incompatible with residential development and (iii) the requirements of County Council Bill 109-82 which renders development of the subject parcel infeasible. If the subject parcel were to be developed as an apartment building, townhouse or other multifamily dwelling, or if a special exception for use as a parking lot were sought, Council Bill 109-82 would require a buffer area of at least 50 feet in width to be established along the southern edge of the subject parcel. Additionally, since Council Bill 109-82 prohibits the creation of any roadway through the buffer area, no roadway could be constructed to the subject parcel to serve the apartment or parking lot use. Accordingly, it would be impossible to utilize the subject parcel in this manner.

While the DR-16 zoning classification would permit the use of the subject parcel for the construction of a single family dwelling without the requirement of the buffer area, it would be entirely impractical and uneconomical to utilize the subject parcel in this manner in light of (i) the totally incompatible surrounding uses (the salt storage yard, the transmission line and substations and the BL zoning of the remainder of the Property) and (ii) the small size of the subject parcel.

The three factors set forth above alone render DR 16 zoning for the subject parcel impractical, uneconomical, undesirable and clearly erroneous.

4. It was error for the Council, if it did so, to deny BL zoning on the subject parcel on the grounds of inadequate access, since the Property already enjoys direct access to Philadelphia Road, and indirect access to Golden Ring Road and the Baltimore County Beltway via Philadelphia Road. Further, the State Highway Administration is currently undertaking a widening project of Philadelphia Road which will improve access from the Property to Philadelphia Road and

which will permit Philadelphia Road to accommodate a heavier traffic flow than it is currently experiencing at a reduced level of congestion.

5. If the Council failed to provide for BL zoning on the subject parcel on the grounds that it would adversely affect the surrounding residential neighborhood population, this was and is error, in that the Council failed to state specifically its reasons for such a conclusion. In the absence of such stated reasons, it can only be assumed that the Council erroneously presupposed: (i) that BL zones are necessarily noisy, ill managed, and generally detrimental to the tranquility of all residential neighborhoods; (ii) the absence of a natural and adequate buffer zone between the subject parcel and the adjacent DR 16 zoning which is provided by the 1.6' transmission line and electric power substations, and (iii) that the subject parcel could be developed, when in fact the adjacent power transmission line, electric power substations and storage yard uses, (which completely enclose two sides of the subject parcel's triangular shape against the northwest side of Philadelphia Road) are so inconsistent and incompatible with residential development that classification as DR 16 rendered the subject parcel useless.

6. A substantial change in the character of the neighborhood has occurred as a result of the State Highway Administration's current undertaking to widen Philadelphia Road, improve the Philadelphia Road bridge over the Baltimore Beltway and install curbs and gutter along Philadelphia Road, including the Property's Philadelphia Road frontage. This road improvement is a substantial change in that it changes the character of Philadelphia Road from a two lane, no curb, mixed residential and commercial use roadway to a major thoroughfare capable of carrying the increased traffic flow generated by commercial uses. Such a change will act to hasten the development of vacant land for, and/or conversion

of residential properties to, commercial uses, thus changing the neighborhood to a predominantly commercial area.

7. And, for such other and further reasons as may be disclosed by detail study throughout this case (including the hearing hereon,) further error by the Council or substantial change in the neighborhood is hereby assigned and will be noted when and as found.

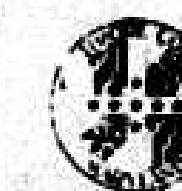
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 7, 1983.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., before the 28th day of April, 1983, the 1983 publication appearing on the 7th day of April, 1983.

L. Frank Smith
Manager.

Cost of Advertisement, \$.....



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 18, 1983

Frian G. West, Esquire
905 Mercantile-Towson Building
403 Washington Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
Beginning 180' NW from the c/l of
Philadelphia Rd., 728' SW from
the c/l of the Baltimore Beltway
The Bernard L. Evering Revocable Trust -
Petitioner
Case No. Z-83-194

Dear Mr. West:

This is to advise you that \$354.70 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

The Times

Middle River, Md., April 7, 1983

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 7th day of April, 1983.

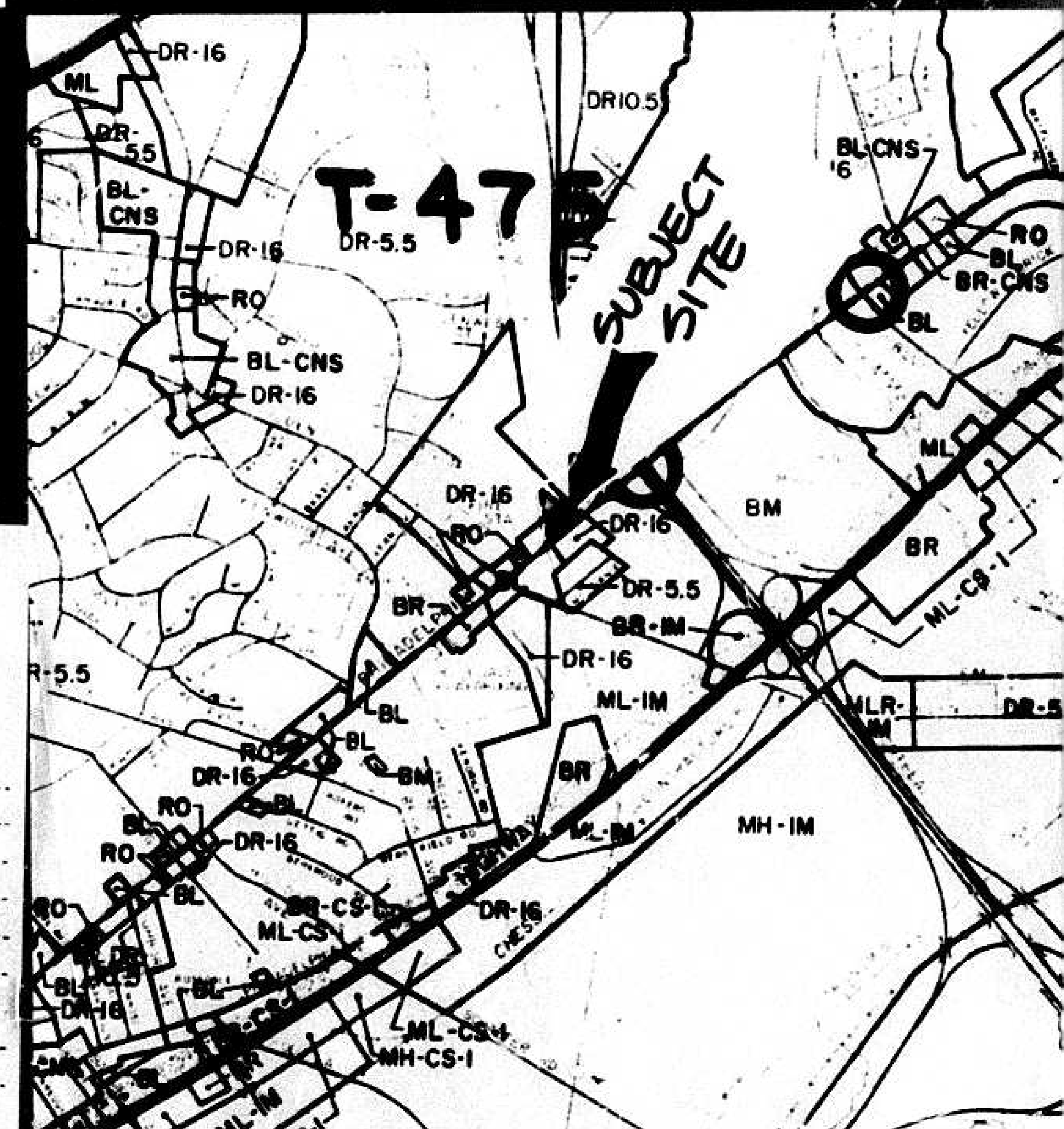
Charles H. ...
Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 107983
DATE 8/27/82 ACCOUNT 01-662
AMOUNT 100.00
RECEIVED FROM Brian West
FOR Advertising & Posting Case #Z-83-194
(The Bernard L. Evering Revocable Trust)
By Order Of William E. Hammond, Zoning Commissioner
VALIDATION OR SIGNATURE OF CASHIER

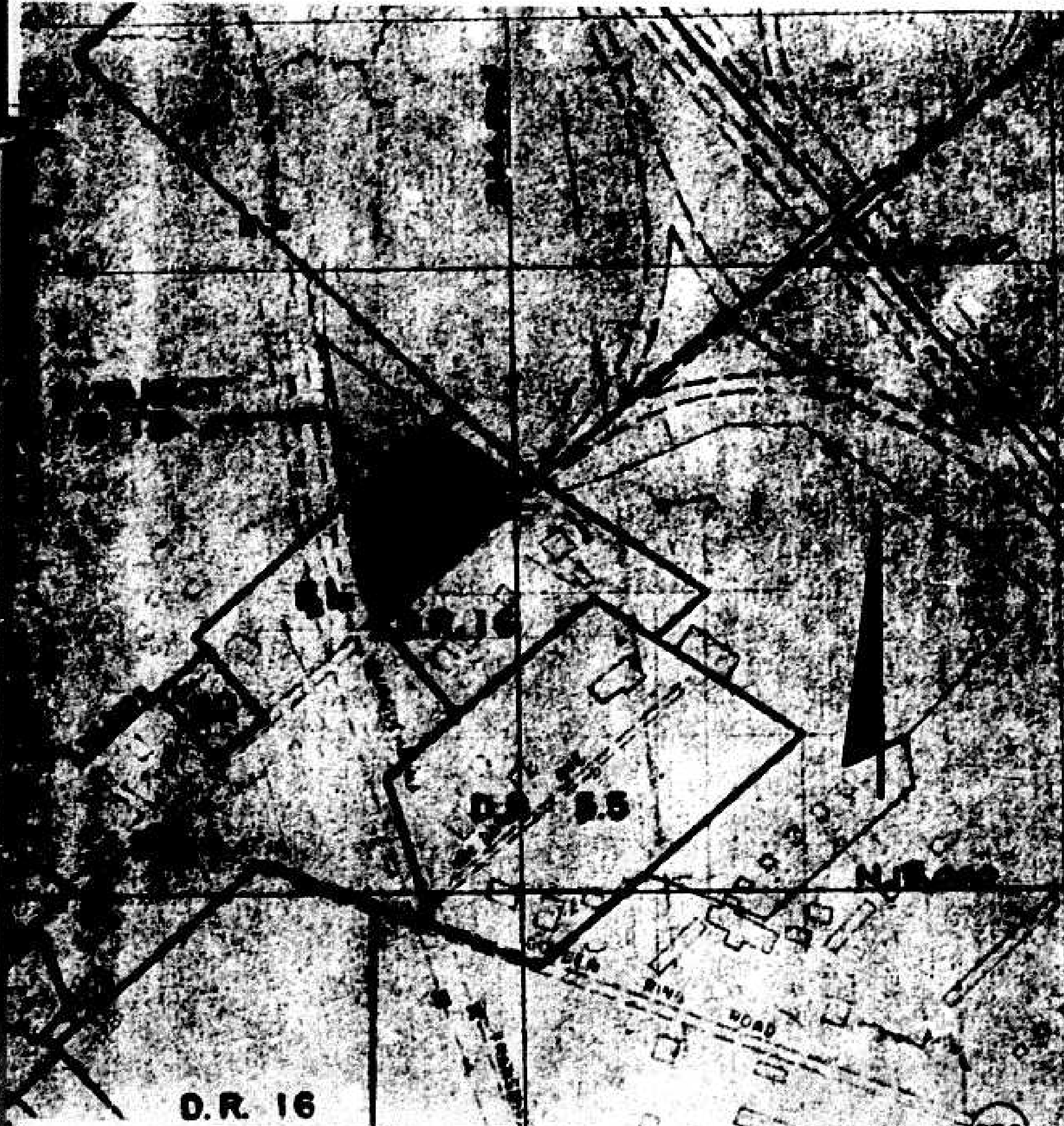
CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14 Date of Posting 4/14/83
Posted for: Petition for Reclassification
Petitioner: The Bernard L. Evering Revocable Trust
Location of property: Beginning 180' NW from the c/l of Philadelphia Rd., 728' SW from the c/l of the Baltimore Beltway
Location of Sign: facing Philadelphia Rd.
Remarks: None
Posted by: Brian J. German Date of return 4/15/83
Number of Signs: 1



LOCATION PLAN
1" = 1000'

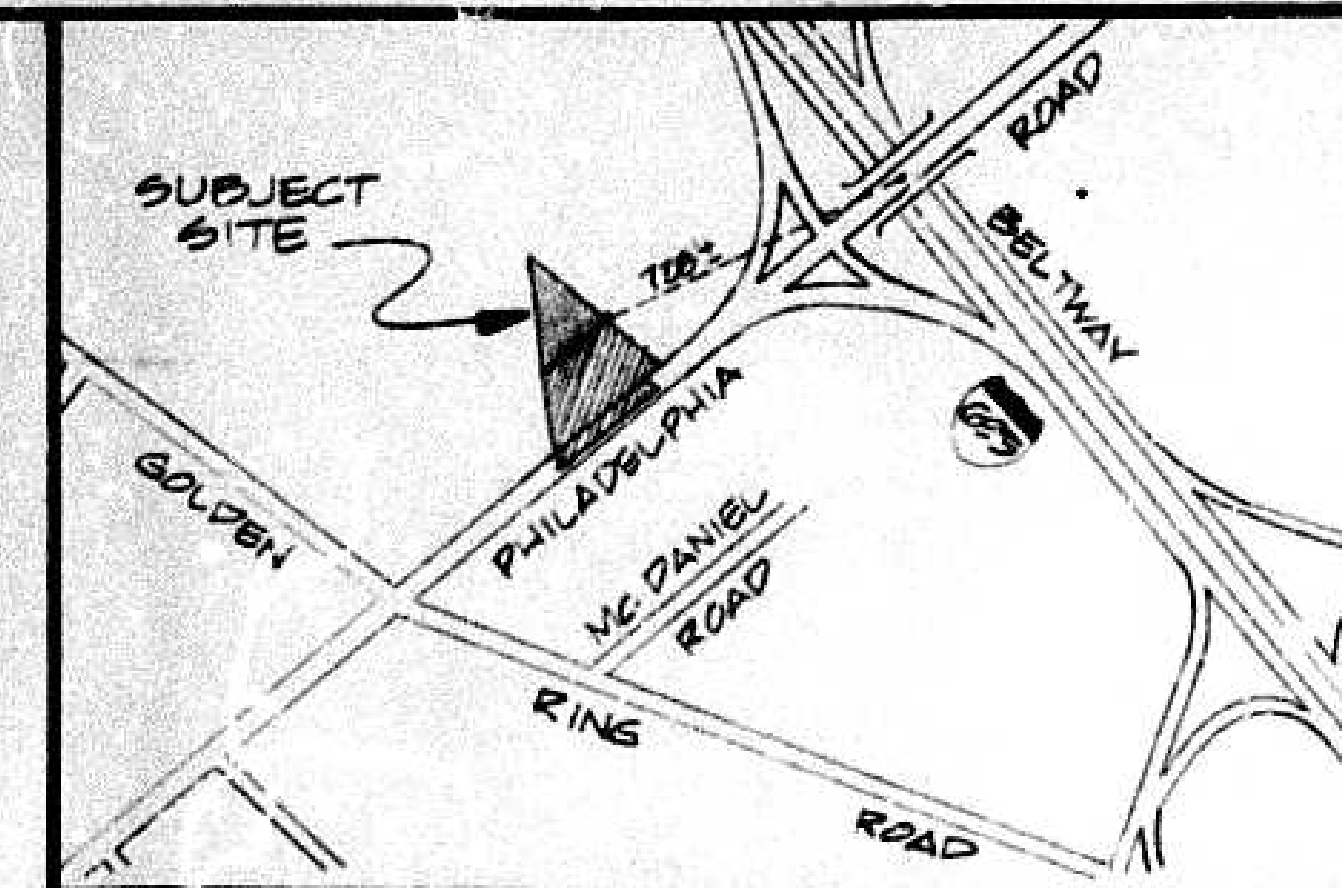


LOCATION PLAN
1" = 200'

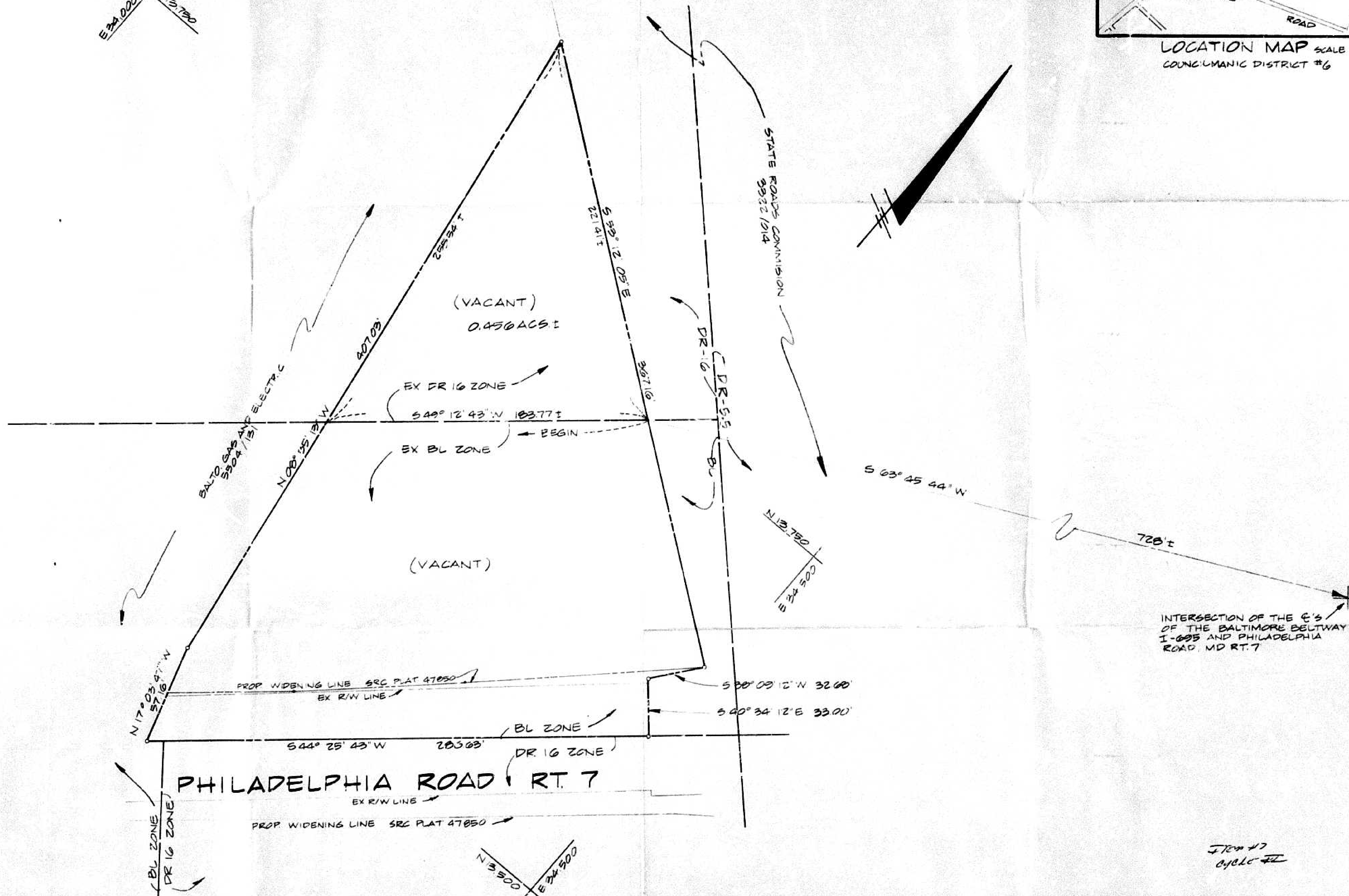
Mr. & Mrs. Earl M. Janbrow - 8629 Phila. Rd.
3 Bangor Ave.
White Marsh, Md. 21162 (mailing address)
Mr. & Mrs. Earl L. Lashover
8625 Philadelphia Rd. Phone 886-9155
Baltimore Md 21237
Mr. & Mrs. Stanley Bernard
8619 Philadelphia Rd. Phone 697-1483
Baltimore Md 21237
Mr. & Mrs. Howard Lohrey
3623 Philadelphia Road
Baltimore Md 21237 Phone 686-0215

E 34 000
N 13 750

4/14
00/16
11/17
11/17
11/17



LOCATION MAP SCALE 1"=500'
COUNCILMANIC DISTRICT #6



FROM #17
04/01/82

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
ENGINEERS
303 ALLEGHENY AVE. TOWSON, MD. 21204
(501) 825-8120



OWNER AND PETITIONER:

KITTY E. POOLE AND
LEE N. KOEHLER
SURVIVING TRUSTEES OF THE BERNARD L. EVERING
REVOCABLE TRUST
SUITE 905 ~ NO 409 WASHINGTON AVENUE
TOWSON, MD 21204

PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION FROM
AN EX DR 16 ZONE TO A BL ZONE
NORTH OF PHILADELPHIA ROAD (RT. 7)

SCALE 1"=30'
BALTO. CO. MD

PN 04198

ELECT DISTRICT #14
AUGUST, 1982

