

**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 BL zone to an ML zone, for the reasons given in the attached statement; and (2) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

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

SEE ATTACHED DESCRIPTION

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 regulation and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Howard G. Williams (Type or Print Name)
Signature	<i>Howard G. Williams</i> Signature
Address	Margaret A. Williams (Type or Print Name)
City and State	<i>Margaret A. Williams</i> Signature
Attorney for Petitioner:	
Bernard F. Murphy (Type or Print Name)	3727 East Joppa Road 256-6500 Address Phone No.
Signature	Baltimore, Maryland 21236 City and State
21 Merrymount Road Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Maryland 21210 City and State	Name
Attorney's Telephone No.: 323-3881	Address Phone No.

BALTIMORE COUNTY
AUG 31 3 00 PM '82
CLERK OF THE BOARD
OF APPEALS

Howard G. Williams, et ux R-83-197
W/S Stemmers Run Road, 185' N of Golden Ring Road

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
from B.L. to M.L. Zone :
W/S Stemmers Run Road 185' : OF BALTIMORE COUNTY
N from centerline of Golden Ring Road, 15th District :
HOWARD G. WILLIAMS, et ux : Case No. R-83-197 (2d - 10, Cycle IV)
Petitioner.

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

Pursuant to the authority contained in Section 524, I of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 26th day of January, 1982,

a copy of the foregoing Order was mailed to Bernard F. Murphy, Esquire, 21 Merrymount Road, Baltimore, Maryland 21210, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

IN THE MATTER : BEFORE
OF THE APPLICATION OF :
HOWARD G. WILLIAMS, ET UX : COUNTY BOARD OF APPEALS
FOR REZONING OF PROPERTY : OF
W/S STEMMERS RUN ROAD 185' : BALTIMORE COUNTY
FROM C/L GOLDEN RING ROAD :
15th DISTRICT :
FROM B.L. TO M.L. :
 : No. R-83-197
 : (Item #10 - Cycle IV)

OPINION

This matter comes before this Board on a petition for reclassification of property located on the west side of Stemmers Run Road 185 feet north of Golden Ring Road, in the Fifteenth Election District of Baltimore County. The subject property consists of 2.53 acres, is presently zoned B.L. and the Petitioner's request is that the property be rezoned M.L.

Petitioner's first witness was E. F. Raphael, a registered professional land surveyor in Baltimore County. Mr. Raphael testified that, in his opinion, the present zoning constitutes error because in recent years all physical access to the subject property has been denied by reason of construction except for a single entrance from Old Stemmers Run Road that terminates at Mace Avenue.

Frederick P. Klaus, an expert real estate appraiser and developer, testified that the subject property is located in an area wherein the surrounding properties are predominately zoned M.L. He further testified that the subject property can only be reached by dead-end streets and is, therefore, isolated in access. Mr. Klaus was of the opinion that the current B.L. zoning is improper because the B.L. classification is primarily for retail establishments and because of the isolated nature of the subject property B.L. did not provide a reasonable use. Mr. Klaus testified that during the comprehensive map process in 1980 the subject property was not an issue but, in his opinion, if the subject property had been an issue it would have been rezoned M.L. in order to be consistent with the adjacent properties in the area. Mr. Klaus further testified that much of the land in the immediate area is unimproved but that plans for industrial parks are contemplated for this unimproved land. It was Mr. Klaus' opinion that if the property were rezoned

Howard G. Williams, et ux - #R-83-197

2.

M.L. there would be no impact whatsoever on the surrounding properties. Mr. Klaus pointed out on photographs submitted in evidence that the subject property is considerably lower than the surrounding roads which results in further isolation.

Finally, Mr. James G. Haswell, Planner for Baltimore County, testified that in his opinion the present zoning of the subject property was not in error because some of the uses provided for in B.L. zoning are adequate.

This Board is of the opinion that because the subject property is located in an area which consists primarily of M.L. zoning and that since the subject property is also physically isolated because its sole access is by dead-end streets, the current zoning does, in fact, constitute error.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 1st day of July, 1982, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-13 of the Maryland Rules of Procedure.

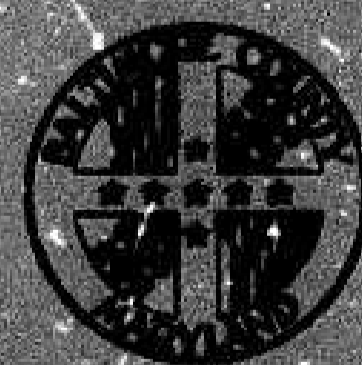
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William R. Evans
William R. Evans, Acting Chairman

LeRoy B. Spurrer
LeRoy B. Spurrer

Joanny L. Suder
Joanny L. Suder

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 6, 1982

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

Chairman
Nicholas B. Comolodi

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

Bernard F. Murphy, Esquire
21 Merrymount Road
Baltimore, Maryland 21210

RE: Item No. 10 - Cycle No. 17
Petitioner - Howard G. Williams, et ux
Reclassification Petition

Dear Mr. Murphy:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,

Nicholas B. Comolodi
NICHOLAS B. COMOLODI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. CHIDLER
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 #10, Zoning Advisory Committee Meeting, Zoning Cycle IV - 1982, September 14, 1982, are as follows:

Property Owner: Howard G and Margaret A. Williams
Location: W/S Stemmers Run Road 185' N. from centerline of Golden Ring Road
Acres: 2.53
District: 15th

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 36-82 (Baltimore County Development Regulations).

Very truly yours,

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

JLW:rh

IN THE PETITION OF
HOWARD G. WILLIAMS, et ux
2.2 Acres S.E. Corner of
Mace and Stemmers Run Road
FOR RECLASSIFICATION

MEMORANDUM IN SUPPORT OF PETITION

Your petitioners, Howard G. Williams and Margaret A. Williams, by Bernard F. Murphy, their attorney, respectfully submit the following memorandum in support of their claim that the Zoning requested should be granted because of the error in the map and because of a change in the neighborhood:

1. Error in the Map--The property in question is located in a prime manufacturing and industrial area of Baltimore County. It is serviced by major industrial roads and a railroad. All the land surrounding is zoned ML. Because of the relocation of Rossville Boulevard, Stemmers Run Road and Mace Avenue, formerly primary highways, now dead end at this site. The site is now completely isolated from direct access to any major or minor road. These facts were overlooked when the Zoning maps were adopted. ML zoning is consistent with the General Plan of Development of Baltimore County. The Planning Commissioner has consistently held that the area is suitable for ML zoning. Therefore, because the only appropriate zoning for the property is ML, it was a mechanical and judgment error in the failure to so zone the property.

2. Change in the Neighborhood--The following changes in the neighborhood of the subject's property justify re-zoning to ML from BL. to wit: (a) a change in the existing roads and road patterns in the vicinity to give access to major interstate highways; (b) numerous zoning changes in the surrounding area; (c) increase in industrial and manufacturing development in the area; (d) re-zoning the property for ML will be beneficial and not detrimental to the surrounding property and community; (e) the re-zoning of the tract to permit ML use would be compatible with predicted plans of Baltimore County; (f) and for such other and further changes as will be disclosed by an in-depth study of the area more fully developed at the time of the hearing of this Petition.

Bernard F. Murphy
Bernard F. Murphy
21 Merrymount Road
Baltimore, Maryland 21210
Telephone: 396-4733
323-3881
Attorney for petitioners

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 4, 1982

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21284

Bernard F. Murphy, Esquire
21 Merrymount Road
Baltimore, Maryland 21210

RE: Item No. 10 - Cycle No. IV
Petitioner - Howard G. Williams, et ux
Reclassification Petition

Dear Mr. Murphy:

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 was 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 judgement as to their accuracy and submit the necessary amendments 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.

The subject property, currently zoned B.L. and proposed to be reclassified to M.L., is located on the northwest side of Stemmers Run Road (new) between Mace Avenue and Rossville Boulevard in the 15th Election District.

My initial impression upon filed inspection of this property was that it was a contractors equipment storage yard. However, after conversation with you, it was determined that the construction equipment and cranes that are stored on the property are rented with a minimal amount of sales occurring. As I indicated at that time if the proposed zoning is granted, Section 253.4 of the zoning regulations would be applicable. This would possibly limit your clients'

Item No. 10 - Cycle No. IV
Petitioner - Howard G. Williams, et ux
Reclassification Petition

use of the southerly portion of the site along Stemmers Run Road (new). For this reason, I suggest that you arrange a meeting with me as soon as possible in order to assure that all future advertisements of the petition will be correct. In addition, the site plan should be revised to indicate that the property line does bisect the centerline of Mace Avenue.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 13, 1982

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

Re: Item #10 Zoning Cycle IV (Oct. 1982-Apr. 1983)
Property Owner: Howard G. & Margaret A. Williams
W/S Stemmers Run Rd. 185' N. from centerline
of Golden Ring Rd.
Existing Zoning: B.L.
Proposed Zoning: M.L.
Acres: 2.53
District: 15th

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.

Highways:

These portions of Stemmers Run Road and Mace Avenue, westerly of this site, existing public roads, are proposed to be further improved in the future and combined as a 40-foot closed section roadway on a 60-foot right-of-way with a standard type cul-de-sac roadway termination at the southernmost end of the remaining portion of old Mace Avenue.

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

Sediment Control:

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

Storm Drains:

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

Item #10 Zoning Cycle IV (Oct. 1982-Apr. 1983)
Property Owner: Howard G. & Margaret A. Williams
Page 2
October 13, 1982

Storm Drains: (Cont'd)

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. Solution of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a 10-inch public water main in these sections of Stemmers Run Road and Mace Avenue (Drawings #31-0065 and C066, File 3).

Public 8-inch sanitary sewerage exists in Stemmers Run Road, approximately 350 feet westerly of this site (Drawing #68-0774, File 1).

Very truly yours,

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

RAM:EAM:FWR:iss

cc: Jack Wimbley

I-NN Key Sheet
11 & 12 NE 28 Pos. Sheets
NE 1 G Topo
90 Tax Map

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. - 10
Property Owner: Howard G. and Margaret A. Williams
Location: W/S Stemmers Run Road 185ft. N. from centerline
of Golden Ring Road
Existing Zoning: B.L.
Proposed Zoning: M.L.
Acres: 1.03
District: 15th

Dear Mr. Hackett:

The existing B.L. zoning can be expected to generate approximately 1260 trips per day and the proposed M.L. zoning can be expected to generate approximately 250 trips per day.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer

NSP/ccm

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 #10, Cycle IV Meeting, September 14, 1982, are as follows:

Property Owner: Howard G. & Margaret A. Williams
Location: W/S Stemmers Run Road 185' N. from centerline
of Golden Ring Road
Existing Zoning: B.L.
Proposed Zoning: M.L.
Acres: 2.53
District: 15th

The property is presently used as a storage yard with an office trailer for one employee who is onsite at intermittent intervals. Metropolitan water is available to serve the property while sewer is not. There are no bathroom facilities in the trailer; the employee using available facilities in another building under the same ownership located several hundred feet away on Stemmers Run Road.

Prior to approval of a building permit to construct any offices, warehouses, etc. on the site, metropolitan sewer must be extended to serve the property.

Very truly yours,

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

IJF/aln

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

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: Howard G. and Margaret A. Williams

Location: W/S Stemmers Run Road 185' N. from centerline of Golden Ring Road

Item No.: 10 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 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: *George M. Hegan* Noted and Approved: *George M. Hegan*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

C/O Nicholas Commodari
Chairman Balto. Co. Bd. of Appeals Date: September 29, 1982
William T. Hackett
FROM: Charles B. Burnham, P.E. Review Chief
SUBJECT: Cycle Zoning IV, 1982

Item 10. Howard G. & Margaret A. Williams

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 B.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.

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: 10 Property Owner: Howard G. & Margaret A. Williams Location: W/S Stemmers Run Rd. 185' N. from centerline of Golden Ring Rd. Present Zoning: B.L. Proposed Zoning: M.L.

District: 15th No. Acres: 2.53

Dear Mr. Hammond: No hearing on student population.

Very truly yours, Nick Petrovich, Assistant Department of Planning

WNP/bp

September 27, 1982

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

Dear Mr. Hackett:

Comments on Item #10, Cycle IV Meeting, September 14, 1982, are as follows:

Property Owner: Howard G. & Margaret A. Williams Location: W/S Stemmers Run Road 185' N. from centerline of Golden Ring Road Existing Zoning: B.L. Proposed Zoning: M.L. Acres: 2.53 District: 15th

The property is presently used as a storage yard with an office trailer for one employee who is onsite at intermittent intervals. Metropolitan sewer is available to serve the property while sewer is not. There are no bathroom facilities in the trailer; the employee using available facilities in another building under the same ownership located several hundred feet away on Stemmers Run Road.

Prior to approval of a building permit to construct any offices, warehouses, etc. on the site, metropolitan sewer must be extended to serve the property.

Very truly yours,

Jan J. Forrest, Director Bureau of Environmental Services

RECEIVED BALTIMORE COUNTY BOARD OF APPEALS BY: [Signature]

E. F. RAPHEL & ASSOCIATES Registered Professional Land Surveyors 201 COURTLAND AVENUE TOWSON, MARYLAND 21204

OFFICE: 828-8808

Description to Accompany Zoning Petition For Reclassification Property of Howard and Margaret Williams

RESIDENCE: 771-4888

August 30, 1982

Beginning for the same at a point in the center of Mace Avenue and on the west side of Stemmers Run Road at a distance of 185 feet, more or less, from the intersection of the west side of Stemmers Run Road with the north side of Golden Ring Road, running thence on the west side of Stemmers Run Road and continuing on the west side of Roseville Boulevard the three following courses and distances: 1) by a curve to the right with a radius of 647.69' for a distance of 85.00', more or less; 2) N 41° 24' 43" E 29.68'; 3) by a curve to the left with a radius of 272.83' for a distance of 382.23' to the center of old Stemmers Run Road, running thence on the center of old Stemmers Run Road S 89° 12' 24" W 308.00' more or less, running thence on the center of Mace Avenue S 27° 34' 00" E 490.00' more or less, to the place of beginning.

Containing 2.53 acres of land more or less. Being the land of Howard and Margaret Williams.



Eugene F. Raphael Registered Prof. Land Surveyor No. #2246

PETITION FOR RECLASSIFICATION

15th Election District

ZONING: Petition for Reclassification LOCATION: West side of Stemmers Run Road, 185 ft. North of Golden Ring Road DATE & TIME: Thursday, June 16, 1983 at 11:00 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: B.L. Proposed Zoning: M.L.

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

Being the property of Howard G. Williams, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 16, 1983 at 11:00 A.M. Public Hearing: Room 218, Courthouse, Towson, Maryland

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

April 18, 1983

Bernard F. Murphy, Esquire 21 Merrymount Road Baltimore, Maryland 21210

NOTICE OF HEARING

Re: Petition for Reclassification W/S Stemmers Run Road, 185' N of Golden Ring Road Howard G. Williams, et ux - Petitioners Case No. R-83-197 Cycle IV - Item #10

TIME: 10:00 A.M.

DATE: Wednesday, May 18, 1983

PLACE: Room 218, Courthouse, Towson, Maryland

cc: John W. Hession, III People's Council

William T. Hackett, Chairman County Board of Appeals

May 17, 1983

Bernard F. Murphy, Esquire 21 Merrymount Road Baltimore, Maryland 21210

RESCHEDULED NOTICE OF HEARING

Re: Petition for Reclassification W/S Stemmers Run Road, 185' N of Golden Ring Road Howard G. Williams, et ux - Petitioners Case No. R-83-197 Cycle IV - Item #10

TIME: 11:00 A.M.

DATE: Thursday, June 16, 1983

PLACE: Room 218, Courthouse, Towson, Maryland

cc: John W. Hession, III People's Council

Lloyd Cargile 809 Mace Avenue Baltimore, Maryland 21221

William T. Hackett, Chairman County Board of Appeals

94-3180

County Board of Appeals Room 218, Court House Towson, Maryland 21204 July 1, 1983

Bernard F. Murphy, Esquire 21 Merrymount Road Baltimore, Md. 21210

Re: Case No. R-83-197 Howard G. Williams, et ux

Dear Mr. Murphy:

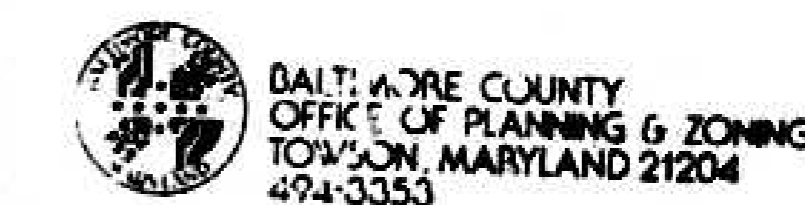
Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Howard G. Williams Lloyd Cargile John W. Hession, III, Esquire Mr. W. E. Hammond Mr. J. E. Dyer Mr. N. E. Gerber Mr. J. G. Howell Board of Education



WILLIAM E. HAMMOND ZONING COMMISSIONER

June 1, 1983

Bernard F. Murphy, Esquire 21 Merrymount Road Baltimore, Maryland 21210

Re: Petition for Reclassification W/S Stemmers Run Road, 185' N of Golden Ring Road Howard G. Williams, et ux - Petitioners Case No. R-83-197 Cycle IV - Item #10

Dear Mr. Murphy:

This is to advise you that \$339.39 is due for advertising and posting of the above property.

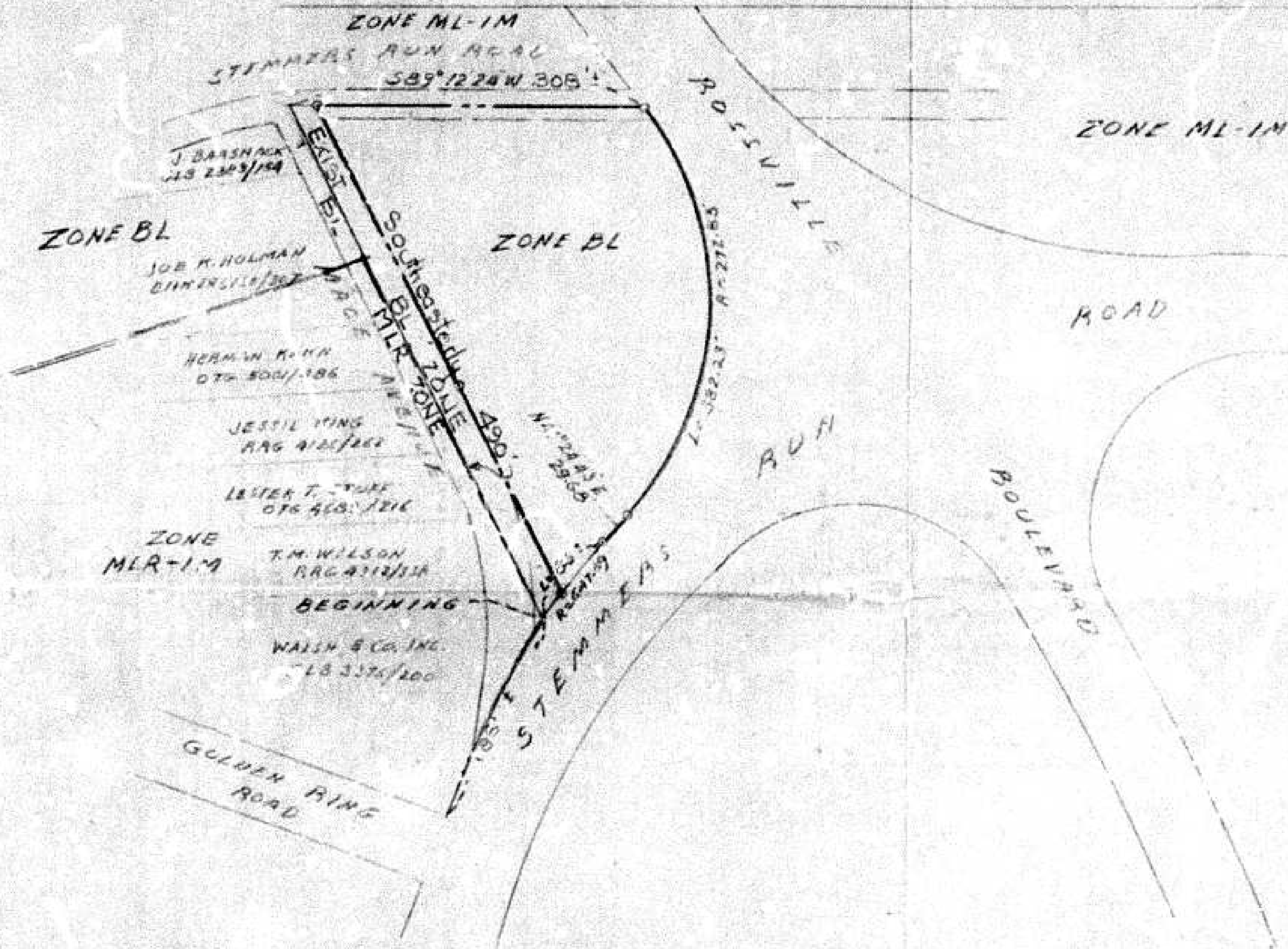
Please make the check payable to Baltimore County, Maryland, and remit to Ariene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond, Zoning Commissioner

WEH:aj

PHILADELPHIA BALTIMORE & WASHINGTON RAILROAD



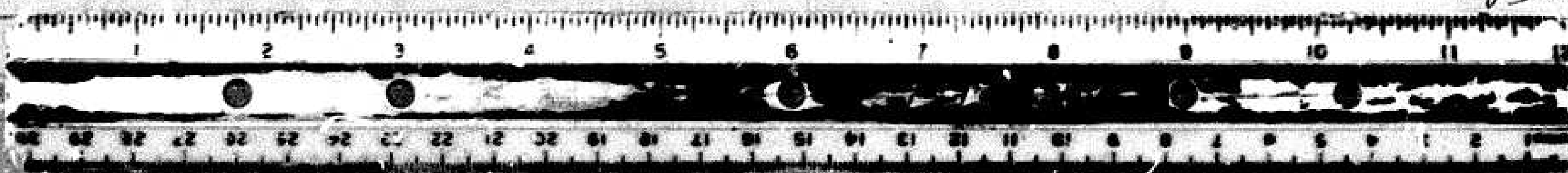
GENERAL NOTES
AREA OF PROPERTY 2.53 ACRES
EXISTING ZONE BL
PROPOSED ZONE ML
15TH ELECT. DIST.
5TH COUNCILMANIC DIST.

PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION
PROPERTY OF
HOWARD & MARGARET WILLIAMS
15TH ELECT. DIST. BALTO CO. MD
SCALE 1"=100' AUG 30, 1982



E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
278 Co. Rd. 3 Avenue
Towson, Maryland 71709

Pet Plat #1





PHOTOGAMMETRIC MAP OF METROPOLITAN AREA

REVISIONS		SCALE
BY	DATE	1" = 200'
	7/20/1952	DATE OF PHOTOGRAPHY DEC. 1954

LOCATION
STEMMERS RUN

SHEET
N.E.
3-6

1-SW 1-SE
1-NW 1-NE

PHOTOGAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISION	BY

Photography Compiled By Photogrammetric Methods
AERIAL SURVEY CORP. LANSING MICH

Photography Compiled By
AERIAL SURVEY CORP. LANSING MICH