

Baltimore County Government
Office of Planning and Zoning

401 Bosley Avenue
Towson, MD 21204

887-3211
Fax 887-5862

June 26, 1991

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

FROM: P. David Fields, Secretary
County Planning Board

SUBJECT: Amendments to the Documented Site Plan, Case No.
R-91-113/Osborne P. Beall, Jr., et al

File

By Resolution at its regular monthly meeting on June 20, 1991, the County Planning Board approved the enclosed June 18, 1991 staff memorandum to constitute the Planning Board's report, pursuant to County Code Section 2-58.1(m)(2), on the amendments to the documented site plan submitted in Case No. R-91-113.

The effect of the Board's action is to confirm that the amendments are in accordance with the changes recommended by the Planning Board in its meeting on May 16, 1991.

P. David Fields
P. David Fields

PDF:TD:pat

BEALLSTE.PLN/TXTPRH

Enclosure

cc: Phyllis Cole Friedman, Esq.
W. Carl Richards, Jr.
Jeffrey Long
Robert Hoffman, Esq.

Baltimore County Government
Office of Planning and Zoning

401 Bosley Avenue
Towson, MD 21204

887-3211
Fax 887-5862

June 18, 1991

TO: Baltimore County
Planning Board

FROM: Arnold F. "Pat" Keller,
Deputy Director, OPZ

SUBJECT: Confirmation of Planning Board's
Recommendations on Case No.
R-91-113 (Beall Property)

The zoning reclassification Petition regarding the property of Osborne P. Beall, Jr., et al was originally considered by the Planning Board as Item #7 in Cycle IV.

At the Board of Appeals' public hearing on April 23, 1991, the Petitioner submitted amendments, including revisions to the documented site plan. In accordance with the County Code, the hearing was thereby suspended, to give the Planning Board an opportunity to comment on the amendments.

The staff's initial recommendation to the Planning Board remained opposed to the reclassification. After further discussions, however, the Petitioner's representatives agreed to make certain revisions and limitations on the site plan, and the staff agreed to support the reclassification subject to those changes. The staff's recommendations, as presented verbally in the meeting on May 16, 1991, were accepted by the Planning Board and were formally submitted in writing (copy enclosed) as the Board's recommendation to the Board of Appeals.

The Petition and site plan, therefore, were revised to incorporate the changes endorsed by the Planning Board, and re-submitted when the Board of Appeals' hearing resumed on June 12, 1991. Technically, however, these changes constituted another amendment, necessitating another suspension of the proceedings and referral to the Planning Board.

The Planning staff has reviewed the changes, and finds them to be in accordance with the changes endorsed by the ad hoc Committee and by

Subject: Confirmation of Planning Board's
Recommendations on Case No.
R-91-113 (Beall property)

Page 2

the Board on May 16, 1991. The staff recommends that the Planning Board confirm this finding and that the Board of Appeals be notified accordingly.

AFKIII/TD/prh
BEALL/TXTPRH

cc: Robert Hoffman, Esq.

Pat Keller
Arnold F. "Pat" Keller, III

Office of Planning & Zoning
May 16, 1991

Supplementary Recommendation - Case No. R-91-113 (O.P. Beall, Jr., et al. property)

After discussions with the Petitioners' attorney, OPZ is prepared to withdraw the third, fifth and sixth sentences in the Recommendation paragraph of the May 7, 1991 staff report, and to support the reclassifications of Parcel A from R.C.5 to B.L.-C.R. and Parcel B from R.C.2 to B.L.-C.R., including support for the variances needed to implement B.L.-C.R. zoning for development indicated on the revised documented site plans dated April 23, 1990 [sic], provided that:

1. The documented site plan is further amended to specify the following enforceable conditions:

- Uses on the property may only be the uses permitted under the R.C.C. zoning classification by right and, subject to the granting of a special exception, uses permissible by special exception in R.C.C.; and
- The total floor area of all structures shall not exceed 3000 sq. ft. on Parcel A and 3000 sq. ft. on Parcel B; and
- It is intended that the existing buildings shall be retained, but if they are destroyed for whatever reason every replacement structure shall be designed and erected in conformance with Section 22-104 of the Development Regulations as amended by County Council Bill No. 103-88; and
- There shall be no disturbance of the steep slope on Parcel A beyond the non-disturbance line indicated on the documented site plan; and
- The documented site plan constitutes an offer to dedicate, when requested by the County and at no cost to the County, an easement on the area indicated across Parcel A for development by the County and use by the public as a Greenway in accordance with the 1989-2000 Master Plan; and

2. Subject to approval by the Bureau of Traffic Engineering, the documented site plan shall be further amended:

- To eliminate the access to Parcel B from Hillside Drive by providing a common entrance from Stevenson Lane; and
- If acceptable to the Bureau, alternative access point(s) to Parcel A.

AFKIII/JJD/TD/prh
BEALLJR/TXTPRH

IN THE MATTER OF THE
THE APPLICATION OF
OSBORNE P. BEALL, JR., ET AL
FOR A ZONING RECLASSIFICATION
FROM R.C.2/R.C.5 TO R.C.C.
ON PROPERTY LOCATED ON THE NORTH-
EAST AND SOUTHEAST CORNER
STEVENSON & HILLSIDE ROADS (1830
HILLSIDE ROAD & 10800 STEVENSON
ROAD)
3RD ELECTION DISTRICT
2ND & 3RD COUNCILMANIC DISTRICTS

OPINION

This case comes before the Board on a Petition for Reclassification filed by Osborne P. Beall, Jr., et al. The Petition requested the reclassification of the northeast and southeast corners of Stevenson and Hillside Roads (1830 Hillside Road and 10800 Stevenson Road) from R.C.2 and R.C.5 to B.C.-C.R. or R.C.C.

The said property is in two parcels. Parcel B is zoned R.C.2 and consists of .7262 acre. To the north across Cottage Lane is located the existing Stevenson Village Shopping Center which is zoned B.L. Parcel A is located to the southeast of parcel B across Hillside Road, and consists of .6987 acre. Both parcel A and B lie along Stevenson Road.

Included in the Petition are several requests for variances which the Petitioner states that he will need in order to develop the property into office or retail uses as requested.

Carl Beall, part owner and spokesman for the other members of the Beall family, testified as to the prior ownership of the site. He testified that he had a meeting with the Greenspring Valley Association and the Valley Planning Council. Mr. Beall stated that the building on parcel A was not suitable for residential use, but was fully rented out into four apartments at three hundred dollars

Osborne P. Beall, Jr., et al, Case No. R-91-113

a month per unit. He also stated that the requested variances are needed in order to use the parcels as requested.

John Beckly, Vice President of the Greenspring Valley Association, said that his association had reviewed the plan and the association had no objections as long as the association had restrictive covenants and there would not be an entrance onto Hilltop Road.

Wes Guckert, President of The Traffic Group, testified as an expert witness. He testified as to the general condition of the roads in the area, the speed limits, level of service, and the sight distance. His opinion was that the development of the site as proposed would not change the level of service or cause any adverse safety conditions.

William Kirwin, President of his own firm of land planners and landscape architects, with thirty years in the field, testified as an expert witness. Mr. Kirwin testified that parcel B zoned R.C.2 was not zoned correct and was not within the legislative intent. Parcel A zoned R.C.5 was zoned incorrectly because it does not have its own well. Mr. Kirwin further testified that the population trends north of Greenspring on Stevenson indicated a need for more commercial uses, and that the County Council erred in not rezoning this area in 1988. Mr. Kirwin stated that in his opinion there were both a change in the area, as evidenced by the population trend in said area, and that the present zoning classification is incorrect since the County Council did not rezone the area in 1988.

Baltimore County Code, Section 258.1 (j) states:

that in order to grant a reclassification either error by the County Council in the adoption of the most recent

Osborne P. Beall, Jr., et al, Case No. R-91-113

zoning maps or changes in the neighborhood since the adoption of the maps must be shown to support the reclassification.

Error can be established by showing that at the time of the comprehensive zoning, the County Council failed to take into account then existing facts, projects or trends which were reasonably foreseeable of fruition in the future, so that the Council's action was premised initially on misapprehension. Boyce v. Sembly, 25 Md. App. 43 (1975).

In reviewing the Petition and the revised documented site plan with a view to the requested variances, it must be kept in mind that the standard for granting a variance is whether strict compliance with the regulations would result in practical difficulty or unreasonable hardship, and that the variance should be granted only if in strict harmony with the spirit and only in such manner as to grant relief without substantial injury to the public health, safety and general welfare. McLean v. Soley, 270 Md. 208 (1973).

After reviewing all of the testimony and evidence presented to it, the Board finds that the Petitioner has met the burden of proving that there is error as to parcel B since the County Council did not take into consideration the then existing facts, projects, and trends as testified to by Mr. William Kirwin, which were reasonably foreseeable of fruition in the future as indicated by Boyce v. Sembly (supra).

We find that if the requested variances are not granted along with the reclassification request on parcel B, as referenced in the revised documented site plan dated June 11, 1991, the Petitioner will suffer unreasonable hardship and practical difficulty because

Osborne P. Beall, Jr., et al, Case No. R-91-113

of the restrictions requested by the Office of Planning and Zoning staff.

The Board cannot find any error or change that would allow the Board to reclassify parcel A. Parcel A is a nonconforming apartment house in an R.C.5 zone. R.C.5 zoning is for residential use. The surrounding uses are residential and, as Mr. Kirwin stated, the trend is toward a higher population (i.e. residential).

Therefore, the Board will grant the Petitioners' request for reclassification of parcel B from R.C.2 to B.L.-C.R. but deny the requested reclassification of parcel A. The Board will also grant the requested variances necessary to use parcel B as requested in the Petition and on the revised documented site plan which is made part of the record in this case.

ORDER

IT IS HEREBY ORDERED this 30th day of August, 1991 by the County Board of Appeals of Baltimore County that said Petition for Reclassification of parcel B from R.C.2 to B.L.-C.R. and the variances necessary to use parcel B as requested on the revised documented site plan dated June 11, 1991 be and the same are hereby GRANTED.

IT IS FURTHER ORDERED that the request for zoning reclassification of parcel A from R.C.5 to B.L.-C.R. or R.C.C. be and the same is hereby DENIED.

IT IS FURTHER ORDERED that the Revised Documented Site Plan dated June 11, 1991 shall be amended to specify the following enforceable conditions:

1. Uses on the property may only be the uses permitted under the R.C.C. zoning classification by right and, subject to the

Osborne P. Beall, Jr., et al, Case No. R-91-113

granting of a special exception, uses permissible by special exception in R.C.C.; and

2. The total floor area of all structures shall not exceed 3,000 sq. ft. on parcel B; and

3. It is intended that the existing buildings shall be retained, but if they are destroyed for whatever reason every replacement structure shall be designed and erected in conformance with Section 22-104 of the Development Regulations as amended by County Council Bill No. 103-88; and

4. Subject to approval by the Bureau of Traffic Engineering, the documented site plan shall be amended to eliminate the access to parcel B from Hillside Road by providing a common entrance from Stevenson Road; and

5. All references to parcel A are moot on the revised documented site plan.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Michael B. Sauer, Acting Chairman

John G. Disney

Lynn B. Moreland

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF
FROM R.C. 2/R.C. 5 TO B.L.
ZONE, NE and SE Corners of : APPEALS OF BALTIMORE COUNTY
Stevenson & Hillside Rds.,
(1840 Hillside Rd. & 10800
Stevenson Rd.)
3rd Election District : Case No. R-91-113
2nd & 3rd Councilmanic Dist. : (Item 7, Cycle IV)
OSBORNE P. BEALL, JR., et al.,
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 887-2188

I HEREBY CERTIFY that on this 18th day of October, 1990, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney

RECEIVED
COUNTY BOARD OF APPEALS
OCT 18 1990

for Petitioner; and Mary Dee F. Beall, President, Green Spring Properties, P. O. Box 3, Stevenson, MD 21153, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

111 West Chesapeake Avenue
Towson, MD 21204

April 3, 1991

887-3353

John B. Howard, Esquire
Venable, Barttor and Howard
210 Allegheny Avenue
Towson, MD 21204

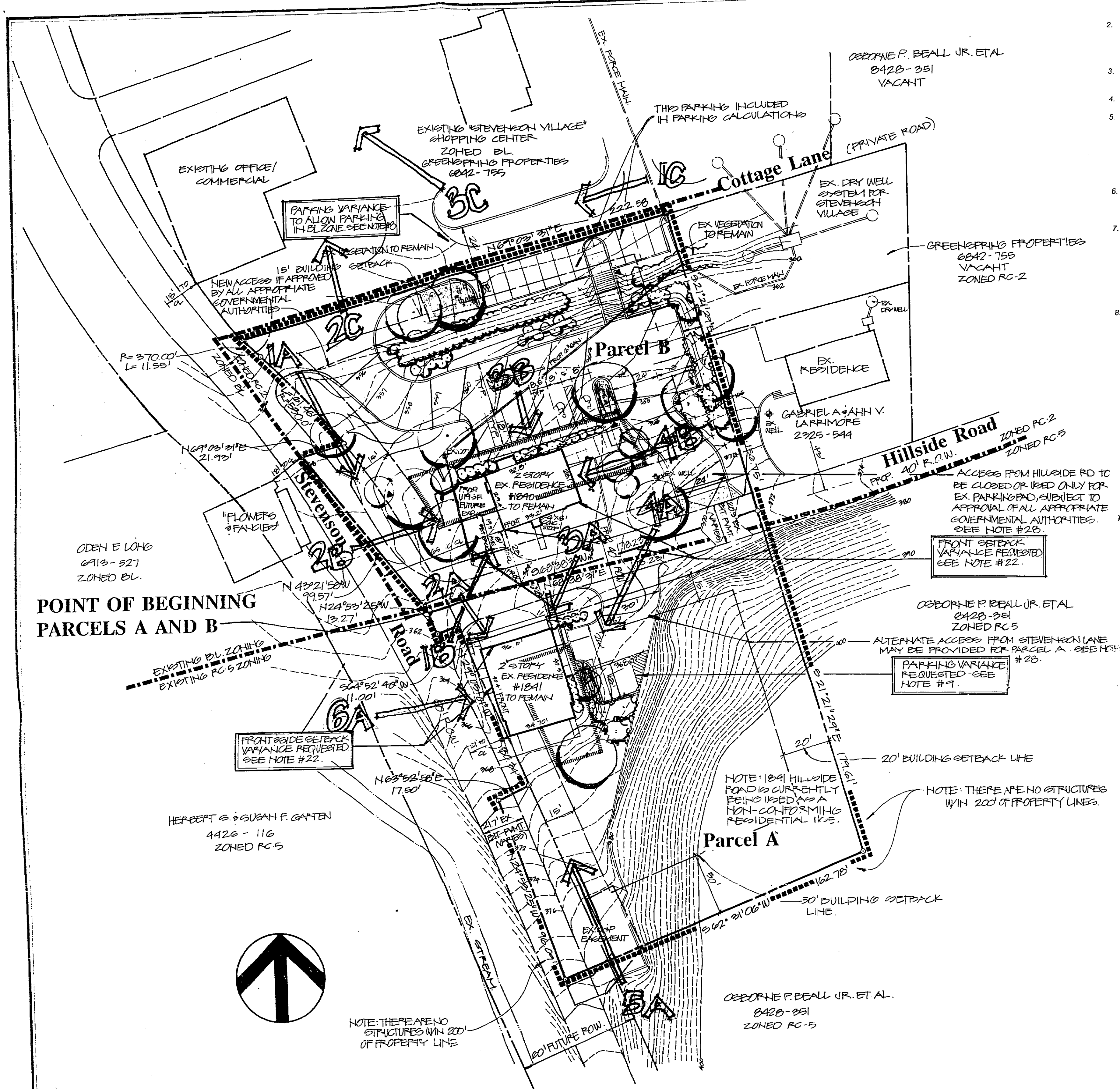
RE: Item No. 7
Case No. R91-113
Petitioner: Osborne Beall, et al
Reclassification Petition

Dear Mr. Howard:

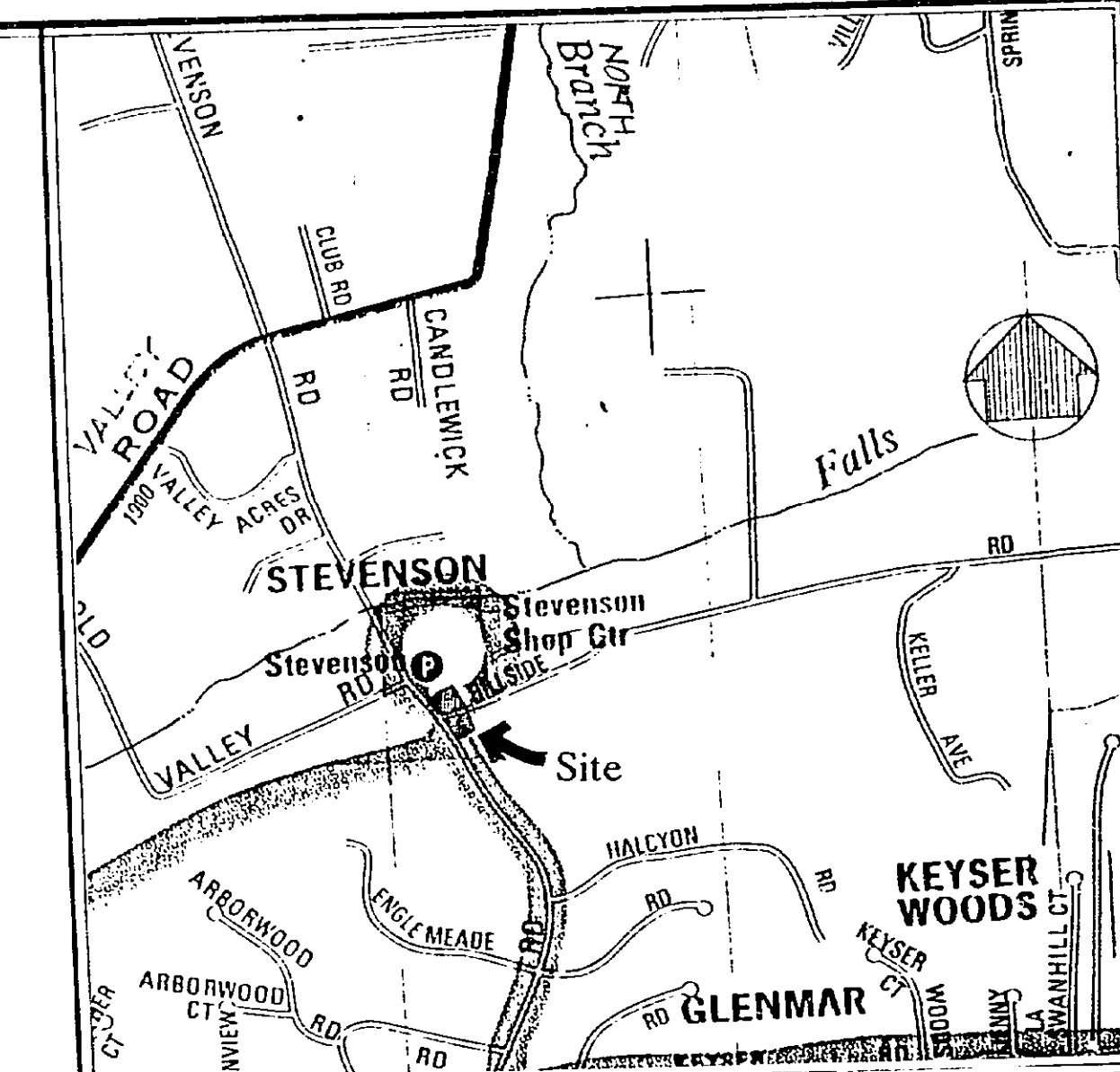
This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle IV). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review 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 as to their accuracy and submit the necessary amendments to this office on or before March 3, 1991. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

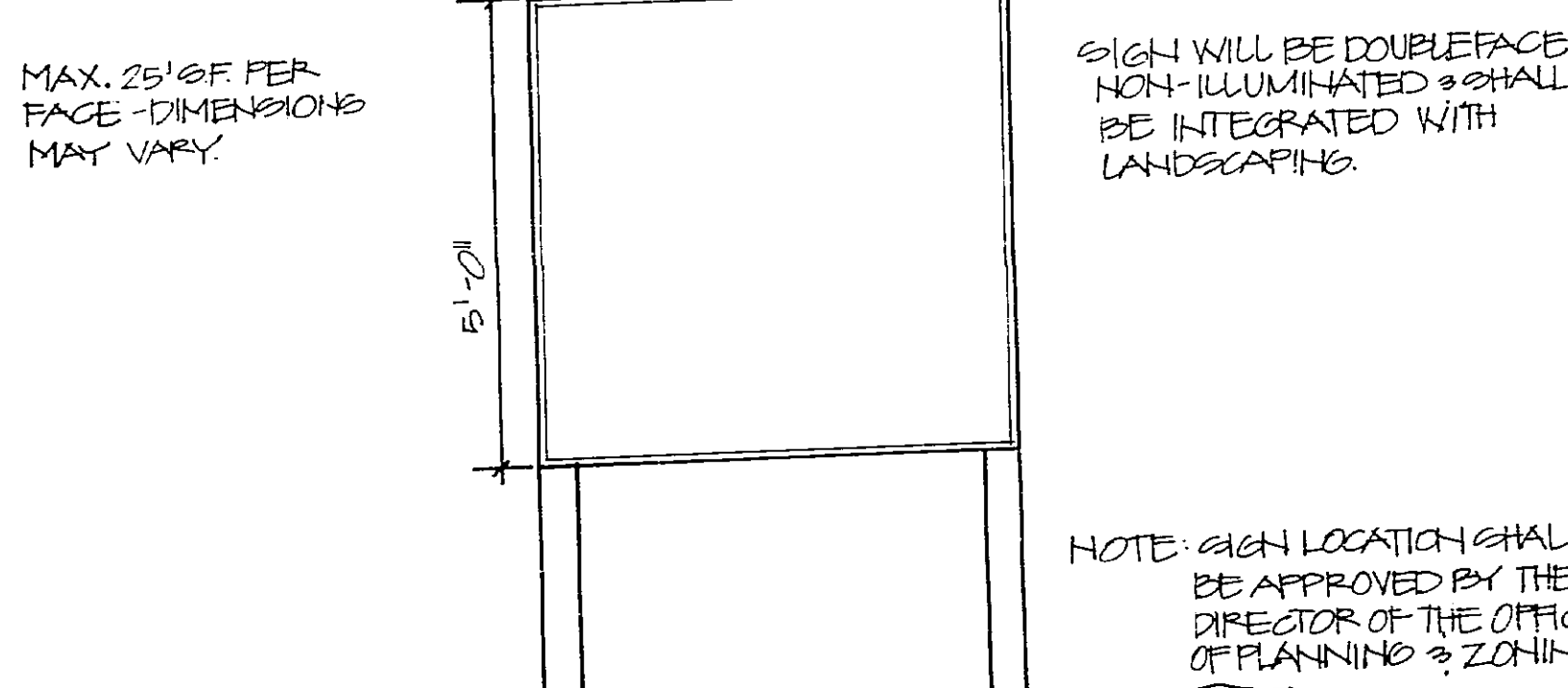


- Election District: 3
Councilmanic District: 2 and 3
 - Acres: Parcel B: Gross = 0.7262 Ac. Net = 0.6191 Ac.
Parcel A: Gross = 0.6987 Ac. Net = 0.5993 Ac.
Total Area to be Rezoned: 1.4251 Acres
Gross acreage includes to the centerline of Stevenson Road and Hillside Road.
 - Existing Zoning: Parcel B: RC-2
Parcel A: RC-5
 - Proposed Zoning: BL with a C.R. District Overlay for both parcels.
 - Current Owner: Parcel B: Greenspring Properties
Lib#: 8727 Folio 0747
Parcel A: Osborne P. Beall, Jr. Et Al
Lib#: 8428 Folio 351
 - Existing Use: Parcel B: Residential, currently being used as non-conforming apartments.
Parcel A: Retail or Office as permitted by right in the RC-5 zone per the Supplementary Recommendations of the Office of Planning and Zoning, dated May 16, 1991.
 - Proposed Use: Parcel B: Retail or Office as permitted by right in the RC-2 zone per the Supplementary Recommendations of the Office of Planning and Zoning, dated May 16, 1991.
Parcel A: Retail or Office as permitted by right in the RC-5 zone per the Supplementary Recommendations of the Office of Planning and Zoning, dated May 16, 1991.
Both structures will become part of Stevenson Village.
 - Parking Required: for Retail use: 5 spaces/1000 S.F.
Parcel B 1st floor: 940.5 S.F. existing = 4.7 sp.
Parcel B 2nd floor: 940.5 S.F. existing = 4.7 sp. = 10 sp.
Parcel A 1st floor: 1,437.5 S.F. existing = 7.2 sp.
Parcel A 2nd floor: 1,437.5 S.F. existing = 7.2 sp. = 15 sp.
TOTAL: = 25 sp.
Proposed Expansion: 1,119 S.F. = 7.0 spaces
(Parcel B)
- A variance to permit 7 spaces not located in the required C.R. District and not in side or rear of building to be utilized for proposed expansion on Parcel B in adjacent BL zoned property. (Section 259.3C.4 of the BCZR). Access to these spaces is through the existing Stevenson Village Shopping Center.
- No basements are included in parking calculations. Basements are for storage or accessory heating and cooling equipment only.
- Parking requirements for office use will be less than retail.
- Parking Provided: Parcel D: 2 spaces
Parcel A: 23 spaces including 2 Handicap spaces.
TOTAL: 25 spaces
- A variance to allow 2 spaces in lieu of the required 15 spaces on Parcel A. The remaining 13 spaces are provided on Parcel B. (Section 409.6 BCZR). If shared parking agreement is filed with the Office of Zoning prior to building permit application, variance will not be required.
- A minimum of 7% of parking lot shall be pervious surface with a minimum of 1 tree per 8 parking spaces provided per Section 259.3C.5 of the BCZR.
- | | |
|--|--------------|
| Total Parking Lot Area (Parcels A & B) | = 9,090 S.F. |
| Pervious Surface Provided | = 1,009 S.F. |
| | = 11% |
- | | |
|----------------------------|-----------|
| 25 Sp. @ 1 tree / 8 spaces | = 4 trees |
| Total trees provided | = 6 trees |
- All parking spaces are 8'-12" x 18", and shall be permanently striped. Handicap spaces are 8' x 12'. All parking lots will be paved with bituminous pavement. All curb will be 8" x 6" concrete.
 - All lighting will be directed so as not to reflect onto adjacent properties or roadways. All sound and other vibrations, dust, odors, gases, light and heat will not exceed those normally found with retail or office uses.
 - 1840 Hillside Road is served by an existing well. 1841 Hillside Road is served by a private water supply, "The Stevenson Water Supply", License number 003-0010.
 - Existing well and septic systems may be used upon approval of DEPIM and compliance with Section 259.3C.5 of the BCZR.
 - Hours of operation: 7:00 a.m. to 9:00 p.m.
Maximum number of employees: 30
 - Any signs erected will comply with Section 259.3C.7 of the Baltimore County Zoning Regulations.
 - A stormwater management waiver will be requested.
 - Topography has been field run by Stephen P. Barnhart, Inc., February, 1991.
 - Building envelope is shown for future expansion only. All parking associated with the future expansion or any use which requires additional parking on Parcel B will be provided at Stevenson Village upon submission of proof to the Office of Zoning that there are spaces available at Stevenson Village in excess of zoning requirements.
 - All buildings will comply with building codes as well as fire code requirements.
 - The landscaping shown on this plan is schematic. All screening will be a minimum of 4' height. The final landscape plan will comply with the requirements of the current Baltimore County Landscape Manual and Section 259.3C.3b of the BCZR.
 - F.A.R. Permitted: 0.20 on each parcel.
F.A.R. Proposed: Parcel B: 0.059 (existing building)
Parcel A: 0.094 (including future addition)
Parcel A: 0.066
- The total floor area of all structures shall not exceed 3,000 S.F. on Parcel A and 3,000 S.F. on Parcel B per Supplementary Recommendations of May 16, 1991 from the Office of Planning and Zoning.



Vicinity Map
1" = 1000'

- Setback restrictions:
Front Setback: not less than 15' from street ROW's and not more than the averaged setbacks of adjacent lots.
(For Parcel B: 15' + 24' = 39' - 2 = 19.5' averaged setback).
Side Setback: 50' from property line where abuts an RC-5 zone or 35' from property line where abuts an RC-2 zone or 15' from ROW.
Rear Setback: not less than 20' where abuts a residential zone or 15' from ROW.
- A variance to allow 0' front and side setbacks. Parcel A and B' front setback Parcel B, in lieu of the required 15' setbacks or averaged setback of 19.5' for Parcel B, for the existing buildings. (Section 259.3C.2 BCZR) A variance to allow 0' front, side, and rear setback landscape area, Parcel A and B' front, side and rear setback landscape area Parcel B, in lieu of the required landscaping within the entire area of all setbacks required in an C.R. District. (Section 259.3C.3a of BCZR)
- All principal buildings within 200 feet from each joint side property line have been shown.
- No major changes of grade are proposed. Existing vegetation will be retained wherever possible.
- No outside storage of equipment and material is proposed.
- The maximum height of any new buildings or additions will be 30'. Height test is not required.
- It is possible that Parcels A and B may be divided for sale in the future.
- Parking for Parcel B may have access through existing Stevenson Village Shopping Center or from Hillside Road subject to approval from all appropriate governmental agencies and Section 259.3C.4 of the BCZR. Alternate access from Stevenson Lane may be provided for Parcel A if required by the Bureau of Traffic Engineering.
- It is intended that the existing buildings shall be retained, but if they are destroyed for whatever reason, every replacement structure shall be designed and erected in conformance with Section 22-104 of the Development Regulations as amended by County Council Bill No. 103-88.
- An easement will be granted to Baltimore County for use in the Greenway system as detailed in the 1989-2000 Master Plan on Parcel B if required by any applicable Baltimore County regulation.



Sign Detail
1/2" = 1'-0"

LEGEND

- Building Envelope
- Proposed Line of Rezoning
- Existing Zoning Line
- Building Setback Line
- Proposed Light
- Proposed Landscaping
- Proposed Sanitary Line
- Existing Well

- Existing Trees to Remain
- Pervious Surface Provided in Parking Lots

Stevenson Village
Documented Site Plan to Accompany
Reclassification and Variance

for 1840 and 1841 Hillside Road
Baltimore County, Maryland
2nd & 3rd Councilmanic District
3rd Election District

Alternative Request for BL/CR Zoning
REVISED 6-11-91 PER COMMENTS OF ZONING OFFICE

1" = 30'

1 of 3

R 97-115 Patterson 7

WFK WILLIAM F. KIRWIN, INC.
1000 North Washington Blvd. Suite 200
Towson, MD 21204
Phone 301/337-0075

Richard Truelove
RICHARD TRUELOVE P.E., INC.
registered professional engineer
28 EAST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 494-4914

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

May 28, 1991

TO: Zoning Commissioner
Office of Planning and Zoning
FROM: DIVISION OF GROUND WATER MANAGEMENT
SUBJECT: Zoning Reclassification R-91-113, Stevenson Village,
1840 and 1841 Hillside Road

COMMENTS ARE AS FOLLOWS:

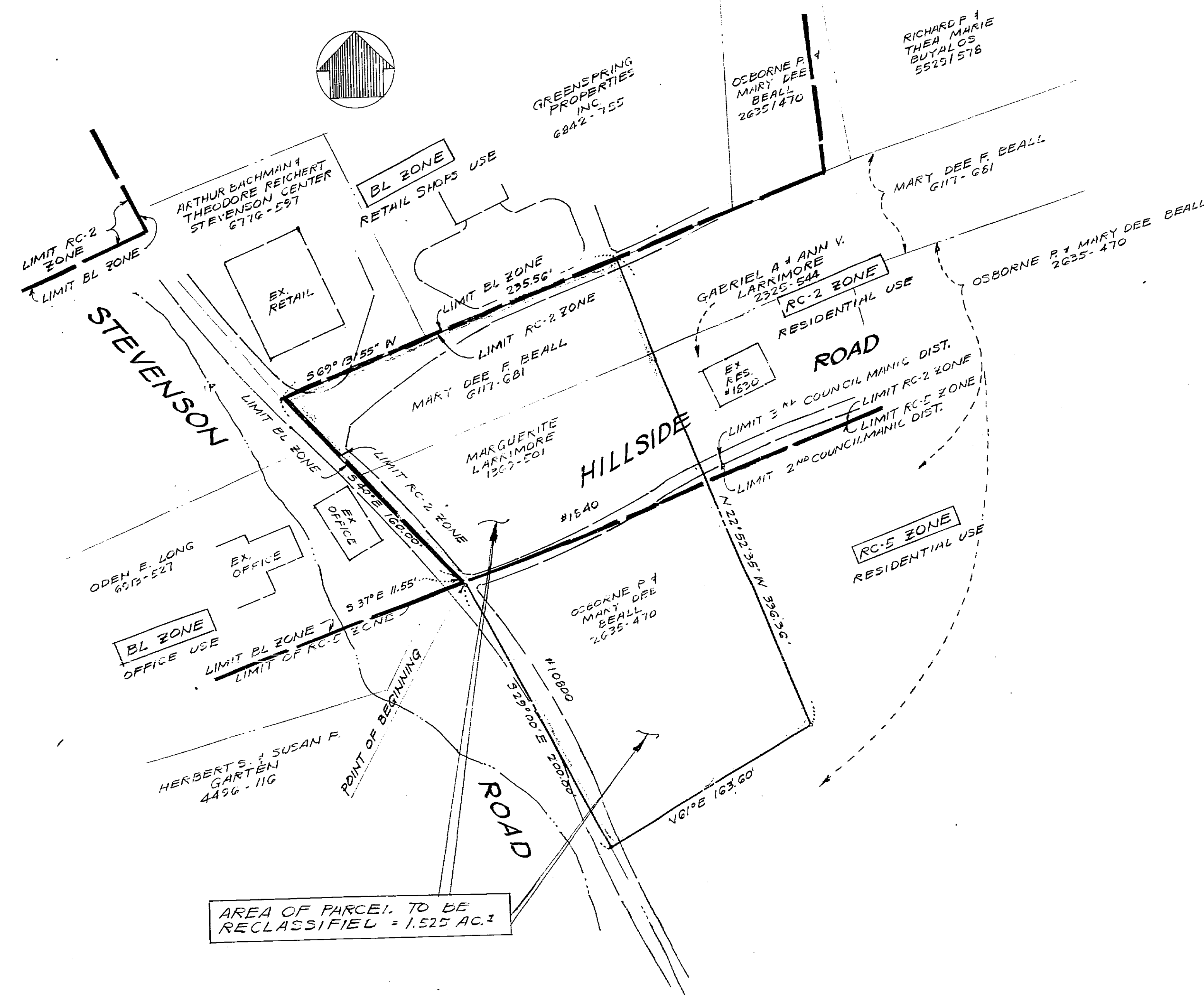
The existing sewage disposal systems serving each property must be inspected and certified by a licensed sewage disposal contractor. If the systems are found to be failing, connection must be made to the Stevenson Village Shopping Center's sewage disposal system. No high volume water users will be permitted and water conservation devices (ultra low volume flush toilets and time release faucets) must be installed.

SSF:rmk

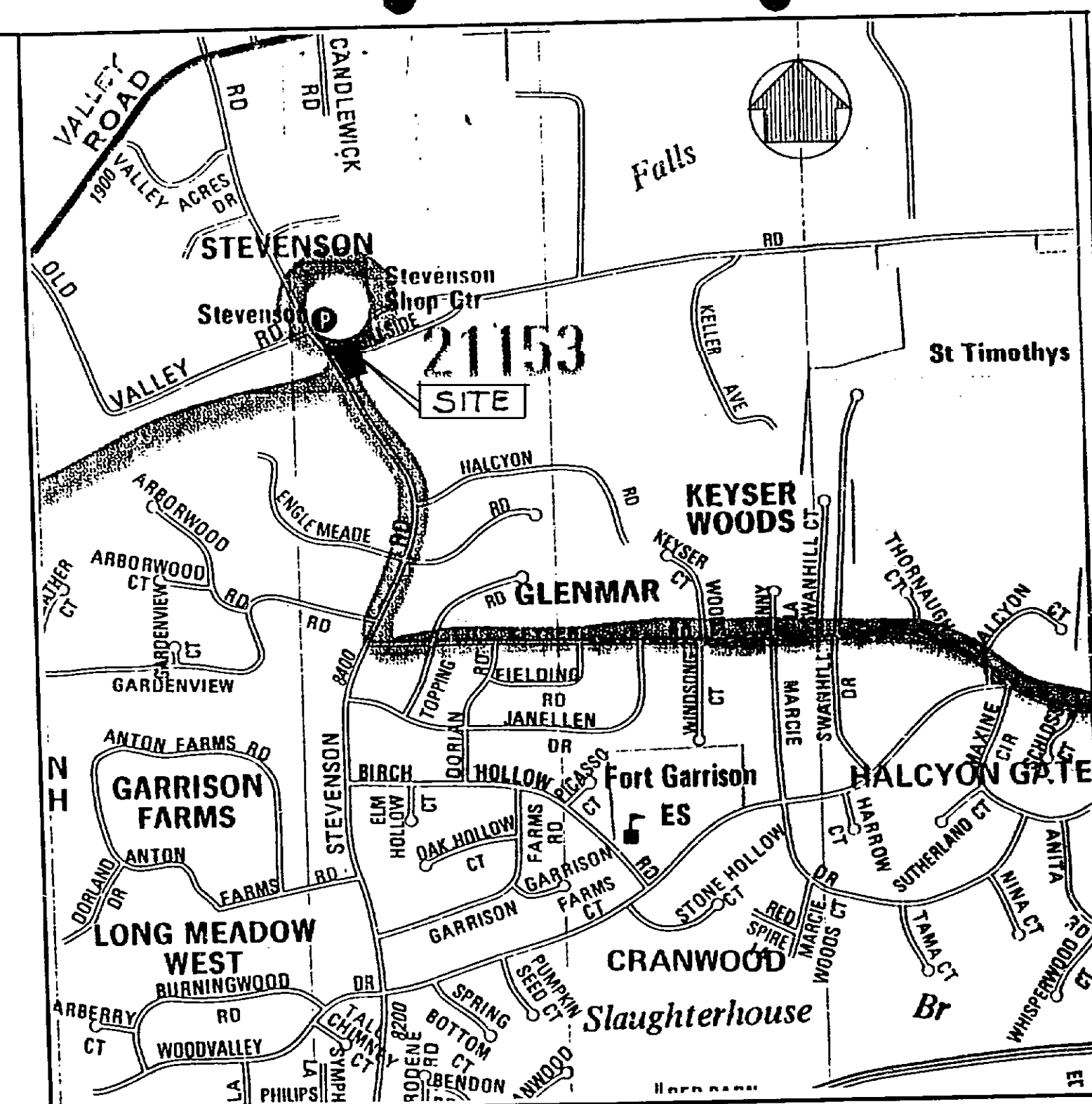
R91/1137/GWRMK

COPY

R 91-113 Stevenson 9



PLAN
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

- NOTES
1. GROSS AREA OF PARCEL 1.525 AC.
 2. EXISTING ZONING RC-2, RC-5
 3. PROPOSED ZONING BL
 4. THE PROPERTY OUTLINE SHOWN HEREON IS TAKEN FROM PLATS, DEEDS, AND OTHER SOURCES. IT DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.
 5. THE ATTACHED DESCRIPTION AND THE AREAS SHOWN HEREON ARE FOR THE PURPOSE OF ZONING RECLASSIFICATION ONLY AND DO NOT REPRESENT A VERIFICATION OF PROPERTY LINES.
AREA OF RC-2 RECLASSIFICATION = 0.80 AC. +/-
AREA OF RC-5 RECLASSIFICATION = 0.725 AC. +/-
 5. APPLICANT: GREENSPRING PROPERTIES, INC.
OSBORNE P. BEALL JR.,
CARL F. BEALL, ET AL
P.O. BOX 3
STEVENSON, MARYLAND 21153
653-1974

PLAN TO ACCOMPANY PETITION FOR ZONING
RECLASSIFICATION

1840 HILLSIDE ROAD & 10800 STEVENSON ROAD

3RD ELECTION DISTRICT, 2ND & 3RD COUNCILMANIC DISTRICTS
BALTIMORE COUNTY, MARYLAND
AUGUST 30, 1990

PLAN PREPARED BY:
RICHARD TRUELOVE P.E., INC.
registered professional engineer
28 EAST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 491-4914

Richard Truelove 8-30-90

90016

John B. Howard, Esquire
R91-113
Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Osborne P. Beall
Ms. Gabriel A. Larrimore
Ms. Mary Dee Beall

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
31st day of August, 1991.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Osborne P. Beall, et al

Petitioner's Attorney: John B. Howard

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(801) 887-3554

November 21, 1990

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



Dennis F. Rasmussen
County Executive

Zoning Classification Cycle IV
Property Owner: Estate of Gabriel A. Larrimore
Case No./Hearing Date: R-91-113- April 23, 1991
Location: Green Spring Properties,
R.C.-2/R.C.-5
Election District: 3rd
Councilmanic District: 2nd & 3rd
Acres: 1.525
Proposed Zoning: B.L.

Dear Mr. Hackett:

The existing zoning for this site can be expected to generate approximately 10 trips per day. The proposed B.L. zoning can be expected to generate approximately 700 trips per day.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lab

RECEIVED
NOV 28 1990
ZONING OFFICE

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reinecke
Chief

OCTOBER 12, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: OSBORNE JR., MARY DEE, MARY DEE F.,
CARL, AND DOROTHEA BEALL LANKFORD;
ESTATE OF MARGUERITE N. LARRIMORE;
AND GREEN SPRING PROPERTIES, INC.
Location: #1840 HILLSIDE ROAD AND #10800
STEVENSON ROAD

Item No.: R-91-113 Zoning Agenda: OCTOBER, 1990 - APRIL, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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. 161 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *John B. Howard* Noted and Approved: *Captain W.F. Braden*
Planning Group Fire Prevention Bureau
Special Inspection Division

JE/KEK

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 3, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for May 28, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 427, 433, 434, 435, 436, 437 and 440.

For Item 397, a revised County Review Group Meeting is required.

For Case #R-91-113, a County Review Group Meeting is required prior to development of this site.

For Item 438, a County Review Group Meeting is required.

Robert W. Bowling
Robert W. Bowling, P.E., Chief,
Developers Engineering Division

RWB:s

received
6/14/91

ALTERNATE REQUEST FOR B.L. - C.R.
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 BC2 and RC5 zone to an B.L.C.R. 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.

Reasons for variances to be determined at hearing.

MAP NW 113
E.D. 3rd
DATE 8-5-91
200
1000
30
9/0

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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

John B. Howard, Esquire
(Type or Print Name)

John B. Howard
Signature

Venable, Baetjer and Howard
Address

210 Allegheny Avenue

Towson, Maryland 21204

Attorney's Telephone No.: 823-4111

Legal Owner(s):

Osborne P. Beall, Jr., et al. (Parcel A)
(Type or Print Name)

Green Spring Properties, Inc.
(Parcel B)
Signature

Osborne P. Beall, Jr., et al. (Parcel A)
(Type or Print Name)

Osborne P. Beall, Jr.
Signature

P.O. Box 3 653-1974
Address Phone No.

Stevenson, Maryland 21153
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Howard, Esquire
Name

210 Allegheny Avenue 823-4111
Address Phone No.

Towson, Maryland 21204

BABC-Form 1

A variance to permit 7 spaces not located in the required C.R. District and not in side or rear of building to be utilized for proposed expansion on Parcel B in adjacent BL zoned property. (Section 259.3C.4 of the BCZR) Access to these spaces is through the existing Stevenson Village Shopping Center.

A variance to allow 2 spaces in lieu of the required 15 spaces on Parcel A. The remaining 13 spaces are provided on Parcel B. (Section 409.6 BCZR) If shared parking agreement is filed with the Office of Zoning prior to building permit application, variance will not be required.

A variance to allow 0' front and side setbacks, Parcel A and 8' front setback, Parcel B, in lieu of the required 15' setbacks for Parcel A and the averaged setback of 19.5' for Parcel B, all for the existing buildings. (Section 259.3C.2 BCZR) A variance to allow 0' front, side and rear setback landscape area, Parcel A and 0' front, side and rear setback landscape area Parcel B, in lieu of the required landscaping within the entire area of all setbacks required in an C.R. District. (Section 259.3C.3.a of BCZR)

Mr. H:

T/C from Rob Hoffman 5/15/91 re: Beall reclass set for 6/12/91.

Rob telephoned this afternoon (5/15/91). He has been before the Board twice with amended plans regarding the subject matter.

Had originally petitioned for B.L. zoning; then after meeting with the community, changed request to R.C.C. This was done after review by the Zoning Office.

Planning has now told Rob that they do not like R.C.C., but would prefer B.L.-C.R. (Commercial, rural district on B.L. zoning). This means he will again have to come before the Board with another amendment at a 9:30 a.m. hearing.

His hearing on Beall, as stated above, is scheduled for 6/12/91; however, if he comes in to submit additional amendments, he will not be able to utilize 6/12 date.

Our docket situation --

Postponement requested for (Friday, 8/23/91 at 1:00 p.m.)

Postponement could be granted and Case No. 91-92-A moved to 9/11/91 (date open)

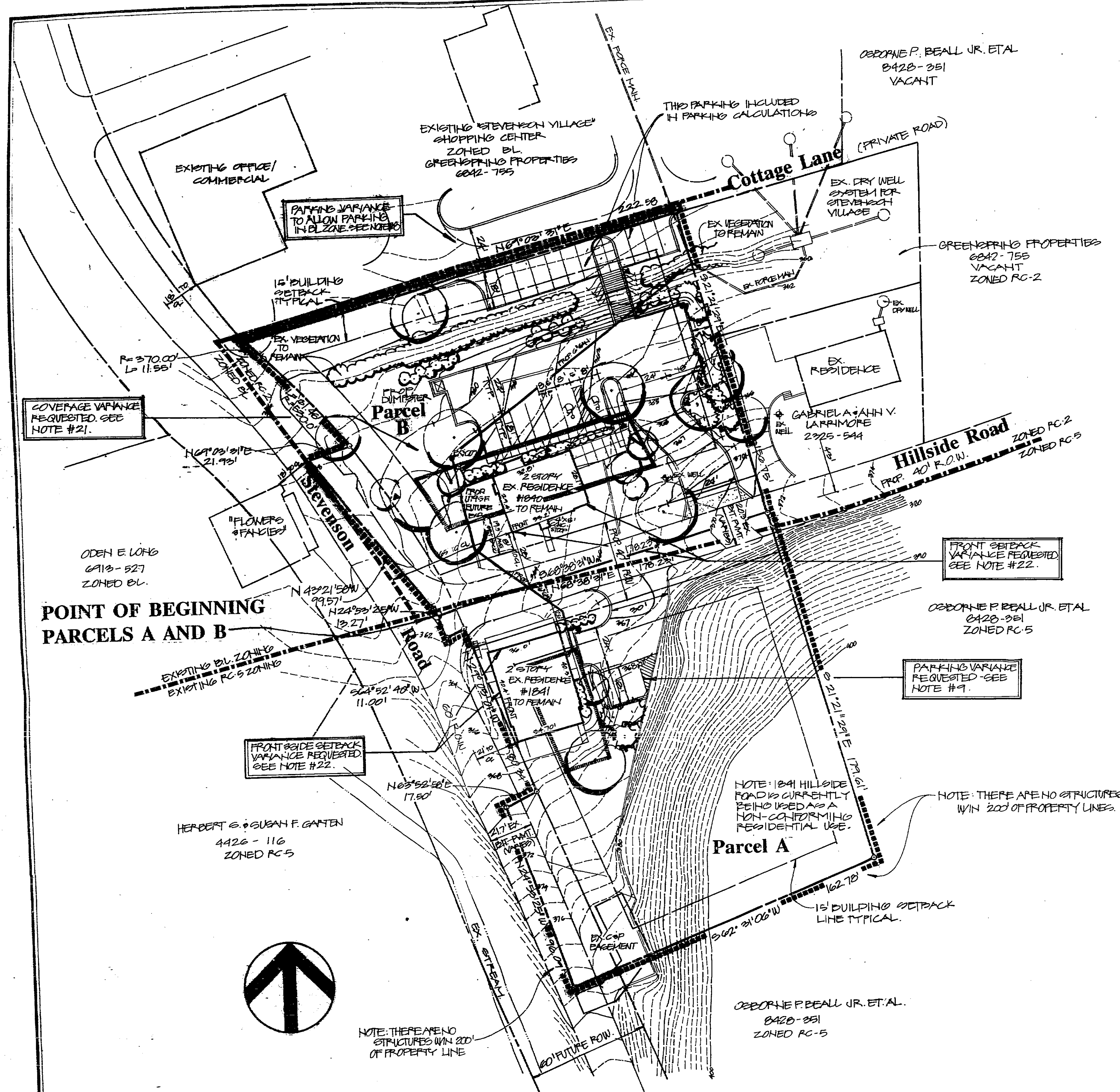
Beall could then be set in on 8/23/91 at 1:00 p.m.

Another possibility --

Thursday, 7/25/91, date which Holzer could not use due to prior out-of-town arrangements (vacation) - would provide an entire day for Beall.

Rob has really attempted to comply with all requests, requirements, etc., but the 6/12/91 date will be impossible if he again revises as suggested by Planning. If one of the above dates is held for the Beall case, this date could be put on the record at the time Rob comes in to revise at public hearing before Board so all interested parties would be aware of the new hearing date.

kathi



Notes:

- Election District: 3
Councilmanic District: 2 and 3
- Acreage: Parcel B: Gross = 0.7262 Ac. Net = 0.6191 Ac.
Parcel A: Gross = 0.6987 Ac. Net = 0.5983 Ac.
Total Area to be Rezoned: 1.4251 Acres
Gross acreage includes the centerline of Stevenson Road and Hillside Road.
- Existing Zoning: Parcel B: RC-2
Parcel A: RC-5
- Proposed Zoning: RCC for both parcels.
- Current Owner: Parcel B:
Greenspring Properties
Liber 8727 Folio 0747
Parcel A:
Osborne P. Beall, Jr. Et Al
Liber 8428 Folio 351
- Existing Use: Parcel B: Residential
Parcel A: Residential: currently being used as non-conforming apartments.
- Proposed Use: Parcel B: Retail or Office as permitted by right in RCC zones per Section 1A06.2 of the BCZR
Parcel A: Retail or Office as permitted by right in RCC zones per Section 1A06.2 of the BCZR.
Both structures will become part of Stevenson Village.
- Parking Required: for Retail use: 5 spaces/ 1000 S.F.
Parcel B 1st floor: 940.5 S.F. existing = 4.7 sp.
Parcel B 2nd floor: 940.5 S.F. existing = 4.7 sp. = 10 sp.
Parcel A 1st floor: 1,437.5 S.F. existing = 7.2 sp.
Parcel A 2nd floor: 1,437.5 S.F. existing = 7.2 sp. = 15 sp.
TOTAL: 25 sp.

A variance to permit 7 spaces not located in the required RCC zone and not in side or rear of building to be utilized for proposed expansion on Parcel B in adjacent BL zoned property. (Section 1A06.2C4)

A variance to permit parking within the side and rear building setback lines on Parcel B. (Section 1A06.2C4)

No basements are included in parking calculations. Basements are for storage or accessory heating and cooling equipment only.

Parking requirements for office use will be less than retail.

- Parking Provided: Parcel B: 2 spaces
Parcel A: 23 spaces including 2 Handicap spaces.
Total: 25 spaces

A variance to allow 2 spaces in lieu of the required 15 spaces on Parcel A. The remaining 13 spaces are provided on Parcel B. (Section 409.6 BCZR)
If shared parking agreement is filed with the Office of Zoning prior to building permit application, variance use will not be required.

- All parking spaces are 8'-11/2" x 18', and shall be permanently striped. Handicap spaces are 8' x 13'. All parking lots will be paved with bituminous pavement. All curbs will be 8" x 6" concrete.

- All lighting will be directed so as not to reflect onto adjacent properties or roadways. All sound and other vibrations, dust, odors, gases, light and heat will not exceed those normally found with retail or office uses.

- 1840 Hillside Road is served by an existing well. 1841 Hillside Road is served by a private water supply, "The Stevenson Water Supply", License number 003-0010.

- Existing well and septic systems may be used upon approval of DEPRM.

- Hours of operation: 7:00 a.m. to 9:00 p.m.
Maximum number of employees: 30
No more than five persons shall be engaged in the repair or fabrication of goods on the premises. Not more than five horsepower shall be employed in the operation of any one machine used in repair or fabrication, and not more than 15 horsepower in the operation of all such machines. (Section 1A06.3.E)

- Any signs erected will comply with Section 1A06.3C of the Baltimore County Zoning Regulations.

- A stormwater management waiver will be requested.

- Topography has been field run by Stephen P. Barnhart, Inc., February, 1991.

- Building envelope is shown for future expansion only. All parking associated with the future expansion or any use which requires additional parking on Parcel B will be provided at Stevenson Village upon submission of proof to the Office of Zoning that there are spaces available at Stevenson Village in excess of zoning requirements.

- All buildings will comply with building codes as well as fire code requirements.

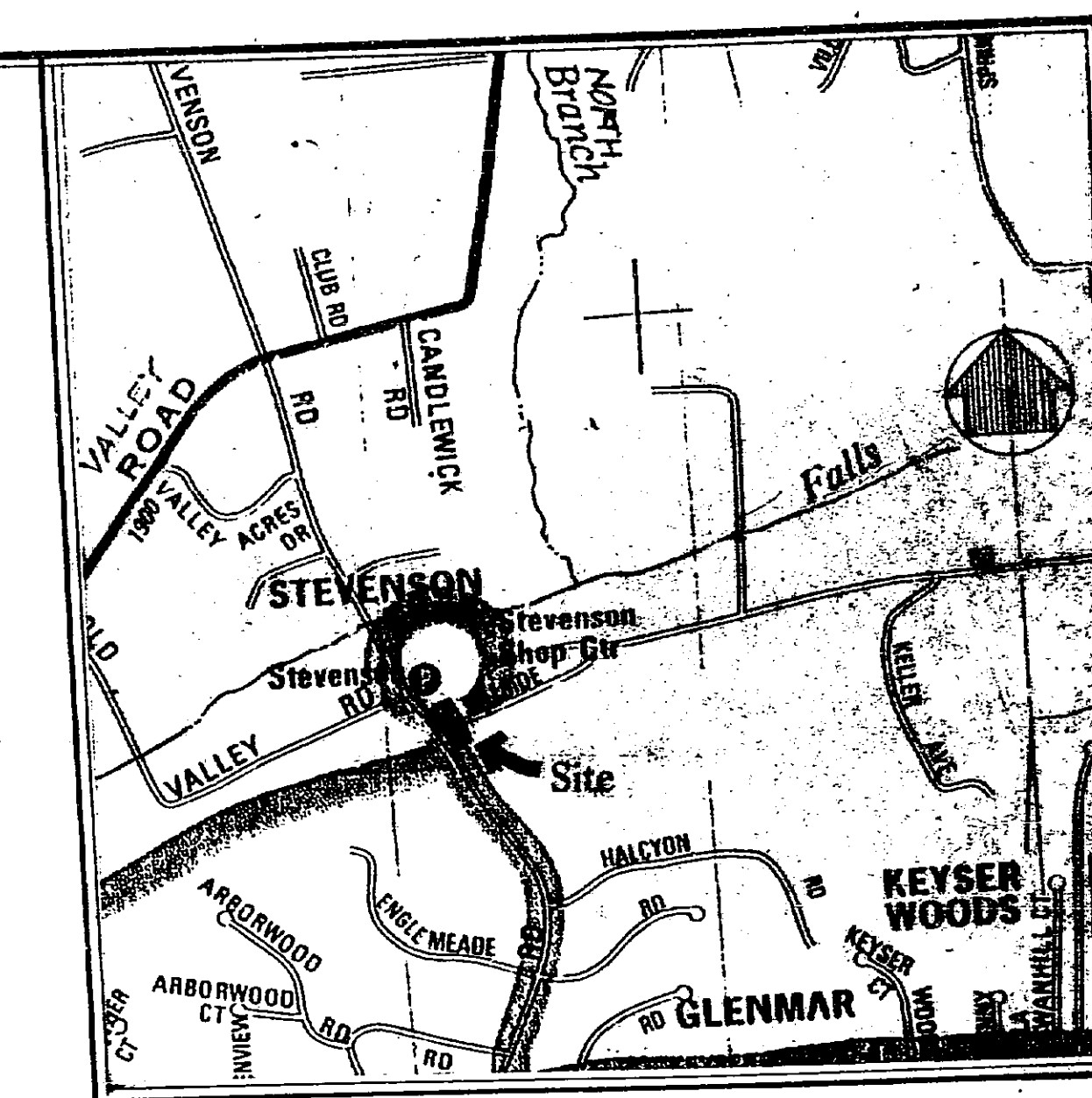
- The landscaping shown on this plan is schematic. All screening will be a minimum of 4' height. The final landscape plan will comply with the requirements of the current Baltimore County Landscape Manual.

- Coverage: Parcel B: 46%
Parcel A: 19%
Coverage calculations include all proposed impervious surfaces.

- A variance to allow 46% coverage in lieu of the permitted maximum 20% coverage for Parcel B (Section 1A06.4A.6 BCZR) if property is rezoned to RCC.

- No gross floor area of a building will exceed 3000 S.F.

- Setback restricts: 15'
Front Setback: not less than 15' from street ROW's and not more than the average setbacks of adjacent lots.
(For Parcel B, 15' + 24' = 39'; 2 = 19.5' averaged setback).
Side and Rear Setbacks: not less than 15'

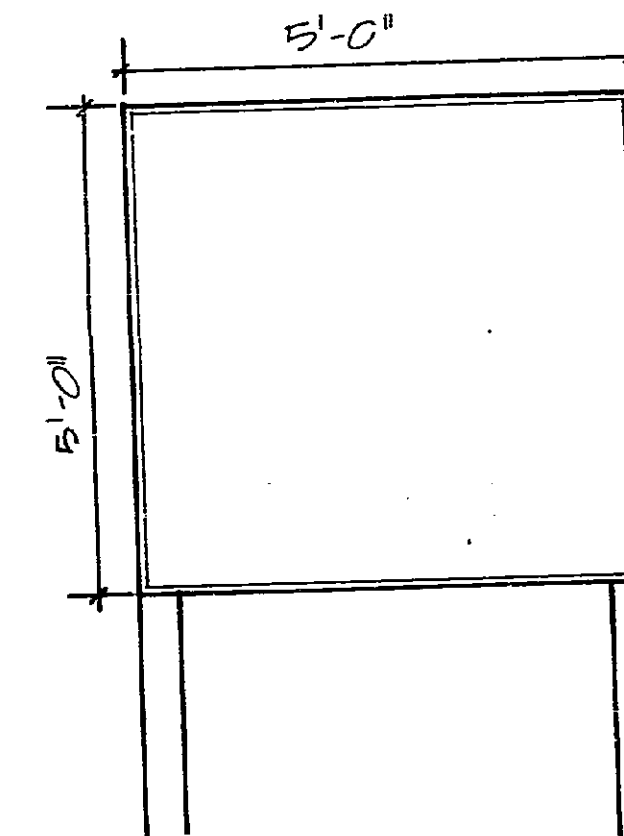


Vicinity Map

1" = 1000'

A variance to allow 0' front and side setbacks, Parcel A and 8' front setback, Parcel B, in lieu of the required 15' setbacks or average setback of 19.5' for Parcel B, for the existing buildings will be requested. (Section 1A06.4A.1 BCZR)
A variance to allow 0' front, side, and rear setback/landscape area, Parcel A and 0' front, side and rear setback/landscape area Parcel B, in lieu of the required 15' landscaped setback required in an RCC zone. (Section 1A06.4B)

- All principal buildings within 200 feet from each joint side property line have been shown.
- No major changes of grade are proposed. Existing vegetation will be retained wherever possible.
- No outside storage of equipment and material is proposed.
- The maximum height of any new buildings or additions will be 30'.
- It is possible that Parcels A and B may be divided for sale in the future.
- Parking and access to Parcel B may be modified so that access is through existing Stevenson Village Shopping Center.



Sign Detail

1/2" = 1'-0"

Revised 5-16-91
R-91-113-A

1" = 30'

Stevenson Village
Plan to Accompany Reclassification
and Variance

for 1840 and 1841 Hillside Road
Baltimore County, Maryland

Request for RCC Zoning

April 23, 1990

2nd & 3rd Councilmanic District
3rd Election District

1 of 3

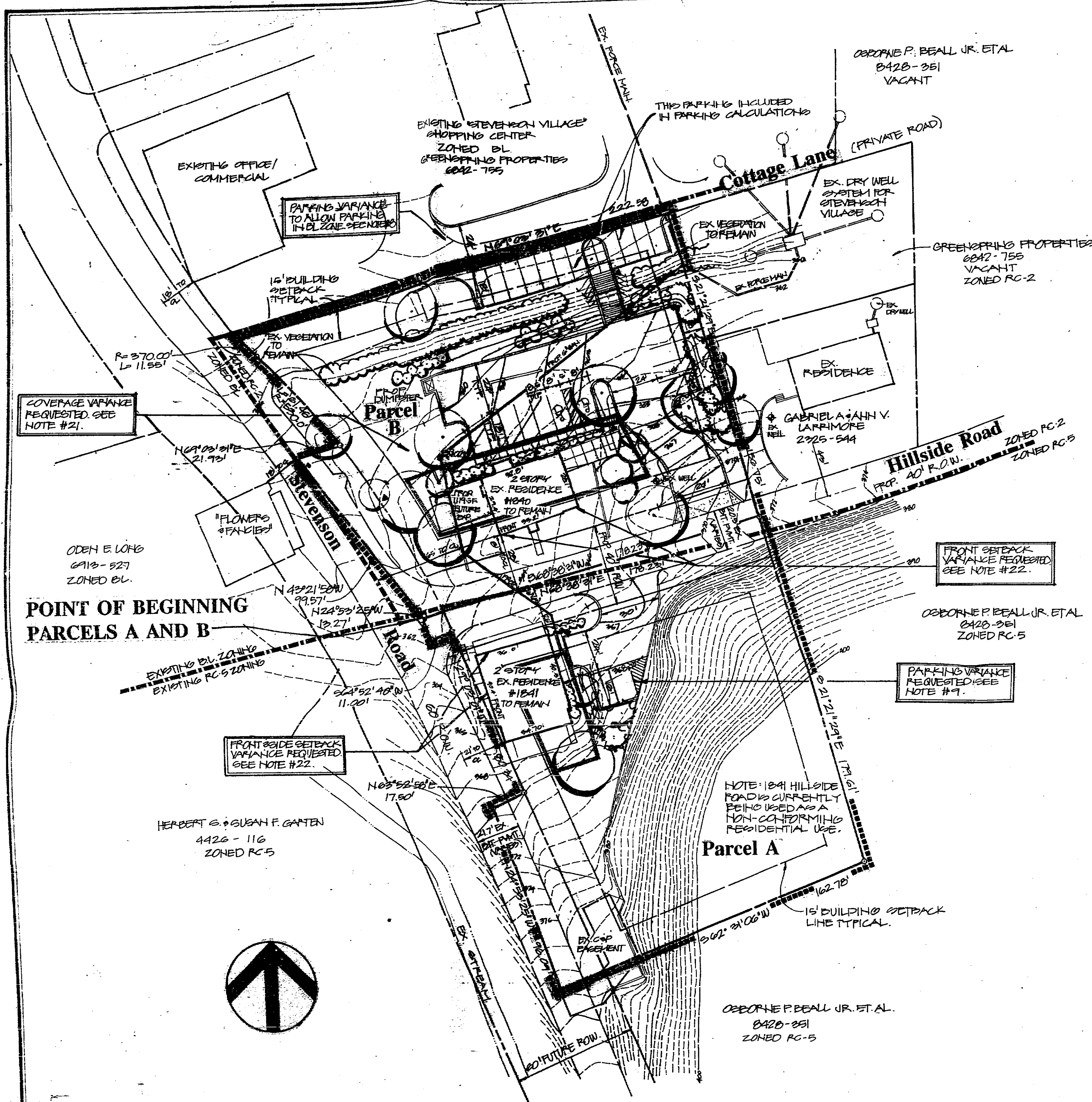
WFK WILLIAM F. KIRWIN, INC.
Land Planning/Landscape Architecture
28 E. Susquehanna Avenue
Towson, MD 21204
Phone 301/337-0075

Richard F. Truelove
RICHARD TRUELOVE, P.E., INC.
Registered Professional Engineer
28 EAST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 337-4914

LEGEND

- Building Envelope
- Proposed Line of Rezoning
- Existing Zoning Line
- Building Setback Line
- Proposed Light
- Proposed Landscaping
- Proposed Sanitary Line
- Existing Well

Existing Trees to Remain



LEGEND

- Building Envelope
- Proposed Line of Rezoning
- Existing Zoning Line
- Building Setback Line
- Proposed Light
- Proposed Landscaping
- Proposed Sanitary Line
- Existing Well

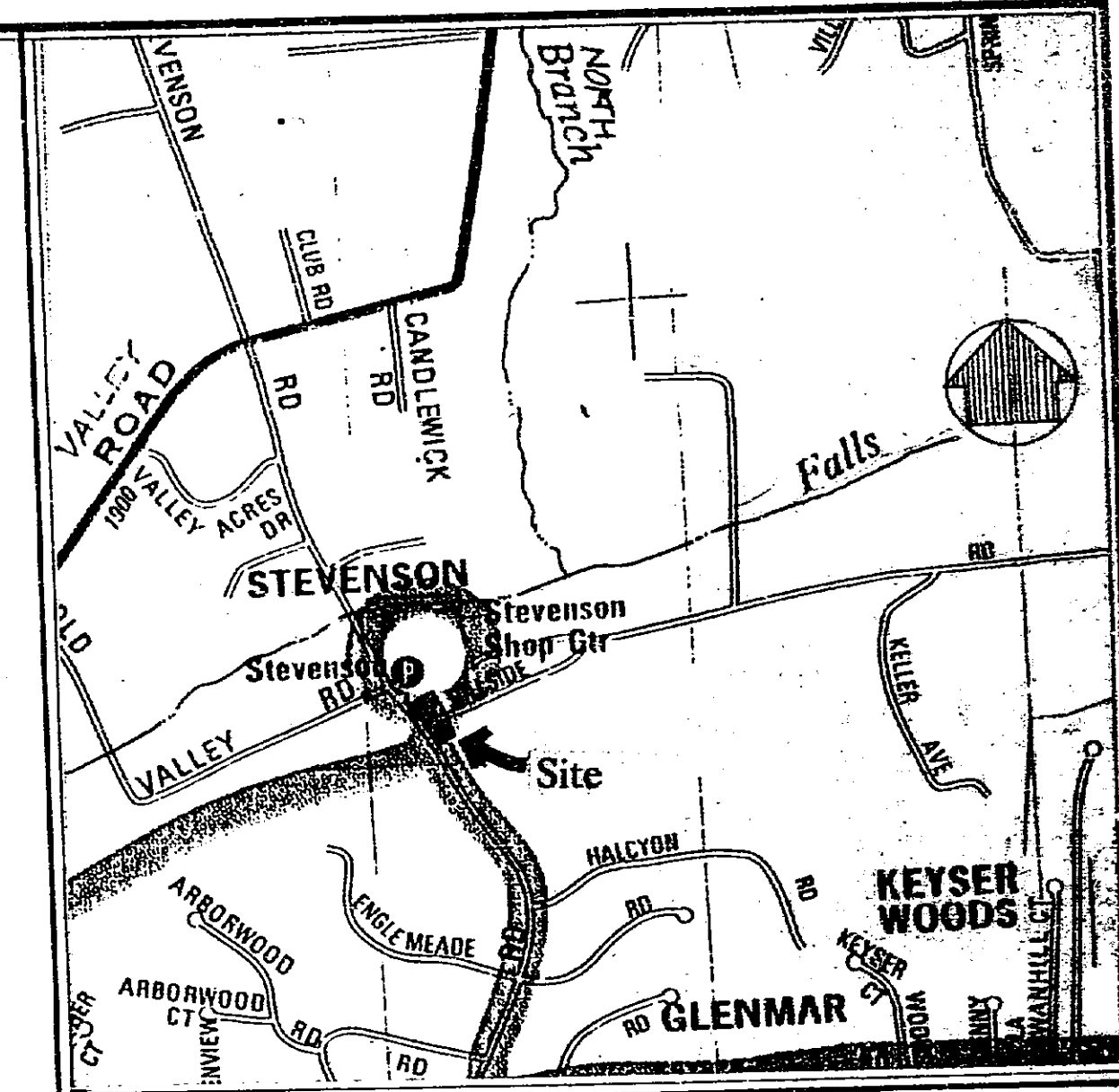
Existing Trees to Remain

WFK WILLIAM F. KIRWIN, INC.
Land Planning/Landscape Architecture
28 E. Susquehanna Avenue
Towson, MD 21204
Phone 301/357-0075

RICHARD TRUELOVE, INC.
Registered Professional Engineer
1000 E. JONES AVENUE
TOWSON, MARYLAND 21204
PHONE 301/357-0075

Notes:

1. Election District: 3
Councilmanic District: 2 and 3
2. Acreage: Parcel B: Gross = 0.7282 Ac. Net = 0.6191 Ac.
Parcel A: Gross = 0.8889 Ac. Net = 0.6983 Ac.
Total Area to be Rezoned: 1.4251 Acres
Gross acreage includes to the centerline of Stevenson Road and Hillside Road.
3. Existing Zoning: Parcel B: RC-2
Parcel A: RC-5
4. Proposed Zoning: RCC for both parcels.
5. Current Owner: Parcel B:
Greenhopping Properties
Liber 8727 Folio 0747
Parcel A:
Osborne P. Beall, Jr. Et Al
Liber 8428 Folio 351
6. Existing Use: Parcel B: Residential
Parcel A: Residential, currently being used as non-conforming apartments.
7. Proposed Use: Parcel B: Retail or Office as permitted by right in RCC zones per Section 1A06.2 of the BCZ.
Parcel A: Retail or Office as permitted by right in RCC zones per Section 1A06.2 of the BCZ.
Both structures will become part of Stevenson Village.
8. Parking Required: for Retail use: 5 spaces/ 1000 S.F.
Parcel B 1st floor: 840.5 S.F. existing = 4.7 sp. = 10 sp.
Parcel B 2nd floor: 840.5 S.F. existing = 4.7 sp. = 10 sp.
Parcel A 1st floor: 1,437.5 S.F. existing = 7.2 sp.
Parcel A 2nd floor: 1,437.5 S.F. existing = 7.2 sp. = 15 sp.
TOTAL: = 25 sp.
Proposed Expansion: 1,119 S.F. = 7.0 spaces
A variance to permit 7 spaces not located in the required RCC zone and not in side or rear of building to be utilized for proposed expansion on Parcel adjacent BL zoned property (Section 1A06.2C4).
No basements are included in parking calculations. Basements are for storage or accessory heating and cooling equipment only.
Parking requirements for office use will be less than retail.
9. Parking Provided: Parcel B: 23 spaces including 2 Handicap spaces.
Total: 26 spaces
A variance to allow 2 spaces in lieu of the required 15 spaces on Parcel A will be requested. The remaining 13 spaces are provided on Parcel B. (Section 408.6 BCZ). If shared parking agreement is filed with the Office of Zoning prior to building permit application, variance use will not be required.
10. All parking spaces are 8'-12" x 18', and shall be permanently striped. Handicap spaces are 8' x 13'. All parking lots will be paved with bituminous pavement. All curb will be 8" x 8" concrete.
11. All lighting will be directed so as not to reflect onto adjacent properties or roadways. All sound and other vibrations, dust, odors, gases, light and heat will not exceed those normally found with retail or office uses.
12. 1840 Hillside Road is served by an existing well. 1841 Hillside Road is served by a private water supply, "The Stevenson Water Supply", License number 003-0010.
13. Existing well and septic systems may be used upon approval of DEPRM.
14. Hours of operation: 7:00 a.m. to 9:00 p.m.
Maximum number of employees: 30
No more than five persons shall be engaged in the repair or fabrication of goods on the premises. Not more than five horsepower shall be employed in the operation of any one machine used in repair or fabrication, and not more than 15 horsepower in the operation of all such machines. (Section 1A06.3.E)
15. Any signs erected will comply with Section 1A06.3C of the Baltimore County Zoning Regulations. No signs are proposed at this time.
16. A stormwater management waiver will be requested.
17. Topography has been field run by Stephen P. Bamhart, Inc., February, 1991.



Vicinity Map

1" = 1000'

**Stevenson Village
Plan to Accompany Reclassification
and Variance**

for 1840 and 1841 Hillside Road
Baltimore County, Maryland

Request for RCC Zoning

April 23, 1990

2nd & 3rd Councilmanic District
3rd Election District

1" = 30'

1 of 3



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

August 30, 1991

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21285-5517

Re: Case No. R-91-113 (Osborne P. Beall, Jr., et al)

Dear Mr. Hoffman:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Linda Lee M. Kuszmaul
LindaLee M. Kuszmaul
Legal Secretary

Enclosure

cc: John B. Howard, Esquire
Mr. Osborne P. Beall, Jr., et al
Green Spring Properties, Inc.
Mr. James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Timothy M. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director
of Zoning Administration



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. May 24, 1991

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. R-91-113
Item #7 IV 1990-91

OSBORNE P. BEALL, JR., ET AL
NE and SE/Cor Stevenson & Hillside
Rds. (1830 Hillside Rd. & 10800
Stevenson Rd.)
3rd Election District
2nd & 3rd Councilmanic Districts

(Documented Site Plan
submitted on 4/23/91)

Reclassification originally from
R.C.2/R.C.5 to B.L.; amended to R.C.C.

ASSIGNED FOR:

WEDNESDAY, JUNE 12, 1991 AT 10:00 A.M. (FOR
PURPOSE OF SUBMITTING MINOR ADDITIONAL
AMENDMENTS TO PLAN ONLY)
THURSDAY, JULY 25, 1991 AT 10:00 A.M.
(HEARING ON PETITION FOR
RECLASSIFICATION)

cc: John B. Howard, Esquire Counsel for Petitioners
Robert A. Hoffman, Esquire Petitioners
Osborne P. Beall, Jr., et al Contract Purchaser
Green Spring Properties, Inc.
James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

LindaLee M. Kuszmaul
Legal Secretary

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D. C.
NELSON, VA
ROCKVILLE, MD
BEL AIR, MD
TOWSON, MARYLAND 21285-5517
13011 823-4111
FAX 13011 823-0147

RICHARD M. VENABLE (1939-1991)
CHARLES R. BAETJER (1928-1991)
CHARLES R. HOWARD (1910-1991)

ROBERT A. HOFFMAN

August 14, 1991

WRITER'S DIRECT NUMBER IS
494-9162

William T. Hackett, Chairman
Michael B. Sauer, Esquire
County Board of Appeals
for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. R-91-113
Osborne P. Beall, Jr., et al, Petitioners

Dear Mr. Hackett:

At the hearing on July 25, 1991, the Petitioners in the above-referenced case testified to the nature of expected uses for the subject parcels, regardless of whether the reclassification request is granted RCC or the alternative BL-CR. Particularly relevant in this instance was Note No. 7 on both plans, which indicated that the Petitioners were prepared to restrict the properties to uses permitted as of right in the RCC zone. Clarification was made at the hearing, consistent with the Supplementary Recommendation from the Office of Planning and Zoning (See Petitioners' Exhibit #8), that such uses would also include those permissible by Special Exception in the RCC zone if either RCC or BL-CR is granted, assuming a Special Exception is obtained by hearing before the Zoning Commissioner.

Further, the intent of this note on the BL-CR site plan was to state that in the event BL-CR zoning was granted, the Petitioners would be restricted to uses compatible with those permitted in the RCC zone.

The Petitioners respectfully request that the Board incorporate this clarification in its Order if it grants the relief requested for

60-1113 51 SW 16
JUL 14 1991

William T. Hackett, Chairman
Michael B. Sauer, Esquire
August 14, 1991
Page 2

The Petitioners respectfully request that the Board incorporate this clarification in its Order if it grants the relief requested for either the RCC or BL-CR zoning. If you have questions or comments, please do not hesitate to contact me.

Yours truly,

Robert A. Hoffman
Robert A. Hoffman

RAH/tls
cc: Phyllis C. Friedman, People's Counsel
Jerome B. Wolff

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

DATE 6/25/91

887-3353

Green Spring Properties, Inc.
P. O. Box 3
Stevenson, Maryland 21153

Re: Petition for Zoning Reclassification
CASE NUMBER: R-91-113
NE and SE/Cor Stevenson Road and Hillside Road
1840 Hillside Road and 10800 Stevenson Road
Legal Owner(s): Osborne P. Beall, Jr.; Mary Dee Beall; Mary Dee F. Beall; Carl F. Beall
Dorothea Beall Landford; Estate of Marguerite M. Landmore (Gabriel A. Landmore, Personal Representative); and Green Spring Properties, Inc.
HEARING: THURSDAY, JULY 25, 1991 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$226.89 is due for advertising and posting of the above property. This fee must be paid before an order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. G. Stephens, Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Very truly yours,

G. G. Stephens

cc: Legal Owners
John B. Howard, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

DATE 6/25/91

887-3353

Green Spring Properties, Inc.
P. O. Box 3
Stevenson, Maryland 21153

Re: Petition for Zoning Reclassification
CASE NUMBER: R-91-113
NE and SE/Cor Stevenson Road and Hillside Road
1840 Hillside Road and 10800 Stevenson Road
Legal Owner(s): Osborne P. Beall, Jr.; Mary Dee Beall; Mary Dee F. Beall; Carl F. Beall
Dorothea Beall Landford; Estate of Marguerite M. Landmore (Gabriel A. Landmore, Personal Representative); and Green Spring Properties, Inc.
HEARING: THURSDAY, JULY 25, 1991 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$226.89 is due for advertising and posting of the above property. This fee must be paid before an order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. G. Stephens, Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Very truly yours,

G. G. Stephens

cc: Legal Owners
John B. Howard, Esq.

5/01/91-Following parties notified of hearing set for May 14, 1991 at 9:30 a.m. (to accept minor additional amendments to plan only) and for June 12, 1991 at 10:00 a.m. for hearing on Petition for Reclassification:

John B. Howard, Esquire
Osborne P. Beall, Jr., et al
Green Spring Properties, Inc.
James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

5/14/91 - Documented plan with additional amendments submitted to the Board; forwarded to Planning w/copies to Zoning Office.

5/24/91 - Above parties notified, hearing previously scheduled for June 12, 1991 will now be for the submission of additional amendments only and July 25, 1991 at 10:00 a.m. will be the hearing on the Petition for Reclassification.

6/12/91 - Amended Plan submitted on the record; to PB 6/12/91. Scheduled for hearing on Petition for Reclass. 7/25/91.

Baltimore County Government
Office of Planning and Zoning



401 Bosley Avenue
Towson, MD 21204

887-3211
Fax 887-5862

June 26, 1991

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

FROM: P. David Fields, Secretary
County Planning Board

SUBJECT: Amendments to the Documented Site Plan, Case No. R-91-113/Osborne P. Beall, Jr., et al

By Resolution at its regular monthly meeting on June 20, 1991, the County Planning Board approved the enclosed June 18, 1991 staff memorandum to constitute the Planning Board's report, pursuant to County Code Section 2-58.1(m)(2), on the amendments to the documented site plan submitted in Case No. R-91-113.

The effect of the Board's action is to confirm that the amendments are in accordance with the changes recommended by the Planning Board in its meeting on May 16, 1991.

P. David Fields
P. David Fields

PDF:TD:pat

BEALLSTE.PLN/TXTPRH

Enclosure

cc: Phyllis Cole Friedman, Esq.
W. Carl Richards, Jr.
Jeffrey Long
Robert Hoffman, Esq.

12-5-91 2-10-91

June 18, 1991

TO: Baltimore County
Planning Board
FROM: Arnold F. "Pat" Keller,
Deputy Director, OPZ
SUBJECT: Confirmation of Planning Board's
Recommendations on Case No.
R-91-113 (Beall Property)

The zoning reclassification Petition regarding the property of
Osborne P. Beall, Jr., et al was originally considered by the
Planning Board as Item #7 in Cycle IV.

At the Board of Appeals' public hearing on April 23, 1991, the
Petitioner submitted amendments, including revisions to the docu-
mented site plan. In accordance with the County Code, the hearing
was thereby suspended, to give the Planning Board an opportunity to
comment on the amendments.

The staff's initial recommendation to the Planning Board remained
opposed to the reclassification. After further discussions, however,
the Petitioner's representatives agreed to make certain revisions and
the Petitioner's representatives agreed to support the
limitations on the site plan, and the staff agreed to support the
reclassification subject to those changes. The staff's recommenda-
tions, as presented verbally in the meeting on May 16, 1991, were
accepted by the Planning Board and were formally submitted in writing
accepted by the Planning Board to the Board of Appeals.
(copy enclosed) as the Board's recommendation to the Board of Appeals.

The Petition and site plan, therefore, were revised to incorporate
the changes endorsed by the Planning Board, and re-submitted when the
Board of Appeals' hearing resumed on June 12, 1991. Technically,
however, these changes constituted another amendment, necessitating
another suspension of the proceedings and referral to the Planning
Board.

The Planning staff has reviewed the changes, and finds them to be in
accordance with the changes endorsed by the ad hoc Committee and by

Subject: Confirmation of Planning Board's
Recommendations on Case No.
R-91-113 (Beall property)

Page 2

the Board on May 16, 1991. The staff recommends that the Planning
Board confirm this finding and that the Board of Appeals be notified
accordingly.

Pat Keller
Arnold F. "Pat" Keller, III

AFKIII/TD/prh
BEALL/TXTPRH

cc: Robert Hoffman, Esq.

Office of Planning & Zoning
May 16, 1991

Supplementary Recommendation - Case No. R-91-113 (O.P. Beall, Jr.,
et al. property)

After discussions with the Petitioners' attorney, OPZ is prepared to
withdraw the third, fifth and sixth sentences in the Recommendation
paragraph of the May 7, 1991 staff report, and to support the reclas-
sifications of Parcel A from R.C.5 to B.L.-C.R. and Parcel B from
R.C.2 to B.L.-C.R., including support for the variances needed to
implement B.L.-C.R. zoning for development indicated on the revised
documented site plans dated April 23, 1990 [sic], provided that:

1. The documented site plan is further amended to specify the
following enforceable conditions:
 - a. Uses on the property may only be the uses permitted under the
R.C.C. zoning classification by right and, subject to the
granting of a special exception, uses permissible by special
exception in R.C.C.; and
 - b. The total floor area of all structures shall not exceed 3000
sq. ft. on Parcel A and 3000 sq. ft. on Parcel B; and
 - c. It is intended that the existing buildings shall be retained,
but if they are destroyed for whatever reason every replace-
ment structure shall be designed and erected in conformance
with Section 22-104 of the Development Regulations as amended
by County Council Bill No. 103-88; and
 - d. There shall be no disturbance of the steep slope on Parcel A
beyond the non-disturbance line indicated on the documented
site plan; and
 - e. The documented site plan constitutes an offer to dedicate,
when requested by the County and at no cost to the County, an
easement on the area indicated across Parcel A for develop-
ment by the County and use by the public as a Greenway in
accordance with the 1989-2000 Master Plan; and
2. Subject to approval by the Bureau of Traffic Engineering, the
documented site plan shall be further amended:
 - a. To eliminate the access to Parcel B from Hillside Drive by
providing a common entrance from Stevenson Lane; and
 - b. If acceptable to the Bureau, alternative access point(s) to
Parcel A.

AFKIII/JJD/TD/prh
BEALLJR/TXTPRH

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

P. David Fields, Director Date: June 12, 1991
TO: Office of Planning & Zoning
Attn: Jeffrey Long
FROM: C. William Clark, Acting Chairman
County Board of Appeals
SUBJECT: Documented Site Plan Submitted /Additional Amendments
Case No. R-91-113 /Osborne P. Beall, Jr., et al

At a public hearing on June 12, 1991, the attached amended
plan and attendant documentation was submitted to the County Board
of Appeals. This amended plan represents additional changes to the
documented plan previously submitted to the Board on April 23, 1991
and amended on May 14, 1991, both of which have been forwarded to
your office pursuant to the appropriate sections of the Baltimore
County Code. This copy is being forwarded to you for processing
with the Baltimore County Planning Board.

By copy of this memorandum, we are also forwarding ten copies
of this amended plan and attendant documentation to the Zoning
Office, as well as a check in the amount of \$75.00 to cover the
amendment fee.

C. William Clark
C. William Clark

Attachment (1 copy of Amended Plan)

cc: Pat Keller
W. Carl Richards, Jr. w/10 copies of Amended Plan

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D. C.
CLEVELAND, OH
ROCKVILLE, MD
BEL AIR, MD
RICHARD M. VENABLE (1978-1981)
HOWARD M. BAETJER (1982-1984)
CHARLES M. HOWARD (1985-1986)
ROBERT A. HOFFMAN

June 12, 1991

WRITER'S DIRECT NUMBER IS
434-0162

William T. Hackett, Chairman
County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Zoning Reclassification,
Property located Northeast and Southeast of the
Intersection of Stevenson Road and Hillside Road

Dear Chairman Hackett:

This firm represents the Beall family and Greenspring
Properties, Inc., Petitioners in the referenced case. The subject
property, comprising approximately 1.52 acres, is located on the
northeast and southeast corners of Hillside and Stevenson Roads in
Stevenson, Maryland, Baltimore County. The subject property is
currently zoned approximately 0.80 acres of RC2 on the north side of
Hillside Road and 0.725 acres of RC5 on the south side of Hillside
Road. Petitioners respectfully submit that these classifications are
in error and that the property should be rezoned to BL-CR, or in the
alternative, RCC.

A review of the 200' and 1000' scale comprehensive zoning maps
indicate that the property is immediately adjacent to land on the
east side of Stevenson Road (also owned by the Beall family) which is
zoned BL. The use of that property is for the Stevenson Village, a
village center with retail, office and service components that
provides needed amenities to the surrounding residential community.
(A commercial use has been in existence at this location since well
before zoning was instituted in Baltimore County in 1945). Also, the
property directly across from the subject site on the west side of
Stevenson Road is zoned BL and is a florist and gift shop.

William T. Hackett, Chairman
June 12, 1991
Page 2

Because of the subject property's location and proximity to
these commercial zones and uses and because of the property's small
size, it is clearly not suited for an agricultural use as
contemplated under the RC2 zone or a residential use as contemplated
under the RC5 zone.

Certain other physical constraints weigh heavily against use of
the subject property for either farming or houses. First, the nature
of the intersection at Hillside and Stevenson Roads as an active
rural/residential thoroughfare makes a new residential use totally
undesirable. Second, the topography to the south of the subject
property slopes very steeply, essentially isolating the southeast
portion of the site from any other residential use to the south.
Third, it must again be stressed that the size of the northeast
portion of the subject property makes the prospect of farming a
virtual impossibility.

The Petitioners herein submit a documented site plan to restrict
the use of the subject property to a modest expansion of the long
standing village center. The Office of Planning and Zoning and the
Planning Board have indicated their support for a reclassification of
Parcels A and B to BL-CR. The variances requested are required to
permit the owners to maintain the existing buildings for the uses
stated above.

Therefore, for the reasons stated above and for such other and
further reasons as may be presented at the public hearing,
Petitioners respectfully request that the Board grant this Petition
for Zoning Reclassification from RC2 and RC5 to BL-CR or in the
alternative, RCC.

Yours truly,

Robert A. Hoffman
Robert A. Hoffman

RAH/ema

cc: Carl F. Beall
Osborne P. Beall, Jr.

LETR0020.RJC

Baltimore County Government
Office of Planning and Zoning

401 Bosley Avenue
Towson, MD 21204

887-3211
Fax 887-5862

May 22, 1991

TO: William T. Hackett, Chairman
County Board of Appeals
FROM: P. David Fields, Secretary
County Planning Board
SUBJECT: Amendment(Documented Site Plan), Case No.
R-91-113/Osborne P. Beall, Jr., et al.

By Resolution at its regular monthly meeting on May 16, 1991, the
County Planning Board approved the enclosed May 7, 1991 staff report,
as amended by the attached May 16, 1991 Supplementary Recommendation,
to constitute the Planning Board's report, pursuant to County Code
Section 2-59.1(m)(2), on the amendment (the documented site plan)
submitted in Case No. R-91-113.

The effect of the Board's action is to recommend that the two parcels
be reclassified to B.L.-C.R., subject to the conditions listed in the
Supplementary Recommendation.

P. David Fields
P. David Fields

PDF/TD/prh
SITEPLAN.TD/TXTPRH

Enclosure

cc: Phyllis Cole Friedman, Esq.
W. Carl Richards, Jr.
Jeffrey Long
Robert Hoffman, Esq.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Members of the Baltimore County
Planning Board DATE: May 7, 1991

FROM: Arnold F. "Pat" Keller, III, Deputy Director
Office of Planning and Zoning

SUBJECT: Documented Site Plan
Case No. 91-113/Osborne P. Beall, Jr., et al

Pursuant to Section 2-58-1(m) of the Baltimore County Code, an
amended documented site plan was referred by the Board of Appeals to
the director of the Office of Planning and Zoning. Following
consideration of this office, a recommendation regarding the
above-mentioned case is offered herewith.

Arnold F. Keller
Arnold F. "Pat" Keller, III
Deputy Director

AFKIII/cmm
SITEPLAN.2/CYCLE

CASE NO. R-91-113

CYCLE IV, ITEM 7

PETITIONER:

Osborne P. Beall, Sr., et al.

REQUESTED ACTION:

Reclassification to R.C.C. (Resource Conservation Commercial)

EXISTING ZONING:

R.C.2 (.80 acre) (Rural Conservation)
R.C.5 (.725 acre) (Rural Conservation)

LOCATION:

Northeast and southeast corners of Stevenson Road and Hillside Road.

AREA OF SITE:

1.525 acres

ZONING OF ADJACENT PROPERTY/USE:

North - R.C.2 and B.L., Abandoned railroad roadbed and Stevenson Village (village center with retail, office and service components)
South - R.C.5, Woodland
East - R.C.2 and R.C.5, Residences
West - B.L. and R.C.5, Commercial (florist) and woodland

SITE DESCRIPTION:

The site (on east side of Stevenson Road and north and south sides of Hillside Avenue) is improved, with frame dwellings in good condition on each portion of the site (bisected by Hillside Avenue).

PROPERTIES IN THE VICINITY:

To the north and west of the site is a rural village area, containing retail, some office, and service components. To the east and south of the site are single-family residences and vacant land (woodland), respectively. Additionally, the entire area is within the Greenspring Valley Historic District.

WATER AND SEWERAGE:

The parcel is not served by public water and sewer. Private well water and a septic system have to be provided on the site. The area is designated W-7, S-7 (no planned service area) according to the Master Water and Sewer Plan.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

May 28, 1991

TO: Zoning Commissioner
Office of Planning and Zoning

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Reclassification R-91-113, Stevenson Village, 1840 and 1841 Hillside Road

COMMENTS ARE AS FOLLOWS:

The existing sewage disposal systems serving each property must be inspected and certified by a licensed sewage disposal contractor. If the systems are found to be failing, connection must be made to the Stevenson Village Shopping Center's sewage disposal system. No high volume water users will be permitted and water conservation devices (ultra low volume flush toilets and time release faucets) must be installed.

SSF:rmk

R-91/113Z/GWRMM

RECEIVED
MAY 31 1991
ZONING OFFICE



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315

111 W. CHESAPEAKE AVENUE

TOWSON, MARYLAND 21204

(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. May 1, 1991

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. R-91-113
Item #7 IV 1990-91

(Documented Site Plan
submitted on 4/23/91)

ASSIGNED FOR:

AND

cc: John B. Howard, Esquire
Robert A. Hoffman, Esquire
Osborne P. Beall, Jr., et al.
Green Spring Properties, Inc.
James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

Counsel for Petitioners
Petitioners
Contract Purchaser

Kathleen C. Weidenhammer
Administrative Assistant

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

JUNE 4, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

REVISED PETITIONS AND PLANS WERE RECEIVED FOR CASE R-91-113 ON 5/16/91.

Zoning Agenda: MAY 28, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

REVIEWER: *Pat Keller* Noted and Approved
Planning/Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

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 RC2 and RC5 zone to an R.C.C. 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

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: Legal Owner(s):
(Type or Print Name) Osborne P. Beall, Jr., et al. (Parcel A)
Signature Green Spring Properties, Inc. (Parcel B)
Address Osborne P. Beall, Jr., V.P. - Tres.
City and State (Type or Print Name) and Individually
Signature *Osborne P. Beall, Jr.*

Attorney for Petitioner: P.O. Box 3 653-1274
John B. Howard, Esquire Address Phone No.
(Type or Print Name) Stevenson, MD 21153
Signature City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard, Esquire
Address 210 Allegheny Avenue
City and State Name
Towson, Maryland 21204
Attorney's Telephone No. 823-4111 210 Allegheny Avenue 823-4111
Address Phone No.
Towson, Maryland 21204

BARC-Form 1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: P. David Fields, Director
Office of Planning & Zoning
Attn: Jeffrey Long

Date: *May 14*
April 29, 1991?

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

SUBJECT: Documented Site Plan Submitted /Additional Amendments
Case No. R-91-113 /Osborne P. Beall, Jr., et al

At a public hearing on May 14, 1991, the attached amended plan was submitted to the County Board of Appeals. This amended plan represents additional changes to the documented plan previously submitted to the Board on April 23, 1991 and forwarded to your office on April 29, 1991, pursuant to the appropriate sections of the Baltimore County Code. This copy is being forwarded to you for processing with the Baltimore County Planning Board.

By copy of this memorandum, we are also forwarding ten copies of this amended plan to the Zoning Office.

William T. Hackett
William T. Hackett

Attachment (1 copy of Amended Plan)

cc: Pat Keller
W. Carl Richards, Jr. w/10 copies of Amended Plan

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: P. David Fields, Director
Office of Planning & Zoning

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

SUBJECT: Documented Site Plan Submitted /Amended
Case No. R-91-113 /Osborne P. Beall, Jr., et al

Pursuant to the appropriate sections of the Baltimore County Code and a public hearing on April 23, 1991, we are transmitting to you a copy of the amended documented plan submitted to the County Board of Appeals. This copy is being forwarded to you for processing with the Baltimore County Planning Board.

By copy of this memorandum, we are also forwarding ten copies of this amended plan to the Zoning Office.

William T. Hackett
William T. Hackett

Attachment (1 copy of Amended Plan)

cc: Pat Keller
W. Carl Richards, Jr. w/10 copies of Amended Plan
and amendment fee check (\$75.00)

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW

BALTIMORE, MD.
WASHINGTON, D. C.
HILLMAN, VA.
ROCKVILLE, MD.
BELL AIR, MD.
RICHARD H. VENABLE (1838-1901)
EDWIN G. BAETJER (1888-1941)
CHARLES H. HOWARD (1870-1941)
ROBERT A. HOFFMAN

April 29, 1991

William T. Hackett, Chairman
County Board of Appeals for
Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Stevenson Village; Case No.: R-91-113

Dear Mr. Chairman:

Enclosed please find revised materials for the
above-referenced case:

1. 12 documented site plans;
2. 3 copies of the Petition;
3. 3 copies of the zoning description;
4. 3 copies of the environmental impact statement;
5. a filing fee of \$75.00.

If you have any questions or comments please do not
hesitate to contact me.

Yours truly,

Robert A. Hoffman

RAH/cac
Enclosures

cc: Osborne P. Beall
Carl F. Beall

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 R.C.2 and R.C.3 zone to an R.C.C. 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

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:

Osborne P. Beall, Jr., et al. (Parcel A)
(Type or Print Name)

Green Spring Properties, Inc.
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel B)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel C)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel D)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel E)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel F)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel G)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel H)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel I)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel J)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel K)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel L)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel M)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel N)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel O)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel P)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel Q)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel R)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel S)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel T)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel U)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel V)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel W)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel X)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel Y)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel Z)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AA)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AB)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AC)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AD)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AE)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AF)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AG)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AH)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AI)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AJ)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AK)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AL)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AM)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AN)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AO)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AP)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AQ)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AR)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AS)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AT)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AU)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AV)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AW)
(Type or Print Name)

Osborne P. Beall, Jr., et al. (Parcel AX)
(Type or Print Name)

1. A variance from Section 1A06.2C4 BCZR to permit 7 spaces not located in the required RCC zone and not in side or rear of building to be utilized for proposed expansion on Parcel in adjacent BL zoned property.

2. A variance from Section 409.6 BCZR to allow 2 spaces in lieu of the required 15 spaces on Parcel A.

3. A variance from Section 1A06.4A.6 BCZR to allow 46% coverage in lieu of the permitted maximum 20% coverage for Parcel B.

4. A variance from Section 1A06.4A.1 BCZR to allow 0' front and side setbacks for Parcel A, and 0' front setback for Parcel B, in lieu of the required 15' setbacks for the existing buildings. A variance from Section 1A06.4B BCZR to allow 0' front and side setback landscape area for Parcel A, and 8' front setback for Parcel B, in lieu of the required 15' landscaped setback required in an RCC zone.

Reasons for variances to be determined at hearing.

ENVIRONMENTAL IMPACT STATEMENT

DOCUMENTED SITE PLAN
1840 and 1841 HILLSIDE ROAD



Prepared by:
Richard Truelove P.E. Inc.
28 E. Susquehanna Avenue
Towson, Maryland 21204
494-4914

1

Each parcel is currently improved with permanent structures as shown on the site plan. The site is adjacent to an existing retail area, Stevenson Village, which is owned by the developers of these sites. The sites are currently used for single and multi-family residences. The developers hope to incorporate the new retail use into the Stevenson Village image and thus solidify new retail use into the Stevenson Village image and thus solidify the appearance of the intersection of Stevenson and Hillside Roads. Parcel A also has a paved off-street parking area which connects Hillside Road with Stevenson Road. Parcel B has a driveway and a small shed. The developers intend to maintain the existing conditions as much as possible, and provide approximately 2 parking spaces in the driveway and shed area of Parcel A, and 12 parking spaces in the driveway and shed area of Parcel B. The remaining spaces will be in an area in Stevenson Village which is already paved. Every attempt has been made to retain existing mature trees and shrubs which add to the rural character of this road intersection, and to blend the new improvements into the existing ones.

1. Net area of site :
Parcel A ----- 0.5983 Ac.±
Parcel B ----- 0.6191 Ac.±

2. Existing coverage: Parcel A Parcel B
a. Buildings ----- 1428 s.f. 976 s.f.
b. Drives & parking --- 3000 s.f. 650 s.f.
c. Vegetative cover --- 18433 s.f. 21042 s.f.
d. Impervious area --- 3200 s.f. 4300 s.f.

3. Proposed coverage: Parcel A Parcel B
a. Buildings ----- 1428 s.f. 1500 s.f.
b. Drives & parking --- 1500 s.f. 7065 s.f.
c. Vegetative cover --- 19314 s.f. 13603 s.f.
d. Impervious area --- 3200 s.f. 4800 s.f.

4. The soil at this site is generally Loam (c) with 8 to 15 % slopes. The Baltimore County soil survey indicates that only moderate limitations exist for development in this soil.

Long term water quality will be protected to the extent required by the application of Best Management Practices for controlling non-point pollution. These practices include grass swales with check dams to direct storm run-off to the Jones Falls, and other measures contained in the Maryland Department of the Environment Guidance Paper 5, which are applicable to these sites.

The detrimental effects of concentrated storm run-off due to development will be controlled as required by the stormwater management policies of the State of Maryland and Baltimore County.

2

Noise generation and air pollution from the proposed development would be caused by automobile traffic only. The anticipated traffic would increase from the estimated current volume of 20 ADT's (average daily trips) to an estimated 240 ADT's. This estimate is based on trip generation rates used by Baltimore County and considering the total floor area to be converted to a retail use generating 50 ADT's per 1000 s.f..

Short term pollution occurs from construction equipment, and from sediment due to the construction activity. To reduce impact from the construction equipment it should be maintained in good operating condition according to the manufacturers specifications and including mufflers and other noise reducing devices. Erosion and sedimentation caused by the construction activity will be controlled by implementing a sediment control plan which reviewed and inspected by Baltimore County and the Soil Conservation Service. Dust can be controlled by such methods as wetting the ground area. The Baltimore County Division of Air Pollution should be contacted for recommendations. Asbestos may be encountered in older buildings. Prior to any renovation, or new construction, the Baltimore County Environmental Service Division should be contacted for an inspection and recommendations on asbestos removal.

It is our opinion that the environmental impact will be negligible if the precautions and measures listed above are implemented during construction, and in the permanent maintenance of these sites.

3



RICHARD J. TRUELOVE P.E., INC.
COUNTY ENGINEER
28 EAST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
1301 494-4914

ZONING DESCRIPTION

PARCEL A: 1841 Hillside Road

BEGINNING for the same at a point in the centerline of Hillside Road 5 feet more or less northeast of the intersection of the centerline of Stevenson Road and the centerline of Hillside Road, thence running in centerline of Hillside Road North 68 degrees 38 minutes 31 seconds East 178.23 feet, thence leaving said centerline and running the following courses and distances: South 21 degrees 21 minutes 29 seconds East 179.61 feet and South 62 degrees 31 minutes 06 seconds West 162.78 feet to a point in or near said centerline North 24 degrees 53 minutes 25 seconds East 96.09 feet, thence by a line North 63 degrees 52 minutes 58 seconds East 17.50 feet to a point in the easterly right-of-way line of Stevenson Road, 60 feet wide, thence binding on said right-of-way line North 29 degrees 05 minutes 01 seconds West 80.34 feet, thence leaving said right-of-way line and running in the bed of Stevenson Road South 64 degrees 52 minutes 40 seconds West 11.00 feet and North 24 degrees 53 minutes 25 seconds West 13.27 feet to the place of beginning.

CONTAINING 0.6987 acres, or 30,434 square feet, of land, more or less.

PARCEL B: 1840 Hillside Road

BEGINNING for the same at a point in the centerline of Hillside Road 5 feet more or less northeast of the intersection of the centerline of Stevenson Road and the centerline of Hillside Road, thence running in the bed of Stevenson Road North 43 degrees 21 minutes 58 seconds East 21.93 feet to a point in the right-of-way line of Stevenson Road, 60 feet wide, thence binding along said easterly right-of-way line by a curve to the left with a radius of 530.00 feet, for an arc length of 61.46 feet, thence by a curve to the right with a radius of 370.00 feet for an arc length of 11.55 feet, thence leaving said right-of-way line and running the following courses and distances: North 69 degrees 03 minutes 31 seconds East 222.58 feet and South 21 degrees 21 minutes 29 seconds East 156.75 feet to the centerline of Hillside Road, thence in said centerline South 68 degrees 38 minutes 31 seconds West 178.23 feet to the place of beginning.

CONTAINING 0.7262 acres, or 31,635 square feet, of land, more or less.

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW

BALTIMORE, MD.
WASHINGTON, D. C.
HILLMAN, VA.
ROCKVILLE, MD.
BELL AIR, MD.
RICHARD H. VENABLE (1838-1901)
EDWIN G. BAETJER (1888-1941)
CHARLES H. HOWARD (1870-1941)
ROBERT A. HOFFMAN

August 31, 1990

494-9179

William T. Hackett, Chairman
County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Zoning Reclassification,
Property located Northeast and Southeast of the
Intersection of Stevenson Road and Hillside Road

Dear Chairman Hackett:

This firm represents the Beall family and Greenspring Properties, Inc., Petitioners in the referenced case. The subject property, comprising approximately 1.52 acres, is located on the northeast and southeast corners of Hillside and Stevenson Roads in Stevenson, Maryland, Baltimore County. The subject property is currently zoned approximately 0.80 acres of RC2 on the north side of Hillside Road and 0.725 acres of RC5 on the south side of Hillside Road. Petitioners respectfully submit that these classifications are in error and that the property should be rezoned to BL.

A review of the 200' and 1000' scale comprehensive zoning maps indicates that the property is immediately adjacent to land on the east side of Stevenson Road (also owned by the Beall family) which is zoned BL. The use of that property is for the Stevenson Village, a village center with retail, office and service components that provides needed amenities to the surrounding residential community. (A commercial use has been in existence at this location since well before zoning was instituted in Baltimore County in 1945). Also, the property directly across from the subject site on the west side of Stevenson Road is zoned BL and is a florist and gift shop.

OLD

Richard J. Sturges
8-31-90

October 31, 1990 TOWSON TIMES Page 7

cc: Pat Keller
W. Carl Richards, Jr. w/10 copies of Amended Plan.

LETR0020.PJC

WILLIAM F. KIRWIN, INC.
28 E. Susquehanna Avenue Towson, MD 21204 Phone 301-337-0075 FAX 301-823-382

17304/94894	06/12/91	\$75.00
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 **Baltimore County**
Zoning Commission
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

R-91-113



Account: R-001-6150
Number _____
DATE _____

Date _____

Cashier Validation _____

Please Make Checks Payable To: Baltimore County

0443w8306SRCHRC
031-SH904-22-91

\$463.27

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 4-5-91

Green Spring Properties, Inc.
P. O. Box 3
Stevenson, Maryland 21153

Re: Petition for Zoning Reclassification
CASE NUMBER: 4-91-113
NE and SE/4th Stevenson Road and Hillside Road
1840 Hillside Road and 10600 Stevenson Road
Legal Owner(s): Osborne F. Beall, Jr.; Mary Dee Beall; Mary Dee F. Beall; Carl F. Beall;
Dorothy Beall (unified Estate of Marguerite M. Larrance, Personal Representative); and Green Spring Properties, Inc.
HEARING: TUESDAY, APRIL 23, 1990 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$463.27 is due for advertising and posting of the above property.
This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING
OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. G. Stephens,
Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204,
before the hearing.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

cc: Legal Owners
John B. Howard, Esq.


Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
[Handwritten signature]
 Account: R-001-6150
 Number:

Date: *R 91-113*

7/25/91 119200046

PUBLIC HEARING FEES	OTY	PRICE
080 -POSTING SIGNS / ADVERTISING 1 X		\$226.89
	TOTAL:	\$226.89

LAST NAME OF OWNER: BEALL, JR.

04A04#0094ACRCC \$226.89
 BA C010102807-25-91
 Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

R-91-113

District: 3rd Date of Posting: _____
Posted for: Relativisation
Petitioner: Robert P. Ball et al
Location of property: NE & SE Corner of Baltimore and Hillside Road
1840 Hillside Road
Location of Signs: Clear front of 1840 Hillside Road

Remarks: _____
Posted by: A. J. Pinta Date of return: April 5-91
Number of Signs: 1

October 17, 1990

NOTICE OF HEARING

Petition for Zoning Reclassification
CASE NUMBER: R-91-113
RE and SE/Of: Stevenson Road and Hillside Road
1840 Hillside Road
3rd Election District - 2nd & 3rd Councilmanic District
Legal Owner(s): Osborne F. Beall, Jr.; Mary Dee Beall; Mary Dee F. Beall; Carl F. Beall;
Gordon Beall (and/or) Estate of Marguerite M. Larrimore (Gabriel A.
Larrimore, Personal Representative); and Green Spring Properties, Inc.

PROPERTY DESCRIPTION

Beginning at a point at the intersection of the centerline of Stevenson Road and the centerline of Hillside Road, thence running in or near the centerline of Stevenson Road South 20 degrees East 200.00 feet, thence leaving said road and running North 61 degrees East 163.60 feet and North 22 degrees 52 minutes 35 seconds East 336.38 feet to the northernmost line of the Northern Central Railway right-of-way (now abandoned) thence binding thereon South 69 degrees 13 minutes 55 seconds West 235.56 feet to the centerline South 40 degrees East 160.00 feet and South 37 degrees East 11.55 feet to the place of beginning.
Containing 1.525 acres of land more or less.

RECLASSIFICATION: Petition to reclassify the property from R.C.-2/R.C.-5 zoning to B.I. zoning.

TIME: 10:00 a.m.

DATE: TUESDAY, APRIL 23, 1991

LOCATION: County Office Building, Room 301
111 W. Chesapeake Avenue
TOWSON, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN
County Board of Appeals

cc: Langel Demos
John B. Howard, Esq.

1

COPIY OF REVISED NOTES SUBMITTED
FOR 2ND PRELIMINARY REVIEW
ON 4/24/91

OLD

STEVENSON VILLAGE
DOCUMENTED SITE PLAN
REQUEST FOR RCC ZONING
GENERAL NOTES:

1. Election District: 3
Councilmanic District: 2 and 3

2. Acreage: Parcel B: Gross= 0.7282 Ac. Net= 0.6191 Ac.
Parcel A: Gross= 0.6989 Ac. Net= 0.6983 Ac.
Total Area to be Reasoned: 1.4251 Acres
Gross acreage includes to the centerline of Stevenson Road and Hillside Road.

3. Existing Zoning: Parcel B: RC-2
Parcel A: RC-5

4. Proposed Zoning: RCC for both parcels.

5. Current Owner: Parcel B:
Greenspring Properties
Liber 6727 Folio 0747

Parcel A:
Osborne P. Beall, Jr. Et Al
Liber 8428 Folio 351

6. Existing Use: Parcel B: Residential
Parcel A: Residential- currently being used as non-
conforming apartments.

7. Proposed Use: Parcel B: Retail or Office as permitted by right in RCC
zones per Section 1A06.2 of the BCR
Parcel A: Retail or Office as permitted by right in RCC
zones per Section 1A06.2 of the BCR.
Both structures will become part of Stevenson Village.

8. Parking Required: for Retail use: 5 spaces/ 1000 S.F.

00000 292

FILE NO. 301-823-5827

HPC 23191 18143 P.02

OLD

Final Preliminary Review (Revised the Notes)
1/24/91 Ladd.
met with Paul C.
from Rob. Hoffmann's Office

STEVENSON VILLAGE
DOCUMENTED SITE PLAN
REQUEST FOR RCC ZONING
GENERAL NOTES:

1. Election District: 3
Councilmanic District: 2 and 3

2. Acreage:
Parcel B: Gross = 0.7262 Ac. Net = 0.6191 Ac.
Parcel A: Gross = 0.6989 Ac. Net = 0.5983 Ac.
Total Area to be Rezoned: 1.4251 Acres
Gross acreage includes to the centerline of Stevenson Road and Hillside Road.

3. Existing Zoning: Parcel B: RC-2
Parcel A: RC-5

4. Proposed Zoning: RCC for both parcels.

5. Current Owner: Parcel B:
Greenspring Properties
Liber 8727 Folio 0747
Parcel A:
Osborne P. Beall, Jr. Et Al
Liber 8428 Folio 351

6. Existing Use: Parcel B: Residential
Parcel A: Residential - currently being used as non-conforming apartments.

7. Proposed Use: Parcel B: Retail or Office as permitted by right in RCC zones per Section 1A06.2 of the BCZR
Parcel A: Retail or Office as permitted by right in RCC zones per Section 1A06.2 of the BCZR.
Both structures will become part of Stevenson Village.

8. Parking Required: for Retail use: 5 spaces/ 1000 S.F.

Largely suggests the saving and
excepting of roadwork & so's
formally zone area descriptions.

1 Jan 1985 rec'd 12. 4241
Call no. 1730
BRIW
NEW PET.

NEED TO
CHECK VARIANCE
ORDINANCE ON PET.
AS SIX INCHES OVERMINED
AND INCHES (2) INCHES IN
ON TUGA 2. 3 INCHES IN.

The first meeting and plan having pending must meet.

5/8/91
TOWN COUNSRO
PICKED UP,
COPY 5/8/91

Parcel 5-3-91
STEVENSON VILLAGE
DOCUMENTED SITE PLAN
REQUEST FOR RCC ZONING
GENERAL NOTES:

1. Election District: 3
Councilmanic District 2 and 3

2. Acreage: Parcel B: Gross = 0.7262 Ac. Net = 0.6191 Ac.
Parcel A: Gross = 0.6987 Ac.* Net = 0.5983 Ac.
Total Area to be Rezoned: 1.4251 Acres
Gross acreage includes to the centerline of Stevenson Road and Hillside Road.

3. Existing Zoning: Parcel B: RC-2
Parcel A: RC-5

4. Proposed Zoning: RCC for both parcels.

5. Current Owner: Parcel B:
Greenspring Properties
Liber 8727 Folio 0747
Parcel A:
Osborne P. Beall, Jr Et Al
Liber 8428 Folio 351

6. Existing Use: Parcel B: Residential
Parcel A: Residential- currently being used as non-
conforming apartments.

7. Proposed Use: Parcel B: Retail or Office as permitted by right in RCC
zones per Section 1A06.2 of the BCZR
Parcel A: Retail or Office as permitted by right in RCC
zones per Section 1A06.2 of the BCZR.
Both structures will become part of Stevenson Village.

8. Parking Required: for Retail use: 5 spaces/ 1000 S.F.
Parcel B 1st floor: 940.5 S.F. existing = 4.7 sp.
Parcel B 2nd floor: 940.5 S.F. existing = 4.7 sp. = 10 sp.
Parcel A 1st floor: 1,437.5 S.F. existing = 7.2 sp.
Parcel A 2nd floor: 1,437.5 S.F. existing = 7.2 sp. = 15 sp.

CHECKLIST FOR INFORMATION TO BE SHOWN ON SITE PLANS FOR
RECLASSIFICATION PETITIONS
*ALSO SEE ZONING HEARING CHECKSHEET (FOR PLAN)
AND WRITTEN COMMENTS.*

1. North arrow (indicating the direction of north).

2. Scale of drawing (engineer's scale).

3. Election District and Councilmanic District.

4. Dimensions of property (including bearings). Parcel under petition should be in bold outline. *SHOW THE DEETS AND BOUNDS OF AREA TO BE RECLASSIFIED, SAYING AND CERTIFYING THE PUBLIC RIGHT OF WAY. THE DESCRIPTIONS MUST MATCH THE PLAN.*

5. Relation of tract in question to additional property owned and ownership of all adjacent properties.

6. Area of property in question (acres or square feet). *ADJUST PER NOTE 4 COMMENTS (A00)*

7. Distance from property line (corner) to nearest intersecting street or County road.

8. Present and proposed zoning of property under petition and adjoining properties.

9. Use, locations, coverage, floor areas; *SHOW CALCULATING AND BREAKEN FLOOR* dimensions, character and exterior materials of all proposed and existing structures to be retained. *Also, all existing structures to be removed must be indicated.* - FOR #1841

10. Location and use of all principal building(s) within a distance of 200 feet from each joint site property line. Distance from said buildings to centerline of street must be shown in order to determine front setback line of proposed building(s) on subject site.

11. Hours of operation, maximum number of employees, and maximum levels of emanations (including sound and other vibrations, dust, odors, gases, and light and heat). In cases where method of operation is not obvious, an explanation of same must be provided (i.e. proposed nursery school should include days and hours of operation, maximum number of teachers and students, method of transportation, etc.).

12. Existing and proposed public and quasi-public facilities on and adjacent to the site, including storm-drain systems, water lines, sewerage, streets and drives, and railroad sidings. In the event public water and/or sewer do not exist, location of private system must be indicated.

13. Existing ponds, streams, *ANY AND ALL APPLICABLE* natural drainage courses and other bodies of water, watercourses, 100-year flood plains, major vegetation, unusual natural formation, and proposed changes with respect to any of these.

14. Dimensions of existing and proposed right-of-way and types of paving of any street adjacent to site. *CONFORM THE ROW WIDTH OF HILLSIDE RD. AND VARIANCE HEARING'S REQUESTED MUST BE CORRECTED ACCORDINGLY SEE ZONING-PART COMMENT #10*

BABC - Form 2 - 3 -

401 Bosley Avenue
Towson, MD 21204

887-3211
Fax 887-5862

June 26, 1991

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

FROM: P. David Fields, Secretary
County Planning Board

SUBJECT: Amendments to the Documented Site Plan, Case No.
R-91-113/Osborne P. Beall, Jr., et al

By Resolution at its regular monthly meeting on June 20, 1991, the County Planning Board approved the enclosed June 18, 1991 staff memorandum to constitute the Planning Board's report, pursuant to County Code Section 2-58.1(m)(2), on the amendments to the documented site plan submitted in Case No. R-91-113.

The effect of the Board's action is to confirm that the amendments are in accordance with the changes recommended by the Planning Board in its meeting on May 16, 1991.

PDF:TD:pat

BEALLSTE.PLN/TXTPRH

Enclosure

cc: Phyllis Cole Friedman, Esq.
W. Carl Richards, Jr.
Jeffrey Long
Robert Hoffman, Esq.

401 Bosley Avenue
Towson, MD 21204

887-3211
Fax 887-5862

June 18, 1991

TO: Baltimore County
Planning Board

FROM: Arnold F. "Pat" Keller,
Deputy Director, OPZ

SUBJECT: Confirmation of Planning Board's
Recommendations on Case No.
R-91-113 (Beall Property)

The zoning reclassification Petition regarding the property of Osborne P. Beall, Jr., et al was originally considered by the Planning Board as Item #7 in Cycle IV.

At the Board of Appeals' public hearing on April 23, 1991, the Petitioner submitted amendments, including revisions to the documented site plan. In accordance with the County Code, the hearing was thereby suspended, to give the Planning Board an opportunity to comment on the amendments.

The staff's initial recommendation to the Planning Board remained opposed to the reclassification. After further discussions, however, the Petitioner's representatives agreed to make certain revisions and the staff agreed to support the limitations on the site plan, and the staff's recommendation reclassification subject to those changes. The staff's recommendations, as presented verbally in the meeting on May 16, 1991, were accepted by the Planning Board and were formally submitted in writing (copy enclosed) as the Board's recommendation to the Board of Appeals.

The Petition and site plan, therefore, were revised to incorporate the changes endorsed by the Planning Board, and re-submitted when the Board of Appeals' hearing resumed on June 12, 1991. Technically, however, these changes constituted another amendment, necessitating another suspension of the proceedings and referral to the Planning Board.

The Planning staff has reviewed the changes, and finds them to be in accordance with the changes endorsed by the ad hoc Committee and by

Subject: Confirmation of Planning Board's
Recommendations on Case No.
R-91-113 (Beall property)

Page 2

the Board on May 16, 1991. The staff recommends that the Planning Board confirm this finding and that the Board of Appeals be notified accordingly.

AFKIII/TD/prh
BEALL/TXTPRH

cc: Robert Hoffman, Esq.

Office of Planning & Zoning
May 16, 1991

Supplementary Recommendation - Case No. R-91-113 (O.P. Beall, Jr., et al. property)

After discussions with the Petitioners' attorney, OPZ is prepared to withdraw the third, fifth and sixth sentences in the Recommendation paragraph of the May 7, 1991 staff report, and to support the reclassifications of Parcel A from R.C.5 to B.L.-C.R. and Parcel B from R.C.2 to B.L.-C.R., including support for the variances needed to implement B.L.-C.R. zoning for development indicated on the revised documented site plans dated April 23, 1990 (sic), provided that:

1. The documented site plan is further amended to specify the following enforceable conditions:
 - a. Uses on the property may only be the uses permitted under the R.C.C. zoning classification by right and, subject to the granting of a special exception, uses permissible by special exception in R.C.C.; and
 - b. The total floor area of all structures shall not exceed 3000 sq. ft. on Parcel A and 3000 sq. ft. on Parcel B; and
 - c. It is intended that the existing buildings shall be retained, but if they are destroyed for whatever reason every replacement structure shall be designed and erected in conformance with Section 22-104 of the Development Regulations as amended by County Council Bill No. 103-88; and
 - d. There shall be no disturbance of the steep slope on Parcel A beyond the non-disturbance line indicated on the documented site plan; and
 - e. The documented site plan constitutes an offer to dedicate, when requested by the County and at no cost to the County, an easement on the area indicated across Parcel A for development by the County and use by the public as a Greenway in accordance with the 1989-2000 Master Plan; and
2. Subject to approval by the Bureau of Traffic Engineering, the documented site plan shall be further amended:
 - a. To eliminate the access to Parcel B from Hillside Drive by providing a common entrance from Stevenson Lane; and
 - b. If acceptable to the Bureau, alternative access point(s) to Parcel A.

AFKIII/JJD/TD/prh
BEALLJR/TXTPRH

GREENSPRING VALLEY ASSOCIATION, INC.

RESOLVED: That the position of the Greenspring Valley Association, Inc., as adopted by the Board of Directors on the zoning matter known as Case No. R-91-113, Osborne P. Beall, et al, is that the Association supports the change in zoning of Parcel A, 1841 Hillside Road, from RC-5 to RCC or BL-CR in the alternative, and Parcel B, 1840 Hillside Road, from RC-2 to RCC or BL-CR in the alternative, with restrictive covenants as signed by the Association and the current owners of the property.

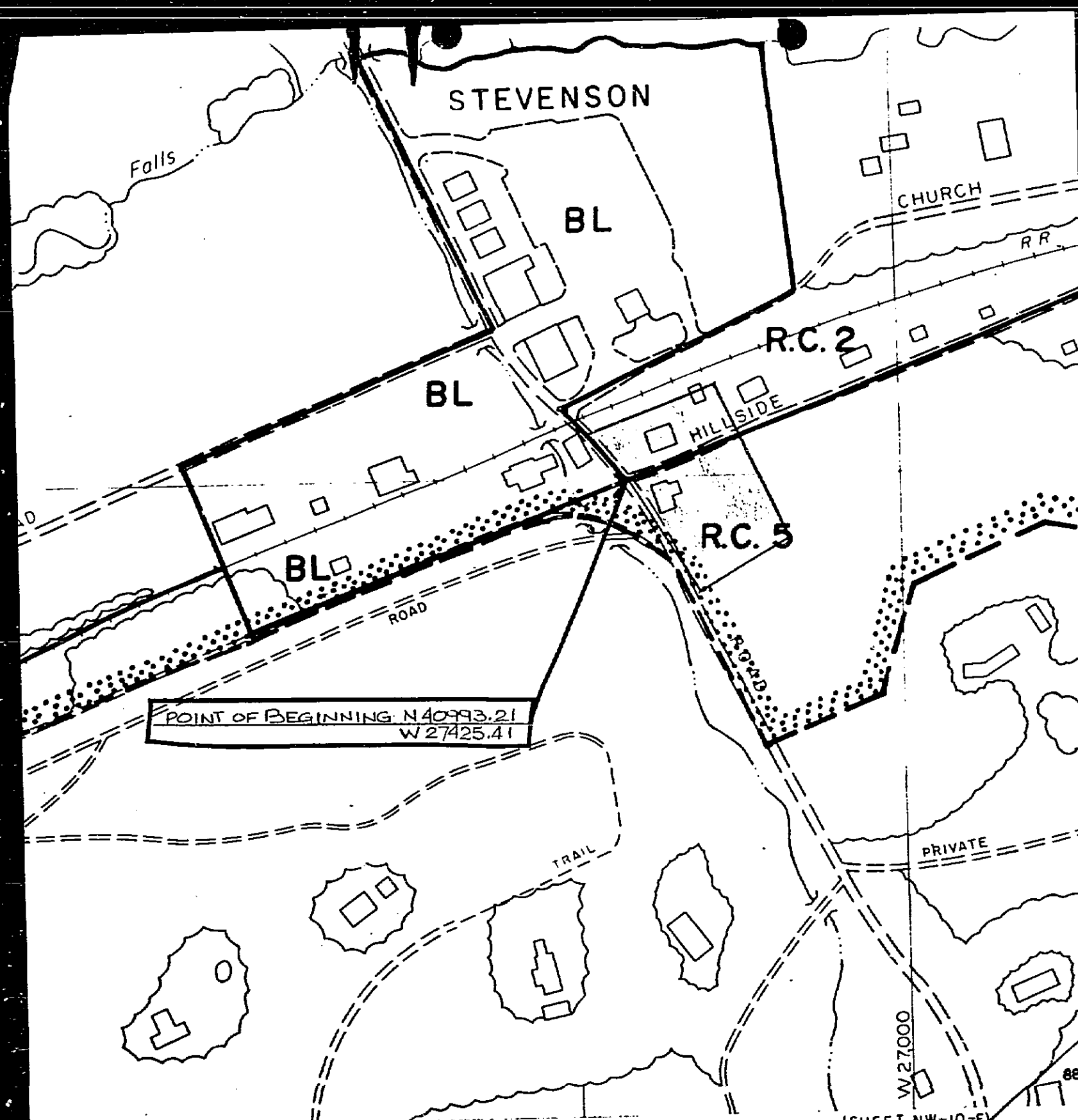
AS WITNESS OUR HANDS AND SEAL THIS 25TH DAY OF JULY, 1991.

ATTEST:

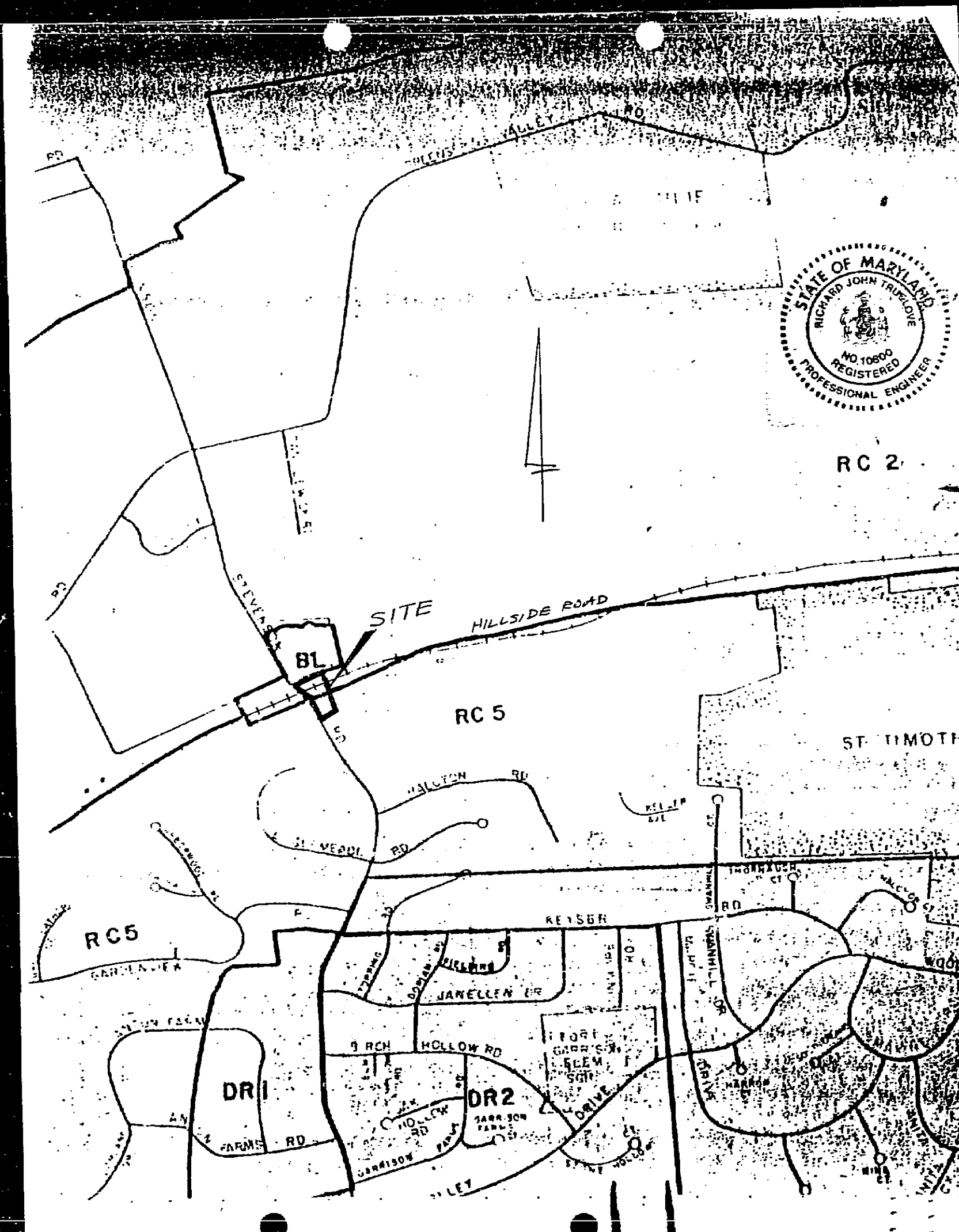
Carl F. Beall
Carl F. Beall
Secretary

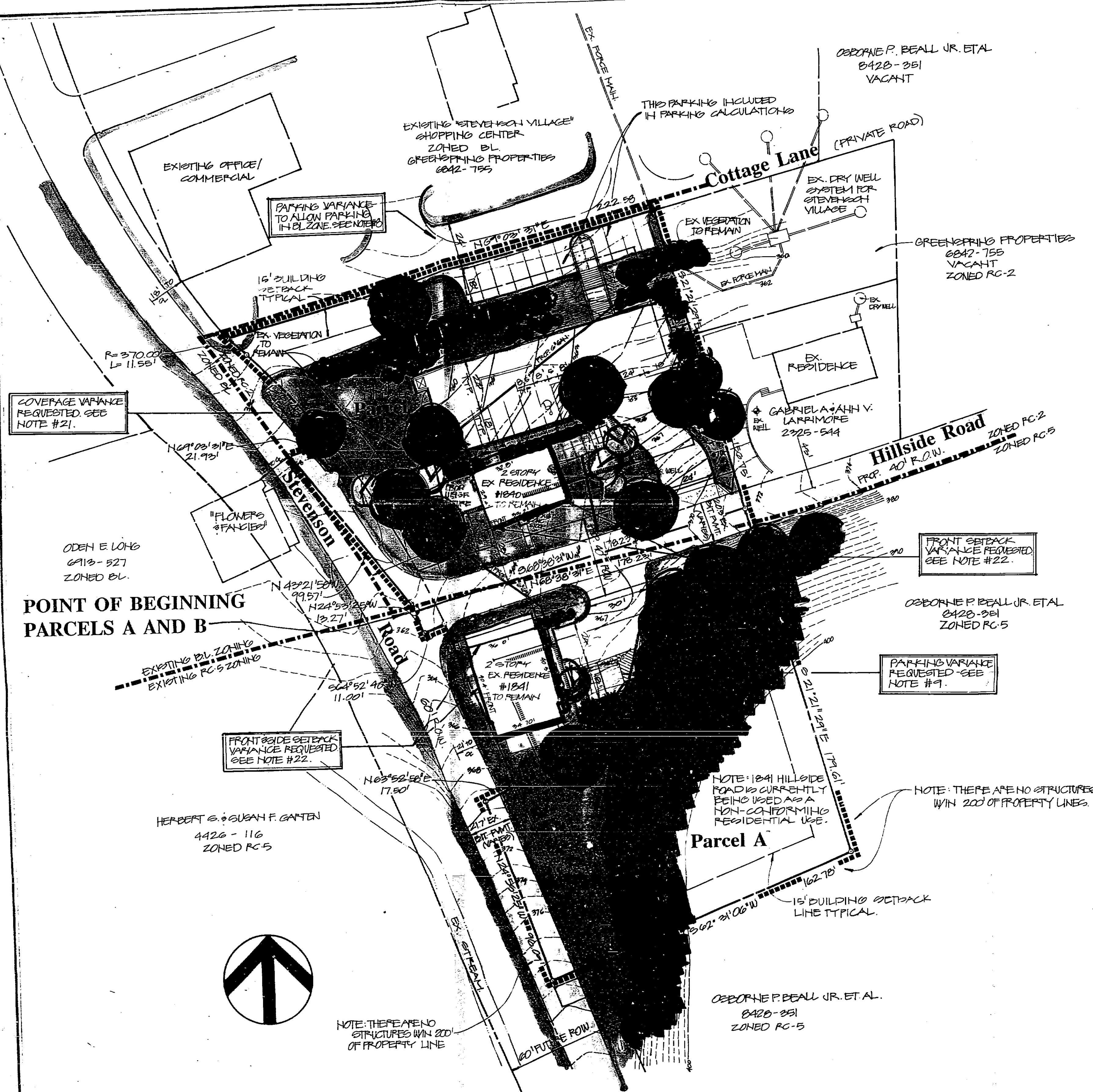
GREENSPRING VALLEY ASSOCIATION, INC.
Paulding A. Goetze, Sr.
President

19 AUG - 2 AM 10 31
COUNTY BOARD OF APPEALS
RECEIVED



PLANNING MAP
County Council
OFFICE OF PLANNING
OFFICIAL ZONING





- A variance to permit 7' spaces not located in the required RCC zone and not in side or rear of building to be utilized for proposed expansion on Parcel B in adjacent B1, zoned property. (Section 1A06.2C4)
- A variance to permit parking within the side and rear building setback lines on Parcel B. (Section 1A06.2C4)
- No basements are included in parking calculations. Basements are for storage or accessory heating and cooling equipment only.
- Parking requirements for office use will be less than retail.
9. **Parking Provided:** Parcel B: 2 spaces
Parcel A: 23 spaces including 2 Handicap spaces.
Total: 25 spaces
A variance to allow 2 spaces in lieu of the required 15 spaces on Parcel A. The remaining 13 spaces are provided on Parcel B. (Section 409.6 B(2Z))
If shared parking agreement is filed with the Office of Zoning prior to BCPZ permit application, variance ~~will~~ will not be required.
10. All parking spaces are 8'-1/2" x 18' and shall be permanently striped. Handicap spaces are 8' x 12'. All parking lots will be paved with bituminous pavement. All curbs will be 8" x 6" concrete.
11. All lighting will be directed so as not to reflect onto adjacent properties or roadways. All sound and other vibrations, dust, odors, gases, light and heat will not exceed those normally found with retail or office uses.
12. 1840 Hillside Road is served by an existing well. 1841 Hillside Road is served by a private water supply, "The Stevenson Water Supply", License number 003-0010.
13. Existing well and septic systems may be used upon approval of DEPHM.
14. Hours of operation: 7:00 a.m. to 9:00 p.m.
Maximum number of employees: 30
No more than five persons shall be engaged in the repair or fabrication of goods on the premises. Not more than five horsepower shall be employed in the operation of any one machine used in repair or fabrication, and not more than 15 horsepower in the operation of all such machines. (Section 1A06.3E)
15. Any signs erected will comply with Section 1A06.3C of the Baltimore County Zoning Regulations.
16. A stormwater management waiver will be requested.
17. Topography has been field plan by Stephen P. Barnhart, Inc., February, 1991.
18. Building envelope is shown for future expansion only. All parking associated with the future expansion or any use which requires additional parking on Parcel B will be provided at Stevenson Village upon submission of proof to the Office of Zoning that there are spaces available at Stevenson Village in excess of zoning requirements.
19. All buildings will comply with building codes as well as fire code requirements.
20. The landscaping shown on this plan is schematic. All screening will be a minimum of 4' height. The final landscaping plan will comply with the requirements of the current Baltimore County Landscape Manual.
21. Coverage: Parcel B: 49%
Parcel A: 12%
Coverage calculations include all proposed impervious surfaces.
A variance to allow 45% coverage in lieu of the permitted maximum 20% coverage for Parcel B (Section 1A06.4A,B B(2Z)) if the property is rezoned to RCC.
- No gross floor area of a building will exceed 3000 S.F.
22. **Setback restriction:**
Front Setback: not less than 15' from street ROW's and not more than the average setbacks of adjacent lots.



5'-0"

5'-0"

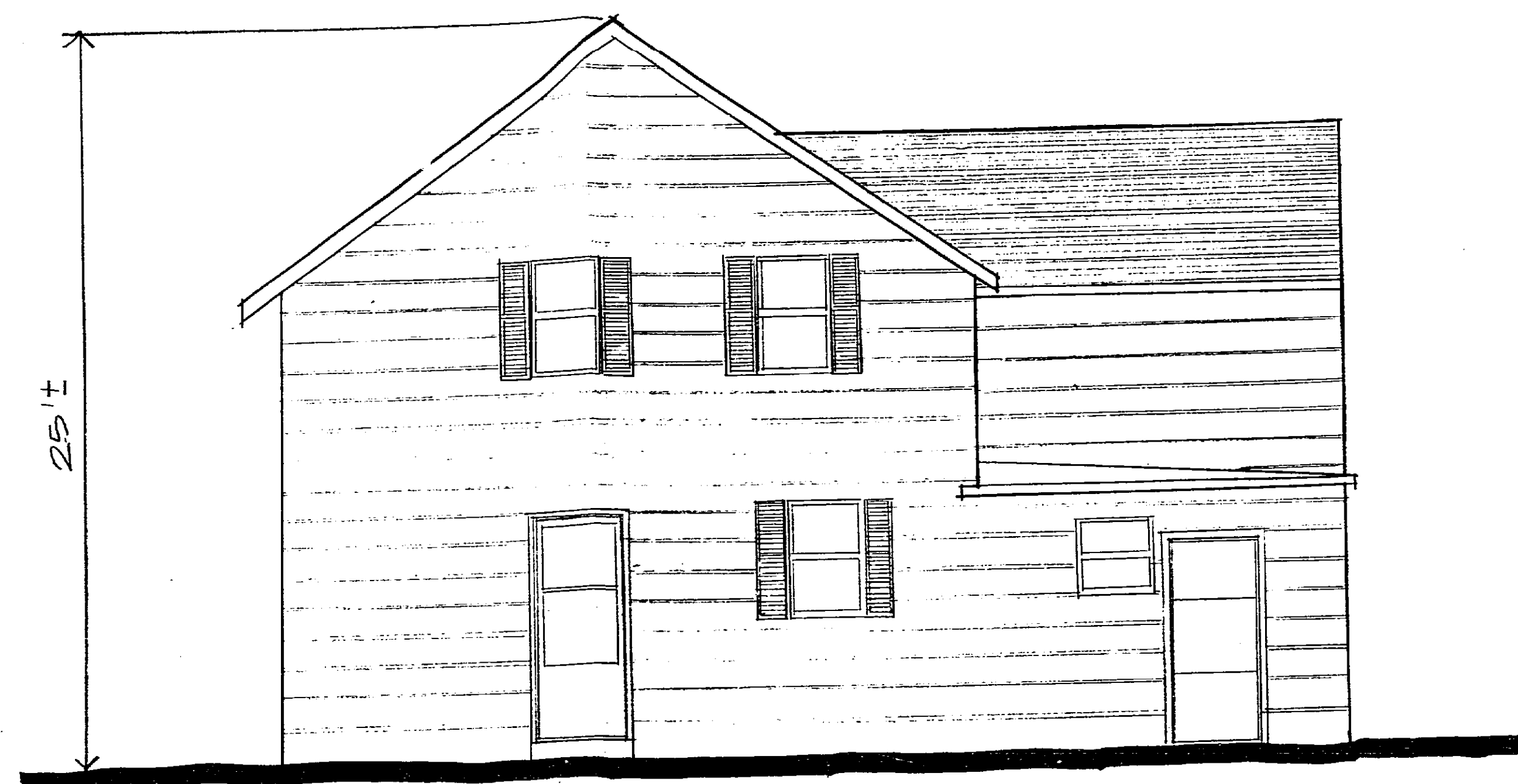
SIGN WILL BE DOUBLEFACE, NON-ILLUMINATED & SHALL BE INTEGRATED WITH LANDSCAPING.

NOTE: SIGN LOCATION SHALL BE APPROVED BY THE DIRECTOR OF THE OFFICE OF PLANNING & ZONING.

Detail $1/2" = 1'-0"$

1 of 3

R-91-
113 Petitioners 1a



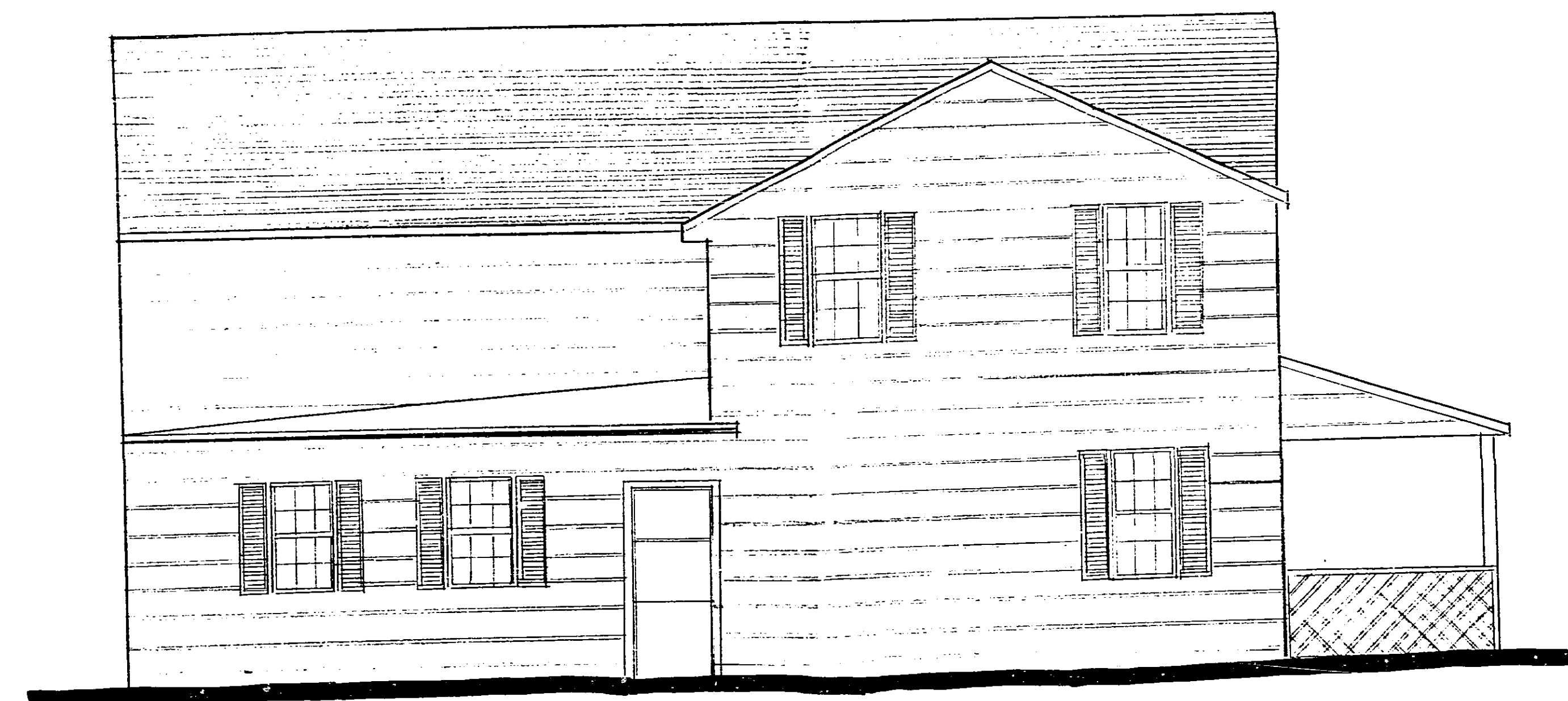
SOUTH ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

1841 Hillside Road Parcel A.

WFC WILLIAM F. KIRWIN, INC.
Land Planning/Landscape Architecture
28 E. Susquehanna Avenue
Towson, MD 21204
Phone 301/337-0075

William F. Kirwin 4/23/90

Stevenson Village
Plan to Accompany Reclassification
and Variance
for 1840 and 1841 Hillside Road
Baltimore County, Maryland

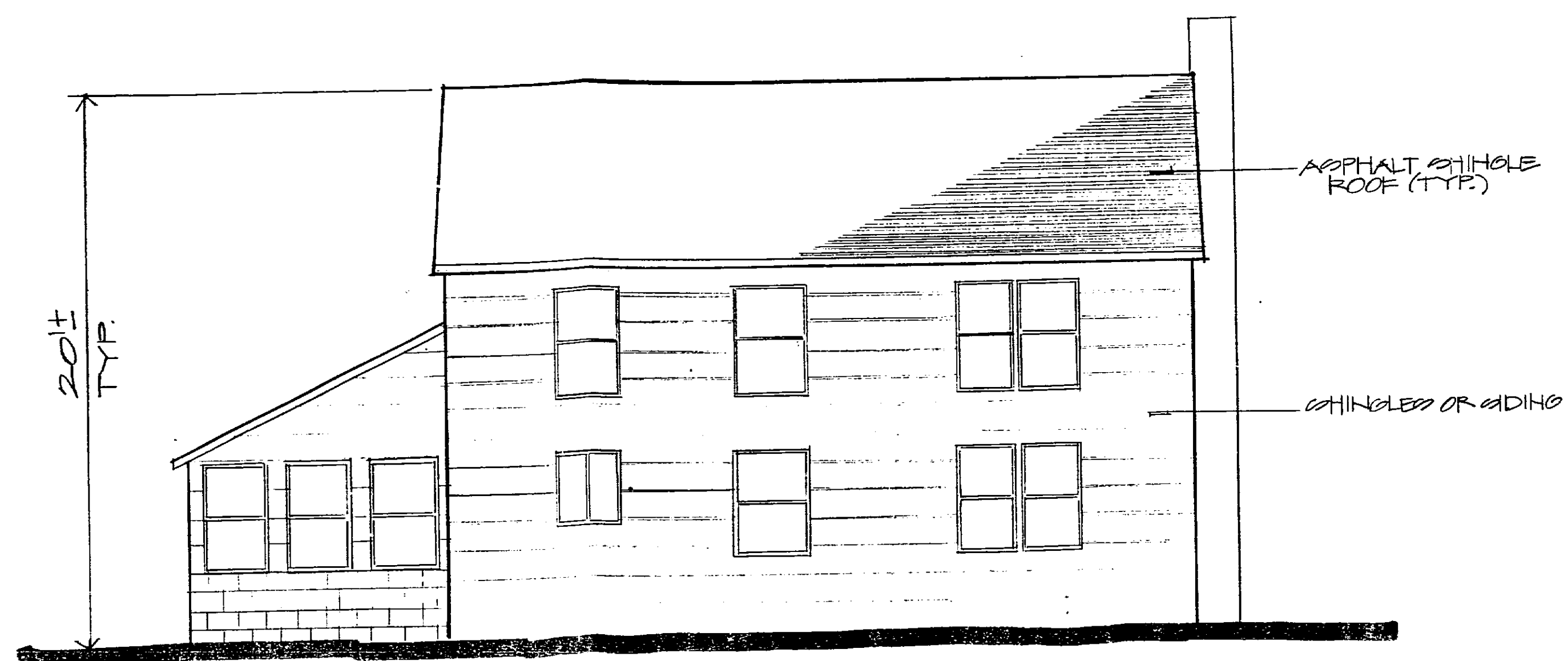
1/4" = 1'-0"

2nd & 3rd Councilmanic District
3rd Election District

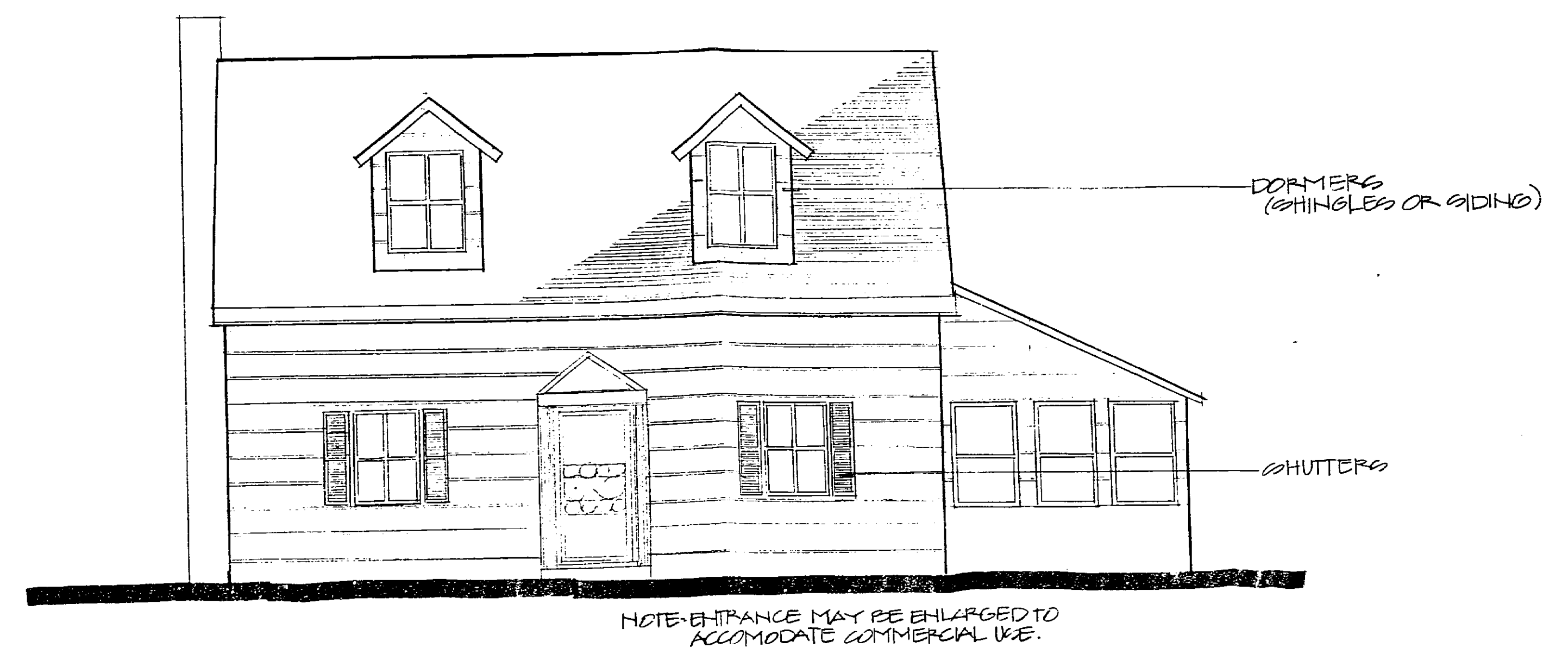
April 23, 1990

3 of 3

113 Retention 1a2-



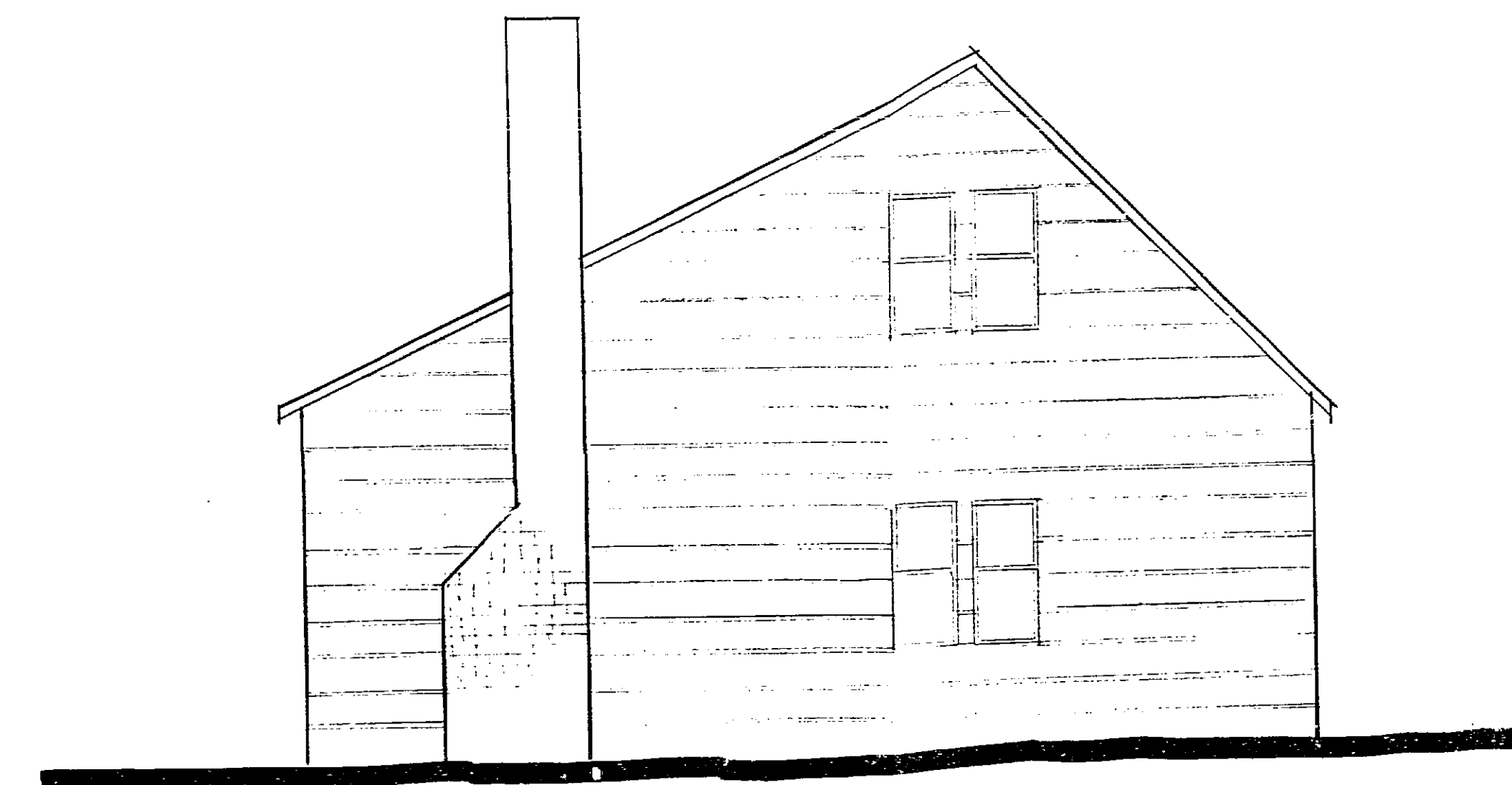
NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

1840 Hillside Road Parcel B

WFK WILLIAM F. KIRWIN, INC.
Landscape Planning/Landscape Architecture
28 E. Susquehanna Avenue
Towson, MD 21204
Phone 301/337-0075

Robert J. Kirwin 9/22/91

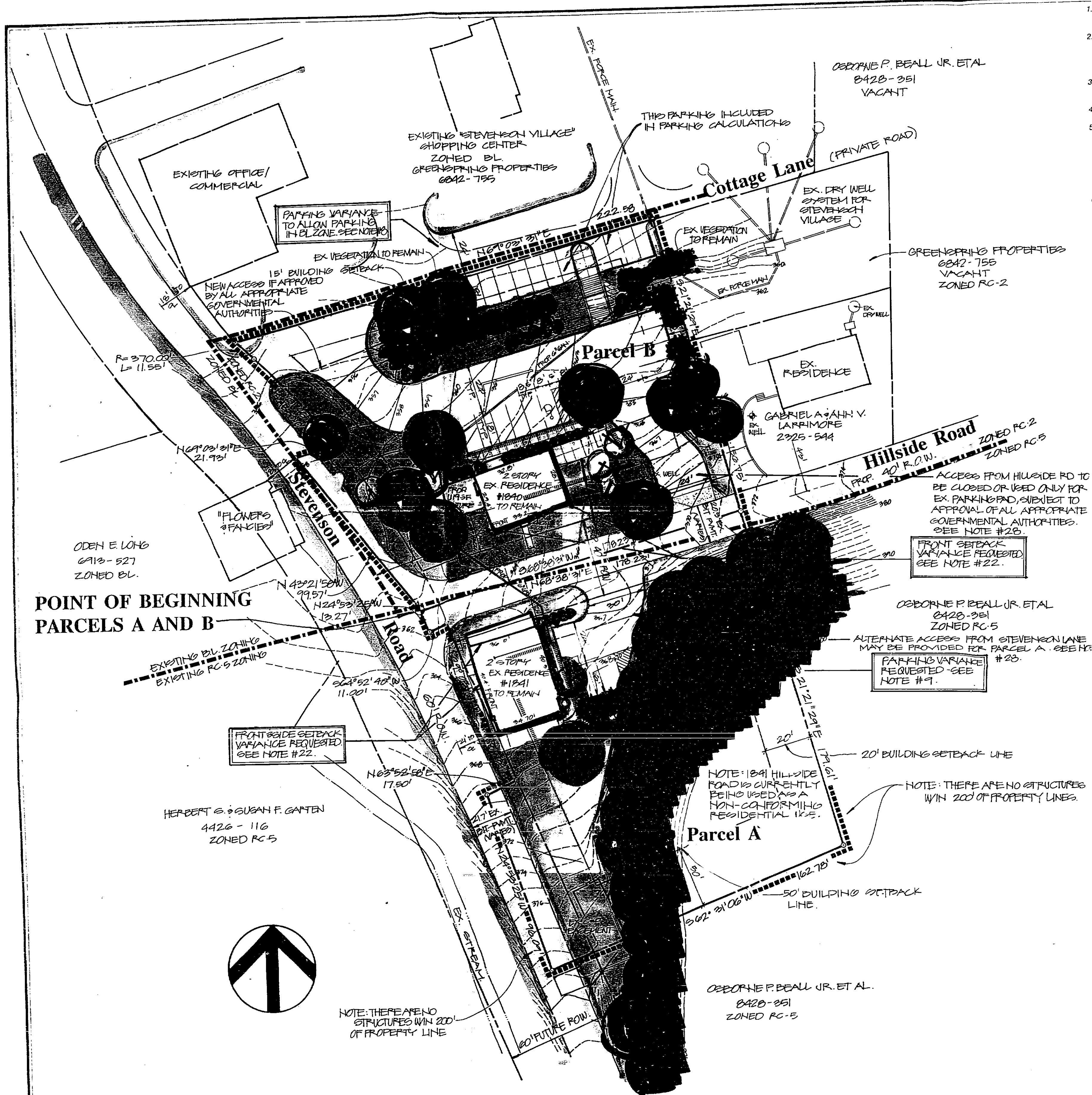
Stevenson Village
Plan to Accompany Reclassification
and Variance
for 1840 and 1841 Hillside Road
Baltimore County, Maryland

1/4" = 1'-0"
2nd & 3rd Election District
3rd Election District

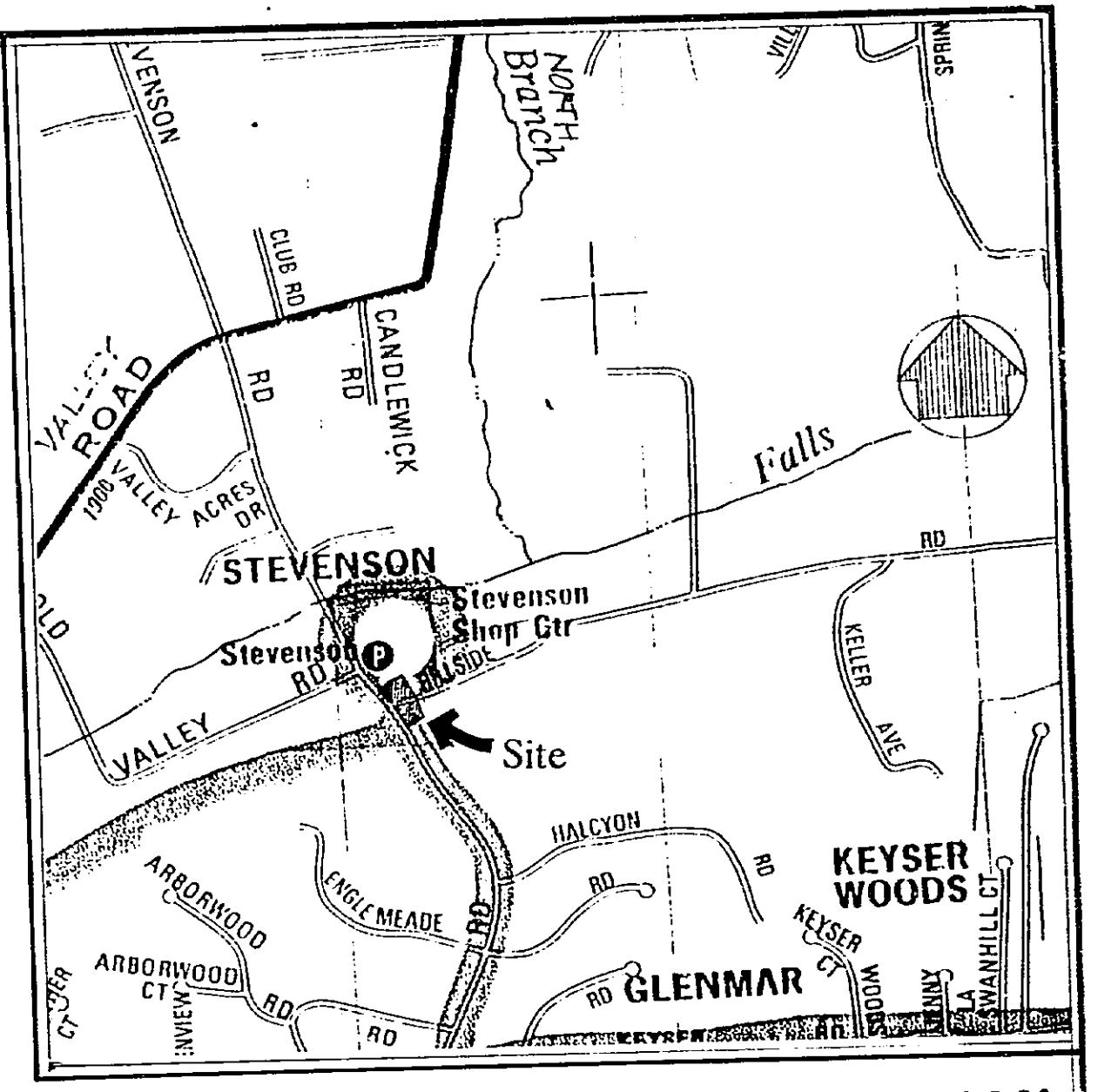
April 23, 1990

2 of 3

K-91-113-Relocation 1a3

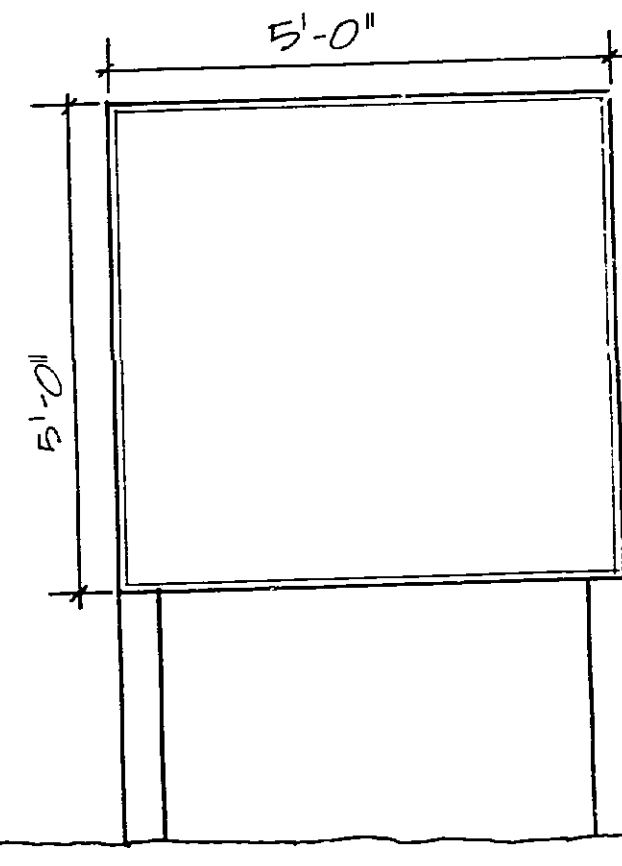


- Election District: 3
Councilmanic District: 2 and 3
- Acreage: Parcel B: Gross = 0.7262 Ac. Net = 0.6191 Ac.
Parcel A: Gross = 0.6987 Ac. Net = 0.5983 Ac.
Total Area to be Rezoned: 1.4251 Acres
Gross acreage includes to the centerline of Stevenson Road and Hillside Road.
- Existing Zoning: Parcel B: RC-2
Parcel A: RC-5
- Proposed Zoning: BL with a C.R. District Overlay for both parcels.
- Current Owner: Parcel B: Greenspring Properties
Parcel A: Osborne P. Beall, Jr. Et Al
- Existing Use: Parcel B: Residential
Parcel A: Residential; currently being used as non-conforming apartments.
- Proposed Use: Parcel B: Retail or Office as permitted by right in RC-2 zone per the Supplementary Recommendations of the Office of Planning and Zoning, dated May 16, 1991.
Parcel A: Retail or Office as permitted by right in RC-2 zone per the Supplementary Recommendations of the Office of Planning and Zoning, dated May 16, 1991.
- Parking Required: for Retail use: 5 spaces/1000 S.F.
Parcel B 1st floor: 940.5 S.F. existing = 4.7 sp.
Parcel B 2nd floor: 940.5 S.F. existing = 4.7 sp. = 10 sp.
Parcel A 1st floor: 1,437.5 S.F. existing = 7.2 sp.
Parcel A 2nd floor: 1,437.5 S.F. existing = 7.2 sp. = 15 sp.
TOTAL: = 25 sp.
- Proposed Expansion: 1,119 S.F. = 7.0 spaces (Parcel B)
- A variance to permit 7 spaces not located in the required C.R. District and not in side or rear of building to be utilized for proposed expansion on Parcel B in adjacent BL zoned property. (Section 259.3C.4 of the BCZR) Access to these spaces is through the existing Stevenson Village Shopping Center.
- No basements are included in parking calculations. Basements are for storage or accessory heating and cooling equipment only.
- Parking requirements for office use will be less than retail.
- Parking Provided: Parcel B: 23 spaces including 2 Handicap spaces.
Parcel A: 25 spaces
Total: 48 spaces
A variance to allow 2 spaces in lieu of the required 15 spaces on Parcel A. The remaining 13 spaces are provided on Parcel B. (Section 409.6 BCZR) If shared parking agreement is filed with the Office of Zoning prior to building permit application, variance will not be required.
- A minimum of 75% of parking lot shall be pervious surface with a minimum of 1 tree per 8 parking spaces provided per Section 259.3C.3 of the BCZR.
- Total Parking Lot Area (Parcels A & B) = 9,090 S.F.
Pervious Surface Provided = 1,008 S.F. = 11%
- 25 Sp. @ 1 tree / 8 spaces
Total trees provided = 4 trees = 6 trees
- All parking spaces are 8'-1/2' x 18', and shall be permanently striped. Handicap spaces are 8' x 13'. All parking lots will be paved with bituminous pavement. All curb will be 6" x 6" concrete.
- All lighting will be directed so as not to reflect onto adjacent properties or roadways. All sound and other vibrations, dust, odors, gases, light and heat will not exceed those normally found with retail or office uses.
- 1840 Hillside Road is served by an existing well. 1841 Hillside Road is served by a private water supply, "The Stevenson Water Supply", License number 003-0010.
- Existing well and septic systems may be used upon approval of DEPRM and compliance with Section 259.3C.5 of the BCZR.
- Hours of operation: 7:00 a.m. to 9:00 p.m.
Maximum number of employees: 30
- Any signs erected will comply with Section 259.3C.7 of the Baltimore County Zoning Regulations.
- A stormwater management waiver will be requested.
- Topography has been field run by Stephen P. Barnhart, Inc., February, 1991.
- Building envelope is shown for future expansion only. All parking associated with the future expansion or any use which requires additional parking on Parcel B will be provided at Stevenson Village upon submission of proof to the Office of Zoning that there are spaces available at Stevenson Village in excess of zoning requirements.
- All buildings will comply with building codes as well as fire code requirements.
- The landscaping shown on this plan is schematic. All screening will be a minimum of 4' height. The final landscape plan will comply with the requirements of the current Baltimore County Landscape Manual and Section 259.3C.3b of the BCZR.
- F.A.R. Permitted: 0.20 on each parcel.
F.A.R. Proposed: Parcel B: 0.059 (existing building)
Parcel B: 0.094 (including future addition)
Parcel A: 0.066
- The total floor area of all structures shall not exceed 3,000 S.F. on Parcel A and 3,000 S.F. on Parcel B per Supplementary Recommendations of May 16, 1991 from the Office of Planning and Zoning.



Vicinity Map
1" = 1000'

- Setback restrictions:
Front Setback: not less than 15' from street ROW's and not more than the averaged setbacks of adjacent lots.
(For Parcel B, 15' + 24' = 39' - 2 = 19.5' averaged setback).
Side Setback: 50' from property line where abuts an RC-5 zone or 35' from property line where abuts an RC-2 zone or 15' from ROW.
Rear Setback: not less than 20' where abuts a residential zone or 15' from ROW.
- A variance to allow 0' front and side setbacks, Parcel A and 8' front setback, Parcel B, in lieu of the required 15' setbacks or averaged setback of 19.5' for Parcel B, for the existing buildings. (Section 259.3C.2 BCZR) A variance to allow Parcel B, for the existing buildings. (Section 259.3C.4 of the BCZR) Access to these spaces is through the existing Stevenson Village Shopping Center.
- All principal buildings within 200 feet from each joint side property line have been shown.
- No major changes of grade are proposed. Existing vegetation will be retained wherever possible.
- No outside storage of equipment and material is proposed.
- The maximum height of any new buildings or additions will be 30'. Height test is not required.
- It is possible that Parcels A and B may be divided for sale in the future.
- Parking for Parcel B may have access through existing Stevenson Village Shopping Center or from Hillside Road subject to approval from all appropriate governmental agencies and Section 259.3C.4 of the BCZR. Alternate access from Stevenson Lane may be provided for Parcel A if required by the Bureau of Traffic Engineering.
- It is intended that the existing buildings shall be retained, but if they are destroyed for whatever reason, every replacement structure shall be designed and erected in conformance with Section 22.104 of the Development Regulations as amended by County Council Bill No. 103-88.
- An easement will be granted to Baltimore County for use in the Greenway system as detailed in the 1989-2000 Master Plan on Parcel B if required by any applicable Baltimore County regulation.



Sign Detail
1/2" = 1'-0"

LEGEND

- Building Envelope
- Proposed Line of Rezoning
- Existing Zoning Line
- Building Setback Line
- Proposed Light
- Proposed Landscaping
- Proposed Sanitary Line
- Existing Well
- Existing Trees to Remain
- Pervious Surface Provided in Parking Lots

Stevenson Village
Documented Site Plan to Accompany
Reclassification and Variance

for 1840 and 1841 Hillside Road
Baltimore County, Maryland
2nd & 3rd Councilmanic District
3rd Election District

Alternative Request for BL/CR Zoning

REVISED 6-11-91 PER COMMENTS OF ZONING OFFICE

WFK WILLIAM F. KIRWIN, INC.
Landscape Architecture
28 E. Susquehanna Avenue
Towson, MD 21204
Phone 301-337-0075

Richard Truelove
RICHARD TRUELOVE P.E., INC.
registered professional eng./ecr.
28 EAST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 391-4914

113 Petitioners 1b



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	STEVENSON	N.W. 11-E
DATE OF PHOTOGRAPHY JANUARY 1986	A-91 113 <i>Portsmouth I</i>	

WES GUCKERT PRESIDENT

Wes Guckert is a recognized and well respected expert in the field of traffic engineering. Serving as a technical advisor in the areas of traffic impact analysis, traffic signal design, traffic circulation, access studies and transportation planning, Mr. Guckert has played a major role in projects that span the urban and suburban areas of Maryland and Virginia. As President of The Traffic Group, Mr. Guckert has managed over 1300 studies for more than 800 clients, including the Towns of Annapolis, Md., Bowie New Town Centre and Port America.

Prior to founding The Traffic Group, Mr. Guckert served as a traffic engineering consultant. As Project Manager for various public agency projects, he was responsible for the Maryland 210 Bus Stop

JOB HISTORY

1977-present
Consultant

1972-1977
Maryland State Highway Administration—Traffic Division
Assistant Regional Traffic Engineer

EDUCATIONAL BACKGROUND

Civil Engineering Preparation: Johns Hopkins University
Town State University and Essex Community College
Traffic Engineering Courses: Northwestern University Traffic Institute, University of Tennessee Transportation Center, University of Maryland

EXAMPLES OF PLACES WHERE MR. GUCKERT HAS QUALIFIED AS AN EXPERT WITNESS

Maryland
Planning Board, Allegany County
Zoning Hearing Examiner, Board of Appeals and Circuit Court, Anne Arundel County
Planning Commission and City Council, City of Annapolis
City Council and Planning Commission, Baltimore
Board of Appeals, Circuit Court, Planning Board
Hearing Examiner, Baltimore County
Planning Board, Town Commissioners Town of Bel Air
Planning Board and Board of Appeals, Carroll County
Planning Board and Board of Appeals, Charles County
Planning Board, City of Frederick
Planning Board, Frederick County
Zoning Hearing Examiner, Harford County
Planning Board and Zoning Board, Howard County
Zoning Hearing Examiner, Montgomery County
Board of Appeals, Montgomery County
Park and Planning Commission, Montgomery County

County Council, Zoning Hearing Examiner, Prince Georges County
Park and Planning Commission, Prince Georges County
Planning Board, St. Mary's County
New Jersey
Holmdel Township Planning Board
Virginia
Arlington County Board of Supervisors
Loudoun County Planning Board
Prince William County Planning Board and Board of Supervisors
Pennsylvania
West Whiteland Township Planning Board, Town Council
City of Scranton Board of Appeals

The Traffic Group, Inc. Suite 600 40 W. Chesapeake Avenue Towson, Maryland 21204 301-583-8405 Fax 301-321-8458

R-91-113 Petitioners 3

The Traffic Group

Traffic Impact Analysis for the Proposed Rezoning for the Addition of STEVENSON VILLAGE CENTER Baltimore County, Maryland

July 23, 1991

R-91-113 Petitioners 4

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering

401 Bosley Avenue Suite 405
Towson, MD 21204

887-3554
Fax 887-5784

July 25, 1991

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

REVISED COMMENTS

Zoning Classification Cycle IV
Property Owner: Estate of Gabriel A. Larrimore
Case No./Hearing Date: R-91-113- April 23, 1991
Location: Green Spring Properties
Inc. Existing Zoning: R.C.-2/R.C.-5
Election District: 3rd
Councilmanic District: 2nd and 3rd
Acres: 1.525
Proposed Zoning: B.L.

Dear Mr. Hackett:

The existing zoning for this site can be expected to generate approximately 10 trips per day. The proposed B.L. zoning can be expected to generate approximately 700 trips per day.

Due to the issue being raised, should the Board grant the petitioners' request for reclassification, Traffic Engineering would be agreeable with all access to Parcel "B" being limited to coming off Stevenson Road thru the Stevenson Village Shopping Center.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.,
Assistant Traffic Engineer

SEM/lvd

R-91-113 Petitioners 5

R-91-113
Beall
Petitioner's 6a-6m



Baltimore County Government
Office of Planning and Zoning

401 Bosley Avenue
Towson, MD 21204

887-3211
Fax 887-5862

May 22, 1991

TO: William T. Hackett, Chairman
County Board of Appeals
FROM: P. David Fields, Secretary
County Planning Board
SUBJECT: Amendment (Documented Site Plan), Case No.
R-91-113/Osborne P. Beall, Jr., et al.

By Resolution at its regular monthly meeting on May 16, 1991, the County Planning Board approved the enclosed May 7, 1991 staff report, as amended by the attached May 16, 1991 Supplementary Recommendation, to constitute the Planning Board's report, pursuant to County Code Section 2-56.1(m)(2), on the amendment (the documented site plan) submitted in Case No. R-91-113.

The effect of the Board's action is to recommend that the two parcels be reclassified to B.L.-C.R., subject to the conditions listed in the Supplementary Recommendation.

P. David Fields
P. David Fields

PDE/TD/prh
SITEPLAN.TD/TKIPRH

Enclosure

cc: Phyllis Cole Friedman, Esq.
W. Carl Richards, Jr.
Jeffrey Long
Robert Hoffman, Esq.

R-91-113 Petitioners 8a

Baltimore County Government
Office of Planning and Zoning

401 Bosley Avenue
Towson, MD 21204

887-3211
Fax 887-5862

June 18, 1991

TO: Baltimore County
Planning Board
FROM: Arnold F. "Pat" Keller,
Deputy Director, OPZ
SUBJECT: Confirmation of Planning Board's
Recommendations on Case No.
R-91-113 (Beall Property)

The zoning reclassification Petition regarding the property of Osborne P. Beall, Jr., et al was originally considered by the Planning Board as it-a #7 in Cycle IV.

At the Board of Appeals' public hearing on April 23, 1991, the Petitioner submitted amendments, including revisions to the documented site plan. In accordance with the County Code, the hearing was thereby suspended, to give the Planning Board an opportunity to comment on the amendments.

The staff's initial recommendation to the Planning Board remained opposed to the reclassification. After further discussions, however, the Petitioner's representatives agreed to make certain revisions and limitations on the site plan, and the staff agreed to support the reclassification subject to those changes. The staff's recommendations, as presented verbally in the meeting on May 16, 1991, were accepted by the Planning Board and were formally submitted in writing (copy enclosed) as the Board's recommendation to the Board of Appeals.

The Petition and site plan, therefore, were revised to incorporate the changes endorsed by the Planning Board, and re-submitted when the Board of Appeals' hearing resumed on June 12, 1991. Technically, however, these changes constituted another amendment, necessitating another suspension of the proceedings and referral to the Planning Board.

The Planning staff has reviewed the changes, and finds them to be in accordance with the changes endorsed by the ad hoc Committee and by

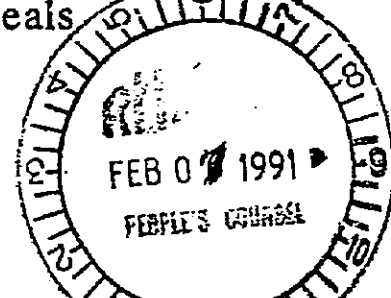
R-91-113 Petitioners 8b

Report by the
Baltimore County Planning Board
to the
Baltimore County Board of Appeals

ZONING RECLASSIFICATION PETITIONS

Cycle IV, 1990/1991

January 31, 1991



R-91-113 Petitioners 8c