IN THE MATTER OF BEFORE THE THE APPLICATION OF MARYLAND STATE FAIR AND **BOARD OF APPEALS** AGRICULTURAL SOCIETY, INC. & BALTIMORE COUNTY, MD -PETITIONERS OF FOR ZONING RECLASSIFICATION ON PROPERTY LOCATED ON THE NE/S CONRAIL\* **BALTIMORE COUNTY** AND MTA CENTRAL LIGHT RAIL R/W, 3741.99' N OF N/S TIMONIUM ROAD Case No. R-98-369 (Cycle III, 1998) 8<sup>TH</sup> ELECTION DISTRICT 4<sup>TH</sup> COUNCILMANIC DISTRICT

#### ORDER OF DISMISSAL OF PETITION

This case came to the Board on a Petition for Reclassification filed by Michael T. Wyatt, Esquire, on behalf of Petitioners for zoning reclassification on property located on the northeast side Conrail and MTA Central Light Rail (formerly Pennsylvania Railroad) right-of-way, 3741' north of the north side Timonium Road in the Eighth Election District of Baltimore County.

WHEREAS, Petitions for Reclassification pending on the Board's Continued Docket on the date of adoption of the Comprehensive Zoning Maps are considered to be moot; and

WHEREAS, no further action has been taken in this matter since a continuance was granted on October 22, 1998,

IT IS, THEREFORE, this Appeals of Baltimore County

ORDERED that said Petition filed in Case No. R-98-369 be and the same is declared moot, and the Petition DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY / /

Lawrence M. Stahl, Chairman



# County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

November 21, 2003

Michael T. Wyatt, Esquire 404 Allegheny Avenue Towson, MD 21204

RE: In the Matter of: Maryland State Fair and Agricultural Society, Inc. & Baltimore County, MD

Case No. R-98-369 / Order of Dismissal of Petition

Dear Mr. Wyatt:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the

Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco

Administrator

#### Enclosure

Howard M. Mosner /Maryland State Fair c: and Agricultural Society, Inc. Shirley Murphy /Bureau of Land Acquisition for Baltimore County Controlled Streets Kennedy, Porter & Associates Dennis Medlin/West Timonium Heights Comm. Assn. Louis W. Miller Carol Saffron-Brinks, Esquire /Board of Ed. /MS 1102-J People's Counsel for Baltimore County Pat Keller, Planning Director Jeffrey Long /Planning Lawrence E. Schmidt/Zoning Commissioner W. Carl Richards /PDM Timothy M. Kotroco, Director /PDM



# Petiton for Reclassification

# to the Board of Appeals of Baltimore County

for the Property at NE/S Conrail & MTA Central Light Rail (formerly Pennsylvania Railroad), right-of-way. 3741.99' N of N/S Timonium Road

This Petition shall be filed with the Department of Permits & Development Management 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 reclassified, pursuant to the Zoning Law

of Baltimore County, from an DR 3.5 zone to an ML zone, for the reasons given in the attached and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for Reason for Petition: To reclassify Lands of Maryland State Fair and Agricultural Society, Inc. to allow uniform use in common with their adjoining lands. (2) N/A.

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

(3) N/A.

JK70 2/26	FILE
2/26	98
<i>U</i> \ `	_

Revised 9/5/95

Property is to be posted and advertised as prescribed by Zoning Regulations.

1, or we, agree to pay expenses of above Special Exception advertising, 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.

			legal owner(s) of the property w	nich is the subject of this Petition.
Contract Purchaser/Lessee:			Legal Owner(s);	(See Note A below)
. N/	/A		Maryland State Fa	air and Agricultural
(Type or Print Name)	,	<del></del>	(Type or Print Name)	
<del></del>			Society, Inc.	
Signature			Signature	
			Howard M. Mosner,	, Vice Pres. & Gen. Manager
Address	<del></del>		(Type or Print Name) and Re	sident Agent
<del></del>	<u></u>	<del></del>	Merel H. le	5720 a.s.
City	State	Zip Code	1	<u>Usico</u>
			Signature	
Attornov for Goditionan			P.O. Box 188	(410) 252-0200
Attorney for Petitioner:			Address	Phone No.
MI	11.		Timonium.	MD 21093
Michael J. Wy.	AT		City	State Zip Code
(Type or Print Name)	- <del>[</del>		to be contacted,	ber of legal owner, contract purchaser or represen
an leele				
			Mr. Howard M. Mos	ner
Signature			Name	
404 Allesher	Avenue 4,	10 82110B	2200 York Road	<u>(410) 252-0200</u>
Address		Phone No.	Address	Phone No
Jowson 11	17 7/2	04	Timonium, MD 2109	_
City	State	Zip Code	OFFICE US	SE UNLT
Note A:			ESTIMATED LENGT	'H OF HEARING
For Baltimore Cour	nty Controll	ed Streets.	unavailable for Heari	ng the following dates
Shirley M. Murphy	_	ed percera.	Next TWO Months	
Bureau of Land Acc			ALL	OTHER
	101011		REVIEWED BY:	811117 DATE
Shuly 11/1/	moto	<del></del>	<del>-3251</del>	98 FEB 26 AMILLA
Signature		Phone		
sed 9/5/95				COUNTY BOARD OF APPEALS
DQG 7, 0, 43				· MANUSUMA

R-98-369

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the

# ZONING DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION FOR PROPERTY AT 2200 YORK ROAD TIMONIUM, MARYLAND 21093

BEGINNING for the same, at a point on the easterly right of way line of the Mass Transit Administration Light Rail, vicinity of the Timonium Stop, said point of beginning being located N 22°-42'-20" W 3,741.99' from the intersection of the said easterly right-of-way line with the northerly right-of-way line of Timonium Road, thence from said point of beginning, the following 14 courses and distances:

- 1. N 22 42'-20.3" W, 650.47' to a point on the division line between Lots 32 and 33, Block W, Plat of Timonium Heights,
- 2. N 67 17'-39.7" E, 114.00' to the center of Apex Lane,
- 3. S 22 -42'-20.3" E, 412.32' to the center of Rose Street,
- 4. N 71.-53'-56" E, 109.01', thence leaving the center of Rose street and running in part along the division line between lots 51 and 50, Block M, Plat of Timonium Heights, thence,
- 5. S  $18^{\circ}-06'-04$ " E, 141.00' to the center of a 12' alley, thence,
- 6. N 71°-53'-56" E, 485.00' to the center of Broad Avenue, thence,
- 7. S 18.-06'-04" E, 141.00' to the center of Thelma Street, thence, along the center of Thelma Street,
- 8. N 71 -53'-56" E, 15.80' to the intersection of Highview Street, thence,
- 9. S 82 21'-46.9" E, 132.91', thence leaving the center of Highview Street, and running in part along the division Line between lots 63 and 62, Block A, Plat of Timonium Heights,
- 10. S 07.-38'-13.1" W, 141.00', thence,
- 11. N 82 -21'-46.9" W, 390.85', thence,
- 12. S 71 -53'-56" W, 245.68', thence,
- 13. N 59 -57'-42" W, 51.34', thence,
- 14. S  $77^{\circ}-14'-22.0"$  W, 131.38' to the point and place of beginning.

Containing 4.902 Acres, more or less.

# 995H

## STATEMENT OF JUSTIFICATION FOR ZONING RECLASSIFICATION

Petitioner, Maryland State Fair and Agricultural Society, Inc. ("Maryland State Fair") submits the following, pursuant to Baltimore County Code §2-356, as justification for the rezoning of the subject property:

- 1. Aside from the subject property, Maryland State Fair is the owner of a large contiguous parcel of MLR-IM, BR-IM and MLR-IM zoned property along the North side of Timonium Road, the West side of York Road, the South side of Thelma Street and Landstreet Road and the West side of the Pennsylvania Railroad, Conrail and MTA Central Light Rail Line. This property comprises at least 100 acres.
- 2. Over the years, the Maryland State Fair has purchased several contiguous lots in the adjacent Timonium Heights subdivision which is a sparsely inhabited, zoning-predated, area north of the Maryland State Fair.
- 3. Many of those contiguous lots comprise the subject site for which the Maryland State Fair seeks zoning reclassification from DR-3.5 to NR-IM.
- 4. In the past several zoning cycles, the nature and character of the areas surrounding the subject site have substantially changed as respects use, traffic, demographics, topography, transportation, easements, utilities, access, etc. These uses favor the reclassification of the subject site inasmuch as same would allow expansion of Maryland State Fair's use, without disruption of adjacent uses and area, and would be consistent with the spirit and intent of the zoning regulations.
- 5. In omitting the subject site from the requested zoning classification, the authorities erred or were under a misapprehension that the development of Timonium Heights would proceed in the

R.98-369

manner delineated on the Plat. However, from the beginning residential or other development in the Timonium Heights area has been haphazard in general, and practically non-existent near the subject property.

Respectfully submitted,

Michael T. Wyatt

Marlow & 117

Marlow & Wyatt 404 Allegheny Avenue

Towson, Maryland 21204

(410) 821-1013 Attorney for Petitioner

# ZONING DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION FOR PROPERTY AT 2200 YORK ROAD TIMONIUM, MARYLAND 21093

BEGINNING for the same, at a point on the easterly right of way line of the Mass Transit Administration Light Rail, vicinity of the Timonium Stop, said point of beginning being located N 22°-42'-20" W 3,741.99' from the intersection of the said easterly right-of-way line with the northerly right-of-way line of Timonium Road, thence from said point of beginning, the following 14 courses and distances:

- 1. N 22°-42'-20.3" W, 650.47' to a point on the division line between Lots 32 and 33, Block W, Plat of Timonium Heights,
- 2. N 67°-17'-39.7" E, 114.00' to the center of Apex Lane,
- 3. S 22°-42'-20.3" E, 412.32' to the center of Rose Street,
- 4. N 71°-53'-56" E, 109.01', thence leaving the center of Rose Street and running in part along the division line between lots 51 and 50, Block M, Plat of Timonium Heights, thence,
- 5. S 18°-06'-04" E, 141.00' to the center of a 12' alley, thence,
- 6. N 71°-53'-56" E, 485.00' to the center of Broad Avenue, thence,
- 7. S 18°-06'-04" E, 141.00' to the center of Thelma Street, thence, along the center of Thelma Street,
- 8. N  $71^{\circ}$ -53'-56" E, 15.80' to the intersection of Highview Street, thence,
- 9. S 82°-21'-46.9" E, 132.91', thence leaving the center of Highview Street, and running in part along the division Line between lots 63 and 62, Block A, Plat of Timonium Heights,
- 10. S 07°-38'-13.1" W, 141.00', thence,
- 11. N 82°-21'-46.9" W, 390.85', thence,
- 12. S 71°-53'-56" W, 245.68', thence,
- 13. N 59°-57'-42" W, 51.34', thence,
- 14. S  $77^{\circ}$ -14'-22.0" W, 131.38' to the point and place of beginning.

Containing 4.902 Acres, more or less.

R-9954

R-9954

#### NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Sec. 602(e) and Sec. 603 and the County Code, Section 2-358(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #R-98-369
NE/S Conrall and MTA Central
Light Rail (formerly Pennsylvania Railroad) right-of-way,
3741.99' N of N/S Timonium
Road
8th Election District

4th Councilmanic District Legal Owner(s):

Maryland State Fair and Agricultural Society, Inc. and Baltimore County, Maryland (for Baltimore County Controlled Streets)

Reclassification: \_\_from D.R.-3.5 to M.L.

Hearing: Thursday, October 22, 1988 at 10:00 a.m., in Room 48 of the Old Courthouse, 400 Washington Avenue.

KRISTINE K. HOWANSKI, Chairman

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3180.

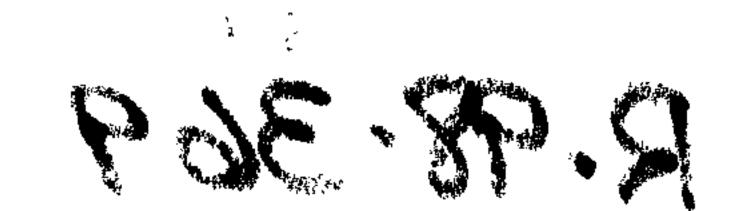
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3180.

17/10/124 Oct. 8 0284241

# CERTIFICATE OF PUBLICATION

<del></del>
10/9,1998
THIS IS TO CERTIFY, that the annexed advertisement was
published in the TOWSON TIMES, a weekly newspaper published in
Baltimore County, Md., once in each ofsuccessive weeks, the first
publication appearing on $\frac{108}{1998}$

LEGAL AD. - TOWSON



# CERTIFICATE OF PUBLICATION

	5 14	
THIS IS TO CERTIF	Y, that the annexed a	dvertisement was publish-
ed in the CATONSVILLE	TIMES, a weekly	newspaper published in
Baltimore County, Md., one	ce in each of 2 s	uccessive weeks, the first
publication appearing on	57	,19_98

CATONSVILLE TIMES

LEGAL AD. - TOWSON

• 1	OFFICE OF BUDGET & FINANCE  MISCELLANEOUS RECEIPT  MISCELLANEOUS RECEIPT  OFFICE OF BUDGET & FINANCE  No.	
,	DATE 2/26/98 ACCOUNT 001-6/181	FRIED OTHER THE TWO DESCRIPTION OF THE OTHER WILL BE THE THE THE THE THE THE THE THE THE TH
	RECEIVED MARLOW+ WYATT	Logist, on their .  Ballimor Gunty, Wryland
	FOR: UNIDOC. RECLASS + SIGN POSTING. R-98.	369
	DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	CASHIER'S VALIDATION

Port 10/1/98	RE: Case No.: Response
	Petitioner/Developer: Maryland 5ta
	Fait and agricultura Socrety & Baltimore county Maryland
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	Date of Hearing/Closing: 10-22-98
Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	
This letter is to certify under the penalties of were posted conspicuously on the property I Central Light Ray (7Ha)  The sign(s) were posted on 9/23/6	f perjury that the necessary sign(s) required by law located at NE/3 Conrail and MTA  ENDOFTHELMA AVE.  (Month, Day, Year)
	Sincerely,  Sincerely,  Suy Carl 9/23  (Sign ture of Sign Poster and Date)  CARY C. FREUND  (Printed Name)
	(Address)
	(City, State, Zip Code)
· 9/96	(Telephone Number)

THE OF FUSING

9/96 cert.doc

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

## ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

Item Number	or Case Number:	DECLASS #	2	
Petitioner:	Moryland State Fair	and Agricultu	Society The.	and Baltimore Con
Address or Lo	cation: 2200 /ork	Road Tix	walum 2/097	
		•		
PLEASE FOR	WARD ADVERTISING	BILL TO:		
	WARD ADVERTISING			
Name:	Morlow + Wyo	#		
	Marlow + Wyo 404 Alleghen	#		

Revised 2/20/98 - SCJ

R-98.369

**Patuxent Publishing Company** TO:

October 7, 1998 Issue - Towson Times

Please forward billing to:

Marlow & Wyatt 410-821-1013

404 Allegheny Avenue Towson, MD 21204

## NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Sec. 602.(e) and Sec. 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: R-98-369

NE/S Conrail and MTA Central Light Rail (formerly Pennsylvania Railroad) right-of-way,

3741.99' N of N/S Timonium Road

8th Election District - 4th Councilmanic District

Legal Owner: Maryland State Fair and Agricultural Society, Inc. & Baltimore County, Maryland

(for Baltimore County Controlled Streets)

Reclassification from D.R.-3.5 to M.L.

**HEARING:** 

Thursday, October 22, 1998 at 10:00 a.m. in Room 48 of the Old Courthouse,

400 Washington Avenue

Kristine K. Howanski

Chairman

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.

> (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3180.

TO: PATUXENT PUBLISHING COMPANY

October 1, 1998 Issue / Jeffersonian

Please forward billing to:

Marlow & Wyatt

410-821-1013

404 Allegheny Avenue Towson, MD 21204

#### NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Sec. 602.(e) and Sec. 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: R-98-369

NE/S Conrail and MTA Central Light Rail (formerly Pennsylvania Railroad) right-of-way,

3741.99' N of N/S Timonium Road

8th Election District - 4th Councilmanic District

Legal Owner: Maryland State Fair and Agricultural Society, Inc. & Baltimore County, Maryland (for Baltimore County Controlled Streets)

Reclassification from D.R.-3.5 to M.L.

**HEARING:** 

Thursday, October 22, 1998 at 10:00 a.m. in Room 48 of the Old Courthouse,

400 Washington Avenue

Kristine K. Howanski

KKH/scj

Chairman

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3180.



# County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

August 3, 1998

# NOTICE OF ZONING RECLASSIFICATION HEARING

The County Board of Appeals of Baltimore County, by authority of the County Charter, Sec. 602.(e) and Sec. 603 and the County Code, Section 2-356(d), will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: R-98-369

NE/S Conrail and MTA Central Light Rail (formerly Pennsylvania Railroad) right-of-way,

3741.99' N of N/S Timonium Road

8th Election District - 4th Councilmanic District

Legal Owner: Maryland State Fair and Agricultural Society, Inc. & Baltimore County, Maryland

(for Baltimore County Controlled Streets)

Reclassification from D.R.-3.5 to M.L.

**HEARING:** 

Thursday, October 22, 1998 at 10:00 a.m. in Room 48 of the Old Courthouse,

400 Washington Avenue

Kristine K. Howanski

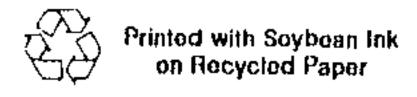
Chairman

c: Michael T. Wyatt, Esquire

Maryland State Fair & Agricultural Society, Inc. Bureau of Land Acquistion, Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3180.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3180.



BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Date: May 11, 1998

Department of Permits & Development

Management

FROM:

Robert W. Bowling, Chief

Development Plans Review Division

SUBJECT:

Zoning Advisory Committee Meeting

Revised Plats for Reclassification

Case R-98-369

(Cycle III, Item #4)

The Development Plans Review Division has reviewed the subject zoning item. Apex Lane, Rose Street and Thelma Street shall be ultimately improved as 30-foot street cross sections on a 50-foot right-of-way.

Any alley located in a commercial or industrial site shall be 20 feet wide per Department of Public Works' Standards.

RWB:HJO:jrb

cc: File

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits & Development

Management

Robert W. Bowling, Chief Development Plans Review Division

SUBJECT:

Zoning Advisory Committee Meeting

for Zoning Reclassification

Cycle III

April - October, 1998

The Development Plans Review Division has reviewed the subject zoning reclassification items. Our comments are as follows:

This site is subject to the Development Regulations of Baltimore County Code, 1988, as amended.

Date: May 1, 1998

Windsor Mill Road is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

The relocation of any utilities or poles as required by the road improvements.

The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards.

Item 3:

This site is subject to the Development Regulations of Baltimore County Code, 1988, as amended.

ラ文マック Item 4:

This site is subject to the Development Regulations of Baltimore County Code, 1988, as amended.

Flood plain studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate D19 in the Baltimore County Design Manual, adopted 1983 and revised February, 1995.

In conformance with Federal Flood Insurance requirements, the first floor or basement flood must be at least 1 foot over the flood plain elevation in all construction.

13 / 23 7 / Item 5:

This site is subject to the Development Regulations of Baltimore County Code, 1988, as amended.

All improvements, intersections, entrances, drainage requirements and construction affecting a State road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

RWB:HJO:jrb

cc: File

							*	F	3EFORE	THE		
RE: PETITION FOR ZONING RECLASSIFICATION Maryland State Fairgrounds at Timonium, NE/S Conrail and MTA Central Light Rail (formerly Pennsylvania RR) right-of-way, 3741.99' N of N/S Timonium Rd, 8th Election District, 4th					*	(	COUNTY	Y BOAR	D OF A	PPEALS		
					*	* FOR						
	ilmanic	OMI THEC	4011 1715	mice, 401	•		*	ŀ	BALTIM	ORE CO	UNTY	
Legal	Owners	: Maryla	and State	Fair and	d Agricul	ltural						
		Society	, Inc.				*			: R-98-3 ycle III,		
Petitioner(s)					*	110-111	. 10, 1, W	, <b>v.v</b> 111,	1770			
*	ήε	*	*	*	*	*	*	*	*	¥€	*	*

#### ENTRY OF APPEARANCE

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

PeterMax Jimmeinan Jorde S. Demilio

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204 (410) 887-2188

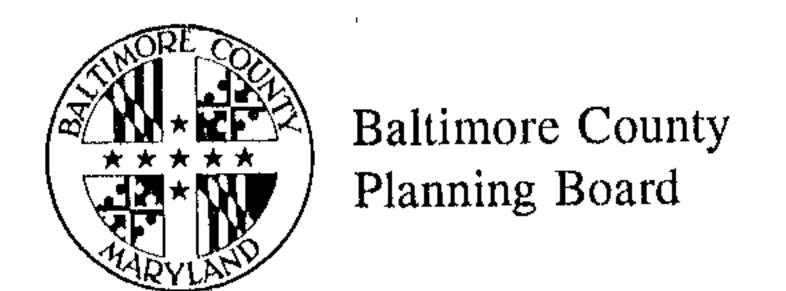
#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this \_\_\_\_ day of August, 1998, a copy of the foregoing Entry of Appearance was mailed to Michael T. Wyatt, Esq., , 404 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).

PETER MAX ZIMMERMAN

98 AUG -7 PM 3: 10

COUNTY BOARD OF APPEALS



401 Bosley Avenue Towson, Maryland 21204 (410) 887-3495

Fax: (410) 887-5862

July 24, 1998

Kristine K. Howanski, Esq., Chairman County Board of Appeals Courthouse Towson, MD 21204

Dear Ms. Howanski:

Enclosed herewith is the report containing the County Planning Board's recommendations regarding the zoning reclassification petitions in Cycle III, 1998.

After discussion in the Board's meeting on July 9, 1998, the report was adopted by the Planning Board in its meeting on July 23, 1998, and is hereby published and submitted in accordance with County Code Section 2-356(f).

Sincerely,

Arnold F. 'Pat' Keller, III

Secretary

AFK:TD:jw

Enclosure

c: Robin L. Churchill, Administrative Officer Peter Max Zimmerman, People's Counsel Report by the Baltimore County Office of Planning to the Baltimore County Planning Board

# ZONING RECLASSIFICATION PETITIONS

**Cycle III, 1998** 

May 29, 1998

#### **MASTER PLAN/COMMUNITY PLANS:**

The draft Hunt Valley/Timonium Master Plan, under the heading Development/Redevelopment Opportunities, indicates the following: "The 100-acre fairgrounds site offers a unique opportunity for development associated with light rail. In conjunction with the Maryland Stadium Authority, the Baltimore Convention Bureau and the Maryland State Fair, the Baltimore County Department of Economic Development has analyzed the market demand and timing for expanded exhibition space at the Timonium Fairgrounds site. Recognizing the need to support the primary effort of marketing the Baltimore City Convention Center, expansion has been deferred until 2001-2002. At that time, however, a new 100,000 square foot exhibition space to accommodate an expanded schedule of local and regional events is expected to be constructed. If the fairgrounds becomes available for other types of uses, consideration of retail, office, recreation or higher density residential development may be appropriate. Community concerns for intensifying development at the fairgrounds site will need to addressed by any redevelopment. Very intensive uses may also require a reconfiguration of the interchange at Timonium Road and I-83."

#### **PROPOSED vs. EXISTING ZONING:**

The ML zone permits a number of light manufacturing uses by right. The zone also allows auxiliary retail or service uses of semi-industrial uses, provided the use is located in a planned district. However such uses are not permitted in cases where direct access to an arterial street exists.

#### **OFFICE OF PLANNING ANALYSIS AND RECOMMENDATION:**

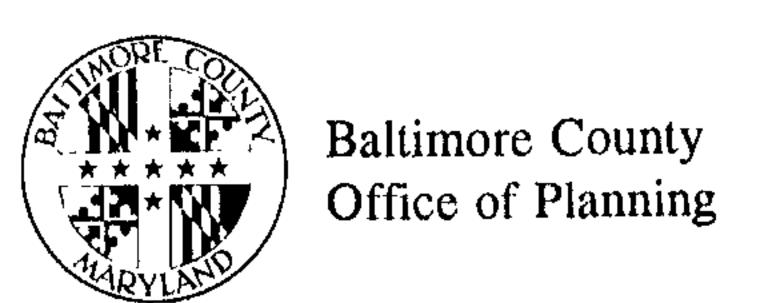
The Office of Planning recommends the existing zoning be retained.

#### MISTAKE/CHANGE/ERROR:

Based upon a review of the information provided and review of recent Comprehensive Zoning Map Issues in the 1992 and 1996 processes, staff can find no justification for error in the property's zoning classification.

# TABLE OF CONTENTS

Letter to the Baltimore County Planning Board	1	
Introduction	2	)
Recommended Schedule of Hearings	3	)
Recommendations	2	1
Location of Properties Under Petition-Map		5
Source Material	6	í
Item No. 1 (Case No. R-98-366)	8 - 9	)
Item No. 2 (Case No. CR-98-367-A)	11 - 12	
Item No. 3 (Case No. R-98-368)	14 - 15	;
Item No. 4 (Case No. R-98-369)	17 - 18	}
Item No. 5 (Case No. R-98-370)	20 - 21	Ł



401 Bosley Avenue Towson, Maryland 21204 (410) 887-3211

Fax: (410) 887-5862

**DATE**: May 29, 1998

TO:

Members

Baltimore County Planning Board

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

In the current cycle, five zoning reclassification petitions were accepted by the Baltimore County Board of Appeals. In compliance with the County Code, recommendations on the petitions are submitted in the attached report.

The Planning Board is scheduled to review the petitions on July 9, 1998, and to make final recommendations on July 23, 1998. The Planning Board's report must be submitted to the Baltimore County Board of Appeals no later than July 31, 1998.

The Board of Appeals has tentatively scheduled hearings on these petitions and will advertise these hearings as required. Hearings are set to take place during the period from September 17, 1998, through October 29, 1998.

Arnold F. 'Pat' Keller, III

AFK:JL:lsn

Attachment

# PETITIONS FOR RECLASSIFICATION CYCLE III, 1998

# Assigned Hearing Dates County Board of Appeals

#### Week of September 14, 1998

Case No. R-98-366

Eichelman Brothers, Inc.

Merritt Properties, LLC

Thursday, September 17, 1998 @ 10:00 a.m.

#### Week of September 21, 1998

Case No. CR-98-367-A

Elias Rizakos, et ux

Thursday, September 24, 1998 @ 10:00 a.m.

#### Week of October 5, 1998

Case No. R-98-368

James K. S. Hom, et ux

Thursday, October 8, 1998 @ 10:00 a.m.

#### Week of October 19, 1998

Case No. R-98-369

Maryland State Fair and Agricultural Society, Inc.

Thursday, October 22, 1998 @ 10:00 a.m.

#### Week of October 26, 199°

Case No. R-98-370

Oziel Abbas/Continental Properties, Inc.

Thursday, October 29, 1998 @ 10:00 a.m.

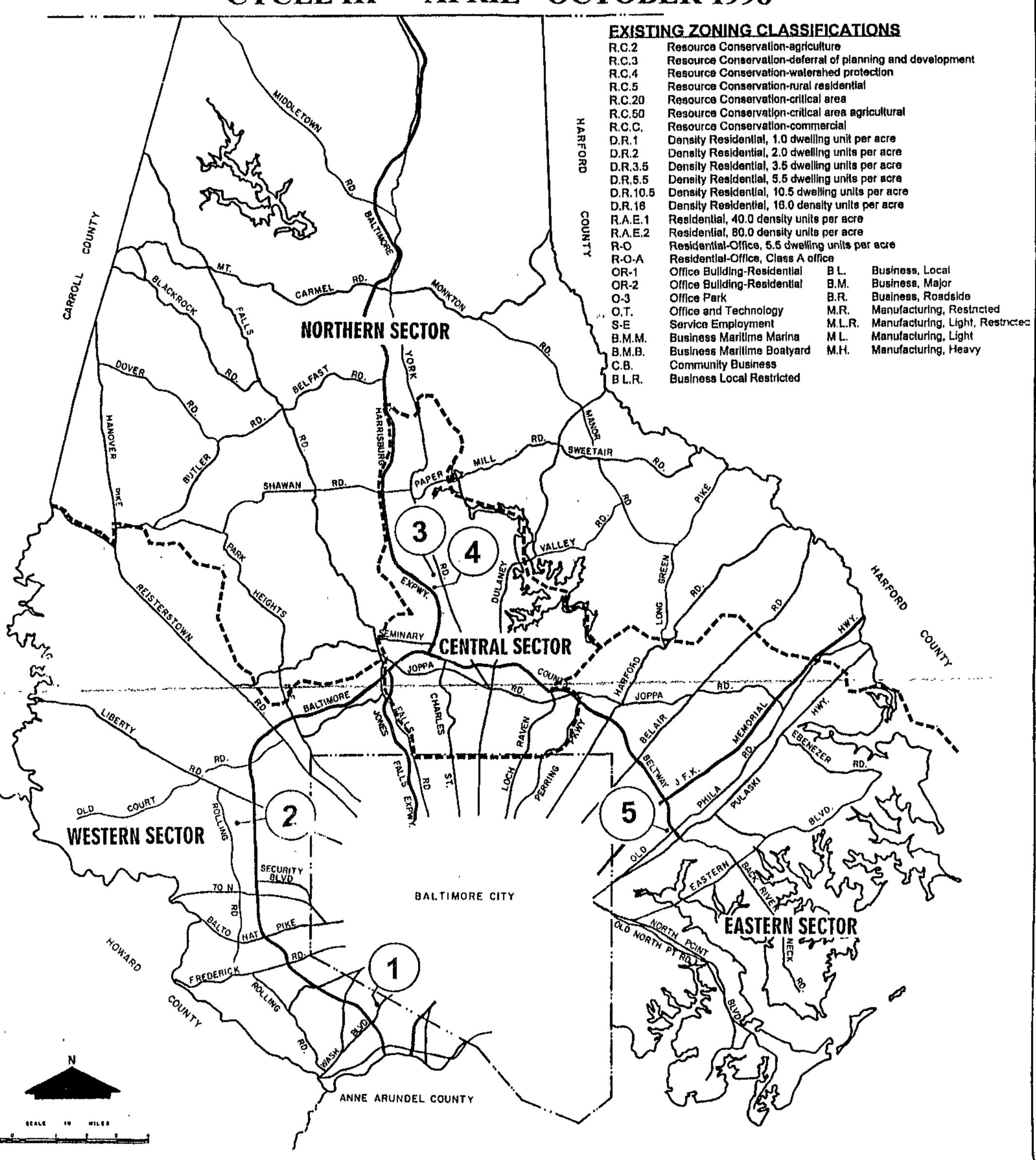
## BALTIMORE COUNTY, MD

## RECOMMENDATIONS OF THE OFFICE OF PLANNING

## MAY 29, 1998

ITEM NO, and PETITIONER	LOCATION	ACREAGE	EXISTING ZONING	REQUESTED ZONING	PLANNING RECOMMENDATION
Item No. 1 Eichelman Brothers, Inc. (legal owner) & Merritt Properties, LLC (contract Purchaser)	NW/S Washington Boulevard Opposite Lansdowne Road (3406 Washington Blvd.)	1.8	MLR-IM	ML-IM	ML-IM
ltem No. 2 Elias Rizakos & Vula Rizakos	NE/S Windsor Mill Rd., 531 feet SE of the center line of Cresson Ave. (7218 Windsor Mill Rd.)	.40	DR 5.5	BL	BL
Item No. 3 James K. S. Horn & Tuey Mr Hom	NE/S Padonia Park Rd., 364 feet W of York Rd., also W/S York, 211 feet to the rear of 9726 York Road	1.8	ML	BM	BLR
Item No. 4 Maryland State Fair and Agricultural Society, Inc. & Baltimore County MD	NE/S Conrail & MTA Central Light Rail right-of-way, 3,741 feet of N/S Timonium Rd.	4.9	DR 3.5	ML	DR 3 .5
Item No. 5 Oziel Abbas (Legal Owner) & Continental Properties, Inc. (Contract Purchaser)	NW/S Philadelphia Road & NE/S Golden Ring Road (8606 Philadelphia Rd.)	1.3	RO	BL	RO

# LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III --- APRIL - OCTOBER 1998



#### SOURCE MATERIAL

Recommendations for the five (5) petitions filed are based on the following:

- 1. Information compiled during the processing of the Comprehensive Zoning Map adopted by the County Council on October 8, 1998;
- 2. Capital Budget and 5-Year Capital Program;
- 3. Zoning Plans Advisory Committee comments;
- 4. Discussions with other governmental agencies;
- 5. Field inspections of subject sites; and
- 6. Baltimore County Master Plan.

#### Introduction

Under the provisions of Section 2-356(e), <u>Baltimore County Code</u>, <u>1988</u>, (see Appendix A), the Director of Planning is required to submit to the Planning Board, during Period 1 of each zoning cycle, a report on the petitions accepted by the County Board of Appeals for filing during the previous zoning cycle. The report is to contain the following information:

- 1. Maps showing properties under petition and the reclassifications sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.
- 2. Recommendations on the petitions.
- 3. Supporting data for the recommendations, including any pertinent data and recommendations submitted by other County agencies.
- 4. Recommendations for scheduling of all hearings (to be held during the next Period IV, prepared in consultation with the County Board of Appeals).

The five petitions in the current cycle have been reviewed by the planning staff, and the following pages report the Office of Planning staff's analysis and recommendations. The process of formulating these recommendations included: staff inspections of each site; a review of the policies and statements in the current <u>Baltimore County Master Plan</u>, and the preparation and adoption of the 1996 Comprehensive Zoning Map. Comments also were requested from other county agencies including the Board of Education, the Department of Environmental Protection and Resource Management, the Fire Department, the Police Department, the Department of Public Works, the Department of Recreation and Parks, and the Burcau of Traffic Engineering.

In reaching its decision on each petition, the Board of Appeals is required to use the standards in Section 2-356 (j) of the County Code. During the first cycle following a Comprehensive Zoning Map Process, Section 2-356 (k) further limits the Board's authority to granting reclassifications only where the Board finds that the change is warranted upon consideration of the specified factors and also if "the last classification of the property [i.e., by the County Council's vote on October 8, 1996] was established in error".

#### CASE NO.:

R-98-369

#### **PETITIONER:**

Maryland State Fair and Agricultural Society, Inc.

#### **REQUESTED ACTION:**

Reclassification to ML (Manufacturing Light)

#### **EXISTING ZONING:**

DR 3.5

#### **LOCATION:**

Northeast side Conrail & MTA Central Light Rail (formerly Pennsylvania Railroad) right-ofway, 3742 feet north of the north side of Timonium Road.

#### AREA OF SITE:

4.9± acres

#### **ZONING OF ADJACENT PROPERTY/USE:**

North: DR 3.5 West Timonium Heights Community

South:

MR-IM & MLR-IM Timonium Fairgrounds

East:

DR 3.5

West Timonium Heights Community

West:

ML-IM

Light Rail Tracks

#### SITE DESCRIPTION:

With the exception of one house, this 4.9± acre tract of land is undeveloped. Ultimate development of the westernmost portion of the property may be somewhat limited due to the presence of a floodplain.

#### **WATER AND SEWERAGE:**

The area is served by public water and sewer and is designated as W-1, S-1 according to the Master Water and Sewer Plan.

#### **TRAFFIC AND ROADS:**

Access to this parcel would be provided via internal circulation patterns currently existing at the Fairgrounds property.

#### **ZONING HISTORY:**

Several issues were filed as part of both the 1992 and 1996 Comprehensive Zoning Map Processes. See Issue No. 3-154 (1992 CZMP) and Issue Nos. 4-013, 4-014, and 4-021 (1996 CZMP). The County Council voted to retain the existing DR 3.5 zoning in each of these cases.

## MASTER PLAN/COMMUNITY PLANS:

The draft Hunt Valley/Timonium Master Plan, under the heading Development/Redevelopment Opportunities, indicates the following: "The 100-acre fairgrounds site offers a unique opportunity for development associated with light rail. In conjunction with the Maryland Stadium Authority, the Baltimore Convention Bureau and the Maryland State Fair, the Baltimore County Department of Economic Development has analyzed the market demand and timing for expanded exhibition space at the Timonium Fairgrounds site. Recognizing the need to support the primary effort of marketing the Baltimore City Convention Center, expansion has been deferred until 2001-2002. At that time, however, a new 100,000 square foot exhibition space to accommodate an expanded schedule of local and regional events is expected to be constructed. If the fairgrounds becomes available for other types of uses, consideration of retail, office, recreation or higher density residential development may be appropriate. Community concerns for intensifying development at the fairgrounds site will need to addressed by any redevelopment. Very intensive uses may also require a reconfiguration of the interchange at Timonium Road and I-83."

#### PROPOSED vs. EXISTING ZONING:

The ML zone permits a number of light manufacturing uses by right. The zone also allows auxiliary retail or service uses of semi-industrial uses, provided the use is located in a planned district. However such uses are not permitted in cases where direct access to an arterial street exists.

## OFFICE OF PLANNING ANALYSIS AND RECOMMENDATION:

The Office of Planning recommends the existing zoning be retained.

#### MISTAKE/CHANGE/ERROR:

Based upon a review of the information provided and review of recent Comprehensive Zoning Map Issues in the 1992 and 1996 processes, staff can find no justification for error in the property's zoning classification.

MARYLAND STATE FAIR AND AGRICULTURAL R-98-369 SOCIETY, INC. & BALTIMORE COUNTY, MD CYCLE III, 1998 (FOR BALTIMORE COUNTY CONTROLLED STREETS) -Petitioners NE/s Conrail 8th Election District and MTA Central Light Rail (formerly 4th Councilmanic District Pennsylvania Railroad) right-of-way, 3741.99' N of N/s Timonium Road

Reclassification: From D.R. 3.5 to M.L. 4.902 acres /Open Site Plan

February 26, 1998

Petition for Reclassification filed by Michael T. Wyatt, Esquire, on behalf of Petitioners.

Michael T. Wyatt, Esquire 404 Allegheny Avenue Towson, MD 21204

Timonium, MD 21093

Counsel for Petitioners

Howard M. Mosner, VP & General Manager Maryland State Fair and Agricultural Society, Inc. 2200 York Road

Petitioner

Shirley Murphy, Chief Bureau of Land Acquisition For: Baltimore County Controlled Streets Petitioner Mail Stop #1105

KENNEDY, PORTER & ASSOCIATES 4110 Black Rock Road Hampstead, MD 21074

James Earl Kraft Baltimore County Board of Education Mail Stop 1102-J

People's Counsel for Baltimore County

Pat Keller Jeffrey Long Lawrence E. Schmidt W. Carl Richards, Jr. Docket Clerk /PDM Arnold Jablon, Director / PDM

Louis W. Miller 44 E. Timonium Road Timonium, MD 21093 (requested notification)

> Dennis Medlin, Treasurer West Timonium Heights Comm. Assoc. 103 Rose Street Timonium, MD 21093

R-98-369 /Maryland State Fair & Agricultural Society, Inc. & Baltimore County, MD - Property Owners /Petitioners

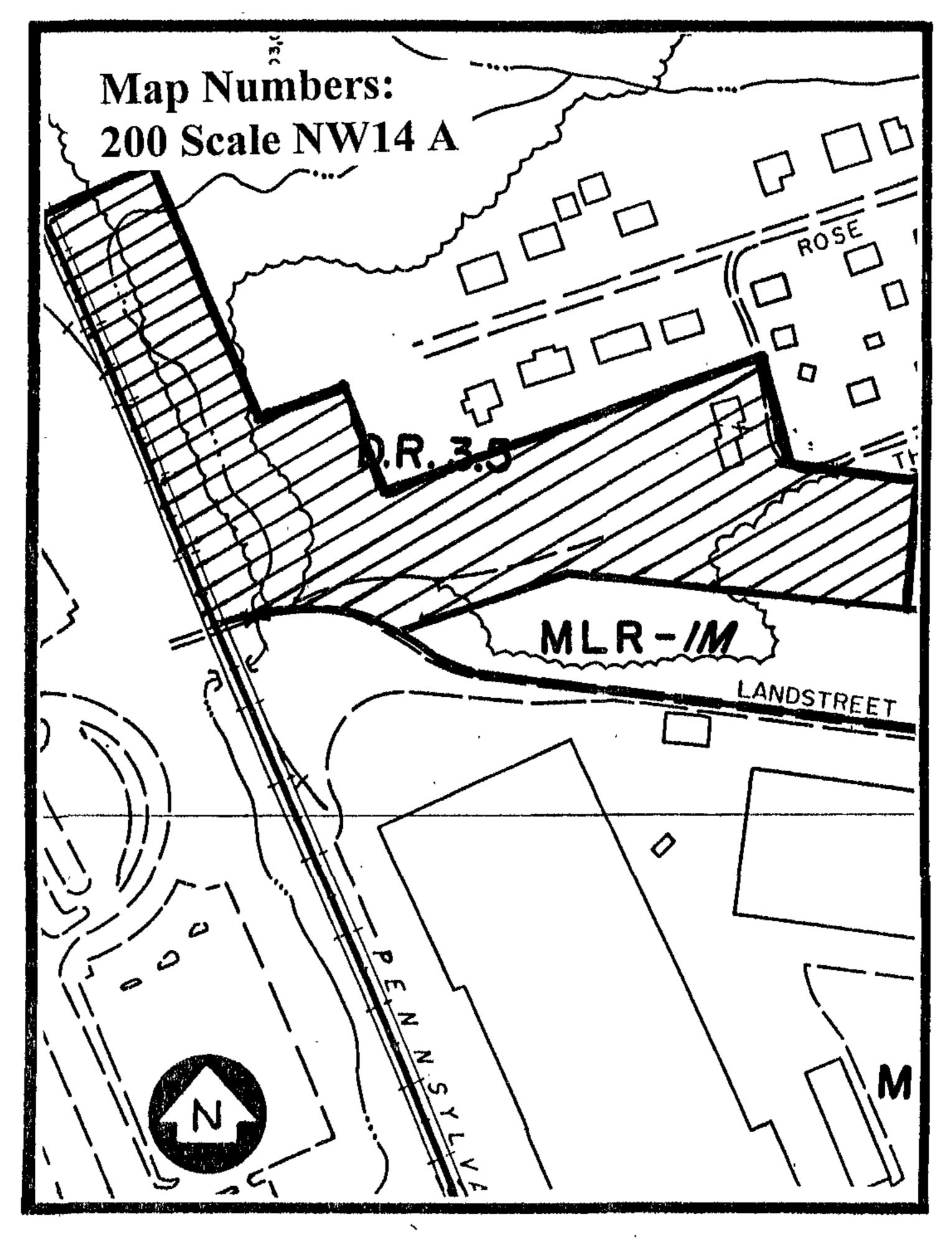
NE/s Conrail and MTA Central Light Rail (formerly Pennsylvania Railroad) right-of-way, 3741.99' N of N/s Timonium Road 8th Election District; 4th Councilmanic District

<sup>9/21/98 -</sup>Letter from Michael Wyatt, Esquire, Counsel for Petitioner, Maryland State Fair; requesting indefinite continuance of this matter for resolution of issues as stated. Awaiting response from Baltimore County Office of Law.

<sup>9/24/98 -</sup>Letter from N. West on behalf of Baltimore County -- no objection to Petitioner's request for indefinite continuance.

<sup>10/22/98 -</sup>Board convened as scheduled and advertised; Case was opened on the record and Petitioner's request for continuance was granted without objection by People's Counsel, nor by any other parties. To be reassigned for hearing only upon request. C.F.M.

<sup>11/12/03 -</sup> Order of Dismissal of Petition to be issued; moot due to CZMP; file to be closed after period of 30 days from issuance of Order of Dismissal.



ITEM NUMBER 4
Location of Property Under Petition

Scale: 1"= 200'



# County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180

September 25, 1998

Michael T. Wyatt, Esquire 404 Allegheny Avenue Towson, MD 21204

RE: Case No. R-98-369
Maryland State Fair &
Agricultural Society, Inc.

Dear Mr. Wyatt:

The Board is in receipt of your letter dated September 21, 1998 regarding the subject reclassification petition scheduled for hearing on October 22, 1998.

Pursuant to your request, this matter will be opened and continued on the record on October 22nd. No testimony or evidence will be presented at that time, and the case will be rescheduled for hearing on the merits only upon request. We have also been advised by Nancy C. West, Assistant County Attorney, that Baltimore County has no objection to this request.

By copy of this letter, all parties indicated have been advised of this continuance hearing.

Very truly yours, ...

Kathleen C. Bianco Administrator

cc: Howard M. Mosner, V.P. & General Mgr.

Maryland State Fair & Agricultural Society, Inc. Shirley Murphy, Chief /Bureau of Land Acquisition Kennedy, Porter & Associates
James Earl Kraft /Board of Education
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Jeffrey Long
Lawrence E. Schmidt /Z.C.
W. Carl Richards /PDM
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney



400 Washington Avenue Towson, Maryland 21204 410-887-4420

Fax: 410-296-0931

September 23, 1998

Kristine K. Howanski, Chairman County Board of Appeals for Baltimore County Old Courthouse, Room 49 400 Washington Avenue Towson, Maryland 21204

> Re: Maryland State Fair & Agricultural Society, Inc. Case No. R-98-369

Dear Mrs. Howanski:

On behalf of Baltimore County, this office has no objection to Petitioner's request that the above captioned matter be continued indefinitely to allow them the necessary time to resolve various non-zoning reclassification land use issues which are germane to the proceeding. By copy of this letter to Petitioner's counsel, Michael T. Wyatt, I am hereby requesting that he notify us once the aforementioned issues are resolved so that the matter may be scheduled anew on the Board's docket.

Sincerely yours,

May West

Nancy C. West

Assistant County Attorney

NCW:jdo

c: Michael T. Wyatt, Esquire
Howard M. Mosner, Jr.
Peter Max Zimmerman, Esquire
Jeffrey Long
Shirley Murphy

### BALTIMORE COUNTY MARYLAND

## PUBLIC NOTICE

## LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III --APRIL - OCTOBER 1998

Reclassification & Redistricting Petitions Accepted For Filing By Baltimore County Board of Appeals For The April - October 1998 Zoning Reclassification Cycle III

#### WESTERN SECTOR

#### ITEM #1

Property Owner: Eichelman Brothers, Inc.
Case No./Hearing Date: R-98-366; 9/17/98
Contract Purchaser: Merritt Properties, LLC
Location: NW/S Washington Boulevard opposite
Landsdowne Road (3406 Washington Boulevard)

Existing Zoning: M.L.R.-I.M.
Election District: 13th
Councilmanic District: 1st

Acres: 51.92

Proposed Zoning: M.L.-I.M.

Attorney: Robert A. Hoffman

Misc: Open Plan

Property Owner: Ellas Rizakos & Vula Rizakos Case No./Hearing Date: CR-98-367-A; 9/24/98

Contract Purchaser: N/A

**Location:** NE/S Windsor Mill Road, 531.51' SE of centerline Cresson Avenue (7218 Windsor Mill Road)

Existing Zoning: 0.R.-5.5

Election District: 2nd

Councilmanic District: 2nd

Acres: ,40

Proposed Zoning: B.L. <u>Variance</u> to permit 16 parking spaces in lieu of the required 20

Attorney: Newton A. Williams Misc: Documented Plan

#### EASTERN SECTOR

#### ITEM #5

Property Owner: Oziel Abbas

Case No./Hearing Date: R-98-370; 10/29/98 Contract Purchaser: Continental Properties

Incorporated

**Location:** corner NW/S Philadelphia Road (Route 7) and NE/S Golden Ring Road (Route 588) (8606 Philadelphia Road)

Existing Zoning: R.O.
Election District: 14th
Councilmanic District: 6th
Acres: 1.313

**Proposed Zoning:** B.L. **Attorney:** Newton A. Williams

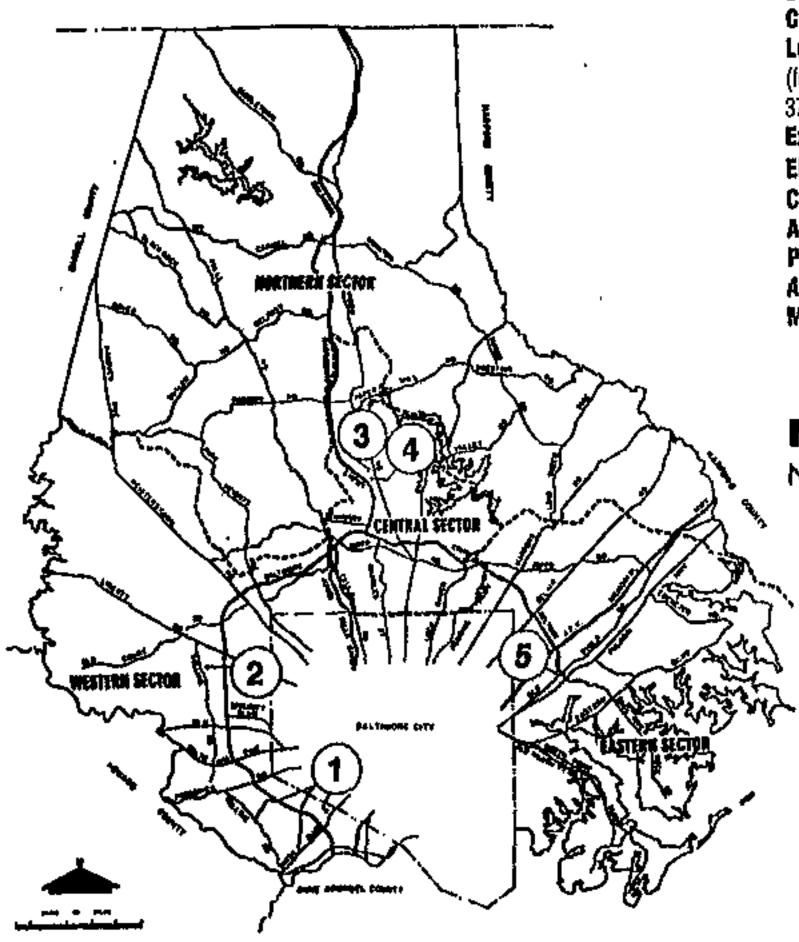
Misc: Open Plan

#### EXISTING ZONING CLASSIFICATIONS R.C.2 Recourse Conservation agriculture

Businese Local Restricted

*****	A AGENCY OF STREET SERVED AND AND AND AND AND AND AND AND AND AN		
R.C.4	Resource Conservation-water	wheel proj	ection
R.C.5	Resource Conservation-rural	residentie	1
R.C.20	Resource Conservation-critics		
RC 50	Resource Conservation-critics		ricultural
R.C.C.	Resource Conservation-comm		
D.R 1	Density Residential, 1.0 dwell		M OCTO
D.R 2	Deneity Residential, 2.0 dwell	no units :	oer acre
D.R.3.5	Density Residential, 3.5 dwell	no unite i	out scre
DR.6.5	Density Residential, 5.5 dwell		
DR-106	Density Residential, 10.5 dwe	ling units	Det ecce
D.R.18	Density Residential, 18.0 den	NY write:	Der acris
RAE1	Residential, 40.0 density Units	DEC SCO	
RAE2	Residential, 80.0 density units		
R-O	Residential Office, 5.5 dwellin		
R-O-A	Residential Office, Class A of		H -04.5
OR-1	Office Building-Residential		
OR-2	Office Building-Residential		_
0.3	Office Park	B.L	Business, Local
ŏŤ,	Office and Technology	B.M.	Business, Major
s-e	Service Employment	B.R.	Business, Roadside
BMM.		-	'Manufacturing, Restricted
8 M B.	Business Maritime Marins  Business Maritime Baskward	M.R.	historia de la
C B.	Business Maritime Boejyand Community Business	MLR	Manufacturing, Light, Restricted
14 17.	LENTETE EVEY TO THE MITTER.		SASIBITÀCIONELL LAUTE

#### LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III --- APRIL - OCTOBER 1998



#### CENTRAL SECTOR

#### ITEM #3

Property Owner: James K.S. Hom & Tuey Mae Hom Case No./Hearing Date: R-98-368; 10/8/98

Contract Purchaser: N/A

**Location:** NE/S Padonia Park Road, 364' W of York Road; also W/S York Road, 211' to the rear

(9726 York Road)
Existing Zoning: M.L.
Election District: 8th

Councilmanic District: 3rd Acres: 18 Proposed Zoning: 8.M.

Attorney: Charles E. Brooks
Misc: Open Plan

#### ITEM #4

**Property Owner:** Maryland State Fair and Agriculture Society, Inc. & Baltimore County, Maryland (for Baltimore County, Controlled Streets)

Case No./Hearing Date: R-98-369: 10/22/98 Contract Purchaser: N/A

Location: NE/S Conrait and MTA Central Light Rail (formerly Pennsylvania Railroad) right-of-way,

3741.99' N of N/S Timonium Road
Existing Zoning: D.R.-3.5

Election District: 8th Councilmanic District: 4th Acres: .4.902 Proposed Zoning: M.L.

Attorney: Michael T. Wyatt

Misc: Open Plan; Possible Floodplain/zone

#### NORTHERN SECTOR

No Petitions Were Filed In This Sector

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW

recurrence or promotionic. Numbers in the listings are legisd to the man above

Advertising costs should be divided between all petitioners. Please forward billing to:

R-98-366	Barbara Ormord, Legal Assistant Venable Baetjer & Howard, LLP 210 Allegheny Avenue Towson, MD 21204	410-494-6201
CR-98-367-A	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204	410-823-7800
R-98-368	Spellman, Larson & Associates, Inc. 105 West Chesapeake Avenue Suite 406 Towson, MD 21204	410-823-3535
R-98-369	Marlow & Wyatt 404 Allegheny Avenue Towson, MD 21204	410-821-1013
R-98-370	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204	410-823-7800

#### NEWSPAPER AD MUST BE FULL PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE III (APRIL - OCTOBER 1998) AND CORRECT MAP.

PLEASE FORWARD TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT, A CONTACT POSITIVE PRINT.

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT EITHER SOPHIA JENNINGS OR CARL RICHARDS IN ZONING REVIEW AT 410-887-3391.

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL - OCTOBER 1998 ZONING RECLASSIFICATION CYCLE III

BY ORDER OF
KRISTINE HOWANSKI, CHAIRMAN, BALTIMORE COUNTY BOARD OF APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

# ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE III APRIL - OCTOBER 1998

#### WESTERN SECTOR

ITEM #1

Property Owner: Eichelman Brothers, Inc.

Case No./Hearing Date: R-98-366; 9/17/98

Contract Purchaser: Merritt Properties, LLC

Location:

NW/S Washington Boulevard opposite Lansdowne Road (3406)

Washington Boulevard)

Existing Zoning: M.L.R.-I.M.

Election District: 13th
Councilmanic District: 1st

Acres: 51.92

Proposed Zoning: M.L.-I.M.
Attorney: Robert A. Hoffman

Misc.: Open Plan

ITEM #2

Property Owner: Elias Rizakos & Vula Rizakos

Case No./Hearing Date: CR-98-367-A; 9/24/98

Contract Purchaser: N/A

Location:

NE/S Windsor Mill Road, 531.51' SE of centerline Cresson Avenue

(7218 Windsor Mill Road)

Existing Zoning: D.R.-5.5

Election District: 2nd
Councilmanic District: 2nd
Acres: .40

Proposed Zoning: B.L. <u>Variance</u> to permit 16 parking spaces in lieu of the required 20.

Attorney:

Newton A. Williams

Misc.:

Documented Plan

### NORTHERN SECTOR

No Petitions Were Filed In This Sector

ったい リンダア つきぐしつど

ITEM #3

Property Owner: James K.S. Hom & Tuey Mae Hom

Case No./Hearing Date: R-98-368; 10/8/98

Contract Purchaser: N/A

Location: NE/S Padonia Park Road, 364' W of York Road; also W/S York

Road, 211' to the rear (9726 York Road)

Existing Zoning: M.L. **Election District:** 8th

Councilmanic District: 3rd

Acres: 1.8 Proposed Zoning:

B.M. Attorney: Charles E. Brooks

Misc.: Open Plan

ITEM #4

Property Owner: Maryland State Fair and Agricultural Society, Inc. & Baltimore

County, Maryland (for Baltimore County Controlled Streets)

Case No./Hearing Date: R-98-369; 10/22/98

Contract Purchaser:

N/A

Location:

NE/S Conrail and MTA Central Light Rail (formerly Pennsylvania

Railroad) right-of-way, 3741.99' N of N/S Timonium Road

Existing Zoning:

D.R.-3.5

**Election District:** 

8th 4th

Councilmanic District: Acres:

4.902

Proposed Zoning:

M.L.

Attorney:

Michael T. Wyatt

Misc.:

Open Plan; Possible Floodplain/zone

### **EASTERN SECTOR**

ITEM #5

Property Owner: Oziel Abbas

Case No./Hearing Date: R-98-370; 10/29/98

Contract Purchaser:

Continental Properties Incorporated

Location: corner NW/S Philadelphia Road (Route 7) and NE/S Golden Ring Road (Route 588) (8606 Philadelphia Road)

Existing Zoning: **Election District:** 14th Councilmanic District: 6th

Acres: 1.313

Proposed Zoning:

B.L.

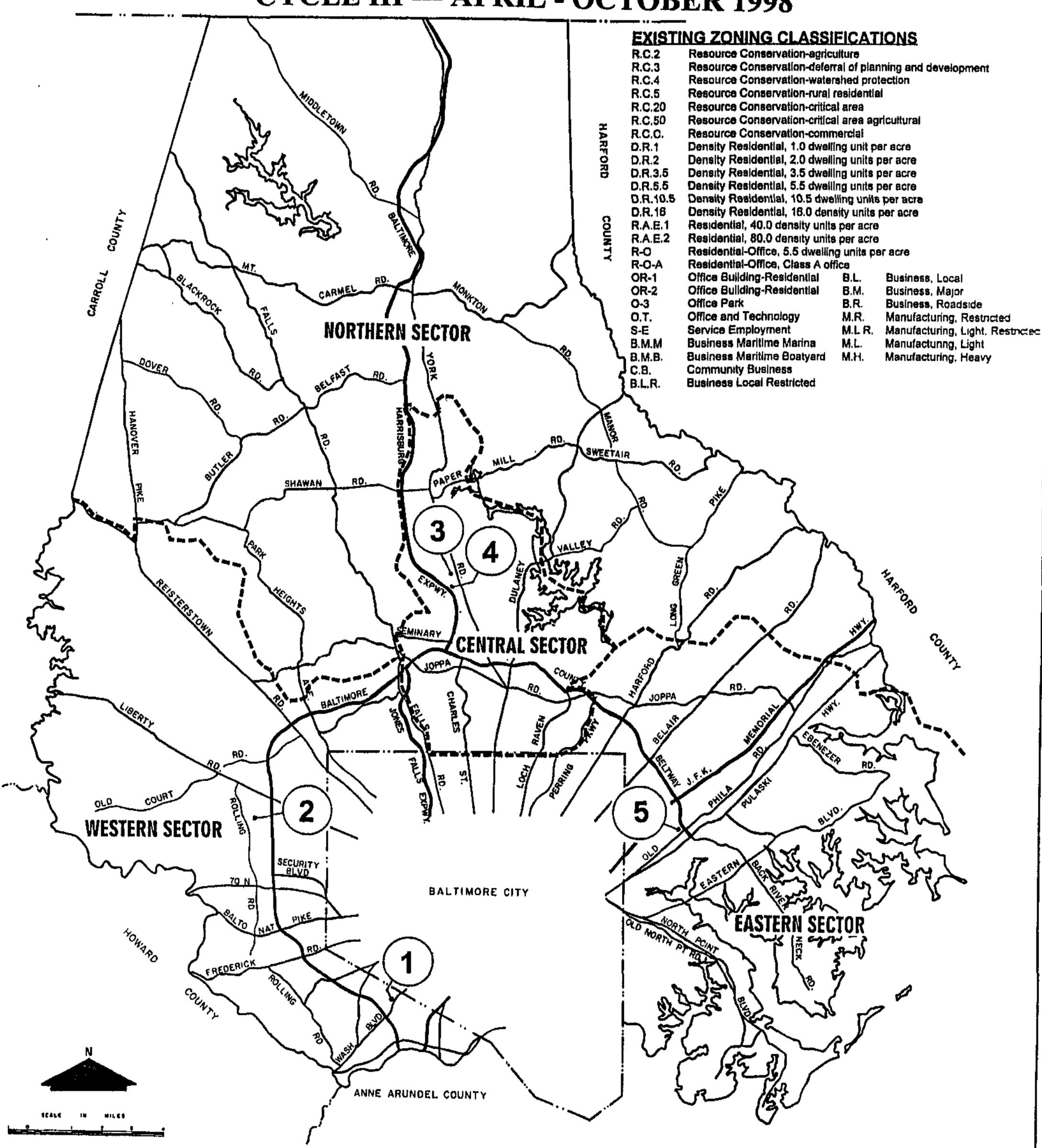
Attorney:

Newton A. Williams

Misc.:

Open Plan

## LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III --- APRIL - OCTOBER 1998



BALTIMORE COUNTY, MARYLAND

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1993 - APRIL, 1994 ZONING RECLASSIFICATION CYCLE II

#### **WESTERN SECTOR**

1. Property Owner: J.F.O. Holding Corporation & Josephine Owings Grinnings

Case No./Hearing Date: R-94-141; 3/9/94

Contract Purchaser: J. Patrick Gill

Location: SW/S Reisterstown Road, 540' SE of centerline Mt. Wilson Lane, opposite Castleton Avenue (#1838-1850

Reisterstown Road) Existing Zoning: R.O. Election District: 3rd Councilmanic District: 3rd Acres: 5.81 +/- or 5.25 +/-Proposed Zoning: B.L.

#### NORTHERN SECTOR

2. Property Owner: Harford Joint Venture Case No./Hearing Date: R-94-142; 3/23/94 · Contract Purchaser: N/A Location: N/S Everett Road, W/S York Road (Monkton Centre) Existing Zoning: R.C.-5 Election District: 7th Councilmanic District: 3rd

Acres: .90 +/-

Proposed Zoning: B.M.-C.R.

3. Property Owner: The Prosser Company, Inc. Case No./Hearing Date: CR-94-143; 4/6/94

Contract Purchaser: N/A

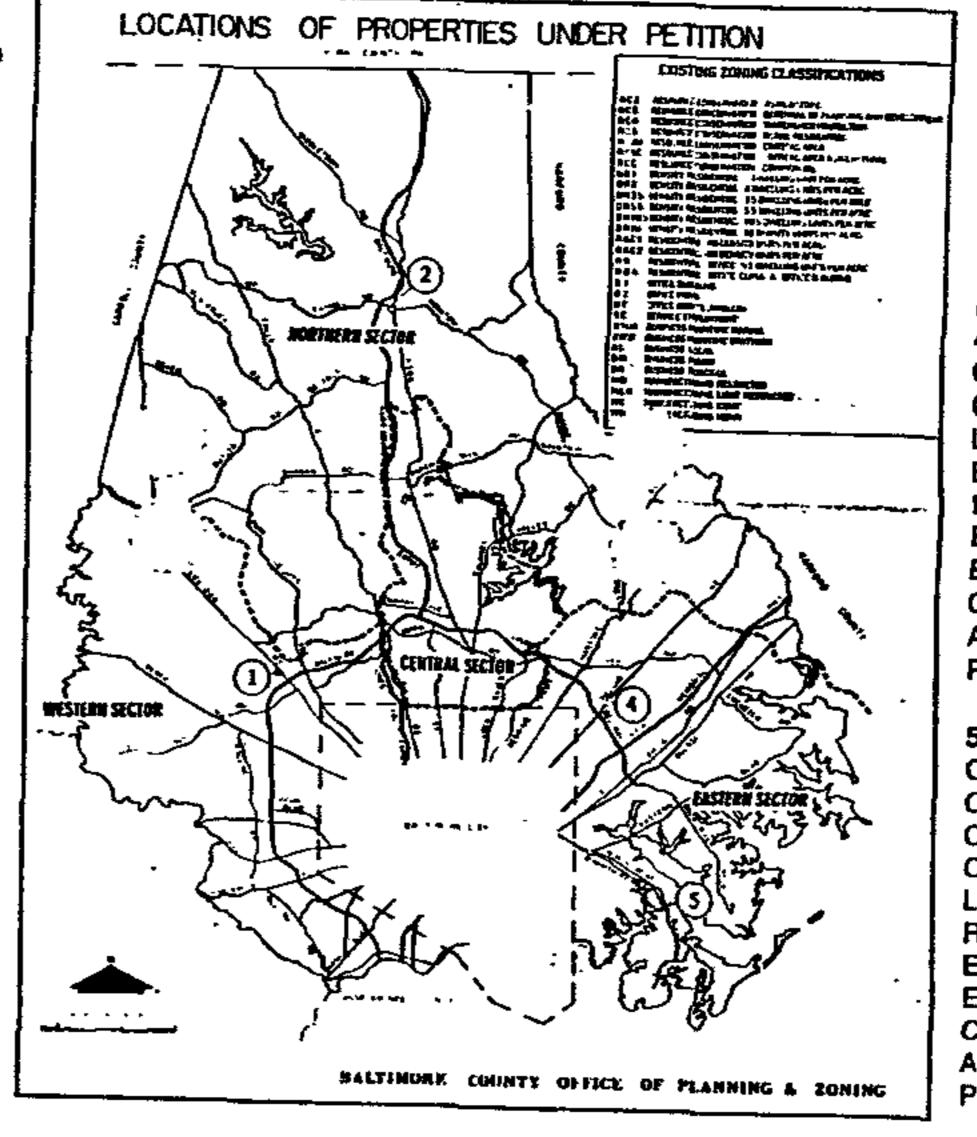
Execution: SE/S Long Green Pike and NW/S Glen Arm Road

(12107 & 12109

Long Green Pike and 5328 Glen Arm Road)

Existing Zoning: R.O. & R.C.-5

Election District: 11th



Councilmanic District: 6th Acres: 5.2 +/-

Proposed Zoning: M.L.

#### **CENTRAL SECTOR**

No Petitions in the Central Sector

#### **EASTERN SECTOR**

4. Property Owner: State Highway Administration Case No./Hearing Date: R-94-144; 4/20/94

Contract Purchaser: White Marsh Dinner Theatre, Inc.

Location: NW/S Belair Road, corner NE/S White Marsh Boulevard (8204

Belair Road)

Existing Zoning: D.R.-5.5

Election District: 14th

Councilmanic District: 6th -

Acres: .61 +/-

Proposed Zoning: B.M.

#### 5. Property Owner: Beachwood II Limited Partnership & Cignal Development

Corporation

Case No./Hearing Date: R-94-145; 5/4/94

Contract Purchaser: N/A

Location: E/S Morse Lane between Lynhurst and Shore

Roads (Beachwood)

Existing Zoning: D.R.-1

Election District: 15th

Councilmanic District: 7th

Acres: 27.309

Proposed Zoning: D.R.-3.5 or D.R.-5.5 or D.R.-10.5

## LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF

WILLIAM HACKETT, CHAIRMAN BALTIMORE COUNTY BOARD OF APPEALS P DAVID FIELDS, DIRECTOR BALTIMORE COUNTY PLANNING AND ZONING

#### TO: PATUXENT PUBLISHING COMPANY August 12, 1998 - Towson Times Full Page Ad

Advertising costs should be divided between all petitioners. Please forward billing to:

R-98-366	Barbara Ormord, Legal Assistant Venable Baetjer & Howard, LLP 210 Allegheny Avenue Towson, MD 21204	410-494-6201
CR-98-367-A	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204	410-823-7800
R-98-368	Spellman, Larson & Associates, Inc. 105 West Chesapeake Avenue Suite 406 Towson, MD 21204	410-823-3535
R-98-369	Marlow & Wyatt 404 Allegheny Avenue Towson, MD 21204	410-821-1013
R-98-370	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204	410-823-7800

#### NEWSPAPER AD MUST BE FULL PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE III (APRIL - OCTOBER 1998) AND CORRECT MAP.

PLEASE FORWARD TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT, A CONTACT POSITIVE PRINT.

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT EITHER SOPHIA JENNINGS OR CARL RICHARDS IN ZONING REVIEW AT 410-887-3391.

# RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL - OCTOBER 1998 ZONING RECLASSIFICATION CYCLE III

BY ORDER OF
KRISTINE HOWANSKI, CHAIRMAN, BALTIMORE COUNTY BOARD OF APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

# ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE III APRIL - OCTOBER 1998

#### WESTERN SECTOR

ITEM #1

Property Owner: Eichelman Brothers, Inc.

Case No./Hearing Date:

R-98-366; 9/17/98

Contract Purchaser:

Merritt Properties, LLC

Location:

NW/S Washington Boulevard opposite Lansdowne Road (3406

Washington Boulevard)

Existing Zoning:

M.L.R.-I.M.

Election District:

13th

Councilmanic District:

1st

Acres:

51.92

Proposed Zoning:

M.L.-I.M.

Attorney:

Robert A. Hoffman

Misc.:

Open Plan

ITEM #2

Property Owner:

Elias Rizakos & Vula Rizakos

Case No./Hearing Date:

CR-98-367-A; 9/24/98

Contract Purchaser:

N/A

Location:

NE/S Windsor Mill Road, 531.51' SE of centerline Cresson Avenue

(7218 Windsor Mill Road)

Existing Zoning:

D.R.-5.5

Election District:

2nd

Councilmanic District:

2nd

Acres:

.40

Proposed Zoning:

B.L. <u>Variance</u> to permit 16 parking spaces in lieu of the required 20. Newton A. Williams

Attorney: Misc.:

Documented Plan

#### NORTHERN SECTOR

No Petitions Were Filed In This Sector

<u> LTEM #3</u>

Property Owner: James K.S. Hom & Tuey Mae Hom

Case No./Hearing Date: R-98-368; 10/8/98

Contract Purchaser: N/A

Location: NE/S Padonia Park Road, 364' W of York Road; also W/S York

Road, 211' to the rear (9726 York Road)

Existing Zoning: M.L. **Election District:** 

8th Councilmanic District: 3rd

Acres: 1.8 Proposed Zoning: B.M.

Attorney: Charles E. Brooks

Misc.: Open Plan

ITEM #4

Property Owner: Maryland State Fair and Agricultural Society, Inc. & Baltimore

County, Maryland (for Baltimore County Controlled Streets)

Case No./Hearing Date: R-98-369; 10/22/98

Contract Purchaser:

N/A

Location: NE/S Conrail and MTA Central Light Rail (formerly Pennsylvania

Railroad) right-of-way, 3741.99' N of N/S Timonium Road

Existing Zoning: D.R.-3.5

**Election District:** 8th Councilmanic District: 4th Acres: 4.902

Proposed Zoning:

M.L.

Attorney:

Michael T. Wyatt

Misc.: Open Plan; Possible Floodplain/zone

### **EASTERN SECTOR**

<u>ITEM #5</u>

Property Owner: Oziel Abbas

Case No./Hearing Date: R-98-370; 10/29/98

Contract Purchaser: Continental Properties Incorporated

Location: corner NW/S Philadelphia Road (Route 7) and NE/S Golden Ring

Road (Route 588) (8606 Philadelphia Road)

Existing Zoning: R.O. Election District: 14th Councilmanic District: 6th Acres: 1.313

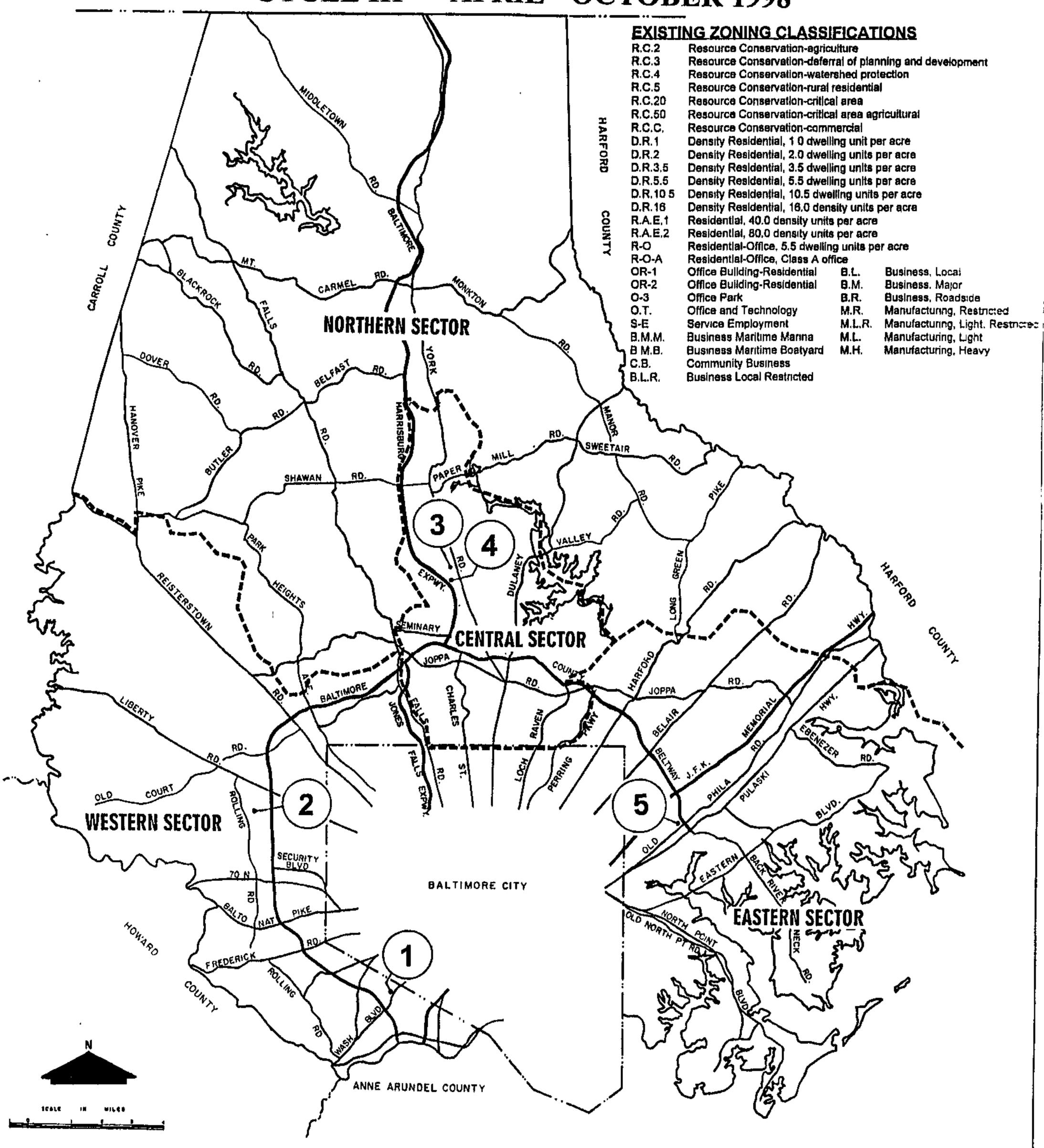
B.L.

Proposed Zoning: Attorney:

Newton A. Williams

Misc.: Open Plan

## LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III --- APRIL - OCTOBER 1998



BALTIMORE COUNTY, MARYLAND

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1993 - APRIL, 1994 ZONING RECLASSIFICATION CYCLE !I

#### **WESTERN SECTOR**

1. Property Owner: J.F.O. Holding Corporation & Josephine Owings Grinnings

Case No./Hearing Date: R-94-141; 3/9/94

Contract Purchaser: J. Patrick Gill

Location: SW/S Reisterstown Road, 540' SE of centerline Mt. Wilson Lane, opposite Castleton Avenue (#1838-1850

Reisterstown Road) Existing Zoning: R.O. Election District: 3rd

Councilmanic District: 3rd

Acres: 5.81 +/- or 5.25 +/-

Proposed Zoning: B.L.

#### NORTHERN SECTOR

2. Property Owner: Harford Joint Venture Case No./Hearing Date: R-94-142; 3/23/94

Contract Purchaser: N/A

Location: N/S Everett Road, W/S York Road (Monkton Centre)

Existing Zoning: R.C.-5 Election District: 7th Councilmanic District: 3rd

Acres: .90 +/-

Proposed Zoning: B.M.-C.R.

3. Property Owner: The Prosser Company, Inc. 

Contract Purchaser: N/A

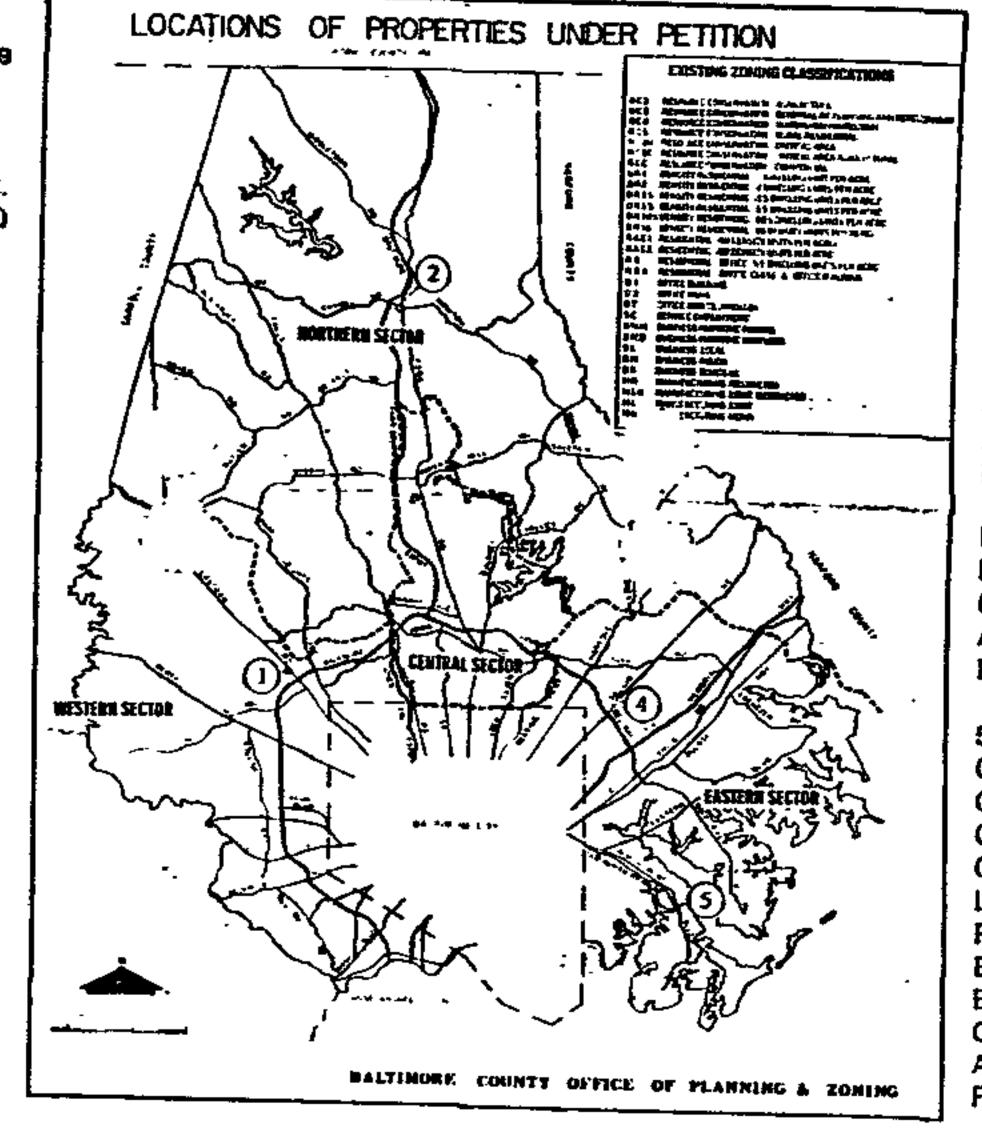
Edition: SE/S Lang Green Pike and NW/S Glen Arm Road

(12107 & 12109

Long Green Pike and 5328 Glen Arm Road)

Existing Zoning: R.O. & R.C.-5

Election District: 11th



Councilmanic District: 6th

Acres: 5.2 +/-

Proposed Zoning: M.L.

#### CENTRAL SECTOR

No Petitions in the Central Sector

#### **EASTERN SECTOR**

4. Property Owner: State Highway Administration

Case No./Hearing Date: R-94-144; 4/20/94

Contract Purchaser: White Marsh Dinner Theatre, Inc. Location: NW/S Belair Road, corner NE/S White Marsh

Boulevard (8204

Belair Road)

Existing Zoning: D.R.-5.5

Election District: 14th

Councilmanic District: 6th -

Acres: .61 +/-

Proposed Zoning: B.M.

5. Property Owner: Beachwood II Limited Partnership & Cignal Development

Corporation

Case No./Hearing Date: R-94-145; 5/4/94

Contract Purchaser: N/A

Location: E/S Morse Lane between Lynhurst and Shore

Roads (Beachwood) Existing Zoning: D R.-1

Election District: 15th

Councilmanic District: 7th Acres: 27.309

Proposed Zoning: D.R.-3.5 or D.R.-5.5 or D.R.-10.5

### LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF

WILLIAM HACKETT, CHAIRMAN BALTIMORE COUNTY BOARD OF APPEALS P DAVID FIELDS, DIRECTOR BALTIMORE COUNTY PLANNING AND ZONING

#### TO: PATUXENT PUBLISHING COMPANY August 13, 1998 - Jeffersonian Full Page Ad

Advertising costs should be divided between all petitioners. Please forward billing to:

R-98-366	Barbara Ormord, Legal Assistant Venable Baetjer & Howard, LLP 210 Allegheny Avenue Towson, MD 21204	410-494-6201
CR-98-367-A	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204	410-823-7800
R-98-368	Spellman, Larson & Associates, Inc. 105 West Chesapeake Avenue Suite 406 Towson, MD 21204	410-823-3535
R-98-369	Marlow & Wyatt 404 Allegheny Avenue Towson, MD 21204	410-821-1013
R-98-370	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204	410-823-7800

#### NEWSPAPER AD MUST BE FULL PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE III (APRIL - OCTOBER 1998) AND CORRECT MAP.

PLEASE FORWARD TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT, A CONTACT POSITIVE PRINT.

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT EITHER SOPHIA JENNINGS OR CARL RICHARDS IN ZONING REVIEW AT 410-887-3391.

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL - OCTOBER 1998 ZONING RECLASSIFICATION CYCLE III

BY ORDER OF
KRISTINE HOWANSKI, CHAIRMAN, BALTIMORE COUNTY BOARD OF APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

### WESTERN SECTOR

ITEM #1

Property Owner:

Eichelman Brothers, Inc.

Case No./Hearing Date:

R-98-366; 9/17/98

Contract Purchaser:

Merritt Properties, LLC

Location:

NW/S Washington Boulevard opposite Lansdowne Road (3406

Washington Boulevard)

Existing Zoning:

M.L.R.-I.M.

Election District:

13th

Councilmanic District:

1st

Proposed Zoning:

51.92

Attorney:

Acres:

M.L.-I.M. Robert A. Hoffman

Misc.:

Open Plan

**ITEM #2** 

Property Owner:

Elias Rizakos & Vula Rizakos

Case No./Hearing Date:

CR-98-367-A; 9/24/98

Contract Purchaser:

N/A

Location:

NE/S Windsor Mill Road, 531.51' SE of centerline Cresson Avenue

(7218 Windsor Mill Road)

Existing Zoning:

D.R.-5.5

Election District:

2nd

Councilmanic District:

2nd

Proposed Zoning:

.40

Attorney:

B.L. <u>Variance</u> to permit 16 parking spaces in lieu of the required 20. Newton A. Williams

Misc.:

Acres:

Documented Plan

#### NORTHERN SECTOR

No Petitions Were Filed In This Sector

CHILLIAN SECIOR

ITEM #3

Property Owner: James K.S. Hom & Tuey Mae Hom

Case No./Hearing Date: R-98-368; 10/8/98

Contract Purchaser: N/A

Location: NE/S Padonia Park Road, 364' W of York Road; also W/S York

Road, 211' to the rear (9726 York Road)

Existing Zoning: M.L. **Election District:** 8th

Councilmanic District: 3rd

Acres: 1.8 Proposed Zoning: B.M.

Attorney: Charles E. Brooks

Misc.: Open Plan

ITEM #4

Property Owner: Maryland State Fair and Agricultural Society, Inc. & Baltimore

County, Maryland (for Baltimore County Controlled Streets)

Case No./Hearing Date: R-98-369; 10/22/98

Contract Purchaser:

N/A

Location:

NE/S Conrail and MTA Central Light Rail (formerly Pennsylvania

Railroad) right-of-way, 3741.99' N of N/S Timonium Road

Existing Zoning: D.R.-3.5

**Election District:** 8th Councilmanic District: 4th

Acres: 4.902 Proposed Zoning: M.L.

Attorney:

Michael T. Wyatt

Misc.:

Open Plan; Possible Floodplain/zone

### **EASTERN SECTOR**

ITEM #5

Property Owner: Oziel Abbas

Case No./Hearing Date: R-98-370; 10/29/98

Contract Purchaser: Continental Properties Incorporated

Location: corner NW/S Philadelphia Road (Route 7) and NE/S Golden Ring

Road (Route 588) (8606 Philadelphia Road)

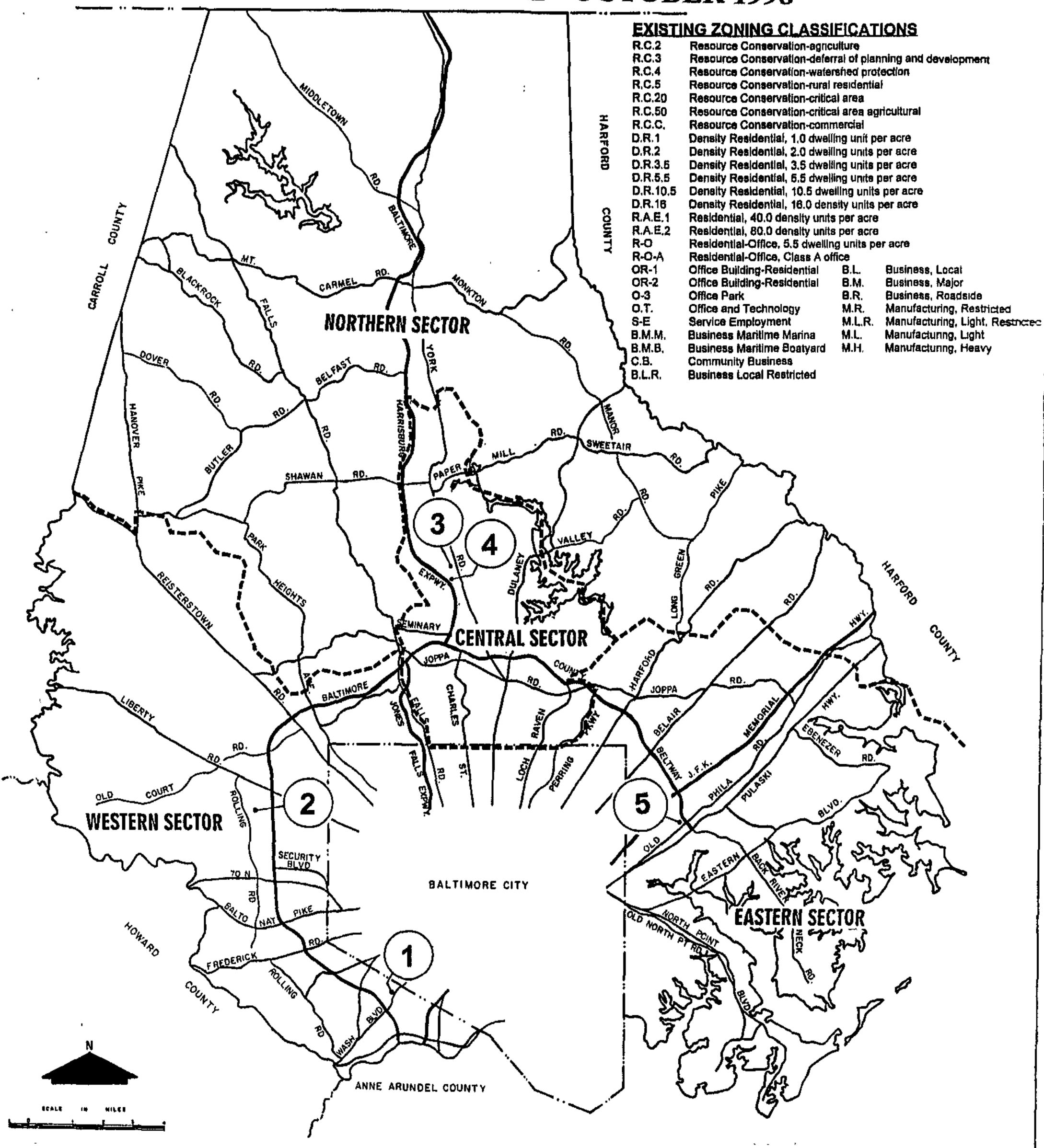
**Existing Zoning: Election District:** 14th Councilmanic District: 6th Acres:

1.313 Proposed Zoning: B.L.

Attorney: Newton A. Williams

Misc.: Open Plan

## LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III --- APRIL - OCTOBER 1998



BALTIMORE COUNTY, MARYLAND

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1993 - APRIL, 1994 ZONING RECLASSIFICATION CYCLE II

#### **WESTERN SECTOR**

1. Property Owner: J.F.O. Holding Corporation & Josephine Owings Grinnings

Case No./Hearing Date: R-94-141; 3/9/94

Contract Purchaser: J. Patrick Gill

Location: SW/S Reisterstown Road, 540' SE of centerline Mt. Wilson Lane, opposite Castleton Avenue (#1838-1850

Reisterstown Road) Existing Zoning: R.O. Election District: 3rd

Councilmanic District: 3rd

Acres: 5.81 +/- or 5.25 +/-

Proposed Zoning: B.L.

#### NORTHERN SECTOR

2. Property Owner: Harford Joint Venture Case No./Hearing Date: R-94-142; 3/23/94

Contract Purchaser: N/A

Location: N/S Everett Road, W/S York Road (Monkton Centre)

Existing Zoning: R.C.-5 Election District: 7th Councilmanic District: 3rd Acres: .90 +/-

Proposed Zoning: B.M.-C.R.

3. Property Owner: The Prosser Company, Inc. 

Contract Purchaser: N/A

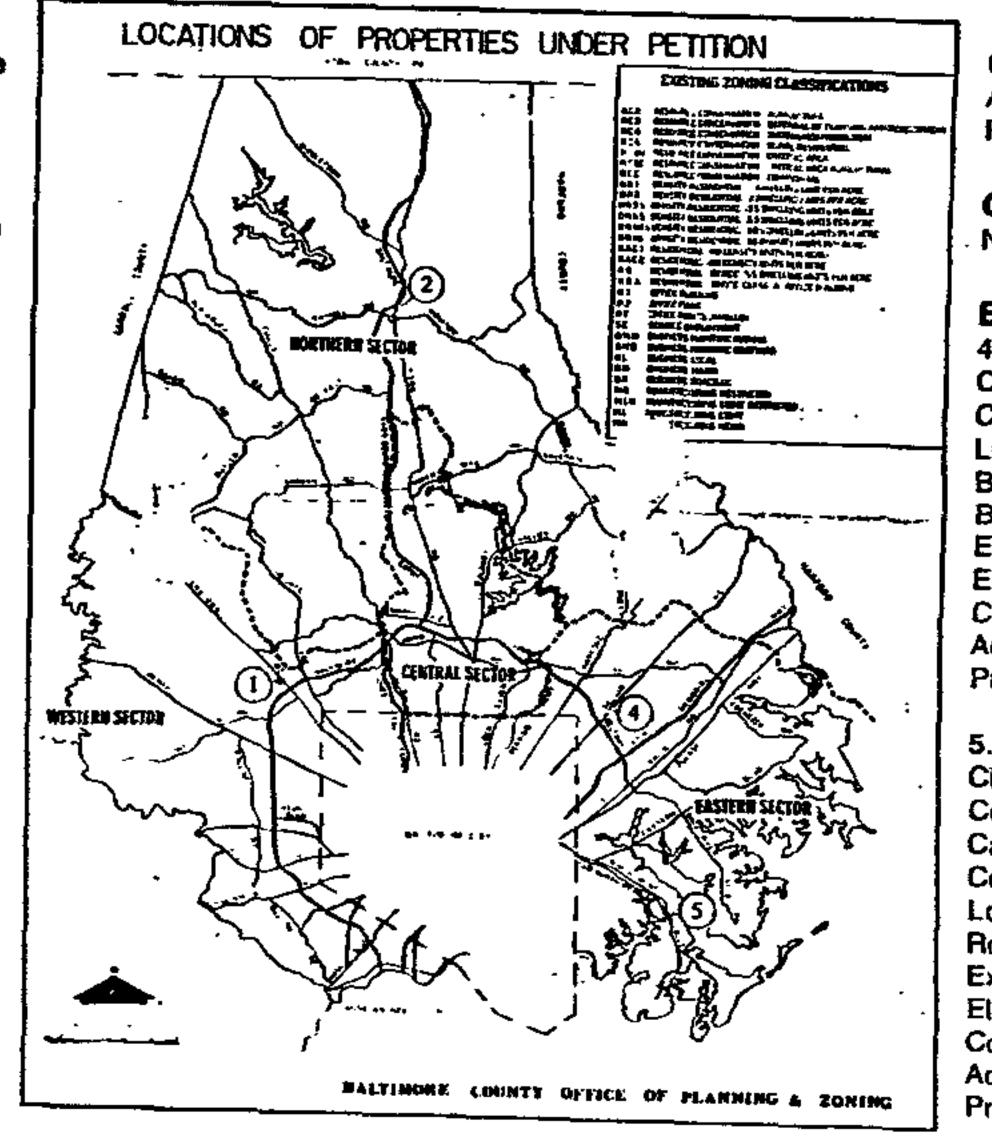
Location: SE/S Long Green Pike and NW/S Glen Arm Road

(12107 & 12109

Long Green Pike and 5328 Glen Arm Road)

Existing Zoning: R.O. & R.C.-5

Election District: 11th



Councilmanic District: 6th

Acres: 5.2 +/-

Proposed Zoning: M.L.

#### CENTRAL SECTOR

No Petitions in the Central Sector

#### **EASTERN SECTOR**

4. Property Owner: State Highway Administration

Case No./Hearing Date: R-94-144; 4/20/94

Contract Purchaser: White Marsh Dinner Theatre, Inc.

Location: NW/S Belair Road, corner NE/S White Marsh Boulevard (8204

Belair Road)

Existing Zoning: D.R.-5.5

Election District: 14th

Councilmanic District: 6th

Acres: .61 +/-

Proposed Zoning: B.M.

5. Property Owner: Beachwood II Limited Partnership & Cignal Development

Corporation

Case No./Hearing Date: R-94-145; 5/4/94

Contract Purchaser: N/A

Location: E/S Morse Lane between Lynhurst and Shore

Roads (Beachwood) Existing Zoning: D.R.-1

Election District: 15th Councilmanic District: 7th

Acres: 27.309

Proposed Zoning: D.R.-3.5 or D.R.-5.5 or D.R.-10.5

## LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF

WILLIAM HACKETT, CHAIRMAN BALTIMORE COUNTY BOARD OF APPEALS P DAVID FIELDS, DIRECTOR BALTIMORE COUNTY PLANNING AND ZONING

# TO: PATUXENT PUBLISHING COMPANY April 30, 1998 & May 7, 1998 Issues - Jeffersonian Full Page Ad

Advertising costs should be divided between all petitioners. Please forward billing to:

R-98-366	Barbara Ormord, Legal Assistant Venable Baetjer & Howard, LLP 210 Allegheny Avenue Towson, MD 21204	410-494-6201
CR-98-367-A	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204	410-823-7800
R-98-368	Spellman, Larson & Associates, Inc. 105 West Chesapeake Avenue Suite 406 Towson, MD 21204	410-823-3535
R-98-369	Marlow & Wyatt 404 Allegheny Avenue Towson, MD 21204	410-821-1013
R-98-370	Newton A. Williams, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue Suite 700 Towson, MD 21204	410-823-7800

#### NEWSPAPER AD MUST BE FULL PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE III (APRIL - OCTOBER 1998) AND CORRECT MAP.

PLEASE FORWARD TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT, A CONTACT POSITIVE PRINT.

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT EITHER SOPHIA JENNINGS OR CARL RICHARDS IN ZONING REVIEW AT 410-887-3391.

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL - OCTOBER 1998 ZONING RECLASSIFICATION CYCLE III

BY ORDER OF
KRISTINE HOWANSKI, CHAIRMAN, BALTIMORE COUNTY BOARD OF APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

# ACCEPTED FO. ILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE III APRIL - OCTOBER 1998

#### WESTERN SECTOR

<u>ITEM #1</u>

Property Owner:

Eichelman Brothers, Inc.

Case No./Hearing Date:

R-98-366; 9/17/98

Contract Purchaser:

Merritt Properties, LLC

Location:

NW/S Washington Boulevard opposite Lansdowne Road (3406

Washington Boulevard)

Existing Zoning:

M.L.R.-I.M.

Election District:

13th

Councilmanic District:

1st

Acres:

51.92

Proposed Zoning:

M.L.-I.M.

Attorney:

Robert A. Hoffman

Misc.:

Open Plan

ITEM #2

Property Owner:

Elias Rizakos & Vula Rizakos

Case No./Hearing Date:

CR-98-367-A; 9/24/98

Contract Purchaser:

N/A

Location:

NE/S Windsor Mill Road, 531.51' SE of centerline Cresson Avenue

(7218 Windsor Mill Road)

Existing Zoning:

D.R.-5.5

Election District:

2nd

Councilmanic District:

2nd

Acres:

.40

Proposed Zoning:

B.L. Variance to permit 16 parking spaces in lieu of the required 20.

Attorney:

Newton A. Williams

Misc.:

Documented Plan

### NORTHERN SECTOR

No Petitions Were Filed In This Sector

<u>ITEM #3</u>

Property Owner:

James K.S. Hom & Tuey Mae Hom

Case No./Hearing Date:

R-98-368; 10/8/98

Contract Purchaser:

N/A

Location:

NE/S Padonia Park Road, 364' W of York Road; also W/S York

Road, 211' to the rear (9726 York Road)

Existing Zoning:

M.L.

Election District:

8th

Councilmanic District:

3rd

Acres:
Proposed Zoning:

1.8

B.M.

Attorney:

Charles E. Brooks

Misc.:

Open Plan

ITEM #4

Property Owner:

Maryland State Fair and Agricultural Society, Inc. & Baltimore

County, Maryland (for Baltimore County Controlled Streets)

Case No./Hearing Date:

R-98-369; 10/22/98

Contract Purchaser:

N/A

Location:

NE/S Conrail and MTA Central Light Rail (formerly Pennsylvania

Railroad) right-of-way, 3741.99' N of N/S Timonium Road

Existing Zoning:

D.R.-3.5

Election District:

8th

Councilmanic District: Acres:

4th 4.902

Proposed Zoning:

M.L.

Attorney:

Michael T. Wyatt

Misc.:

Open Plan; Possible Floodplain/zone

### **EASTERN SECTOR**

ITEM #5

Property Owner:

Oziel Abbas

Case No./Hearing Date:

R-98-370; 10/29/98

Contract Purchaser: Location:

Continental Properties Incorporated corner NW/S Philadelphia Road (Route 7) and NE/S Golden Ring

Road (Route 588) (8606 Philadelphia Road)

Existing Zoning:

R.O.

Election District:

14th 6th

Councilmanic District: Acres:

1.313

Proposed Zoning:

B.L.

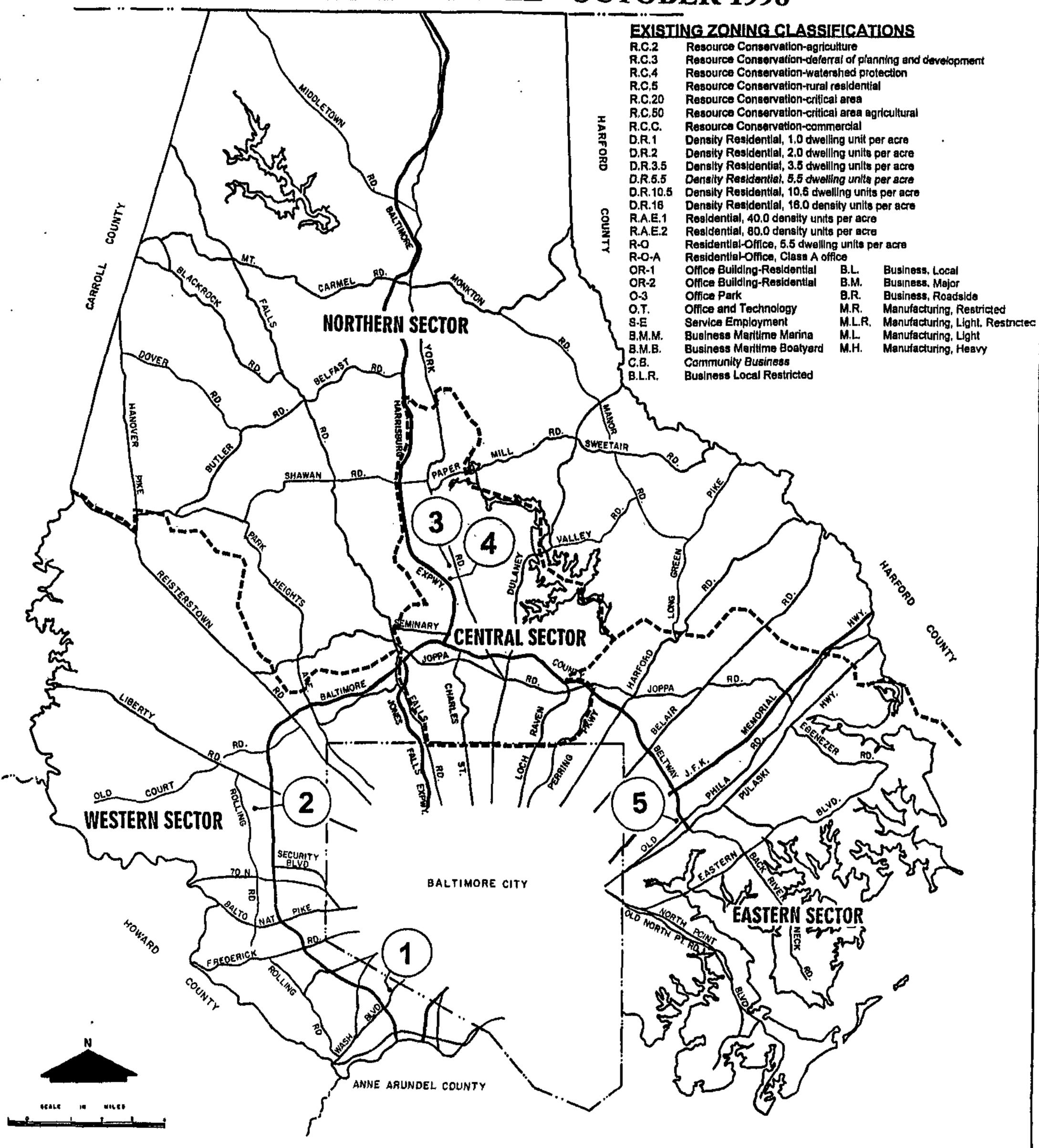
Attorney:

Newton A. Williams

Misc.:

Open Plan

## LOCATIONS OF PROPERTIES UNDER PETITION CYCLE III --- APRIL - OCTOBER 1998



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW

BALTIMORE COUNTY, MARYLAND

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1993 - APRIL, 1994 ZONING RECLASSIFICATION CYCLE II

#### **WESTERN SECTOR**

1. Property Owner: J.F.O. Holding Corporation & Josephine Owings Grinnings

Case No./Hearing Date: R-94-141; 3/9/94

Contract Purchaser, J. Patrick Gill

Location: SW/S Reisterstown Road, 540' SE of centerline Mt. Wilson Lane, opposite Castleton Avenue (#1838-1850

Reisterstown Road)

Existing Zoning: R.O.

Election District: 3rd

Councilmanic District: 3rd

Acres: 5.81 +/- or 5.25 +/-

Proposed Zoning: B.L.

#### NORTHERN SECTOR

2. Property Owner: Harford Joint Venture Case No./Hearing Date: R-94-142; 3/23/94

Contract Purchaser: N/A

Location: N/S Everett Road, W/S York Road (Monkton Centre)

Existing Zoning: R.C.-5 Election District: 7th Councilmanic District: 3rd

Acres: .90 +/-

Proposed Zoning: B.M.-C.R.

3. Property Owner: The Prosser Company, Inc. 

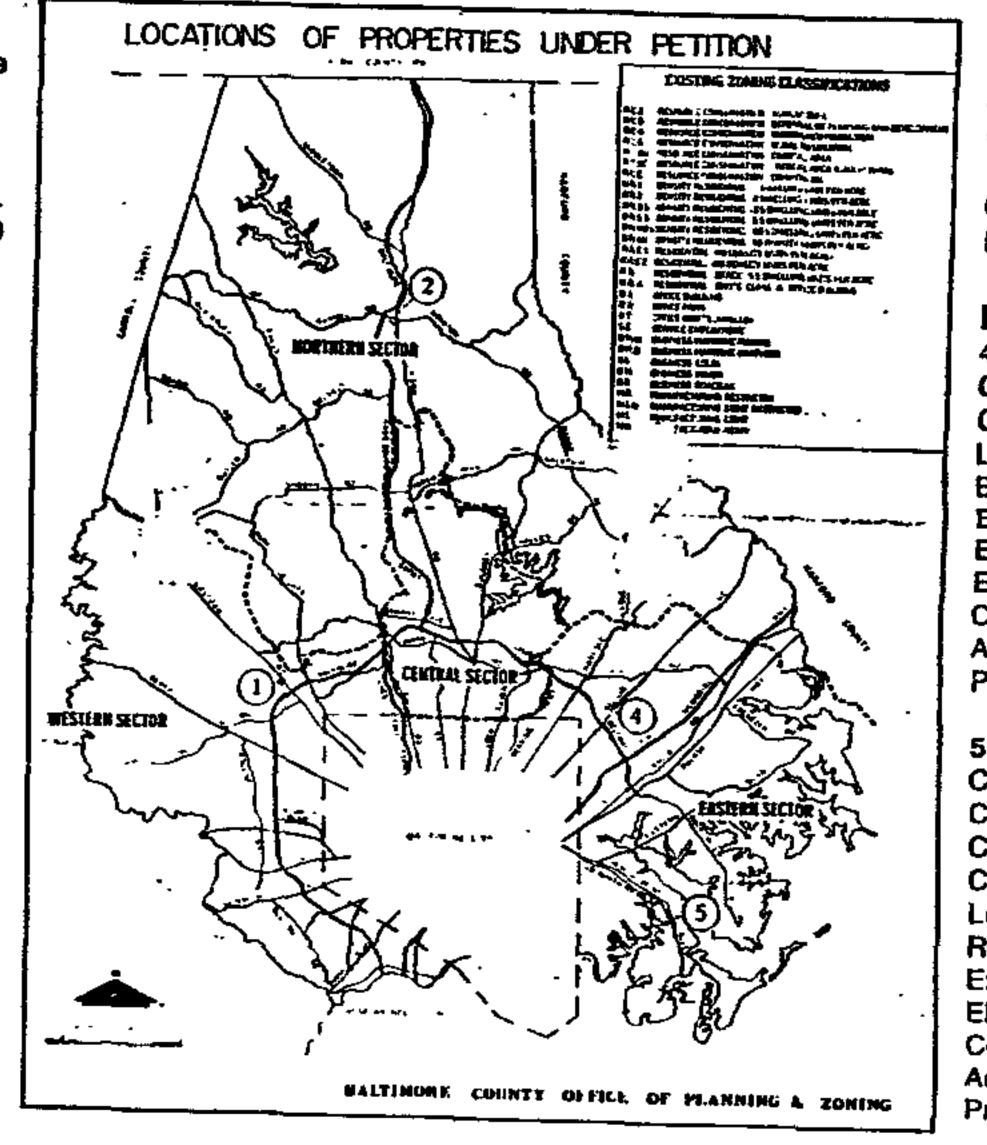
Contract Purchaser: N/A

Location: SES Long Green Pike and NW/S Glen Arm Road (12107 & 12109

Long Green Pike and 5328 Glen Arm Road)

Existing Zoning: R.O. & R.C -5

Election District: 11th



Councilmanic District: 6th

Acres: 5.2 +/-

Proposed Zoning: M.L.

#### **CENTRAL SECTOR**

No Petitions in the Central Sector

#### **EASTERN SECTOR**

4. Property Owner: State Highway Administration

Case No./Hearing Date: R-94-144; 4/20/94

Contract Purchaser: White Marsh Dinner Theatre, Inc.

Location: NW/S Belair Road, corner NE/S White Marsh

Boulevard (8204 Belair Road)

Existing Zoning: D.R.-5.5

Election District: 14th

Councilmanic District: 6th

Acres: .61 +/-

Proposed Zoning: B.M.

5. Property Owner: Beachwood II Limited Partnership & Cignal Development

Corporation

Case No./Hearing Date: R-94-145; 5/4/94

Contract Purchaser: N/A

Location: E/S Morse Lane between Lynhurst and Shore

Roads (Beachwood) Existing Zoning: D.R.-1

Election District: 15th Councilmanic District: 7th

Acres: 27.309

Proposed Zoning: D.R.-3.5 or D.R.-5.5 or D.R.-10.5

LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF

WILLIAM HACKETT, CHAIRMAN BALTIMORE COUNTY BOARD OF APPEALS P DAVID FIELDS, DIRECTOR BALTIMORE COUNTY PLANNING AND ZONING

#### MARLOW & WYATT

ATTORNEYS-AT-LAW

404 ALLEGHENY AVENUE
BALTIMORE, MARYLAND 21204
(410) 821-1013
TELEFAX (410) 821-5432

WILLIAM F.C. MARLOW, JR.
MICHAEL T. WYATT
ADMITTED IN MARYLAND AND

THE DISTRICT OF COLUMBIA

WASHINGTON ADDRESS
SUITE 43!
4400 EAST WEST HIGHWAY
WASHINGTON, D.C. 20814

September 21, 1998

#### YIA HAND-DELIVERY

The Honorable Kristine K. Howanski Chairperson The County Board of Appeals of Baltimore County Old Court House, Room 49 400 Washington Avenue Towson, Maryland 21204

Maryland State Fair & Agricultural Society, Inc.

Case No: R-98-369

Dear Ms. Howanski:

Re:

This firm represents the Petitioner, Maryland State Fair & Agricultural Society, Inc. A hearing in the above-referenced zoning reclassification is presently scheduled for October 22, 1998 at 10:00 a.m. On behalf of the Maryland State Fair, I am writing to request that this matter be postponed indefinitely. The Maryland State Fair is making this request in view of the need to resolve various non-zoning reclassification land use issues on the north side of the fairgrounds with Baltimore County, the Mass Transit Administration and Timonium Heights Community Groups. These include, but are not limited to, the following:

- 1. Use of existing Maryland State Fair-owned lots in Timonium Heights.
- 2. Light rail pedestrian traffic from Timonium light rail stop to York Road.
- 3. The County's requested storm water management facility to handle drainage from the Timonium Heights area.

Representatives of the Maryland State Fair are working with officials of the various parties and it is likely to take quite some time to resolve these issues.

98 SEP 21 All 11:15

Finally, although I cannot speak for Co-Petitioner, Baltimore County, they may be similarly inclined to place this on an indefinite postponement status.

Thank you in advance for your anticipated prompt attention to this request. In the event you should require any additional information, please do not hesitate to contact me.

Very truly yours,

Michael T. Wyatt

#### MTW/glc

cc: Mr. Howard M. Mosner, Jr.
Peter Max Zimmerman, Esquire,
Peoples Counsel for Baltimore County
Jeffrey Long, Office of Planning
Shirley Murphy, Bureau of Land Acquisition

#### BALTIMORE COUNTY, MARYLAND

Board of Appeals of Baltimore County Interoffice Correspondence

DATE:

February 6, 2004

TO:

Timothy Kotroco, Director

Permits & Development Management

Attn.: David Duvall

FROM:

Theresa R. Shelton

Board of Appeals

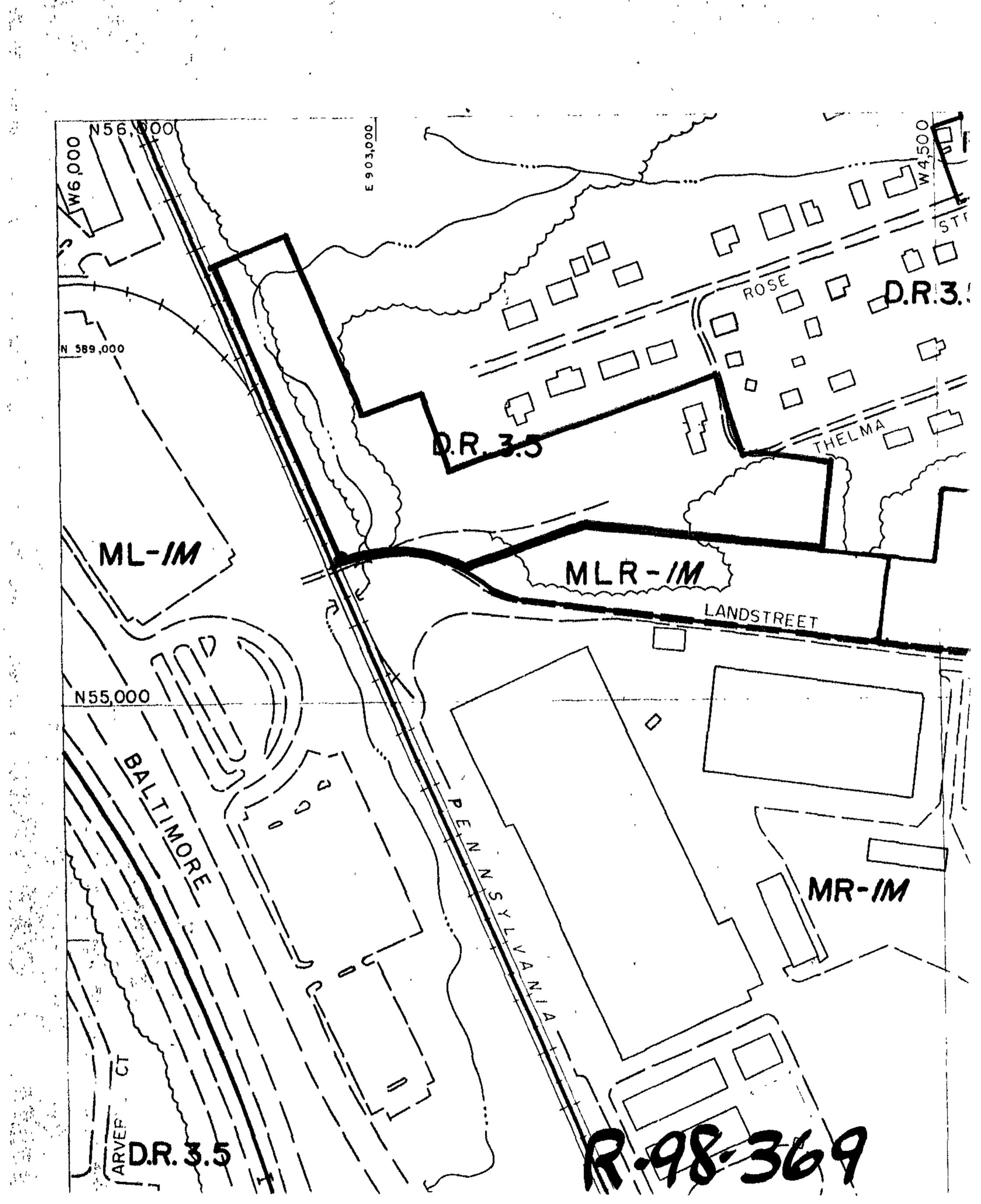
SUBJECT:

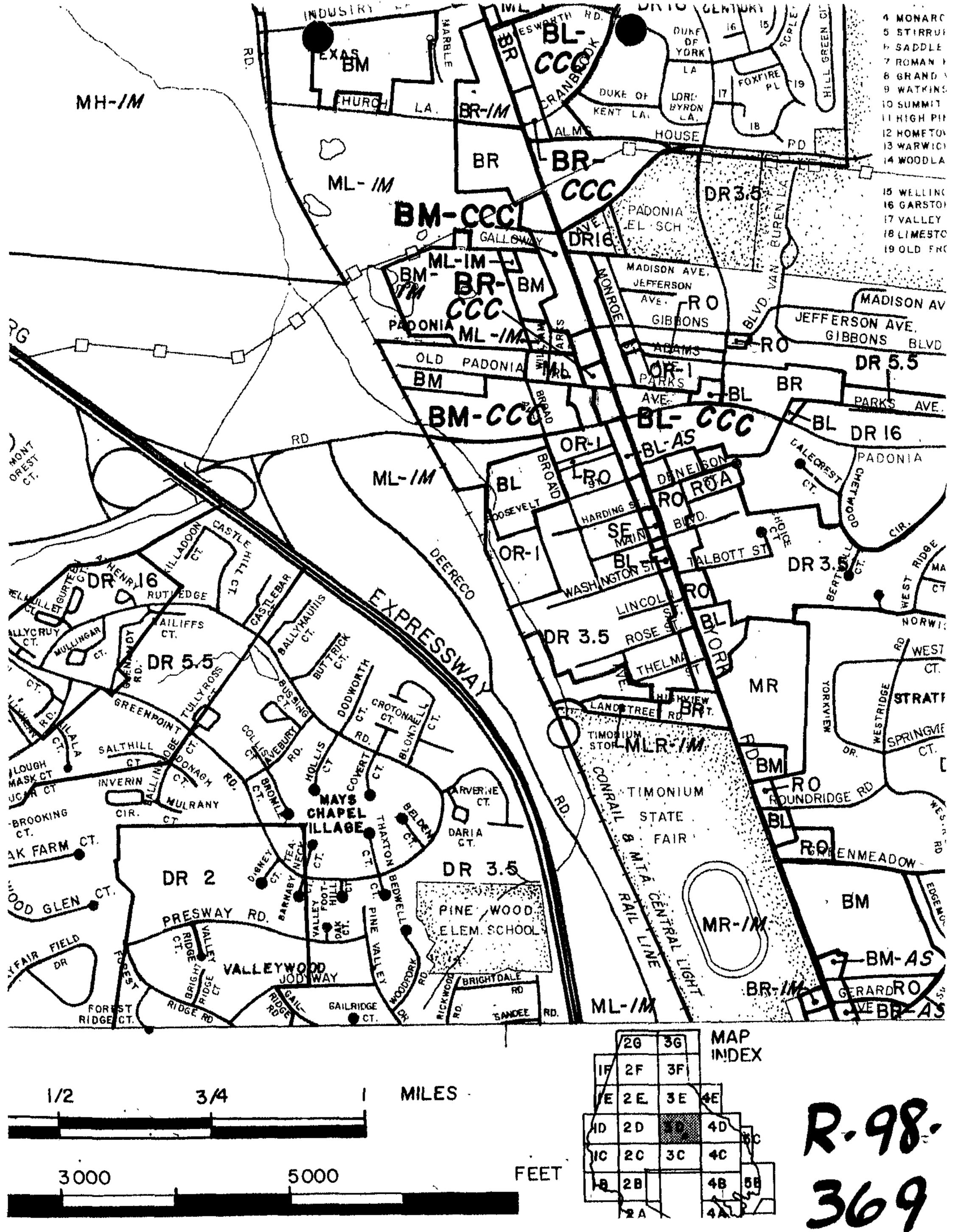
**CLOSED APPEAL CASE FILES** 

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	PDM FILE NUMBER	NAME	LOCATION
R-98-369	R-98-369 CYCLE III 1998	MARYLAND STATE FAIR AND AGRICULTURAL SOCIETY	TIMONIUM ROAD
R-99-410	R-99-410	CANATELLA	123 CARROLL ISLAND ROAD
04-072-A	04-072-A	JANET AND EDWARD PALASIK	1128 MAPLE ROAD

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED;





Cose # R 98-369

Hearing Exhibit - Reople's Councel/
Protestant

Applicant Sphilit #2 Resolution # Ishelut #3 Resolution - - | 

#### **AFFIDAVIT**

STATE OF MARYLAND: BALTIMORE COUNTY, SS:

Ungenia bolin Secretary

TO WIT:

I HEREBY SWEAR UPON PENALTY OF PERJURY THAT I AM CURRENTLY A
DULY ELECTED MEMBER OF THE BOARD OF DIRECTORS OF THE WEST
TIMONIUM HEIGHTS COMMUNITY ASSOCIATION.

ATTEST:

President

Definite to

#### RESOLUTION

#### WEST TIMONIUM HEIGHTS COMMUNITY ASSOCIATION

RESOLVED: That at the regular meeting of the West Timonium Heights Community Association held on June 23, 1997, it was decided by the association that the responsibility for review and action on all zoning matters for the periods from June 23, 1997 until changed be placed in the Board of Directors consisting of the following members:

> Bob Welsh PRESIDENT

VICE PRESIDENT Howard Lenderking

Ginny Tischer **SECRETARY** 

Dennis Medlin TREASURER

Jim Cullin DIRECTOR 1

Julie Isennock DIRECTOR 2

John Dukes DIRECTOR 3

Ben Marcantoni DIRECTOR 4

Richard Chilcoat DIRECTOR 5

David Boyd DIRECTOR 6

Chris Habicht DIRECTOR 7

DIRECTOR 8 Bill Cole

AS WITNESS OUR HANDS AND SEAL THIS 21st DAY OF OCTOBER, 1998

ATTEST:

My Secretary

f S S

President

Millit & D

#### RESOLUTION

#### WEST TIMONIUM HEIGHTS COMMUNITY ASSOCIATION

RESOLVED: That the position of the Timonium Heights Community Association as adopted by the Board of Directors on the zoning matter known as:

CASE R-98-369 Petition for Reclassification is that:

1. Opposed to the Petition for Reclassification from a DR3.5 Zone to an ML Zone.

AS WITNESS OUR HANDS AND SEAL THIS 21st DAY OF OCTOBER, 1998

ATTEST:

WEST TIMONIUM HEIGHTS COMMUNITY ASSOCIATION

President

Juliet #3

