

MEMORANDUM FOR RECLASSIFICATION:
FROM: Mr. J. M. Rose, Jr.
TO: Mr. J. M. Rose, Jr.
SUBJECT: Re-classification of three parcels of land, from an "R-1" Zone to a "B-1" Zone and Variance to Zoning Regulations 3 parcels: R-1, Cor. York and Overbrook Roads; N. W. Cor. York and Hopkins Roads and E. V. Cor. York Road; and Register Ave., 9th Dist., Lake Manor Co., Inc., Petitioner

BEFORE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

No. 4162

Pursuant to the advertisement, posting of property and public hearing on the above petition for the reclassification of the three parcels of land, in the above matter, from an "R-1" Zone to a "B-1" Zone and variance to Section 409.2 of the Zoning Regulations to permit a zero setback for parking instead of the required setback, from the testimony presented at the hearing it was disclosed that the petitioner met with the Rodgers Forge Community, Inc., and presented plans for the development of the tracts involved. As a result of this meeting an agreement was entered into between the petitioner and the Rodgers Forge Community, Inc., a copy of said agreement being filed and made a part of the record in this case.

Mr. Malcolm H. Hill, Director of the Office of Planning testified that he had reviewed the plan and considered it a good one.

It is, therefore, the opinion of the Zoning Commissioner that the reclassification of the property in question and the variance requested to the Zoning Regulations, subject to compliance with the provisions of said agreement, will not be detrimental to the health, safety and the general welfare of the community.

It is this 24th day of June, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the above three parcels of land, described in the within petition, should be and the same are hereby reclassified from and after the date of this Order from an "R-1" Zone to a "B-1" Zone, and, further, that a variance to Section 409.2 of the Zoning Regulations, be and the same is also granted which permits a zero setback for parking instead of the required number of parking spaces, subject, however, to compliance with the provisions as set forth in the agreement between the petitioner and the Rodgers Forge Community, Inc.

Philip H. Hill
Zoning Commissioner
of Baltimore County

LAKE MANOR COMPANY, INC.
9th Dist.
N. W. Cor. York & Overbrook Roads
Baltimore, Maryland 21204

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County—

Contract purchaser of the property above

All parcels of land lying and being in the Ninth District of Baltimore County.

PARCEL 1 - Beginning on the Northwest corner of York and Overbrook Roads; thence running Northerly and binding on the West side of York Road 235 feet to the South side of Hopkins Road; thence Northerly 130 feet to the East side of a 15 feet alley; thence Southerly 235 feet to the North side of Overbrook Road; thence Easterly and binding on the North side of Overbrook Road 130 feet to the place of beginning.

PARCEL 2 - Beginning on the Northwest corner of Hopkins and York Roads; thence running Northerly and binding on the West side of York Road 235 feet to the South side of Dunkirk Road; thence Easterly and binding on the South side of Dunkirk Road 130 feet to the East side of a 15 feet alley; thence Southerly and binding on said alley 235 feet to the North side of Hopkins Road; thence Easterly and binding on the North side of Hopkins Road 130 feet to the place of beginning.

PARCEL 3 - Beginning on the Northwest corner of York Road and Register Avenue; thence running Northerly and binding on the West side of York Road 235 feet to the South side of Dunbarton Road; thence Easterly and binding on the South side of Dunbarton Road 130 feet to the East side of a 15 feet alley; thence Southerly and binding on said alley 235 feet to the North side of Register Avenue; thence Easterly and binding on the North side of Register Avenue 130 feet to the place of beginning.

Size and height of building: front.....feet; depth.....feet; height.....feet.
Front and side set backs of building from street lines: front.....feet; side.....feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

LAKE MANOR COMPANY, INC.
Grace H. Hill
Owen C. McFadden, President
Contract Purchaser
Address: 2400 Greenmount Avenue
#11

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of May, 1957 that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, at 111 W. Chesapeake Ave. in Towson, Baltimore County, on the 19 day of June, 1957 at 10 o'clock A. M.

Zoning Commissioner of Baltimore County
(over)

on York Road, Ninth Election District, Baltimore County, Towson, Maryland and more fully described on attached zoning plat prepared by Rommett and Brant and identified as Drawing Z-8 dated May 12, 1957.

herely petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an Residential, R-1 zone to an Business Localities, B-1 zone.

Reasons for Re-Classification: To enable the petitioner to construct a two story, assembly office building which requires zoning other than residential, which zoning is currently in force on this property. (Request a variance to Section 409.2 Sub-Section C Paragraph 4, Baltimore County Zoning Code to permit

a zero setback for parking. See Plat
Size and height of building: front.....feet; depth.....feet; height.....feet.
Front and side set backs of building from street lines: front.....feet; side.....feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

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Zoning Commissioner of Baltimore County
(over)

MICROFILMED

A Memorandum from
June 15, 1957

Jim Pecunes

To Mr. Jack Rose

Please investigate the following:
NATIONWIDE INSURANCE CO.
YORK & DUNBARTON ROADS

There is public parking which abuts the residential homes of Rodgers Forge.
Is this a zoning violation?
Please advise.

Thanks again
Jim

Chartered 1894
MERCANTILE SAFE DEPOSIT AND TRUST COMPANY
REAL ESTATE DEPARTMENT
Baltimore and Calvert Streets
BALTIMORE, MARYLAND 21202
December 6, 1967

Mr. John J. Dillon, Jr.
Planning Assistant II
Baltimore County Office of Planning
and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 6910 York Road

Dear Mr. Dillon:

In response to your letter of November 29th about providing screening of the parking area in the rear of 6910 York Road, we have asked our Mr. Frederick Brooks to talk to you about this and to get estimates on the necessary work.

Very truly yours,
Grace H. Hill
G. M. Williams
Real Estate Department

GMB:RBT

The Mercantile Safe Deposit & Trust Company
Baltimore & Calvert Streets
Baltimore, Maryland 21202
Attention: Miss Grace Williams

Dear Miss Williams:

This is to advise your department that this office has received a complaint against the property located at 6910 York Road. This is the office of Nationwide Insurance Company.

The complaint is about the lack of screening in the rear of this property. This is required by the Baltimore County Zoning Regulations under Section 409.2 c. "Screening - Different parking facilities for more than five vehicles shall be screened by a wall, fence, or compact planting when adjoining or facing the side or rear lot line of residential premises or when they are across the street from such premises. Screening shall be at least 4 feet high. Planting shall not encroach on adjoining property. Screening shall not be so placed or maintained as to provide a traffic hazard through obstruction of visibility."

It will be appreciated if this matter can be taken care of at your earliest convenience.

Very truly yours,

John J. Dillon, Jr.
John J. Dillon, Jr.
Planning Assistant II

JJD:d

cc: County Executive Office
Attention: Mr. Jim Pecunes

JIM PECUNES, ADMINISTRATIVE ASS'T.
TO COUNTY EXECUTIVE
November 16, 1967

JOHN G. ROSE, ZONING COMMISSIONER
NATIONWIDE INSURANCE CO.,
YORK RD. & DUNBARTON ROAD

I have checked the file #4162 (Lake Manor Co., Inc.) which is the case in question. This parcel of land was reclassified from R-1 to B-1 in 1957. The petitioner also requested a zero setback for parking on the rear of the property which was granted.

The petitioner also contacted the Rodgers Forge Improvement Association prior to the zoning reclassification and an agreement was made between them. Therefore, if any violation is present it is between the Improvement Association and the Lake Manor Co., Inc.

JOHN J. DILLON, JR.
Planning Assistant II

JJD:d

June 21, 1957

\$21.50

RECEIVED of Owen C. McFadden, President of Lake Manor Company, Inc., petitioner, the sum of Twenty-one dollars and fifty cents (\$21.50) to cover cost of advertising and posting property situate on the Northwest corner of York and Overbrook Roads, Ninth District of Baltimore County.

Zoning Commissioner
of Baltimore County

trd

RECEIVED
JUN 11 1957

COMMISSIONER'S OFFICE

May 28, 1957

\$41.00

RECEIVED of Owen C. McFadden the sum of Forty-One (\$41.00) dollars being cost of petition, advertising and posting of property situate Northwest corner of York and Overbrook Roads, Northwest corner of Hopkins and York Roads and Northwest corner of York Road and Regester Avenue - 9th District of Baltimore County, being property of Lake Manor Company, Inc.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, June 19, 1957
at 10:00 A.M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

Zoning Commissioner
of Baltimore County

RECEIVED
MAY 28 1957

COMMISSIONER'S OFFICE

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#4162

District 9th Date of Posting 6-4-57
Posted for: Law B-6 Zone to Law B-1 Zone & Variance to Zoning Regulations
Petitioner: Lake Manor Company, Inc.
Location of property: N.W. cor. of York Rd. & Overbrook Rd., N.W. cor. Hopkins & York Rd., N.W. cor. of York Rd. & Regester Ave., etc. See plat
Location of Signs: On York Rd. at Overbrook Rd. and on N.W. cor. of Hopkins & York Rd. and on N.W. cor. of York Rd. & Regester Avenue.
Remarks: _____
Posted by George R. Hummel Date of return: 6-5-57

ADVICE OF ZONING PETITION
FOR THE COMMISSIONER, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

Whereas the following petition was filed with the Zoning Commissioner of Baltimore County for change and reclassification of property from a B-6 Zone to a B-1 Zone and a Variance to permit a new setback for parking located on the Northwest corner of York Road and Northwest corner of Hopkins and York Roads and Northwest corner of York Road and Regester Avenue - 9th District of Baltimore County, being property of Lake Manor Company, Inc., the Zoning Commissioner, after hearing the petition, by authority of the Zoning Act and Regulations for Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

On Wednesday, June 19, 1957
in determining whether or not the following petition and described property should be changed or reclassified and whether a Variance should be granted to permit a new setback for parking located on the Northwest corner of York Road and Northwest corner of Hopkins and York Roads and Northwest corner of York Road and Regester Avenue - 9th District of Baltimore County, being property of Lake Manor Company, Inc.

PARCEL 1 - Beginning on the Northwest corner of York Road and (to) Overbrook Road, thence running North and bounding on the West side of York Road 225 feet to the West side of Overbrook Road, thence North 15 feet to the North side of a 15 foot alley, thence North 15 feet to the North side of Overbrook Road, thence North 15 feet to the North side of Overbrook Road 150 feet to the alley.

PARCEL 2 - Beginning on the Northwest corner of York Road and (to) Overbrook Road, thence running North and bounding on the West side of York Road 225 feet to the West side of Overbrook Road, thence North 15 feet to the North side of a 15 foot alley, thence North 15 feet to the North side of Overbrook Road, thence North 15 feet to the North side of Overbrook Road 150 feet to the alley.

PARCEL 3 - Beginning on the Northwest corner of York Road and (to) Overbrook Road, thence running North and bounding on the West side of York Road 225 feet to the West side of Overbrook Road, thence North 15 feet to the North side of a 15 foot alley, thence North 15 feet to the North side of Overbrook Road, thence North 15 feet to the North side of Overbrook Road 150 feet to the alley.

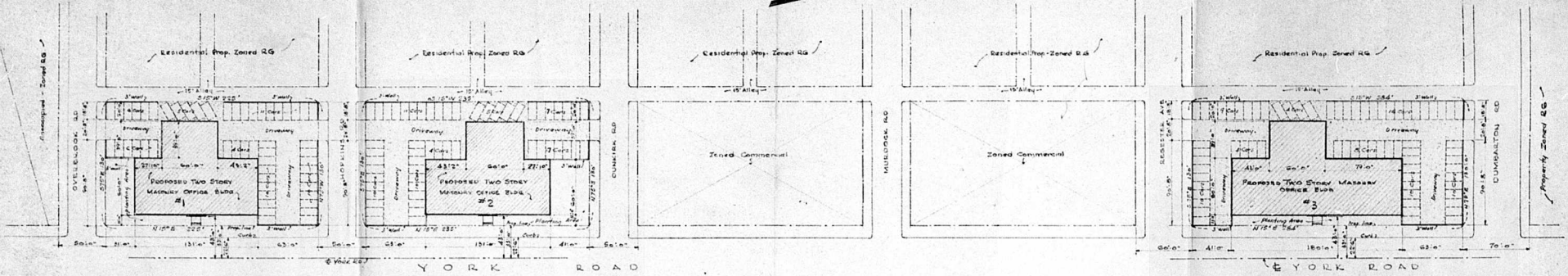
By order of
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 7 1957

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 190 successive weeks before the 19th day of June 1957, the first publication appearing on the 13th day of May 1957.

The UNION NEWS
Manager.



BLDG. #1

ELECTION DISTRICT - 9

Nº OF PARKING SPACES - 52

AREA OF PROPERTY - 29,250 s.f.

EXIST. USE OF PROPERTY - VACANT

PRESENT ZONING OF PROP. - R.A.

PROPOSED ZONING OF PROP. - BUSINESS LOCAL

FLOOR AREA	
1 st FLOOR	10,200 s.f.
2 nd FLOOR	10,200 s.f.
TOTAL	20,400 s.f.

BLDG. #2

ELECTION DISTRICT 9

Nº OF PARKING SPACES 54

AREA OF PROPERTY 30,550 s.f.

EXIST. USE OF PROPERTY - VACANT

PRESENT ZONING OF PROP. - R.A.

PROPOSED ZONING OF PROP. - BUSINESS LOCAL

FLOOR AREA	
1 st FLOOR	10,200 s.f.
2 nd FLOOR	10,200 s.f.
TOTAL	20,400 s.f.

9162
MAP
9

SCALE 1"=50'

ZONING PLAT FOR LAKE MANOR CO. INC.

BONNETT & BRANDT
Architects & Engineers
701 CATHEDRAL ST BALTIMORE, MD.

BLDG. #3

ELECTION DISTRICT 9

Nº OF PARKING SPACES - 71

AREA OF PROPERTY - 36,920 s.f.

EXISTING USE OF PROPERTY - VACANT

PRESENT ZONING OF PROP. - R.A.

PROPOSED ZONING OF PROP. - BUSINESS LOCAL

FLOOR AREA	
1 st FLOOR	13,140 s.f.
2 nd FLOOR	13,140 s.f.
TOTAL	26,280 s.f.