

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
JOHN G. PARLO & GUS P. BELKOS

For a Special Exception
To The Zoning Commissioner of Baltimore County

John G. Parlo & Gus P. Belkos Legal Owner
Contract Purchaser

hereby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 577 of the Acts of the General Assembly of Maryland of 1963, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Exception to use the land (and improvements now or be erected thereon) hereinafter described for DRY CLEANING
ESTABLISHMENT RETAIL

All that parcel of land in the Ninth District of Baltimore County on the Southwest corner of Harford Road and Onyx Avenue; thence running Southerly and binding on the Westside of Harford Road 57 feet with a rectangular depth Westwardly of 150 feet and binding on the South side of Onyx Road,

John G. Parlo
Gus P. Belkos Legal Owner
Home: 442-8500

Contract Purchaser
Please notify
John M. Thompson Jr.
403 Park Court Rd.
Cabinville 28, Md.

JUL 24 1958

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF PUBLIC SERVICES Inter-Office Correspondence

From: George R. Lewis August 5, 1958
To: Miss H. Adams
Subject: Zoning Petition #4462-X
Special Exception
S/W Cor. Harford Road and Onyx Avenue
District 9

This office wishes to make the following comments on the referenced petition:

- 1) Parking layout and access shall be subject to approval by this office.
- 2) Improvements to Onyx Avenue shall have to be set up in conjunction with the proposed development of this site.

This office requests that if the Special Exception is granted, it be subject to approval of plans by the Division of Land Development and Office of Planning.

George R. Lewis
George R. Lewis
Chief - Permit Section
Division of Land Development

GE:la
cc: Mr. Stirling (Planning)

ORDERED BY the Zoning Commissioner of Baltimore County this 11th day of August 1958 that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 11th day of August 1958 at 11 o'clock A.M.

Zoning Commissioner of Baltimore County

Upon hearing on the above petition for a special exception to use the property described therein for a Dry Cleaning Retail Plant, and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected, the special exception should be granted, therefore:

It is this 27th day of November, 1958, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception be hereby granted, subject, however, in accordance with plan approved by the Office of Planning November 29, 1958.

Deputy Zoning Commissioner of Baltimore County

RECEIVED of John G. Parlo, petitioner, the sum of Forty Dollars (\$40.00), to cover cost of petition, advertising and posting property situate on the Southwest corner of Harford Road and Onyx Avenue.

Thank you.

Zoning Commissioner of Baltimore County

MAILING

Wednesday, August 6, 1958 at 11:00 A.M.

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

RECEIVED
JUL 11 1958
COMPTROLLER'S OFFICE

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9 Date of Posting: 7-23-58
Posted for: Special Exception for Retail Dry Cleaning Plant
Petitioner: John G. Parlo & Gus P. Belkos
Location of property: S.W. Corner of Harford Road and Onyx Avenue, etc.
Location of Signs: S.W. Corner of 8312 Harford Road.
Remarks: Posted on property corner 8312 Harford Road.
Posted by: George R. Lewis Date of return: 7-24-58



STATE OF MARYLAND
STATE ROADS COMMISSION
108 EAST LANTANUM STREET
BALTIMORE 3, MD.
August 5, 1958

DEVELOPMENT ENGINEERING DIVISION
EXHIBIT BUILDING - 20 HOPKINS PLACE
BALTIMORE 2, MARYLAND

Re: Zoning Petition #4462X
Special Exception For A Retail Dry Cleaning Plant
S/W Corner Harford Road, Route 147 & Onyx Avenue

Dear Mr. Adams:

The site of the proposed Dry Cleaning Plant is adjacent to a particularly heavily traveled section of Md. Route 147, having an average daily traffic count in excess of 14,000 vehicles.

In view of the small frontage of the subject lot, adequate access could not be arranged to Harford Road, and inasmuch as the proposed offstreet-parking is in the rear of the building, it is requested that should the Zoning Commissioner see fit to grant the requested Special Exception, it be made a stipulation of said Exception that no vehicular access be allowed to Harford Road, Route 147.

Thank you for your cooperation.

Very truly yours,

C. Stuart Linnville
Development Engineer

Dr. Edward D. Reilly
Asst. Development Engineer

cc: Mr. G. M. Stirling

OFFICE OF PLANNING Inter-Office Correspondence

From: Office of Planning August 6, 1958
To: Mr. Miss H. Adams, Zoning Commissioner
Subject: Zoning Petition #4462-X. Special Exception for Dry Cleaning Plant. Southeast corner of Harford Road and Onyx Ave. Approx. 1/4 acre. 9th District.
Hearing: Aug. 6, 1958 (11:00 A.M.)

Advisory Recommendation:

A site plan in greater detail than the one originally presented was requested of the Petitioner for this Office, and to date has not been received. It is impossible to make a full recommendation based on planning factors without knowledge of exact development intentions, in the case of a Special Exception for a commercial use. Review of development plans at the zoning stage also helps the Petitioner to get complete clearance for building or commercial operation at an earlier date.

If you are inclined to grant the use, we request that you delay your order until we have served with the Petitioner on his design for the land area involved, and have submitted a second memorandum to you, bearing on the petition.

GS/1h

CERTIFICATE OF PUBLICATION

ANNEX PETITION OF BALTIMORE PETITION FOR SPECIAL EXCEPTION 9TH DISTRICT
Petitioner: John G. Parlo & Gus P. Belkos
Location of property: S.W. Corner of Harford Road and Onyx Avenue, etc.
Location of Signs: S.W. Corner of 8312 Harford Road.
Remarks: Posted on property corner 8312 Harford Road.
Posted by: George R. Lewis Date of return: 7-24-58

TOWSON, MD., July 23, 1958

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 23rd day of July, 1958, the first publication appearing on the 10th day of July, 1958.

THE JEFFERSONIAN.

Frank Stuckert Manager

Cost of Advertisement, \$.....

2

EXISTING CUDS BREAK

1
2
3
4
5

EXISTING
BLDG.

19 1/2

ONYX ST.

HARFORD ROAD

PLAT INDICATING ENTRANCE & PARKING
SPECIAL EXCEPTION FOR DRYCLEANING PLANT

APPROVED FOR PLUMBING
Reviewed By SD
Date 11-15-10

DARLO PROPERTY