

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, or we, JOHN J. & LILLIAN CIESLIKOWSKI, legal owner... of the property situate

All that parcel of land in the Twelfth District of Baltimore County on Southeastern corner of Brentwood and 5th Avenues...

4465-RK
118
PAP #12
BLW
7/21/58

RE: PETITION FOR RECLASSIFICATION FROM An R-6 Zone to B-1 Zone - Variance to permit a Rear Yard of 0 feet instead of the required 20 feet and a side yard of 2 feet instead of the required 20' - 16'2" Brentwood & 5th Aves., 12th Dist., John J. Cieslikowski, Petitioner BALTIMORE COUNTY No. 4465-RV

hereby petition that the zoning status of the above described property be re-classified pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-1 zone.

Reasons for Re-Classification:

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 re-classification, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulation, and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

John J. Cieslikowski, Legal Owner, Address: 1117 S. Howard St., Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of July, 1958, 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...

4/6/58 2:00 P.M.

JUL 5 1958

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and the changes in the character of the neighborhood which have taken place since the original zoning warrant the requested change, therefore:

It is Ordered by the Zoning Commissioner of Baltimore County this 5th day of August, 1958, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an R-6 zone to a B-1 (Business Local) zone.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of:

It is Ordered by the Zoning Commissioner of Baltimore County, this 5th day of August, 1958, that the above petition be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and to remain a R-6 zone.

Approved: County Commissioners of Baltimore County

Date: By: President

OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning August 6, 1958

To: Mr. Willie H. Adams

Subject: Zoning Petition #4465, R-6 to B-1 and Variance to permit rear yard of 0 ft. instead of 20 ft. and side yard of 2 ft. instead of 20 ft. Southeast corner of Brentwood and 5th Aves. 12th District

August 6, 1958 (2:00 P.M.)

Advisory Recommendation:

This Office recommends against the request:

- (1) The variance is not justified by hardship due to existing conditions, or changes beyond the Petitioner's control.
(2) Overbuilding on the lot surface, and 90' rear yard, may benefit the petitioner, but is likely to interfere with rightful expectations for use of the adjacent property, at some time in the future if not at present.
(3) Zoning Regulations require that 15 or more offstreet parking spaces be provided for the building, as per floor area after it is expanded. Land surface of the lot uncovered by building will only be great enough to accommodate 6 spaces, at 300 sq. ft. per space.
(4) If the Petitioner has other plans for offstreet parking or protection of adjacent property interests, they are not shown, and cannot be evaluated in this writing.

GG/gh

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

BUREAU OF PUBLIC SERVICES

Inter-Office Correspondence

From: George R. Lewis August 5, 1958

To: Willie H. Adams

Subject: Zoning Petition #4465-RV Reclassification - Variance S/E Cor Brentwood and 5th Aves. District 12

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

- 1) No off-street parking is shown. If variance is granted, there will be no space for off-street parking.
2) Site plan cannot be approved by this office.

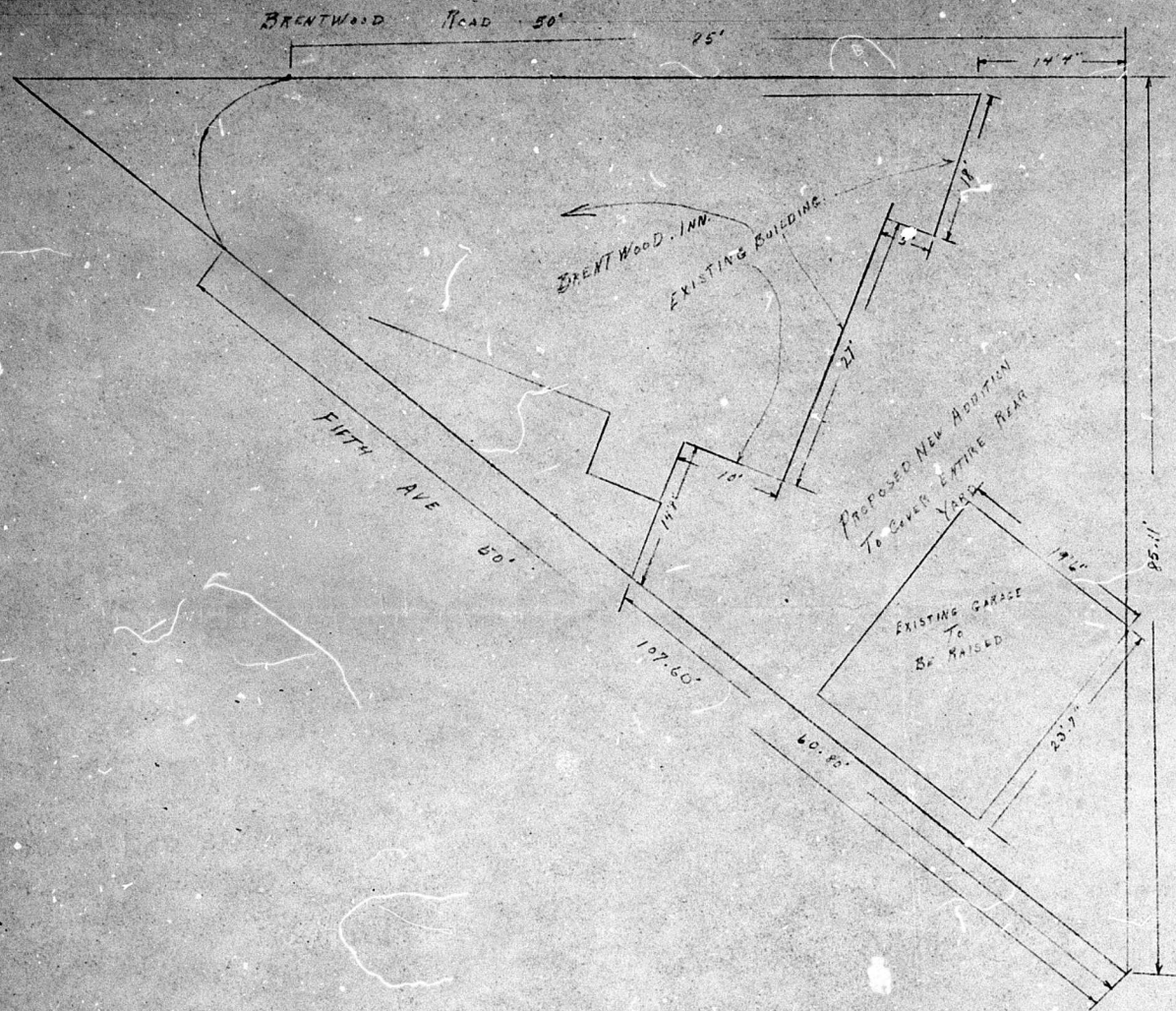
George R. Lewis, Chief - Permit Section, Division of Land Development

cc: Mr. Stirling (Planning)

RECEIVED stamp with date July 1, 1958, and text: RECEIVED of Cieslikowski, petitioner, the sum of Forty-three Dollars (\$43.00), being cost of petition, advertising and posting property signs on the Southeastern corner of Brentwood & Fifth Avenues, 12th District of Baltimore County. Thank you. Zoning Commissioner of Baltimore County. COMPTROLLER'S OFFICE

NOTICE OF ZONING PETITION AND VARIANCE TO THE ZONING REGULATIONS - 12th DISTRICT. THE BALTIMORE COUNTIAN. THIS IS TO CERTIFY, that the annexed advertisement of White & Adams Group Commission of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 26th day of July, 1958, that is to say the same was inserted in the issues of July 18 and 25, 1958. THE BALTIMORE COUNTIAN. By Paul J. Mayes, Editor and Manager.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland. District: 12th Date of posting: 7-24-58. Petitioner: John J. Cieslikowski. Location of property: S.E. corner of Brentwood and 5th Avenues. Location of signs: Southeast corner of Brentwood and 5th Avenues. Taken by: George R. Lewis. Date of return: 7-25-58.



PLAT PLAN  
 FOR JOHN J. CZERNIKOWSKI  
 LOCATED AT BRENTWOOD FIFTH AVE.  
 PROPOSED NEW ONE STORY  
 CONCRETE BASED ADDITION TO  
 BRENTWOOD INN. BALTO. CO.

SCALE 1/4" = 1'-0"  
 DATE 7-2-58

DRAWN BY *Arnold Berg*