

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, Hall & Margaret Klenk Legal Owner

All that parcel of land in the Ninth District of Baltimore County, beginning on the East side of Charles Street Avenue beginning 637 feet North of Mt. & Penn. A.H. thence Northwesterly and binding on the East side of Charles Street Avenue 150 feet; thence South 89 degrees 55 minutes East 311.94 feet; thence South 5 degrees 11 minutes East 150.05 feet; thence North 89 degrees 55 minutes West 325.90 feet to the place of beginning.

herby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 Zone to an R-A Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Offices.

Property to be posted as prescribed by Zoning Regulations.

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

Pub. 8, 1961 Petition withdrawn by owner for Baltimore without prejudice to petitioner.

Deputy Zoning Commissioner of Baltimore County

Oct. 28, 1959 Petition withdrawn by counsel for petitioner.

Deputy Zoning Commissioner of Baltimore County

10/28/59
10 A.M.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th

#4767

Posted for: Legal Owner and R-A Zoning Office Date of Posting 10-14-59

Petitioner: Hall & Margaret Klenk

Location of property: 637 ft. Charles Street Ave. by 637 ft. North of Mt. & Penn. A.H. Sec. 10

Location of Sign: South side of Charles Street Avenue 75 ft. north of Mt. & Penn. A.H.

Remarks: None

Posted by: Thayer R. Harrison Date of return: 10-15-59

ORDERED by the Zoning Commissioner of Baltimore County this 17th day of September, 1959, 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 28th day of October, 1959, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

#4767RX

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
114 W. CHESAPEAKE AVE.
TOWSON & MARYLAND
21204

MALCOLM H. DILL
DIRECTOR
WILLIAM H. ADAMS
PLANNING COMMISSIONER

Mr. Hall Klenk
106 Midhurst Rd.
Baltimore 12, Md.

NOTICE OF HEARING

R/A Charles Street Ave., beg. 637'
Re: North of Maryland & Penn. A.H.
9th District
Hall & Margaret Klenk-Petitioner

TIME: 10:00 A.M.

DATE: Wednesday, October 28, 1959

PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

Zoning Commissioner of Baltimore County

RECEIPT

PAID - Baltimore County, Md. 10/28/59 of \$500.00

RECEIVED OF: Smith & Harrison

LOCATION OF PROPERTY: 106 Midhurst Rd. Baltimore 12, Md.

AMOUNT: \$500.00

10/28/59 4/3.00

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 28th, 1959.

THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of2... successive weeks before the ...28th... day of ...October... 19 59, the first publication appearing on the ...28th... day of ...Oct... 19 59.

The COUNTY Paper, Inc.
Therese L. Schellman
Suxess Office Manager.



PRESENT ZONING
ADJOINING PROPERTY
R10
EXISTING USE - RESIDENTIAL

TO BELLONA AVE

20.0' R/W La Grange Rd.

S 05° 14' E 150.45'

SCREEN PLANTING

S 89° 55' E 311.94'

SCREEN PLANTING

PROPOSED
THREE STORY
BUILDING

25.00' 50.00' 11.00' 20.00' 24.00' 20.00'

30.00' 28.00' 24.00'

N 00° 05' E 150.00'

24.00' DRIVEWAY

EXISTING CURB

CHARLES ST. AVE.

N 89° 55' W 325.70'

#4767RX ✓
MAP
#9
SEC. 3-C

SCALE: 1/16" = 1'-0"

AREA OF PROPERTY
48,765 sq

PRESENT ZONING
ADJOINING PROPERTY
BL
EXISTING USE - OFFICE BUILDING

REQUIRED PARKING

FIRST FLOOR
10,000 sq ft / SPACE FOR EA 300 sq ft = 34
SECOND FLOOR
10,000 sq ft / SPACE FOR EA 500 sq ft = 20
THIRD FLOOR
MAX. 18 APARTMENT UNITS = 18
TOTAL PARKING REQD. 72
TOTAL PARKING PROVD. 80

PRESENT ZONING
SUBJECT PROPERTY
R10
EXISTING USE - UNDEVELOPED

PROPOSED REZONING
RA WITH A SPECIAL EX-
CEPTION FOR AN OFFICE
BUILDING

637.42' TO M. & P. R.R. R/W



PROPOSED REZONING
6301 BLK. N. CHAS. ST. AVE.
"WOODBROOK"
9TH ELEC. DIST. BALTIMORE COUNTY, MD.