

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Thomas Souan legal owner... of the property situated

All that parcel of land in the Fourteenth District of Baltimore County on the West side of Kenwood Avenue beginning 110 feet South of Corkley Road; thence Southwesterly and binding on the West side of Kenwood Avenue 112.35 feet; thence South 57 degrees 00 minutes West 319.01 feet; thence North 32 degrees 59 minutes West 170.04 feet; thence North 56 degrees 57 minutes East 359.93 feet to the place of beginning, saving and excepting therefrom that portion zoned Business Local.

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-6 zone.

Reasons for Re-Classification: Area adjacent in part of this property is zoned commercial. Balance of this property is unimproved. We intend to construct small modern design building and improve this property completely.

Size and height of building: front 90 feet; depth 60 feet; height 16 feet. Front and side set backs of building from street lines: front 13.9 feet; side 27.33 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 regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Thomas Souan

Legal Owner

Address 5301-Carter Ave.

#14

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of September, 1960, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the 21st day of November, 1960, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

5132

THOMAS SOUAN
5301-Carter Ave., 110°
N. Corkley Rd.
11th Dist.

182

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

the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 16th day of November, 1960, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a residential zone to a residential zone.

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 location, from the facts presented at the hearing and an inspection of the subject property, it is the opinion of the Deputy Zoning Commissioner that the present zoning should not be extended, therefore,

the above re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 16th day of November, 1960, 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 residential zone.

Deputy Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County

Date _____ By _____ President

OFFICE OF PLANNING

Inter-Office Correspondence

From George E. Gavellis, Deputy Director

October 31, 1960

To Mrs. John G. Rose, Deputy Zoning Commissioner

Subject #512. 2-6 to B-1 Westside of Kenwood Avenue 110 ft. South of Corkley Road. Being property of Thomas Souan.

11th District

HEARING

Wednesday, November 9, 1960 (3:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comment to make:

1. We cannot recommend for the petition. The effect of granting the petition would be to create commercial zoning with an extraordinary depth which would not be in conformity with the established plan of zoning in the area. Examination of the petitioner's site plan indicates that the proposed use can be accommodated comfortably within the bounds of existing B.L. zoning. A use permit could be secured for parking on the balance of the property. We are enclosing a sketch by the planning staff indicating one solution to meeting the demand for the proposed use without increasing the extent of B.L. zoning.

OD:mas



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 14th Date of Posting 16-19-60

Posted for George E. Gavellis and B. L. Rose

Petitioner: Thomas Souan

Location of property: W. Kenwood Ave. 110 ft. S. of Corkley Road.

aka S. 4th

Location of Signs: West side of Kenwood Avenue 215 ft. South of Corkley Road.

Remarks: _____

Posted by George E. Gavellis Date of return: 10-20-60

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

To: Mr. Thomas Souan
5301 Carter Ave.
Baltimore 12, Md.

BILLED BY: Zoning

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and sign - Thomas Souan

11-960 2942 * * * TEL - 215

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, M. PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 21, 1960

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 21st day of October, 1960, at 2:00 o'clock P.M. appearing on the 21st day of October, 1960.

THE JEFFERSONIAN,

Frank Struth

Manager.

Cost of Advertisement, \$.....

NOTICE OF ZONING PETITION FOR RECLASSIFICATION—14TH DISTRICT

Pursuant to petition filed with the Deputy Zoning Commissioner of Baltimore County for change of reclassification from R-6 Zone to a B-1 Zone of the property hereinafter described, the Deputy Zoning Commissioner of Baltimore County, 50 authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 110, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

On Wednesday, November 9, 1960, at 2:00 P. M.

to determine whether or not the following mentioned and described property should be changed or reclassified as stated for Business Local to B.L.

All that parcel of land in the Fourteenth District of Baltimore County on the West side of Kenwood Avenue beginning 110 feet South of Corkley Road; thence Southwesterly and binding on the West side of Kenwood Avenue 112.35 feet; thence South 57 degrees 00 minutes West 319.01 feet; thence North 32 degrees 59 minutes West 170.04 feet; thence North 56 degrees 57 minutes East 359.93 feet to the place of beginning, saving and excepting therefrom that portion zoned B.L. as shown on site plan, filed with the Zoning Department, being property of Thomas Souan.

By Order of

JOHN G. ROSE, Deputy Zoning Commissioner of Baltimore County.

Oct. 21,

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 3702

DATE 9/30/60

To: Machinecraft
6104 Edgewater Ave.
Chesaco Park
Balto. 6, Md.

BILLED BY: Zoning

DEPOSIT TO ACCOUNT NO. 01621

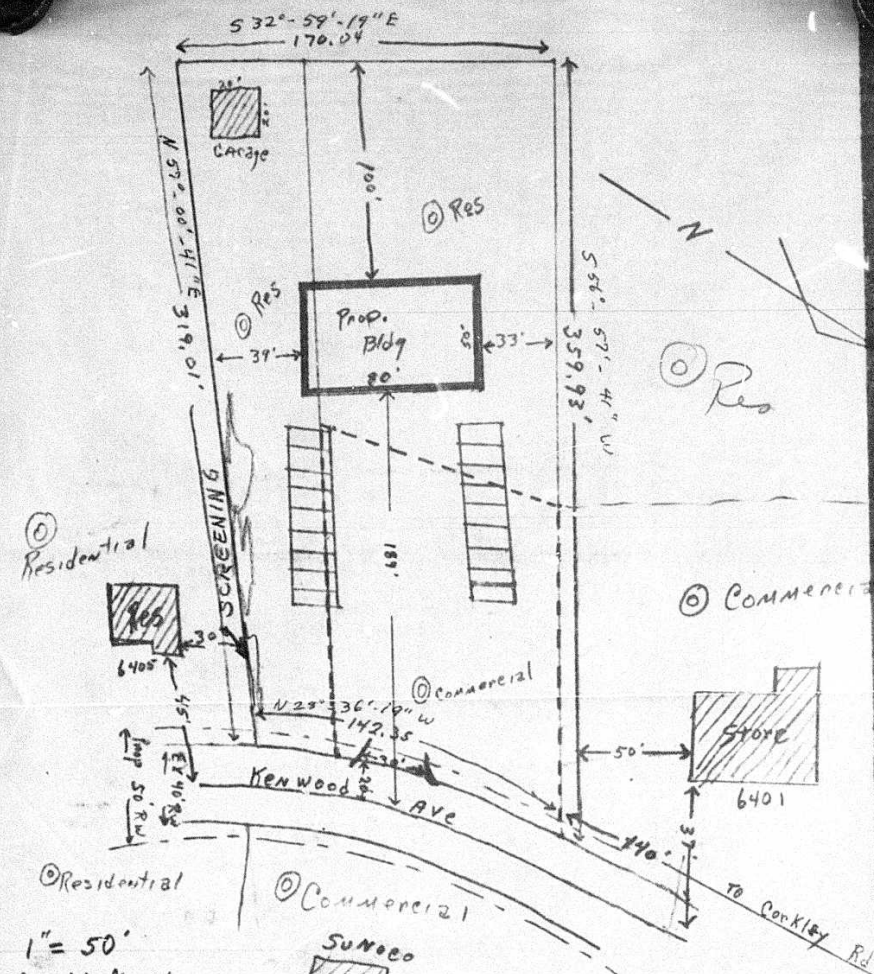
QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification

50.00

9-3060 1325 * * * TEL - 5000

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



1" = 50'

Ele. District - 14

area of Prop - 0.423

Existing Use - None

Proposed Use - Dr. + Dentist office

Present Zoning - Res. + Commercial

Prop Zoning - Commercial

SUNOCO

Service Sta.

#5132

MAP ✓

#11+14A

BL

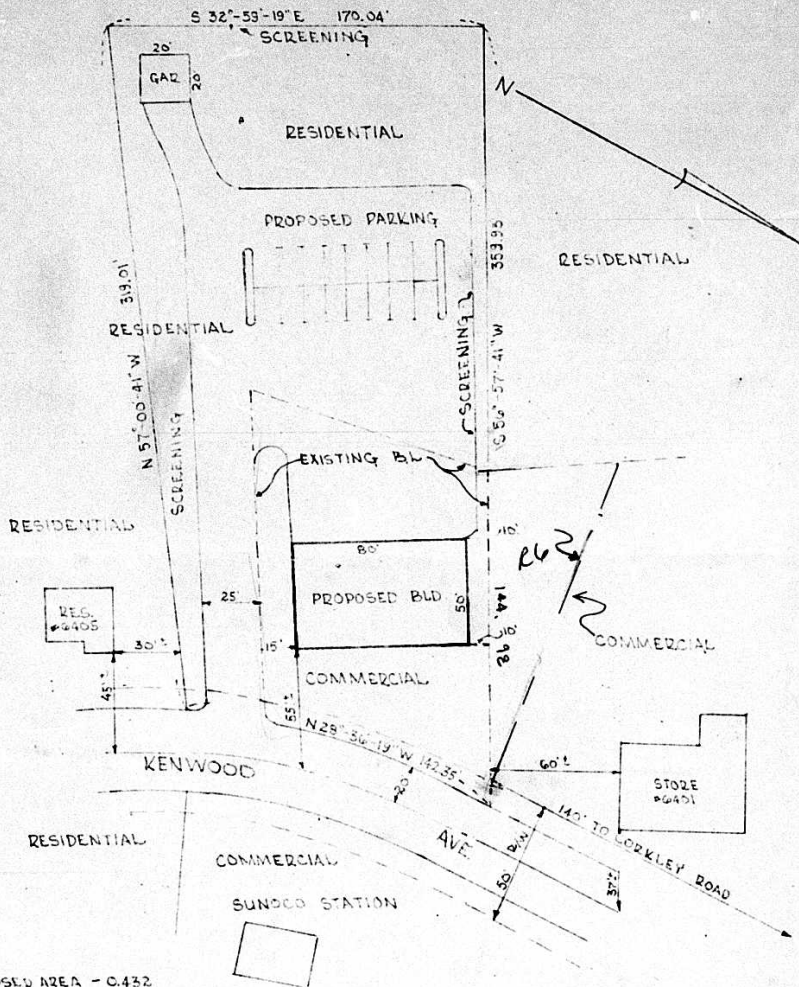
10/31/60

APPROVED FOR FILING

Reviewed By 22

Date 7/27/69





PROPOSED AREA - C.432
 EXISTING USE - NONE
 PRESENT ZONING - R-6 & B.L.
 PROPOSED ZONING - B.L.

DOCTORS & DENTIST OFFICE

14TH ELECTION DIST. BALTO. CO., MD.
 SCALE 1"=50' DATE 10-31-60

