

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, Russell L. Elliott, Mary E. Elliott, legal owner... of the property situated at the northeast corner of York Road and Evans Avenue in the 8th Election District of Baltimore County, fronting northerly 88.11 feet on York Road with a depth easterly of 180 feet, being lots 9, 10, 11, 12 - Section 8 of Yorkshire. *as etc*

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 BL 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 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.

Russell L. Elliott  
Mary E. Elliott  
Legal Owner

Address 3001 York Rd., Timonium, Md.



By Russell L. Elliott Zoning Commissioner of Baltimore County, this 18th day of November, 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 Beckard Bldg., in Towson, Baltimore County, on the 11th day of JANUARY, 1961, at 11:00 A.M.

John L. Askew  
26 W. Penna. Ave.  
Towson 4, Md.  
Zoning Commissioner of Baltimore County

5179  
RUSSELL L. ELLIOTT  
MAYOR JOHN L. ASKEW  
BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected,

the above reclassification should be had.  
It is Ordered by the Zoning Commissioner of Baltimore County this 18th day of January, 1961, 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 R-6 zone to a BL zone. *any* subject, however, to approval of plans for the development of said property by the Bureau of Land Development and the State Roads Commission.

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

the above reclassification should NOT be had.  
It is Ordered by the Zoning Commissioner of Baltimore County, this 18th day of January, 1961, 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 George E. Gavrellis, Deputy Director December 22, 1960  
To John L. Rose, Zoning Commissioner  
Subject # 5179 R-6 to B-L NE corner of Evans Avenue and York Road, R.L. & M.E. E. Elliott  
8th District Hearing: - January 11, 1961 11:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-L zoning. It has the following advisory comment to make with respect to pertinent planning factors:

1. Extensive changes in zoning have occurred in the vicinal areas. Some have been reclassifications from residential to commercial zoning; others have been changes from B-R to B-L zoning. The small nucleus of commercial zoning affirmed by the 8th District Zoning Map upon its adoption has been expanded subsequently to extend from just north of Evans Avenue to merge with the commercial area at Timonium Road.
2. We believe, that the desirability of the subject property for strictly residential purposes has been impaired by the commercial uses adjacent thereto. Under our present practices, we would recommend creation of R-A zoning, permitting with special exception the conversion of the two dwellings for office purposes. This transitional device between commercial and residential zoning would be further strengthened by the existing medical and insurance office uses just to the south of Evans Avenue.
3. It may be that the preponderance of changes of character in the use potentials for this general portion of the York Road frontage make B-L zoning for the subject tract inevitable. The existence of the two office uses south of Evans Avenue may provide the transitional device that we would have preferred to see created on the subject tract. If the petition is granted, the petitioner should clarify with the Department of Public Works, the required extent of widening for Evans Avenue.

GB:bc



## BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

BUREAU OF PUBLIC SERVICES  
Inter-Office Correspondence

From George E. Lewis January 11, 1961  
To John Rose  
Subject Zoning Petition #5179

Evans Avenue is proposed as a 50' right of way and improvements shall be required in conjunction with development of the property.

It is requested, therefore, that the zoning be made subject to approval of plans by the Bureau of Land Development.

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

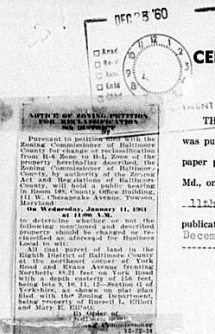
GB:bc

## CERTIFICATE OF PUBLICATION

TOWSON, MD. December 27th 1960  
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 of 1 successive weeks before the 11th day of JANUARY, 1961, the first publication appearing on the 22nd day of December, 1960.

The COUNTY Paper, Inc.  
Erickson Swartz  
Manager.

For John L. Askew



STATE OF MARYLAND  
STATE ROADS COMMISSION  
300 WEST PRESTON STREET  
BALTIMORE 1, MD.  
(MAILING ADDRESS - R. 2 BOX 10 BALTIMORE 3, MD.)  
January 4, 1960

COMMISSION MEMBERS  
JOHN H. FISHBEIN  
JOHN H. FISHBEIN  
JOHN H. FISHBEIN  
JOHN H. FISHBEIN  
JOHN H. FISHBEIN  
JOHN H. FISHBEIN  
JOHN H. FISHBEIN  
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JOHN H. FISHBEIN  
JOHN H. FISHBEIN

DIRECTOR OF ENGINEERING  
DAVID H. FISHER  
JOHN H. FISHBEIN  
JOHN H. FISHBEIN  
JOHN H. FISHBEIN  
JOHN H. FISHBEIN  
JOHN H. FISHBEIN  
JOHN H. FISHBEIN  
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JOHN H. FISHBEIN  
JOHN H. FISHBEIN

Mr. John G. Rose  
Zoning Commissioner  
County Office Building  
Towson 4, Maryland

Dear Mr. Rose:

This office has reviewed the subject petition and has no objection to the change, however, if the Zoning Commissioner should see fit to grant the petition, it is requested that the plans for egress and ingress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.

Very truly yours,  
Charles Lee, Chief  
Development Engineering Section  
BY: John L. Cusack  
Asst. Development Engineer

JLD/na

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 8th Date of Posting 12-18-60  
Posted for Ans. R-6 zone to ans. B-L zone  
Petitioner: Russell L. Elliott, Mary E. Elliott  
Location of property: NE corner of York Rd. and Evans Ave. etc.  
Location of Signs: Northwest corner of York Rd. and Evans Avenue  
Remarks: George E. Gavrellis  
Posted by George E. Gavrellis Date of return: 12-19-60

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

No. 4068  
DATE 12/18/60

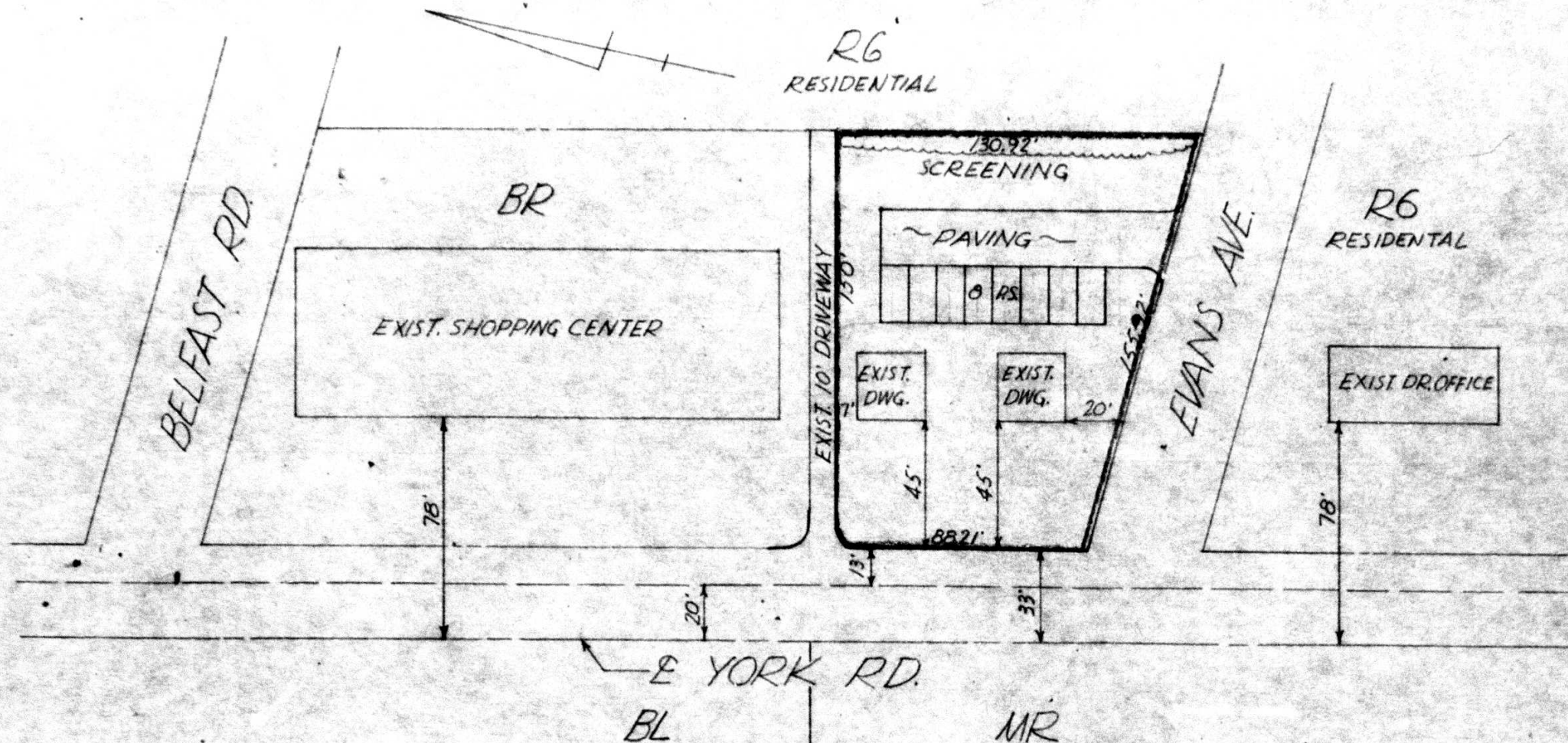
To: Russell L. Elliott, Inc.  
Towson, Md.

DEPOSIT TO ACCOUNT NO. 01622 QUANTITY 1 TOTAL AMOUNT \$ 50.00

Advertising and posting of property for Russell L. Elliott, Inc.

12-21-60 3207 \* \* \* TIL - \$0.00

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.



AREA OF PROP. - 16,434 SQ. FT.  
 EXIST. USE OF PROP. - RESIDENTIAL  
 PROP. USE OF PROP. - TV, RADIO & GIFT SHOP  
 PRES. ZONING OF PROP. - R6  
 PROP. ZONING OF PROP. - BL

# 5179  
 MAP  
 # 9  
 SEC. 3-C  
 BL

PLAT TO ACCOMPANY ZONING PETITION  
 8TH ELECT. DIST. BALTO. CO., MD.  
 SCALE: 1" = 50' NOV. 1960  
 MULLER, RAPHEL & ASSOC., INC. TOWSON, MD.

APPROVED FOR FILING  
 Reviewed By *[Signature]*  
 Date 11-25-60

OK Planning Jd