

Petition for Zoning Re-Classification

To The Zoning Commission of Baltimore County:
 I, Courtney Junifer & Robert L. Hinton, Trustees under Deed of 1, of we, Trust of William R. Hinton, as legal owners of the property situated on the East side of York Road and being known as Lots Nos. 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, as shown on the Plat of York Road, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 21, which are described as follows: Beginning at the intersection of the Belfast Road and the York Turnpike Road and running thence in a Southerly direction on the East side of the York Turnpike Road, 173.64 feet, more or less, to the Southeasternmost corner of the said Lot No. 6; and running thence in a Westerly direction and bounding on the division line between Lots Nos. 6 and 7, as shown on the said Plat of York Road, 150 feet to the Southwesternmost corner of said Lot No. 6; thence in a Northernly direction, 130.92 feet to the Southernmost side of Belfast Road; thence running in an Easterly direction on the Southernmost side of Belfast Road, 155.91 feet to the place of beginning.

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

Reasons for Re-Classification: The said property is restricted to a 30 foot side set back under the B-R zoning which is impracticable and erroneous zoning for land in the Timonium area and it should have been a business location zoning when the Eighth District Land Use Map was adopted.

Size and height of building: front 120 feet; depth 60 feet; height 12 feet.
 Front and side set backs of building from street lines: front 35 feet; side 43 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.

H. C. Junifer for Junifer
Robert L. Hinton
 Courtney Junifer & Robert L. Hinton
 Robert L. Hinton
 Junifer Building
 Towson 4, Maryland
 Address

ORDERED: By The Zoning Commissioner of Baltimore County, this 5th day of December, 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 Rebeck Bldg. in Towson, Baltimore County, on the 25th day of January, 1961, at 3:00 o'clock, P.M.

Zoning Commissioner of Baltimore County
 (over)

1-SIGN

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~the~~ the subject property having been erroneously zoned "B-R" at the time of the adoption of the new Land Use map for that area instead of "Business Local"

the above re-classification should be had.
 It is Ordered by the Zoning Commissioner of Baltimore County, this 25th 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 "B-R" zone to a "B-L" zone.

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 NOT be had.
 It is Ordered by the Zoning Commissioner of Baltimore County, this day of 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 zone.

Approved _____
 County Commissioners of Baltimore County
 Date _____ By _____ President

STATE OF MARYLAND
 STATE ROADS COMMISSION
 300 WEST PAVENSTON STREET
 BALTIMORE 1, MD.
 January 16, 1961

Mr. John G. Rose
 Zoning Commissioner
 County Office Building
 Towson 4, Maryland
 RE: Zoning Petition No. 6197
 B-R Zone to an B-L Zone
 East side of York Road
 (Route 45) at Belfast Road

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 Engineer's Section
John L. Duerr
 John L. Duerr
 Asst. Development Engineer

JLD/na

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 5, 1961
 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 a week, on ~~the~~ before the 25th day of January, 1961, the first publication appearing on the 5th day of January, 1961.

The COUNTY Paper, Inc.
 Manager.

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND
 No. 4103
 DATE 12/5/60
 TO: Saunders Almond, Jr.
 Attorney
 Junifer Building
 Towson 4, Maryland
 BILLED BY: Zoning
 DEPOSIT TO ACCOUNT NO. 01622
 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
 QUANTITY: 1
 Petition for reclassification for Robert L. Hinton
 COST: 50.00
 10-600 3490 * * * TIL - 50.00
 10-600 3490 * * * TIL - 50.00
 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.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 District 8th
 Date of Posting 1-4-61
 Posted for: G. B. R. Junifer and Robert L. Hinton
 Petitioner: G. B. R. Junifer and Robert L. Hinton
 Location of property: 45 York Rd. South of Corner of Belfast Rd. and York Rd.
 Location of Signs: South of Corner of Belfast Rd. and York Rd.
 Remarks: George B. Hinton
 Posted by: George B. Hinton
 Date of return: 1-5-61

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND
 No. 4207
 DATE 1/5/61
 TO: Mr. Saunders Almond, Jr.
 Attorney
 Junifer Building
 Towson 4, Maryland
 BILLED BY: Zoning Department of
 Baltimore County
 DEPOSIT TO ACCOUNT NO. 01622
 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
 QUANTITY: 1
 Advertising and posting of property for H. C. Junifer and Robert Hinton
 COST: 24.50
 1-1961 4428 * * * TIL - 24.50
 1-1961 4428 * * * TIL - 24.50
 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.

North

Alasum

R-6

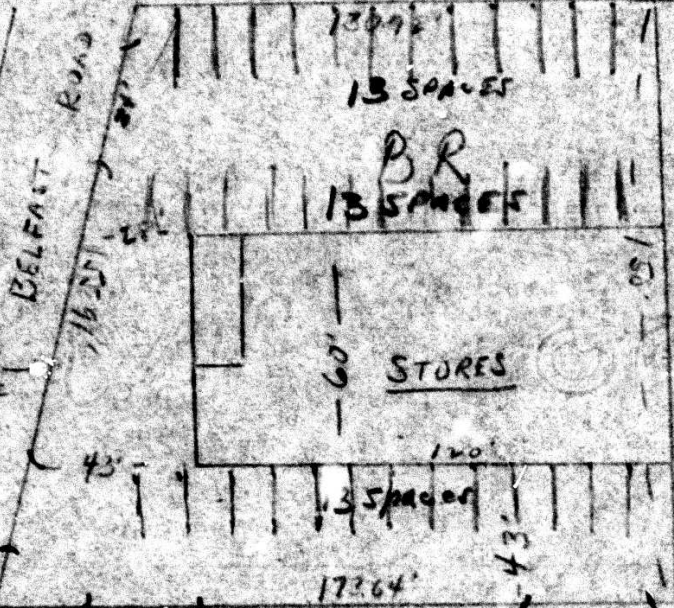
H.C. JENIFFER &
R.L. HINTON, TRUSTEES
5th DISTRICT BAYTOWN
T. MINIMUM
PRESENT ZONING BR
PROPOSED B-L

✓ 50' ± 1"

#5197

B-L

30' WIDE



(66' WIDE) YORK ROAD

APPROVED FOR FILING
Reviewed By C. 90
Date 12/5/00