#5271-XVA OLD MAP #9

XVA

RE: PETITION FOR SPECIAL EXCEPTION PATITICE FOR SPECIAL AUXPTICA AND VARIANCE TO Soction 109.2 (b); (3) and (6) of the Zoning Regulations - N. W. Side of Harford Road 103' from Conter line of Taylor Ava., 9th Dist., Henry W. Barnes, Fettitoner

> No. 5271-XV

ZONING COURSSIONER

BALTIMORE COUNT

OF

Upon bearing on the above petition (1) for a special exception to permit apartments in a commercial area and (2) for a variance to Section h09.2 (b); (3) and (6) of the Zoning Regulations to permit 29 parking spaces instead of the required 48 spaces, and it appearing that by reason of location, the cafety, health and the general welfare of the locality involved not being detrimentally affected, the special

The variance requested should also be granted as the Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and the variance would grant relief without substantial injury to the public health, mafety and the general welfare

It is this ______ day of May, 1961, by the Zoning Commissioner of Baltimore County, CRDSREP that the aforesaid petition should be and the same is hereby granted; the first, for a special exception for apartments in a commercial area and, second, for a variance to the Regulations which permits 29 parking spaces instead of the required h8 spaces.

Li 2 Con

BAL MORE COUNTY, MARYLAND No. 4676 OFFICE OF FINANCE

DATE 5/2/61

Division of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND

BILLED

Zoning Department of Baltimore County

	180.00°
DETACH UPPER ECCTION AND RETURN WITH YOUR REMITTANCE	COST
Petition for Henry V. Barnes for Special Exception	50.00
Parity—Address County, and—Office of Research	
2 -261 s507 · · · txt-	50,00
2261 6507 · · · TII	00.0
Alteria de la companya della companya della companya de la companya de la companya della company	Michaelle

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND ISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND ON UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

#5271XV PETITION FOR ZONING REGLASSIFICATION AMENDA SPECIAL EXCEPTION + Varian OLD MAP

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

#9 I MENN Henry W. Barnes legal owner... of the property situate in County and which is described in the description and plat attached hereto and made a pu tition (1) that the zoning status of the herein described property be re-classifie

made a part hereof description showing existing commercial use and abother for additional parking area, together with a letter request for Use Permit.

SEE ATTACHED DESCRITPION

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltim County, to use the herein described property, for apartments, as shown on the attached plan prepared by Glenn A. Watkins, Jr. dated April 5, 1961

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above re-classification and/or 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 Baitimore County adopted pursuant to the Zoning Law for Baltimore

Hany Mr Barnes Contract purchaser Address 7712 Harford Road

Baltimore 14, Maryland

210 W. Pennsylvania Avenue, Towson 4, Maryland-VA. 3-3297

____, 196_1_, 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 be had before the Zoning e County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of May at 10:006 clock

A. M

9 th

CHARLES IL SHITH #5271XV

BEING part of the lot of ground which by deed dated January 13, 1958 was red by Clayton W. Bordley, Incorporated to William S. Barnes et al.

TELEPHONE

BALTIMORE COUNTY, MARY AND No. 4747 OFFICE OF FINANCE

COURT HOUSE

DATE 5/22/61

TOWSON 4. MARYLAND

BY: Zoning Department of Baltimore County

POSIT TO A	DOGUNT NO. 01622	\$54.50 OUNT	
VANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		
	Advertising and posting of property for Henry W. Barnes	51,.50	
	FAID—Address County And — Office of Place		
	5-2261 9553 • • • 111- 5-2861 9553 • • • 111-	5450 5450	
	WAKE CHECKS PAYABLE TO BAI TIMORE COUNTY, MARYLAND		

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

> OFFICE OF PLANNING AND ZONING Inter -Office Correspondence

> > Dote May 19, 1961

To: John G.Rose, Zoning Commissioner From: George E. Gayrelia, Deputy Director

Subject: #5271-XV , Special Exception for Apartments Variance to permit 29 parking spaces instead of the required 10 spaces 18's infraid 18', 1931 from center line of Taylor Ave. 18mry N. Barnes

9tm District

5/31/61

10:00 A.H.

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception and variance and has the following advisory commen to make with respect to pertinent planning factors:

Consideration of the subject potition must be given in accordance with the totality of the potitioner's request. Although the planning state of the potitioner's request. Although the planning state of the potition of the potition of the subject to the granting of a use permit for parking, there will be a deficiency of 19 perking spaces. The ptitioner should show affirmatively that he is not overcreading land or creating under concentration of population.

PICE OF PLANNING AND ZONING 5-19-61

PETITION FOR A ZONING VARIANCE AND SPECIAL EXCEPTION
ZONING: Petition for Special Exception for Apartments Petition f. v Variance: to permit 29 park- ing spaces instead of the required 48
LOCATION: Northwest side of Harford Road 403' from the center line of Taylor
ATE. AND TIME WEINESDAY, MAY 31. 1941 AT 10-30 AM PURICE HEARING Room 105. County Office Building. 111 W. Chenapeake Ave- nus. Tuesson. Maryland
The Zoning Regulation to be excepted as follows:
Section: 400.2 (h)-13) & (6)—Dance Hall, Night Citti, or Restaurant—I for each 50 square feet of total Soor area Buildings devoted to retail trade—I for each 200 square feet of total froor area
The Zeeing Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public learing: Co-corning all that parcel of land in the
Ninth Clutriet of Baltimore County, be- ginning for the same at a point on the Northwest right of way line of Harford RC. (40 Pt. Wide) in the Arst or Northwestry 427 foot line of land which by deed dated and the county of the County by Clutric and County of the Count
W. Bardley. Incorporated to William 5. Barnes et al and recorded among the land recorded of Ballimore Colmyly in Liber G. L. B. 3294. Folio 175 and point being 5-3304. Wid-647 feel from the intersection formed by the Northwest right of way line of Harlard Road (40 Ft. Wide) and the center found to the Color of the C
line of Taylor Avenue (60 FL Wide) as
VILLE and recorded among the land re- order of Bultimare Country in Pills Book L. W. B. I Philo 24 theree is earling the School of the Pills and the School of the Book and binding on part of the first lion in afarcased deed Barelley, Incorporated to Diames as one of the school of the lion and remning for a line of division N-13-08, 1700 - or interest the Sible in
in aforesaid deed Bardley, Incorporated to Barnes as now surveyed N-47-42-W 150.00 FL themee saving the aforesaid first line
part of the aforesaid fifth line as now sur- veyed 5-47-43-E 140.00 Ft. to the end of the
hindler on the sixth line in aformald Gred
parallel to Harford Road as new surveyed S-43-00-W 20-00 PL running thence and binding on a part of the seventh line in

5271XV - MAY 15 '61 AM (JE) CERTIFICATE OF PUBLICATION 165 TOWSON. May 12,

THIS IS TO CERTIFY, that the appeared advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ozooxiaxeaob; of 1 time ** ** ** Defore the 31st day of May 1961 the first publicati 19.61... THE JEFFERSONIAN

Leand Muther Cost of Advertisement, \$...

MULLER, RAPHEL & ASSOCIATES, INC.

ZUNING TITLE - PROPERTY ON NURTHWEST SIDE OF HARFORD ROAD 403 Ft. FROM CENTER LINE OF TAYLOR AVENUE.

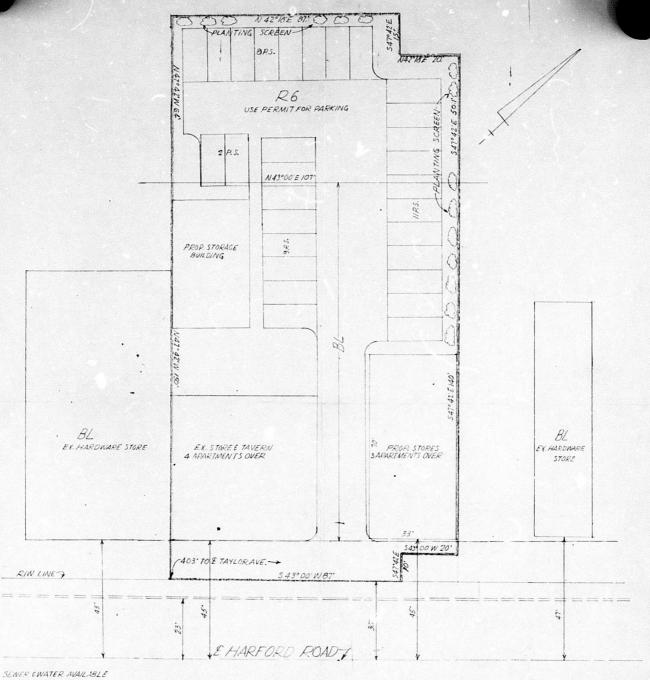
BEGINNING for the same at a point on the Northwest right of way line of Harford Road (60 Pt. Wide) in the first or Northwesterly 427 foot line of land which by deed dated January 13, 1958 was conveyed by Clayton W. Bordley, Incorto Millian S. Bernes et al and recorded among the land records of Emitimore County in Liber GLB 3296 Folio 178 said point being 8-43-00-W 403 feet from the section formed by the Northwest right of way line of Harford Road (60 Ft. Wide) and the center line of Taylor Avenue (60 Ft. Wide) as shown on the plat entitled MAP OF PARKVILLE and recorded among the land records of Baltimore County in Plat Book JMS 1 Folio 34 thence leaving the Morthwest right of way line of Parford Road and binding on part of the first line in afore-sid dee: Sordley, orporated to Barnes as now surveyed N-47-42-W 150.00 Ft. thence leaving the aforesaid first line and running for a line of division N-43-00-E 107.00 Ft. to intersect the fifth line in aforesaid deed Bordley, Incorporated to Barnes running thence and binding on - part of the aforesaid fifth line as now surveyed S-47-42-E 140.00 Ft. to the end of the fifth line in aforesaid deed and to a point 10 Ft. Northwesterly from the right of way line of Harford Road running thence and binding on the sixth line in aforesaid deed parallel to Harford Road as now surveyed S-43-00-W 20.00 Ft. running thence and binding on a part of the seventh line in aforesaid deed S-47-42-E 10.00 Ft. to the Northwest right of may line of Harford Read running thence and binding on the Morthwest right of way line of Harford Roed (60 Ft. Wide) S-43-00-W 87.00 Pt. to the place of beginning.

LAND SURVEYS - LOTS - FARMS - BUUNDARY - TOPOGRAPHICAL - LOCATION - SUBDIVISIONS - ROADS - UTILITIES ORAINAGE - SEWER - WATER - MAPPING - ZONING CONSULTATION - CONTRACTORS AT CCC. - TRANSPORM

CERTIFICATE OF POSTING

	Towson, Maryland	
th		#5271
District. 9 th		Date of Posting 5-10-6) exclusive to Signature 403 ft. from contex how repress 38 ft. Lanth
Posted for Special lefty	stron for Geartin	ents + Manance to Revolet
Petitioner: Herry W	Barker	
Location of property:	cold Harland Se	403 H. bam venter
lent of Degior and	ele Lelelat	7,7
Location of Signs: Live see	12 325 Hounother	two reans 38 H la the
of Sayler asenul	uttanin note	of Whichard Jacob
Remarks:		1 Halland Comment
Posted by Lange R. J.	kimme Date	of return: 5-11-61

TRANSPARENCE NO.	7- MAY 1 2'61 AM - 5271
SPECIAL EXCEPTION 200N'NG: Pulltion for special Ru- for variances in permit 25 park- the spaces instead of the required 45 amount of the spaces LaCATION: Northwest side of Finer- ford [Dand 185] from the center	CARTINGATE OF PUBLICATION
DATE AND TIMES WEDNESDAY, WAY M, 1981 AN BORN A.M. PURLIC HEARING: Room 1st, County Office Building, 111 W Thompsake Avenue, Towness, Maryland, The Zonier Regulation to be stopped as 1812 2011.	TOWSON, MD. Lay 11 161 20NING HEAD TOWSON, MD. Lay
Junce Hall, Night Clab of Pertauran - 1 for ages 50 square feet of total flow area Buildings devoted to retail trade-1 for each 200 square feet of total flowr area. The Zoning Commissioner of Bal-	paper printed and published in Towson, Baltimore County, one one in each of successive weeks before the
Zoning Act and Regulations of Bat- timare County, will hold a public hearing: Concerning all that pured of land in the Minin District of Baltimere County. Hill INNING for the same at a point on the Northwest right, of	
way line of Marford Read 100 feet wide) in the first are Northwesterly 127 feet line of land which by deed dated January 12, 1954, was con- veyed by Clayton W. Bordley, In- corporated to William R. Barnes et al. and r worded among the land recorpie of Ballimore. County in	The COUNTY Paper, Inc.
Liber (Like 2154 Posite 178 sold point being a fellow W see feet from the intersection, formed by the North wat register of the intersection formed by the North see feet wide, and the comment of the co	Manager. 7



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SENER CWATER AVAILABLE
AREA OF PROR - 0.36 Ac.
EXIST. USE OF PROR - BL, STORES
PROR USE OF PROR - STORES & APARTMENTS
PRES. ZOMING OF PROR - BL
PROR ZOMING OF PROR - BL, S.E. FOR LIVING QUARTERS IN A COMMERCIAL BLDG.
PARKING SPACES REQUIRED 29
PARKING SPACES FLORISHED 29

MULLER, RAPHEL & ASSOCIATES, INC.
REG. ENGINEERS & SURVEYORS
201 COURTLAND AVE.
TOWSON 4, MARYLAND

APPROVED FOR FILING
Reviewed By

PLAT TO ACCOMPANY ZONING PETITION 9" ELECT. DIST. BALTO. CO., MD. SCALE: 1"=20" 4/27161