

5315

OFFICE OF PLANNING AND ZONING
Inter - Office Correspondence

Date June 30, 1961

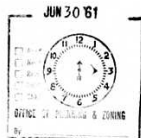
To: John J. Hays, Zoning Commissioner
From: George S. Garvalis, Deputy Director

Subject: 5315, 2nd to 3rd
3/2 S of Thornhill Rd. 150' W/E
of York Rd. Being property of
North Towson Building Co.
9th District

Hearing: Monday, July 10, 1961 (2:00 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. Conflicts of time preclude complete explanation of our comment. However, we do believe the proposed reclassification has merit. Details will be given at the hearing.



GR:md

5315
NORTH TOWSON BUILDING CO., INC.
25 S. Pennsylvania Ave., Towson 4, Md.
9th

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PETITION FOR ZONING RE-CLASSIFICATION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, North Towson Building Co., Inc., owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "R-6" zone to an "B-1" zone; for the following reasons: Change in neighborhood - error in zoning map

Also to relinquish the Special Exception for a gasoline service station for a portion of the property as described on Description No. 2 attached hereto, previously granted by the Zoning Authorities for Baltimore County, and for the reason that this portion of the property is not needed for the gasoline service station and is not presently being used for purposes of a gasoline service station.

SEE ATTACHED DESCRIPTION

and to have the Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County to use the herein described property for

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 Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address
NORTH TOWSON BUILDING COMPANY, INC.
Edwin I. Contrum, Legal Owner
Vice-President
Address: 25 S. Pennsylvania Ave., Towson 4, Md.
William S. Baldwin - Petitioner's Attorney
Address 24 N. Pennsylvania Ave., Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of June, 1961, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of July, 1961, at 2:00 o'clock P.M.



Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 9th Date of Posting: 6-21-61
Posted for: George S. Garvalis, Deputy Director
Petitioner: North Towson Building Co., Inc.
Location of property: 3/2 S of Thornhill Rd. 150' W/E of York Rd.
Location of Signs: 3/2 S of Thornhill Rd. 150' W/E of York Rd.
Remarks: Signs posted on 6-21-61
Posted by: George S. Garvalis Date of return: 6-22-61

TELEPHONE VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

To: North Towson Building Company, Inc.
70 S. Penna. Ave.
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	Advertising and posting of your property	56.50

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.

5315

MAP #9

RE: PETITION FOR RECLASSIFICATION
from an "R-6" Zone to a "B-1" Zone - S. E. Side Thornhill Road: 150' from York Road, 9th Dist., North Towson Building Co., Inc., Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5315

Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification of property described in the within petition from an "R-6" Zone to a "B-1" Zone on the south-east side of Thornhill Road, 150 feet from York Road, in the Ninth District of Baltimore County, the petitioner requested that the size of the lot for which a special exception was previously granted be reduced in size. This special exception covered much more land than was necessary for a gasoline service station and that portion of the petition will be granted.

The petitioner also requested a reclassification of a strip of land 23 feet wide running from Seminary Avenue to Thornhill Road. This will be granted in part. That portion of the 23 foot strip fronting on Seminary Avenue faces a large shopping center and it adjoins a portion of the petitioner's land already zoned "business local." In order to make proper use of the land a sufficiently wide strip of "business local" zoning is required, therefore, that portion of the 23 foot strip described as follows is granted, subject to approval of the site plan for the development of said property by the Bureau of Land Development and the Office of Planning and Zoning:

TELEPHONE VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4846
DATE 6/6/61

To: North Towson Building Co., Inc.
25 S. Pennsylvania Ave.
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	Petition for Reclassification	50.00
		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.

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MAP #9

all that parcel of land situate, lying and being in the Ninth District of Baltimore County, State of Maryland, described as follows:

BEGINNING for the same on the northeast side of Seminary Avenue at a distance of 153 feet, more or less, measured northeasterly along the said side of Seminary Avenue from the corner formed by the intersection of said side of said road with the northeast side of York Road, thence binding on the northeast side of Seminary Avenue, North 80 degrees 33 minutes 50 seconds East 23.75 feet to a point distant 176.73 feet from the northeast side of York Road, thence leaving Seminary Avenue and binding on a line drawn North 23 degrees 46 minutes 10 seconds west parallel to and distant 173 feet northeasterly measured at a right angle from the northeast side of the York Road a distance of 115 feet, more or less, to a point, thence South 66 degrees 13 minutes 50 seconds west 23 feet, more or less, to a point distant 150 feet measured at a right angle from the northeast side of York Road, thence running, parallel to the York Road, South 23 degrees 46 minutes 10 seconds East 140 feet, more or less, to the place of beginning.

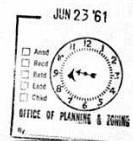
Date: 6/6/61

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 22 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 in each of one successive weeks before the 10th day of July, 1961, the first publication appearing on the 22nd day of June 1961.

The COUNTY Paper, Inc.



BRIDLEWOOD
(RESIDENTIAL)
R-6

THORNHILL

ROAD

EXISTING CURB

CONC. WALK

VACANT

ROAD

YORK

AMCO SERVICE STATION

EXISTING CURB

B-L
150'

CITY SERVICE
SERVICE STATION

TANCO
SERVICE STATION

B-L
150'

PAVING
BLDG
OFFICE
234
21.77

DRIVE

DRIVE

SHOPPING

SEMINARY

EXISTING CURB

AVENUE

CENTER

1 1/2 STORY
BRICK DWELLING

1 STORY
BRICK DWELLING

SECTION 1 "BRIDLEWOOD"
R-6

1 1/2 STORY
BRICK DWELLING

1 1/2 STORY
BRICK DWELLING

LOT AREA = 6,097 SQ. FT.
BLDG. FLOOR AREA = 234 SQ. FT.
PARKING SPACES = 8
PRESENT ZONING = R-6
PROPOSED ZONING = B-L
PRESENT USE = NURSERY

ZONING PLAT

3RD ELECTION DISTRICT OF BALTIMORE COUNTY, MD.

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: *11/14/61*

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: *11/14/61*

OFFICE OF PLANNING & ZONING
APPROVED AS TO STIPULATIONS IN
The Planning Commission Order
NO. 235 DATED 11/14/61
This Approval Pertains To Setbacks,
Paving, Screening And Other Restrictions
As Specified In The Baltimore County Zoning
Code.
Date *11/14/61*

APPROVED FOR FILING

Reviewed By: *[Signature]*

Date: *11/14/61*

WILLIAM M. MAYNARDIER,
COUNTY SURVEYOR
CIVIL ENGINEER & LAND SURVEYOR
COURT HOUSE TOWNSHIP, MD.
SCALE 1"=20' APRIL 17, 1961

