

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#5324
District: 13th Date of Posting: 6-28-61
Posted for: *George H. Hume*
Petitioner: *George H. Hume*
Location of property: *1128 Washington Blvd.*
Remarks: *George H. Hume*
Posted by: *George H. Hume* Date of return: 6-28-61

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, *King Manufacturing & Construction Co.* 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 *BR-V* zone; for the following reasons:

See Attached Description

and (2) for a 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: *King Mfg. & Const. Co.*
Address: *1128 Washington Blvd.*
Petitioner's Attorney: *Edward Youngworth*

ORDERED By The Zoning Commissioner of Baltimore County, this *13th* day of *May*, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the *12th* day of *July*, 1961, at 3:00 o'clock P.M.

3:05 PM
7/19/61

RE: PETITION FOR RECLASSIFICATION FROM an "R-6" Zone to a "BR-V" Zone and Variance to Section 238.2 of the Zoning Regulations - N.E. Washington Boulevard 340' N.E. Ridge Ave., 13th District - King Mfg. & Construction Co., Inc., Petitioner

DEPT. OF ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 5324-RV

Upon hearing on the above petition (1) for reclassification of the property described therein from an "R-6" Zone to a "BR-V" Zone and (2) for a variance to Section 238.2 of the Zoning Regulations to permit a side yard of 25 feet instead of the required 30 feet and a rear yard of 6 feet instead of the required 30 feet, and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected, the reclassification and variances should be granted.

It is this *20th* day of July, 1961, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition should be and the same is hereby granted; the first, for reclassification from an "R-6" Zone to a "BR-V" Zone, and, second, for variances to the Zoning Regulations which permit a side yard of 25 feet instead of the required 30 feet and a rear yard of 6 feet instead of the required 30 feet.

John G. Rose
Zoning Commissioner
of Baltimore County

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgely, Md.
THE HERALD - ARGUS
Catonsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
Date: July 3, 1961.
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One week, that is to say the 3rd day of July, 1961, that is to say the same was inserted in the issues of June 29, 1961.

THE BALTIMORE COUNTIAN

By: *Paul J. Morgan*
Editor and Manager

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

For Variance to the Zoning Regulations To the Zoning Commissioner of Baltimore County

LEGAL OWNER

of Property hereinafter described hereby for a Zoning Variance to the Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted as follows:

238.2 - 30 ft. side yard
238.2 - 30 ft. rear yard

The Reason for Variance:

To permit a 25 foot side yard instead of a 30 foot side yard and to permit an 8 foot rear yard instead of a 30 foot rear yard.

Property Situate:

BEGINNING for the same at a point on the Northeast side of a forty foot street leading to Washington Boulevard and being at the beginning point of the last line of the lot of ground first described in a Deed dated February 27th, 1948 and recorded among the Land Records of Baltimore County in Liber T.M.S. No 1645 folio 463 from Mohr Motor Company Incorporated to Charles Euden and wife, and running thence binding on the third line of said land reversely Northeasterly one hundred fifty feet thence by a prolongation of the second line of said Deed Northwesterly one hundred fifty feet thence parallel to the first line hereof and to Washington Boulevard Southwesterly one hundred fifty feet to said forty foot street and thence on the same Southeasterly with the use thereof in common with others one hundred fifty feet to the place of beginning.

KING MFG. & CONST. CO. INC

Edward Youngworth
Legal Owner

4128 Washington Blvd.
Balt 27 Md

OFFICE OF PLANNING AND ZONING
Inter-Office Correspondence

Date: July 1, 1961

To: John G. Rose, Zoning Commissioner
From: George P. Garraffis, Deputy Director

Subject: # 5324-RV R-6 to BR-V zone and variance for a 25' side yard - instead of 30' and 8' rear yard instead of 30' 1/2 Washington Blvd. 340' more or less NE Ridge Rd. King Mfg. & Construction Co.

13th District July 19, 1961 3:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification and variances and has the following advisory comment to make with respect to pertinent planning factors:

1. The 13th District Zoning Map established a uniform depth for R-6 (Business Roadside) zoning along Washington Boulevard. Extension in depth of the R-6 zoning would be a departure from the map and would not be in conformity with zoning established for adjacent properties.
2. Variances are based on allegations of hardship or practical difficulty. Inspection of the site plan does not indicate to us any valid reason as to why a variance is justified here.

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST FREIGHT STREET
BALTIMORE 1, MD.
(MAILING ADDRESS: P.O. BOX 171, BALTIMORE 2, MD.)
July 7, 1961

Mr. John G. Rose, Zoning Commissioner, County Office Building, Towson 4, Maryland
Re: Zoning Petition No. 5324-RV From R-6 Zone to BR-V Zone North side of Washington Blvd. (Route 1) 340' North east of Ridge 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 agree and ingress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief

John J. Finner
BY: John L. Duerr
Asst. Development Engineer

JLD/als

TELEPHONE VALLEY 3-3000

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

No. 7417
DATE 7/29/61

TO: King Manufacturing & Construction Co.
1128 Washington Blvd.
Baltimore 27, Md.
BILLED BY: Zoning Department of Baltimore County

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	Advertising and posting of property	16.00

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.

TELEPHONE VALLEY 3-3000

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

No. 4695
DATE 5/4/61

TO: King Manufacturing & Construction Co.
1128 Washington Blvd.
Baltimore 27, Md.
BILLED BY: Zoning Department of Baltimore County

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	Petition for Reclassification	50.00

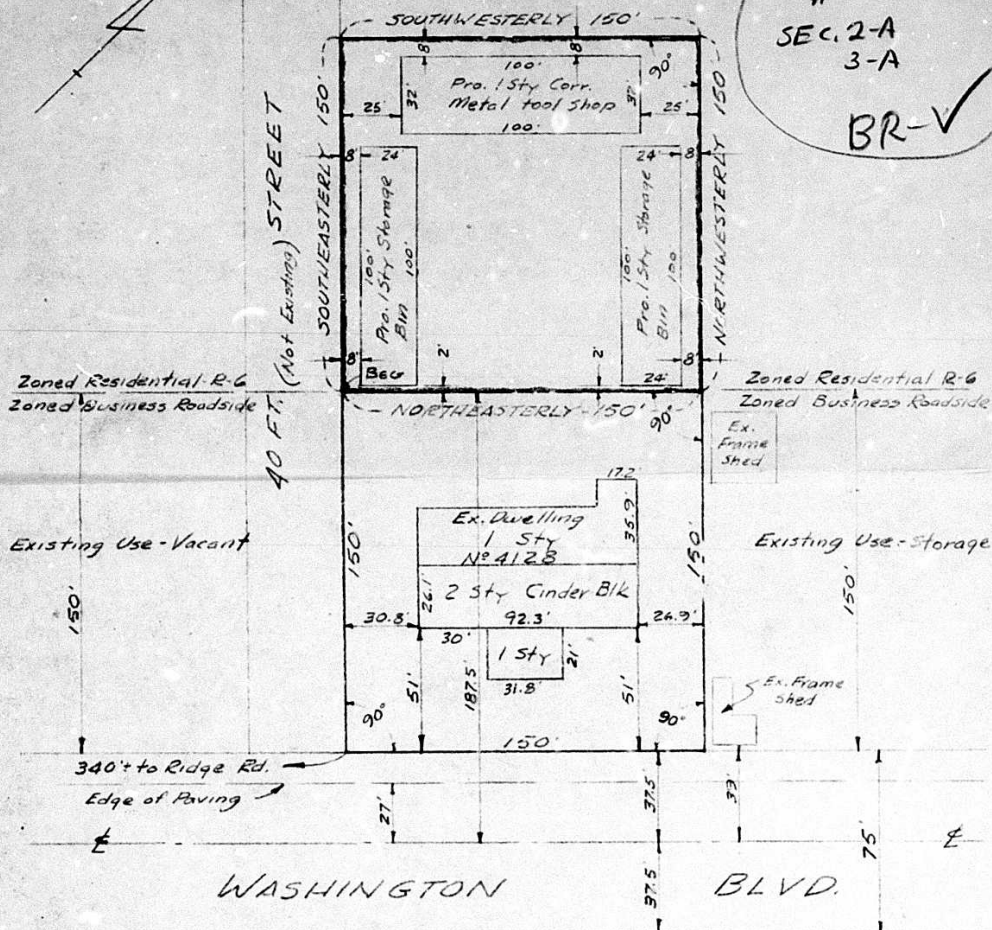
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Present Zoning - R-6
Existing Use - Vacant

#5324 RV

MAP
#13
SEC. 2-A
3-A

BR-✓



Notes:

Election District N° 13
Area of property 22,500 sq. ft.
Existing use of property - Vacant
Proposed use of property - Storage + Tool shed
Present Zoning - Residential R-6
Proposed Zoning - Business Roadside

APPROVED FOR FILING

Reviewed By [Signature]
Date 5/5/61



Reg. N° 2728

L. Alan Evans
L. ALAN EVANS
SURVEYORS & CIVIL ENGRS.
4200 ELSBRODE AVE. HA-6-2144
BALTIMORE 14, MARYLAND
SCALE 1" = 50' APRIL 6, 1961

