

PETITION FOR ZONING RE-CLASSIFICATION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, George J. Sakowich, Sr., legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (a) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an A-6 zone to an B-1 zone, for the following reasons: The existing property is a nonconforming use. The property owner desires to offer his services to the community under its proper zoning classification of B-1.

See Attached Description

and to take 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 reclassification 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.

none
George J. Sakowich, Sr.
George J. Sakowich, Sr.
Address: Leonard A. Vadala
1760 Eastern Boulevard
Baltimore 21, Maryland
Petitioner's Attorney

Address: _____
ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of July, 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 31st day of July, 1961, at 3:00 o'clock P.M.

George J. Sakowich, Sr.
Zoning Commissioner of Baltimore County
(over)

5336

GEORGE J. SAKOWICH
Solely of Bowley Quarter Road, 1500' W. of
Savoy, Adams Rd.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of Petitioner's request fulfill the need for a local shopping center.

the above Reclassification should be had; and it further appearing that by reason of

a Special Exception for a _____ should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of August, 1961, that the herein described property or area should be and the same is hereby reclassified; from a "R-6" zone to a "B-1" zone, and/or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

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, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1961, that the above reclassification 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; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

OFFICE OF PLANNING AND ZONING

Inter-Office Correspondence

Date: July 18, 1961

To: John D. Roper, Zoning Commissioner
From: George J. Sakowich, Deputy Director

Subject: #5336 - A-6 to B-1 Zone
1760 Eastern Boulevard, Baltimore 21, Md.
From intersection of Carroll Island Road
George J. Sakowich

15th District

7/13/61

3:00 P.M.

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

1. The subject tract is situated on the northerly or northeasterly of Bowley Quarter Road opposite Edwards Lane. A new residential subdivision-Carrollwood, will be developed along the easterly and southeasterly boundaries of the subject property. Development in this area has been sparse and will continue in a residential context.
2. Extensive co-spatial residences have occurred to the north in the vicinity of the intersection of Carroll Island and Bowley Quarter Road. It appears that adequate commercially land is available to the north of the subject tract to meet the reasonably foreseeable needs of the community. Creation of commercial zoning on the subject tract would create land use potentials for which it would not be in keeping with those of adjacent residentially zoned properties. As such, we believe that the subject request would tend to spot-zoning-if granted.

00040



May 17, 1961

Vadala & McFarland
Attorneys
1760 Eastern Avenue
Baltimore 21, Maryland

Re: Zoning Reclassification for
George J. Sakowich, Sr.
S/O of Bowley Quarter Road
opposite Edwards Lane-15th District

Attention: Mr. McFarland
Enclosure: _____

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to make:

- 1 - The plat plan should be revised to indicate the location of the property to the nearest intersecting street.
- 2 - Three new forms for Zoning Petition are enclosed herewith. Two of these forms should be filled in and returned to this office.

Compliance with the foregoing comments is necessary prior to posting the property.

If I can be of any further assistance in this matter, please do not hesitate to call on me at your convenience.

Yours very truly,

J.D./ba
cc: Mr. George Lewis
Mr. John Durr

JAMES DYER
PLANNING - 2

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15th
Date of Posting: 7-13-61
Posted for: George J. Sakowich, Sr.
Petitioner: George J. Sakowich, Sr.
Location of property: 1760 Eastern Boulevard, Baltimore 21, Md.
Location of signs: 1760 Eastern Boulevard, Baltimore 21, Md.
Remarks: George J. Sakowich, Sr.
Signed: _____ Date of return: 7-14-61

TELEPHONE VALLEY 3-3000

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

No. 4709
DATE 5/10/61

To: C. Victor McFarland
Attorney
1760 Eastern Blvd.
Baltimore 21, Md.

BILLED Zoning Department of Baltimore County

QUANTITY	DESCRIPTION	COST
1	Petition for Reclassification for George J. Sakowich, Sr.	50.00
1	PAID - Baltimore County, Md. - Office of Finance	50.00
1	PAID - Baltimore County, Md. - Office of Finance	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.

TELEPHONE VALLEY 3-3000

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

No. 7436
DATE 7/13/61

To: Leonard A. Vadala, Esq.
1760 Eastern Boulevard
Baltimore 21, Md.

BILLED Zoning Department of Baltimore County

QUANTITY	DESCRIPTION	COST
1	Advertising and posting of property for George Sakowich	30.50
1	PAID - Baltimore County, Md. - Office of Finance	30.50

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.

5336

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 18, 1961

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on July 13, 1961, at 11:00 A.M., before the 13th day of July, 1961, the first publication appearing on the 13th day of July, 1961.

JUL 17 61

THE JEFFERSONIAN,
Manager.

OFFICE OF PLANNING & ZONING

JOHN D. ROPER
Deputy Director
July 14, 1961

BUILDING 3600 SQ. FT.
18 PARKING SPACES REQD.
19 PARKING SPACES SHOWN

5339

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY J. Dyer
DATE 9/14/61

R-6 ZONE

EXIST. FRAME
DWELLING

4' HIGH HEDGE

N 42° 25' E 138.1'

EXIST.
8" SAN. SEWER +
10" C. EASEMENT

ZONED R-6

MANN'S AVE.

PROPOSED
RET. STORE

PROPOSED
RET. STORE

PARKING
AREA

EXIST. BRICK
DWELLING
OFFICE OF PLANNING & ZONING
APPROVED AS TO STIPULATIONS IN
The Zoning Commissioners Order
NO. 5339 DATED 9/14/61
This Approval Pertains To Setbacks,
Parking, Screening And Other Restrictions
As Specified In The Baltimore County Zoning
Code.
Date J. Dyer 11/24/61

EXIST. BRICK
DWELLING

EDGEWOOD AVE.

DWELLING
MOVED
A"

AREA 30,072.20'

LIGHT POST
CURB

EXIST. CURB

HARFORD ROAD 60'

PLOT PLAN
SCALE 1" = 20'

PROPOSED STORE BUILDING
FOR
J. J. BARNICKEL & CO.
PARKVILLE - BALTIMORE COUNTY MD.
9th DISTRICT - 15th PRECINCT.
PLAT BOOK #7 W.P.C. PART I, FOLIO 17-88.

