

PETITION FOR ZONING RE-CLASSIFICATION #5353RV
AND/OR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, William A. King & Evelyn King, legal 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 Residential zone to an B-1 zone; for the following reasons:

1. For that the property as now designated by the 13th District Zoning Map was done arbitrarily and by mistake by Baltimore County Council.
2. That the premises k/a 4300 Leeds Avenue now enjoys a non-conforming use of a B-1 nature and the owners wish to extend their operation beyond the extent allowed for non-conforming use.
3. That the present zoning classification works a hardship on the present business operations of the applicants.
4. Sideyard set back - Section 212.2 Requires 12 feet. Request for 3.53 feet instead of required 12 feet.

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 William A. King Legal Owner
Evelyn King

Address Monneman, Styles & McCenkey
by Albert J. Shick
Attorney
Address 5 South St. Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this 18th 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 20th day of September, 1961, at 10:00 o'clock.

A. M.
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, and error in the original zoning of the subject property,

the above Re-classification should be had; and it further appearing that by reason of location, the variance to Section 212.2 of the Zoning Regulations - side yard setback - should be granted which permits a side yard setback of 3.53 feet instead of the required 12 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of September, 1961, that the herein described property or area should be and the same is hereby reclassified, from an "R-6" zone to an "B-1" zone, and a Special Exception is required 12 feet. The granting of the reclassification is subject, however, to approval of site plan by the Bureau of Land Development and the Office of Planning & Zoning.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of September, 1961, that the above re-classification 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 B-1 zone; and or the Special Exception for side yard setback be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Description of the property of William A. King and wife, known as 4210, 4300 and 4302 Leeds Ave. Election District No. 13, Baltimore County, Md.

Beginning for the same at a point on the northwesternmost side of Leeds Ave. distant 283.89 feet measured southwesterly along the northwesternmost side of Leeds Ave. from the corner formed by the intersection of the said northwesternmost side of Leeds Ave. and the southwesternmost side of Beechfield Ave. and running thence and binding on the northwesternmost side of Leeds Ave. South 45 degrees 00 minutes West 130.36 feet, thence leaving Leeds Ave. North 41 degrees 00 minutes West 119.75 feet, thence North 49 degrees 00 minutes East 150.00 feet, thence South 41 degrees 00 minutes East 119.25 feet to the place of beginning, containing 0.429 acres of land more or less.

EDWIN J. KING, R.S. 1100
1711 E. 2nd Street
Baltimore-18, Md.
June 19, 1961

(not for conveyance purposes)

OFFICE OF PLANNING AND ZONING
Inter-Office Correspondence

Date September 8, 1961

To: John G. Rose, Zoning Commissioner
From: George H. McCenkey, Deputy Director
Subject: #5353-RV, 1-6 to B-1, Northwest side of Leeds Avenue 283.89 feet Southwest of Beechfield Avenue, being property of William King.

13th District RECEIVED 9/20/61 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has unfavorable comments with respect to this petition. Details will be given at the hearing.

22:10

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

To: Monneman, Styles & McCenkey
Attorneys at Law
5 South Street
Baltimore 2, Maryland

BILLED BY: Zoning Department of Baltimore County

Telephone Valley 3-3000

No. 8096
DATE 9/18/61

REPORT TO ACCOUNT NO. 01622		TOTAL AMOUNT
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for William King	13.50

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.

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

To: Monneman, Styles & McCenkey
Attorneys at Law
5 South Street
Baltimore 2, Maryland

BILLED BY: Zoning Department of Baltimore County

Telephone Valley 3-3000

No. 7415
DATE 10/1/61

REPORT TO ACCOUNT NO. 01622		TOTAL AMOUNT
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Petition for Re-classification and Variance for William King	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 PUBLICATION

BALTIMORE COUNTY, MD. September 1, 1961

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one successive weeks before the 20th day of September, 1961, the first publication appearing on the 31st day of August 1961.

THE TIMES,
John M. Martin
Manager.

Cost of Advertisement \$ 27.50
Purchase Order Q 5706
Requisition No. I 5615

PETITION FOR A ZONING RE-CLASSIFICATION AND A VARIANCE TO THE ZONING REGULATIONS 13th DISTRICT

ZONING: From R-6 Zone to B-1 Zone.
Petition for a Variance to permit sideyard set back 223 feet instead of the required 12 feet.
LOCATION: North side of Leeds Avenue 283.89 feet Southwest of Beechfield Avenue.

DATE AND TIME: WEDNESDAY, SEPTEMBER 20, 1961 AT 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, Towson, Md.

Section 212.2 - Side Yard 12 feet.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Concerning all that parcel of land in the Thirteenth District of Baltimore County.
Description of the property of William A. King and wife, known as 4210, 4300 and 4302 Leeds Ave. Election District No. 13, Baltimore County, Md.
Beginning for the same at a point on the northwesternmost side of Leeds Ave. distant 283.89 feet measured southwesterly along the northwesternmost side of Leeds Ave. from the corner formed by the intersection of the said northwesternmost side of Leeds Ave. and the southwesternmost side of Beechfield Ave. and running thence and binding on the northwesternmost side of Leeds Ave. South 45 degrees 00 minutes West 130.36 feet, thence leaving Leeds Ave. North 41 degrees 00 minutes West 119.75 feet, thence North 49 degrees 00 minutes East 150.00 feet, thence South 41 degrees 00 minutes East 119.25 feet to the place of beginning, containing 0.429 acres of land more or less.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER,
OF BALTIMORE COUNTY.
Aug. 21

OFFICE OF THE BALTIMORE COUNTEAN

SEP-5 '61 AM
THE BALTIMORE COUNTEAN
13th DISTRICT
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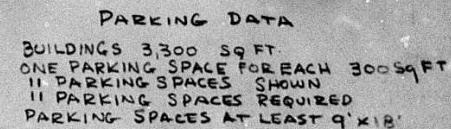
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BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER,
OF BALTIMORE COUNTY.
Aug. 21

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 6th day of September, 1961, that is to say the same was inserted in the issues of

August 31, 1961.
THE BALTIMORE COUNTEAN
By Paul J. Morgan
Editor and Manager

N 49° 00' E 150.00'



EDWIN J. KIRBY RS#1100
1711 E 32ND ST.
BALTO-18, MD. HO-7-0540
DATE: SEPT 29, 1961

#5353 RV
MAP
#13
SEC. 2-
3

Ok Received from
J. M. Kier