

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William L. Adams legal owner(s) 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 _____ zone to an "X" zone; for the following reasons:

(no reclassification requested)

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.

William L. Adams
Address: 1519 Pennsylvania Ave.
Baltimore-28, Maryland

Peter B. Turney
Address: 6325 Windsor Mill Road
Baltimore 7, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1961, at 11:00 o'clock.

William L. Adams
Zoning Commissioner of Baltimore County

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

To: Peter B. Turney, Esq.
6325 Windsor Mill Road
Baltimore 7, Maryland

DEPOSIT TO ACCOUNT NO. 01/22 TOTAL AMOUNT \$50.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for Special Exception for William L. Adams	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 POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 9-6-61

Posted for: Special Exception for Office Building

Petitioner: William L. Adams

Location of property: 6325 Windsor Mill Road, 2 ft. N. of Baltimore National Pike, Baltimore 7, Md.

Remarks: See attached description

Posted by: John G. Rose Date of return: 9-7-61

5361-X

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____

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 _____ day of _____, 1961, that the herein described property or area should be and the same is hereby reclassified; from a _____ zone to a _____ zone, and/or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

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 the traffic created by the granting of this special exception would cause congestion in the roads and streets and create a traffic hazard and would be detrimental to the health, safety, and the general welfare of the locality involved,

the Special Exception should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

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

To: Peter B. Turney, Esq.
6325 Windsor Mill Road
Baltimore 7, Md.

DEPOSIT TO ACCOUNT NO. 01/22 TOTAL AMOUNT \$7.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of property for William Adams	7.00

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.

OFFICE OF PLANNING AND ZONING
Inter-Office Correspondence

Date: September 22, 1961

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

Subject: #5361-X Petition for Special Exception for an Office Building, East side of Commonwealth Ave., 2 feet more or less South of Baltimore National Pike.

1st DISTRICT
Hearings: Monday, October 2, 1961 (11:00 A.M.)

The staff of the office of Planning and Zoning has reviewed the subject petition for Special Exception and is in accord with the proposed office use. The site plan as presented indicates that the subject tract can be properly developed. However, approval should be conditioned upon final approval of site plans by this office.

GB:hrs



CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. September 15, 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 week before the _____ day of September, 1961, the first publication appearing on the _____ day of September 1961.

THE TIMES.

John M. Martin
Manager
John M. Martin

Cost of Advertisement \$28.00
Purchase order: Q552
Requisition no. L5623

PETITION FOR ZONING
SPECIAL EXCEPTION
1ST DISTRICT
ZONING: Petition for Special Exception for an Office Building.
LOCATION: East side of Commonwealth Avenue 2 feet more or less South of Baltimore National Pike.

DATE AND TIME: MONDAY, OCTOBER 2, 1961 AT 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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 First District of Baltimore County.

DESCRIPTION OF PROPOSED OFFICE BUILDING SITE: EAST SIDE OF COMMONWEALTH AVE. LOTS NO. 19 TO 24 BLOCK "C", McDONOUGH HEIGHTS, PLAT BOOK W.P.C. NO. 5 FOLIO 69. Beginning for the same on the east side of Commonwealth Ave. at the northwest corner of Lot No. 24 Block "C" as laid out on the Plat of McDonough Heights recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 5 Folio 69, and point of beginning being south 18 degrees 05 minutes 30 seconds west 1 and 92/100ths feet from the corner formed by the intersection of the south side of the right of way of Edmondson Ave. Extended, also shown as Baltimore National Pike (150' wide) as shown on Plat No. 308 of the State Roads Commission of Maryland, with the east side of Commonwealth Ave. 40 feet wide as laid out on said Plat; and running thence bounding on the east side of said Commonwealth Ave. south 18 degrees 05 minutes 30 seconds west 120 feet to the south-west corner of lot No. 19 Block "C" as laid out on said Plat; thence bounding on the south side of said lot No. 19 Block "C" south 18 degrees 05 minutes 30 seconds east 104 feet and 41/100ths feet to the southeast corner of said lot No. 19; thence bounding on the east side of lot No. 19, 18, 20, 21, 22, 23, 24 and Block "C" as laid out on said Plat; thence bounding on the north side of said lot No. 24 north 73 degrees 54 minutes 30 seconds west 106 and 31/100ths feet to the place of beginning.

The corners in the above description all referred to the magnetic meridian of the State Roads Commission. Being Lots Nos. 18, 20, 21, 22, 23 and 24 of Block "C" as laid out on the Plat of McDonough Heights recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 5 Folio 69. Being the property of William L. Adams, as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
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OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

September 18, 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 before the 18th day of September, 1961, that is to say the same was inserted in the issues of

September 15, 1961.
THE BALTIMORE COUNTIAN
By Paul S. Morgan
Editor and Manager

August 2, 1961

Peter B. Turney, Esq.
6325 Windsor Mill Road
Baltimore 7, Maryland

Dear Mr. Turney:

The Zoning Advisory Board has reviewed your petition, for a special exception, and have the following comments to make:

The following items should be indicated on the plot plans:

- (1) The proposed building with the side, rear and front yard setbacks labeled.
- (2) Entrance to parking lot and layout of parking.
- (3) A 5 foot widening strip.

In order that your petition may be processed at the earliest possible time, please submit 5 copies of the revised plot plan to my attention, at your earliest convenience.

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

Yours very truly,

JAMES H. DYER
PLANNER 3

JED/ba

Magnetic Meridian
State Roads Plat #3935

GAITHER

AVE.

#5361-X
MAP #1
SEC 2A

PROPERTY ZONE RA
1ST ELECTION DIST.
PROPERTY 12,643^{sq}
SCALE 1"=50'

PARKING DATA

BUILDING 3740 SQ. FT. 300
ONE PARKING SPACE FOR EACH 300 SQ. FT.
13 ~~30~~ PARKING SPACES REQUIRED
13 PARKING SPACES SHOWN
PARKING SPACES 9'x10'x20'

Vacant

Atlantic Filling Station

ZONED RA

PROPOSED
2 STORY
OFFICE
BUILDING

Residence

Residence

8' BUFFER STRIP
5' WIDENING

COMMONWEALTH

AVE.

Plat To Accompany Zoning Application
for
Special Exception - Office Building.

Scale 1"=50'

Aug. 12, 1961.

W. C. Warren,

Land Surveyor, 1903 Gwynn Oak Ave. Baltimore
T.Md. VI.1. 4-4640.

