

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Vinnie A. Ayers 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... zone to an "X" A zone; for the following reasons:

(Subject property is presently zoned R-A)

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... offices

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.

Christina Anderson Contract purchaser
Vinnie A. Ayers Legal Owner

Address Record Building
Townson 4, Maryland

B. J. Medlary, Jr. Petitioner's Attorney
Vinnie A. Ayers Protestant's Attorney

Address 204 Courtland Avenue, Towson, Md.
Valley 5-8596

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of September, 1961, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers 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 24th day of November, 1961, at 10:00 o'clock

By [Signature] Zoning Commissioner of Baltimore County.



Registration No. 1577
Professional Engineer and Land Surveyor
Curt House
Towson 4, Md.

William M. Magnadier
County Surveyor

For the Purpose of Zoning only:

All that piece or parcel of land situate lying and being in the 9th Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same on the easternmost side of Courtland Avenue 35 feet wide at the distance of 150.00 feet measured southerly along said side of Courtland Avenue from the corner formed by the intersection of said side of said Avenue with the southerly side of Susquehanna Avenue running thence and binding on the easternmost side of Courtland Avenue southerly 46.50 feet thence leaving the Avenue and running easterly parallel with Susquehanna Avenue 112.50 feet thence northerly parallel with Courtland Avenue 46.50 feet thence westerly parallel with Susquehanna Avenue 112.50 feet to the place of beginning.

Containing 5231 Square Feet of land, more or less.



William M. Magnadier

VINIE A. AYERS
E/S of Courtland Ave. 150' S of 9th
Susquehanna Ave.

5389-X

PETITION FOR A ZONING SPECIAL EXCEPTION, 9TH DISTRICT

ZONING: Petition for Special Exception for Offices

LOCATION: East side of Courtland Avenue 124 feet South of Susquehanna Avenue

DATE AND TIME: Wednesday, November 8, 1961 at 10:00 A.M.

PUBLIC HEARING: 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

All that piece or parcel of land situate lying and being in the 9th Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same on the easternmost side of Courtland Avenue 35 feet wide at the distance of 150.00 feet measured southerly along said side of Courtland Avenue from the corner formed by the intersection of said side of said Avenue with the southerly side of Susquehanna Avenue running thence and binding on the easternmost side of Courtland Avenue southerly 46.50 feet thence leaving the Avenue and running easterly parallel with Susquehanna Avenue 112.50 feet thence northerly parallel with Courtland Avenue 46.50 feet thence westerly parallel with Susquehanna Avenue 112.50 feet to the place of beginning.

Containing 5231 Square Feet of land, more or less.

Being the property of Mrs. Vinnie A. Ayers, as shown on plat filed with the Zoning Department.

FOR: G. ROSE, Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 20, 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 October 20, 1961, before the 8th day of November, 1961, the 21st publication appearing on the 20th day of October, 1961.

THE JEFFERSONIAN,
[Signature] Manager.

Cost of Advertisement, \$.....

OFFICE OF PLANNING AND ZONING
Inter-Office Correspondence

Date October 27, 1961

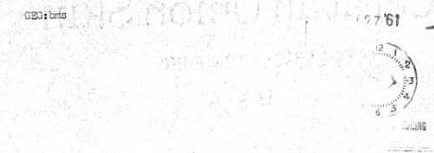
To: Mr. John U. Rose, Zoning Commissioner
From: Mr. George E. Gavrelis, Deputy Director

Subject: #5389. Special Exception for offices in an R-A Zone. East-side of Courtland Avenue, 150 feet south of Susquehanna Avenue.

9th District
HEARING: November 8, 1961 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception --- and has the following advisory comment to make:

- Courtland Avenue as it extends southerly from Susquehanna Avenue is rapidly assuming the character of an "office district". Most of the dwellings have been converted to office use. This is exactly what the 9th District Zoning Map envisioned for the area when the map was adopted in 1955.
- The site plan presented with the subject petition indicates the capability of the property to meet the standards of the requirements of the Zoning Regulations for office-street parking in connection with office use. Even though the total building area is less than 5000 square feet, any granting of the petition should be conditioned upon a requirement of providing 5 off-street parking spaces as shown on the plan. This request is made to assure compliance with the standards set forth for Special Exceptions and to avoid traffic congestion and hazard on Courtland Avenue.



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

No. 8109
DATE 9/22/61

To: Advertising
Bernard J. Medlary, Jr. Esq.
204 Courtland Ave.
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
01622	1	Petition for Special Exception for Mrs. Vinnie A. Ayers	\$50.00	50.00
			10.00	

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

#5389

District: 9th
Posted for: Special Exception for Offices
Petitioner: Vinnie A. Ayers
Location of property: East side of Courtland Ave. 150 ft. S. of Susquehanna Ave. 112.5 ft. W. of Courtland Ave.
Location of Sign: On the property shown on 2nd Courtland Ave.

Remarks:
Posted by: [Signature] Date of return: 10-18-61

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

No. 8225
DATE 10/26/61

To: B. J. Medlary, Jr. Esq.
204 Courtland Ave.
Towson 4, Maryland

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
01622	1	Advertising and posting of property for Vinnie Ayers	24.00	24.00

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.

PETITION FOR A ZONING SPECIAL EXCEPTION, 9TH DISTRICT

ZONING: Petition for Special Exception for Offices

LOCATION: East side of Courtland Avenue 124 feet South of Susquehanna Avenue

DATE AND TIME: Wednesday, November 8, 1961 at 10:00 A.M.

PUBLIC HEARING: 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

All that piece or parcel of land situate lying and being in the 9th Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same on the easternmost side of Courtland Avenue 35 feet wide at the distance of 150.00 feet measured southerly along said side of Courtland Avenue from the corner formed by the intersection of said side of said Avenue with the southerly side of Susquehanna Avenue running thence and binding on the easternmost side of Courtland Avenue southerly 46.50 feet thence leaving the Avenue and running easterly parallel with Susquehanna Avenue 112.50 feet thence northerly parallel with Courtland Avenue 46.50 feet thence westerly parallel with Susquehanna Avenue 112.50 feet to the place of beginning.

Containing 5231 Square Feet of land, more or less.

Being the property of Mrs. Vinnie A. Ayers, as shown on plat filed with the Zoning Department.

FOR: G. ROSE, Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 19, 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 8th day of November, 1961, the first publication appearing on the 12th day of October, 1961.

THE COUNTY Paper, Inc.
[Signature] Manager.

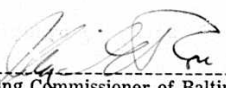
Cost of Advertisement, \$.....

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality not being detrimentally affected,

~~the above re-classification should be had and the Special Exception should be granted.~~

a Special Exception for ~~an~~ offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of November, 1961, ~~that the above described property or area be and the same is hereby reclassified from~~ ~~the~~ ~~zone~~ ~~to~~ ~~remain~~ ~~in~~ ~~the~~ ~~same~~ ~~zone~~ ~~and~~ ~~that~~ ~~the~~ ~~above~~ ~~described~~ ~~property~~ ~~or~~ ~~area~~ ~~be~~ ~~and~~ ~~the~~ ~~same~~ ~~is~~ ~~hereby~~ ~~continued~~ ~~as~~ ~~and~~ ~~to~~ ~~remain~~ ~~a~~ ~~Special~~ ~~Exception~~ ~~for~~ ~~a~~ ~~Offices~~ 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 _____

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 _____, 196____, 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

SUSQUEHANNA

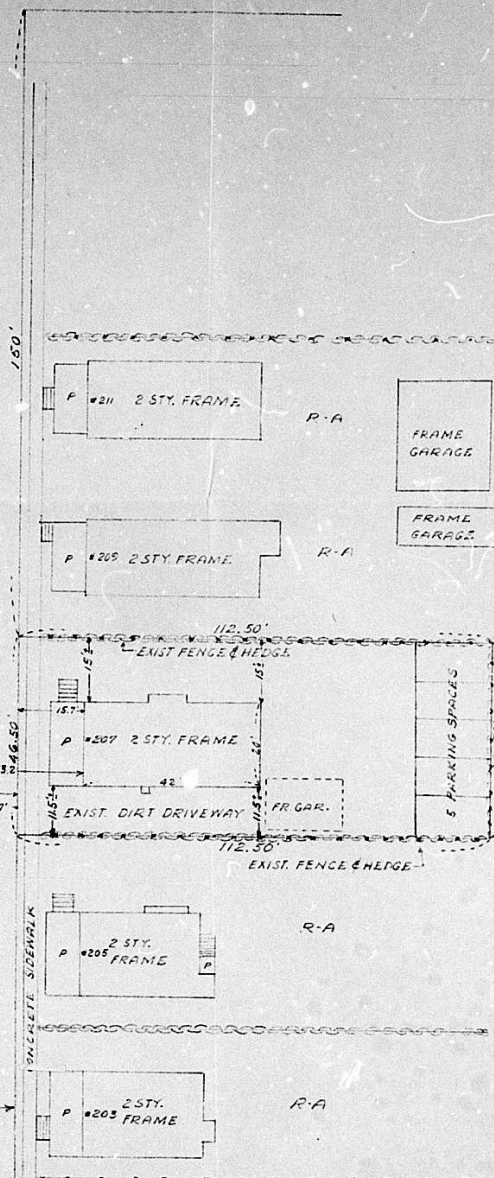
AVENUE

CURBING

AVENUE

CURBING

COURTLAND



NOTE: FENCE & HEDGE
TO BE REPLACED WITH
4' COMPACT SCREENING
OR 4' FENCE ON BOTH
SIDELINES & REARLINE
OF PROPERTY.

#5389-X
MAP
#4
SEC. 3-C

LOT AREA = 5231.80 FT.
FLOOR SPACE = APPROX 1400 SQ. FT.
EXISTING USE - RESIDENTIAL
PROPOSED USE - OFFICES
PRESENT ZONING - R-A
PROP. ZONING - SPECIAL EXCEPTION

SCALE 1" = 20' FEET

APPROVED FOR FILING
Reviewed By *LCO*
Date *7/2/61*

WILLIAM M. MAYNADIER
COUNTY SURVEYOR
CIVIL ENGINEER & LAND SURVEYOR
COURT HOUSE TOWSON 4, MD.
SEPT 18TH 1961



Wm. M. Maynadier

