

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William M. Manko and Anne Manko, legal owners 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-10 zone to an R-10 zone;

and (2) for the following reasons: In order to use the above property for office purposes, we hereby petition also for (1) a variance of Reg. 217.3 to permit a side yard set back of 14.0' for Lot 2, Block B, of 15.20' for Lot 1, Block B; (2) a variance of Reg. 217.3 to permit a distance of 19.0' between buildings for Lot 1, Block B, and Lot 2, Block B; (3) a variance of Reg. 217.4 to permit a front yard set back for Lot 1, Block B, of 21.1'; and (4) a variance of Reg. 217.4 to permit a rear yard set back of 15.1'. Petitioners aver that because of the property's location, present construction of the premises, and the nature of the neighborhood, it would cause them undue hardship not to grant them the above specified variances.

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. 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 M. Manko, Contract purchaser
Anne Manko, Legal owner
Address: 11338 Cedarhurst Road, Catonsville, Maryland

Milton Resnick, Legal owner
Priscilla M. Resnick, Legal owner
Address: 11338 Cedarhurst Road, Catonsville, Maryland

William L. Jacob, Baltimore County Attorney
First National Bank Building
Baltimore, Maryland

ORDERED BY THE Zoning Commissioner of Baltimore County, this 29th day

of January, 1962, 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 104, County Office Building in Towson, Baltimore County, on the 11th day of March, 1962, at 1:00 o'clock

P. M.

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314/62
1-0000
Zoning Commissioner of Baltimore County

June 5, 1967

William M. Manko, Esq.,
Masonic Temple Building
Reisterstown, Maryland 21136

Re: File No. 5503-RXV

Dear Mr. Manko:

Your letter of June 1 concerning the above matter received.

It is my understanding that you have been using your property in accordance with permission granted on March 19, 1962 and which was extended on March 20, 1963.

Your use is valid unless you abandon the use.

Very truly yours

Zoning Commissioner

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that there is sufficient change in the area to warrant the granting of an "R-10" zone and a special exception for offices is a practical solution for the use of the corners at Reisterstown and Cedarhurst Roads

the above Re-classification should be had; and it further appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected

a Special Exception for offices should be and the same is

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of March, 1962, that the herein described property or area should be and the same is hereby reclassified; from an "R-10" zone to an "R-10" zone, and a Special Exception for offices should be and the same is granted, from and after the date of this order, subject to approval of plan for the development of said property by the State Board of Zoning and Planning and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

It is this 20th day of March, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception for offices on the subject property is hereby extended for a period of two (2) years beginning March 19, 1963 and ending March 19, 1965.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of March, 1962, 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 "R-10" zone; and/or the Special Exception for offices be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that there is sufficient change in the area to warrant the granting of an "R-10" zone and a special exception for offices is a practical solution for the use of the corners at Reisterstown and Cedarhurst Roads

the above Re-classification should be had; and it further appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected

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 involved not being detrimentally affected

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 19th day of March, 1962, 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 "R-10" zone; and/or the Special Exception for offices be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: 2-21-62
Posted for: William M. Manko & Anne Manko
Petitioner: William M. Manko & Anne Manko
Location of property: 11338 Cedarhurst Road, Catonsville, Maryland
Remarks: See separate sheet for description of property
Posted by: George B. Hummel Date of return: 2-23-62

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

William L. Jacob, Esq.,
First National Bank Building
Towson 4, Md.
BILLED BY: Baltimore County Zoning Department
EXHIBIT TO ACCOUNT NO. 01622
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
QUANTITY: 1
Petition for Reclassification for William Manko & Anne Manko
TOTAL AMOUNT: \$50.00
COST: \$50.00
1-5062 2-7-62 TEL- 5000
3
MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
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
No. 11509
DATE: 2/1/62
TO: William L. Jacob, Esq.,
First National Bank Building
Towson 4, Md.
BILLED BY: Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01622
QUANTITY: 1
Advertising and posting of property for Manko & Manko
TOTAL AMOUNT: \$50.00
COST: \$50.00
1-5062 1-6-62 TEL- 5000
3
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

C. A. Myers • EMORY ROAD • UPPERCO, MARYLAND • GARFIELD 9-5079
State Registered Surveyor No. 2783
#5503 RXV
MAP #4
SEC. 2-C
RA-XV
7/26/62
ALL that lot or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:
BEGINNING for the same at a stake 33 feet Southwest of the centerline of the present road-bed of Reisterstown Road at the Easternmost corner of lot No. 2, Block "M" as shown on the plat of Section "A" of Cedarhurst, recorded among the Plat Records of Baltimore County in Plat Book G.L.B. No. 19 folio 100, thence binding on the Southernmost line of lot No. 2, South 52 degrees 15 minutes West 170.02 feet, thence on the division line between lots No. 2 and 3, North 38 degrees 30 minutes West 57.78 feet, thence continuing the same course and binding on the division line between lots No. 1 and 3, North 38 degrees 30 minutes West 60.38 feet to the Southeast side of Cedarhurst Road, 50 feet wide, as shown on the above mentioned plat, thence along the Southeast side of that road the two following lines, the first being a curve with a radius of 550.00 feet, an intersection angle of 20 degrees 45 minutes, and an arc of 20.00 feet, thence, North 51 degrees 30 minutes East 125.00 feet, thence by a curve to the right with a radius of 25.00 feet, an intersection angle of 90 degrees and an arc of 39.27 feet to the Southwest side of Reisterstown Road, 66 feet wide, thence along the Southwest side of that road, South 38 degrees 30 minutes East 95.01 feet to the place of beginning, containing four hundred sixty-four one thousandths of an acre (0.464) of land more or less.
SUBJECT, however, to an easement 5 feet wide along the Northwest side of the first line of the above described parcel.
BEING all of lots No. 1 and 2, Block "M", as shown on the plat of Section "A" of Cedarhurst, recorded among the Plat Records of Baltimore County in Plat Book G.L.B. No. 19 folio 100.
AS prepared January 5, 1962 for Milton Resnick and wife.
C. A. Myers
C. A. Myers

C. A. Myers • EMORY ROAD • UPPERCO, MARYLAND • GARFIELD 9-5079
State Registered Surveyor No. 2783
#5503 RXV
MAP #4
SEC. 2-C
RA-XV
7/26/62
ALL that lot or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:
BEGINNING for the same at an iron bar on the Southwest side of Reisterstown Road, 66 feet wide, at the Northernmost corner of lot No. 1, Block "A" on the plat of Section "A" of Cedarhurst, recorded among the Plat Records of Baltimore County in Plat Book G.L.B. No. 19 folio 100, running thence along the Southwest side of Reisterstown Road, South 38 degrees 30 minutes East 40.00 feet, thence by a curve to the right with a radius of 25.00 feet, an intersection angle of 90 degrees, and an arc of 39.27 feet to the Northwest side of Cedarhurst Road, 50 feet wide, thence running along the Northwest side of that road the two following lines, South 51 degrees 30 minutes West 125.00 feet, thence by a curve to the right with a radius of 500.00 feet, an intersection angle of 20 degrees 45 minutes, and an arc of 55.19 feet, thence binding on the division line between lots No. 1 and 2 as shown on the above mentioned plat, North 32 degrees 10 minutes 32 seconds West 64.29 feet and to intersect the outline of the aforementioned plat, thence binding thereon and on the Northernmost line of lot No. 1, North 52 degrees 04 minutes East 198.02 feet to the place of beginning, containing three tenths of an acre (0.300) of land more or less.
BEING all of lot No. 1, Block "A", as shown on the plat of Section "A" of Cedarhurst, recorded among the Plat Records of Baltimore County in Plat Book G.L.B. No. 19 folio 100.
AS prepared January 5, 1962 for William M. Manko and wife.
C. A. Myers
C. A. Myers

WILLIAM M. MANKO
ATTORNEY AT LAW
MARSH TRIPLE BUILDING
REISTERSTOWN, MD. 21138
Phone 550-2442

June 1, 1967

The Honorable John C. Rose
Zoning Commissioner
County Office Building
Towson, Md.

Re: File No. 5503-RV

Dear Mr. Rose:

On March 19, 1962 an Order was signed by you whereby my residence dwelling, 2 Cedarware Road, Owings Mills, Md., was re-classified from R 10 to RA Special Exception, Office. I conducted my law business from my house until December 12, 1966. At that time, I moved to a new place and now conduct my law practice exclusively in the Masonic Temple Building, Reisterstown, Md.

I have the subject property up for sale and it is advertised as zoned for offices. To date, I have not sold this property and will have to rent it pending a sale. However, I do not want to lose my zoning.

If you think it is necessary, please consider this letter as a request for an extension. As I mentioned heretofore, I have used the residence as an office from the date of its reclassification. May I hear from you?

Very truly yours,

William M. Manko
William M. Manko

WMN:abm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rose, Zoning Commissioner Date: March 1, 1967

FROM: Mr. George E. Garvillo, Deputy Director

SUBJECT: 5503-RV, R-10 to R-4, Special Exception for Offices and Variance to permit a side yard of 14.7 feet for Lot 2, Block B and 15.28 feet for Lot 1, Block B instead of the required 20 feet, and to permit a distance of 19.52 feet between buildings for Lot 1, Block A, and Lot 2, Block B instead of 40 feet, and to permit a rear yard setback for Lot 1, Block A of 21.1 feet instead of the required 30 feet, and to permit a rear yard setback of 15.1 feet instead of the required 30 feet. Lot 1, Block A located on the Northwest side of Reisterstown Road 19.27 feet to the Northwest side of Cedarware Road. Lot 2, Block B located on the Northwest side of Reisterstown Road 60.28 feet to the Southwest side of Cedarware Road. Being property of William Manko.

1th District

HEARING: Wednesday, March 14, 1967 (11:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-4 zoning with Special Exception for offices and variances. It has the following comments to make with respect to pertinent planning factors:

- In light of the existing commercial zoning immediately to the north and south of the subject properties and the existing commercial development on the opposite side of Reisterstown Road, the Planning staff considers apartment zoning which would be limited to the conversion of the present three dwellings to office use as being exceedingly appropriate. Such zoning would be in accordance with the Planning Board's adopted policy of utilizing the apartment zone as a transitional device between commercial and single family residential uses.
- If granted, the granting should be conditioned upon the provision of evergreen screen planting along the westerly boundary of the subject properties and the provision of such other screening and planting as may be required to protect the adjacent single family residences from the impact of offstreet parking facilities on the subject properties. A finally approved site plan also should be made part of the order.

Oeg:abm



PETITION FOR ZONING RECLASSIFICATION, SPECIAL EXCEPTION AND A VARIANCE TO THE BALTIMORE COUNTY ZONING REGULATIONS

5503-RV

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CERTIFICATE OF PUBLICATION

TOWSON, MD. February 21, 1967.

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 the 21st day of March, 1967, the first publication appearing on the 21st day of February 1967.

THE JEFFERSONIAN

Paul H. ...
Manager

Cost of Advertisement, \$.....

PETITION FOR ZONING RECLASSIFICATION, SPECIAL EXCEPTION AND A VARIANCE TO THE BALTIMORE COUNTY ZONING REGULATIONS

5503-RV

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OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

THE HERALD - ARGUS

CATONSVILLE, MD.

No. 1 Newburg Avenue CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of John C. 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 the successive weeks before the 21st day of February, 1967, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By *Paul H. ...*
Editor and Manager

and to intersect the southerly of the aforementioned plat, these binding thereon and on the Northeastern side of Lot No. 1, Block "A" as shown on the plat of Section "A" of Cedarware Road, recorded among the Plat Records of Baltimore County in Plat Book G.L.B. No. 19 folio 100, running there along the Southeast side of Reisterstown Road, South 38 degrees 30 minutes East 40.00 feet, thence by a curve to the right with a radius of 25.00 feet, an intersection angle of 20 degrees and an arc of 39.27 feet to the Northeast side of Cedarware Road, 66 feet wide, thence running along the Northeast side of that road the two following lines, South 31 degrees 30 minutes West 125.00 feet, thence by a curve to the right with a radius of 25.00 feet, an intersection angle of 20 degrees and an arc of 39.27 feet to the Northeast side of Cedarware Road, 66 feet wide, thence running along the Northeast side of that road, South 38 degrees 30 minutes East 40.00 feet to the place of beginning, containing four one thousandths of an acre (0.444) of land more or less.

SUBJECT: However, to an easement 5 feet wide along the Northeastern side of the lot, line of the above described parcel.

BEING all of lot No. 1 and 2, Block "B" as shown on the plat of Section "A" of Cedarware Road, recorded among the Plat Records of Baltimore County in Plat Book G.L.B. No. 19 folio 100.

As prepared January 5, 1962 for Milton Remick and wife. Being the property of Milton Remick and Patricia M. Remick, as shown on plat filed with the Zoning Department.

BY ORDER OF JOHN C. ROSE ZONING COMMISSIONER OF BALTIMORE COUNTY

