MAD 27 '62 AM -Merch 27, 1962 4 8/8 Mr. John G. Rose, Zoning Commissioner of Baltimore County County Office Bldg., Tosson b, Maryland Re: Petition for Special Exception for Retail Store or Offices - N.E. Side Sevan Mile Lars and south side of Marnat Road - Lyon A. Miller, Petitioner - No. 551k-RK Dear Mr. Rose Due to extensating: circumstances and additional information, please be advised that the above potition is hereby Very truly yours 3210 Labyrinth Road, Balto, 8,Md.

No. 11647

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE DATE 5/9/62 5514 ision of Collection and Receipts COURT HOUSE BILLED Z ring Depart TOTAL AMOUNT h4.00 dwartising and posting of your property 1,00 5-962 4037 · · • TIL-IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

#5514 PX PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: (MAP) I, or XMM. Lyon A. 1220. legal owner. of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part bereof, #3 hereby petition (1) that the zoning status of the herein described property be re-classified, p manter.2-6 to the Zoning Law of Baltimore County, from an \_\_\_\_\_ R-6 BL B-L zone; for the following reasons: This property is at present hemsed-in between a drug store and food market on the 3/12/62 one side; and the rear of a two car frame sarare, which is located in the Chry of into property is at present nemmer-in newtons a crug store and Loot series to a tog give one side; and the rear of a two car frame garge, which is located in the City of I labte, property. I cound this property (the remainder of the lots on Branch RA.) for twolve years. The only purpose it served to date is as sparking let for the long store and food market, and for then to expand their mechanical mechanical engineers on this let without permitsale on payment. No one to date would accept this let to be improved by a residence, with the maintenance, policing, insurance, taxes etc. this constitutes a hardship, and the only possible solution would be a B-L zoning. See Attach 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. .... Retail store or 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 hul-Lyon A. Millar Legal Owner Address 3210 Labyrinth Rd., 8, Balto., 8, Mi. F4, 8-1200 Protestant's Attorney ORDERED By The Zoning Commissioner of Baltimore County, this 17th day ....., 196.2., 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 -- JAN 1 7 62 12 2 10:00 A h 2/28/62 Britte w families & States 1- 20-6 BALTIMORE COUNTY, MARYIMAND No. 10273 OFFICE OF FINANCE DATE 1/18/62

COURT HOUSE
TOWSON 4, MARYLAND BILLED Zoning Departm Lyon A Hiller, Ente 3210 Labyrinth Road Pikesville 8, Mt. Putition for Reclassification & Special Exception to your property (All) - Eulbert Coop, in the Office of Press

1-1962 9920 \* \* \* TXL-IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PALASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. PHONE: HAVILTON 6-0322

## **KELLER & KELLER**

State Registered Land Surveyors 3914 WOODLEA AVENUE BALTIMORE & MARYLAND

City, Ferm and Topographical Surveys Land Subdivisions Earthward Computation

cention for Retail Store or Un-fices.

LOCATION: Northeast side of Seven Mile Lane and the South side of Marratt Road.

NESSAY, 1982 at 100 A.M.

PUBLIC HEARING: Rm. 108, County Office Building, 111 W.
Chesaneake Avenue, Towson, Marviland.

Chesaneake Avenue, Towson, Marvland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regula-tions of Baltimore County, will

Baltimore County, by autometry diese of Baltimore County, will hadd a public hearing. Heart of the county of the c

ginning.

BEING lots No. 7 and No. 1

BEING lots No. 7 and No. 1

Being the Plat of Shelburning the property of the property o

BY ORDER OF JOHN G. ROSE,

F BALTIMORE COUNT

## DESCRIPTION

BL BEGINGING for the seme at a point on the Northeast side of & 3/12/62 Mile Lone distant 37.97' Southeasterly, measured along the said North side of said Seven Mile Lane, from the corner formed by the intersect of the said Northeast side of said Seven Mile Lane and the Southerly side of Marnat Road, 50' wide as now laid out; said place of beginning boing also at the dividing line between lots #8 and #9 Plat of Shelburno Heights and which said plat is recorded among the Lond Records of Boltimore County in Plat Book #7 folio 169; and running thence from said place of beginning, binding on the said Northeast side of said & ven Mile Lone, South 16°27'08" East 86.34 to the Southwest cormer of lot #7 on said plat; thence leaving the said Northeast side of said Seven Mile Tone and binding on the Southern outline of said lot 27 and running Horth 88°40'37" East 130' to the Southeast corner of said lot 47; thence binding on the Easterly outline of said lot 37 and on the Easterly outline of lot #8 and running North 16°27'08" West 86.34' to the Mortheast corner of said lot 68; thence binding on the said dividing line between said lots 48 and 49 and running South 38040'37" West 130' more or less, to the place

BRING lots 37 and 38 on the Plat of Shelburne Heights above referred to and being known as #7301-03-05 Seven Mile Lane.

Herry ateller

5514

#3

SE (.2-C

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Rose, Zoning Commissioner Date. March 16, 1962 E. Gayrelia, Deputy Director

SURJECT #5514-EX. R-6 to B-L and Special Exception for Retail Store or Offices. Northeast side of Seven Mile Land and Southside of Marnat Roa's. Being property of Lyon A. Miller.

map 15 62

HEARING: Wodnesday, March 28, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-5 to B-1 scning and has the following divisory comments to make with respect to pertinent planning fautors:

- 7. The 3rd Listrict Zoning Map did not affirm commercial was potentials for the proporty immediately to the north. Rather, the Zoning Map left the property at the southeasterly corner of Seven Mile Lane and Marmat Road property at the Schulman system, some are a nonconforming use. As such, it was the intent of the ird District Zoning Map that the vicinal area be retained as residential area in accordance with its existing character.
- 2. Since the adoption of the 3rd District Zoning Hap, development has occurred Since the adoption of the 3rd District Zoning Map, development has occurr in the area. This unvelopment has been in accordance with the adopted Zoning Map. The need for shopping facilities in the area was foreseen by the 3rd District Map and development of a shepping center will occur in the near future. Additional land for consertial purposes also has been created in adjoining Balliance City. No changes in the manner of land use have occurred to justify, in the opinion of the Flanning staff, consertial soluting here.
- ? Creation of commercial zoning on the subject property would not be in Greation of conserval soning on the sungest property wouth not be in accordance with the comprehensive plan of soning for this portion of the 3rd District. Jand use potentials would be established which would not be in harmony or conformity with those of adjacent properties. As such, granting of B-L soning here would appear to constitute spot scaling.
- The granting of relief by zoning reclassification must be weighed in terms of the public interest. Establishment of cornered looding on the subject property would not be in accordance with the comprehensive plan and would have the effect of triggering sousequent soning changes betting staff does not believe the staff does not be staff to staff does not be staff to staff the staff to staff the staff the staff to staff the staff

PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION 3RD DISTRICT ZONING: From R-6 to B-L one. Petition for Special Ex-retion for Retail Store or Of-OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

THE HERALD - ARGUS No. 1 Newburg Avenue

CATONSVILLE, MD.

March 13, 19 62.

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 CHESTATION weeks before the 13th day of March, 19 62, that is to say

the same was inserted in the issues of March 9, 1962.

THE BALTIMORE COUNTIAN

By Paul 7 Morgan Editor and Manager

ZONING: From R4 to BL Zone. Prillion for Special Exception
Signs, 80 ° O.Sees.

\*\*POCATION: Northward side of Server. Mile
\*\*POCATION: Northward side of Marinet Road
\*\*DATE ALD THEK Worksadg, Marris
\*\*2, 1962 at 10,99 A.M.
\*\*PUBLIC HEARING! Ecom. 198. County
Office Building, 11; W. Chesapeuhe Ave.
\*\*Unit, Towns 6, Marjan. The Zoning Commissioner of Baltimore County, by authority of the Zoning Art. and Regulations of Baltimore County, will hold a pixelle hearing concerning all that purcel of land in the Third District of Bal-timore County Beginning for the same at a point on the Northeast side of Seven Mile Lane Cit-tant 37 97 Southeasterly, manuful allow test 1787 Southeasterly, measured along the said Northeast side of said Seven Mile Late, front the corner formed by the intersection of the said Northeast Ado remonder, over a read for No. 71 Decounds for the Landson of the Easterly cottline of let No. 7 and on the Easterly cottline of let No. 7 and on the Easterly cottline of let No. 7 and on the Easterly cottline of let No. 8; thence Moding on the said dividing the Landson of La

CERTIFICATE OF PUBLICATION

TOWSON, MD., Earch 9, 19.62 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson Baldmore County Md. Assested out to of\_\_l\_time\_\_\_\_\_weccessive washes before the\_\_28th\_\_\_\_ 

appearing on the 1th day of March

THE JEFFERSONIAN, Leanh Struther

Cost of Advertisement 3

3	CERTIFICATE	OF	POSTIN	G
NING	DEPARTMENT O	F BA	LTIMORE	COUNTY

,	Towson, Maryla	nd #	5514
District3.44		Date of Posting	3-7-62
Posted for UN 11-630	miller	Setul stay on Of	aces
Posted for Gal A-b 30. Petitioner C Yul A. Location of property of S. Lie Lu Must	of Seven mile La	ne ts/sq/ma	inat Road.
Location of Signs Bath	of marnet Rod	of Seven Mpile	fane
Remarks:	<u></u>	Date of return: 3-8	
Signati	re/7		

# 3 .... N. 16° 27'08' W. 86.34' .... South Face of Well Milar Housing - Maximum projection 3.45' South of Line MARNAT ROAD Soil Vent 88.40.37.1 Frel Oil Tonk . Max. projection 2.80 South of Line Fuel Oil Tank Mex projection 2.85 South of Line Conc. Bose for Corrier Air Conditioning Unit Max projection 5.50 South of Line Motor Housing - Mox projection 2.93 South of Line Hir intake - Max projection +7307 South Face of Wall 0.39 South of Line +- Concrete Paring ... 5. 16° 27' 08' £ 86.34'.... SEVEN MILE LANE Survey of Lot known as 7301-03-05 Seven Mile Lane Ballimore County - Md. For Mr. Lyon X. Miller Scale: 1-10

Kely stelly

Date: Nov. 14.1955