

Mr. John G. Rose,
Zoning Commissioner of
Baltimore County
County Office Bldg.,
Towson 4, Maryland

Re: Petition for Special Exception for
Retail Store or Offices - N.E. Side
Seven Mile Lane and south side of
Marnat Road - Lyon A. Miller,
Petitioner - No. 5514-RX

Dear Mr. Rose:

Due to extenuating circumstances and additional
information, please be advised that the above petition is hereby
withdrawn.

Very truly yours

3210 Labyrinth Road, Balto. 8, Md.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or WE, Lyon A. Miller, 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
herby petition (1) that the zoning status of the herein described property be re-classified, pursuant
to the Zoning Law of Baltimore County, from an... to an...
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...

This property is at present hemmed-in between a drug store and food market on the
one side and the rear of a two car frame garage, which is located in the City of
Baltimore, property. I owned this property (the remainder of the lots on Marnat Rd.)
for twelve years. The only purpose it served to date is as a parking lot for the drug
store and food market, and for them to expand their mechanical warehouse equipment
on this lot without permission or payment. No one to date would accept this lot 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
County.

Contract purchaser... Legal Owner
Address...
Petitioner's Attorney...
Protestant's Attorney...

ORDERED BY The Zoning Commissioner of Baltimore County, this... 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 through-
out 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... day of... March, 1962, at 10:00 o'clock
A.M.



Zoning Commissioner of Baltimore County.

10,000
2138
1-2006

TELEPHONE
VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 11647

DATE 5/9/62

5-514

TO: Lyon A. Miller Enterprises
3210 Labyrinth Road
Baltimore 8, Md.

BILLED BY: Billing Department of
Baltimore County

REPORT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	50.00
Advertising and posting of your property		50.00
		4.00

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.

TELEPHONE
VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 10273

DATE 1/18/62

TO: Lyon A. Miller Enterprises
3210 Labyrinth Road
Pikesville 8, Md.

BILLED BY: Billing Department of
Baltimore County

REPORT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	50.00
Petition for Reclassification & Special Exception to your property		50.00
		5.00

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.

KELLER & KELLER

State Registered Land Surveyors

3614 WOODLAW AVENUE
BALTIMORE 6, MARYLAND

DESCRIPTION

BEGINNING for the same at a point on the Northeast side of Seven
Mile Lane distant 37.97' Southeastery, measured along the said Northeast
side of said Seven Mile Lane, from the corner formed by the intersection
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
being also at the dividing line between lots #8 and #9 Plat of
Shelburne Heights and which said plat is recorded among the Land Records
of Baltimore County in Plat Book #7 folio 169; and running thence from
said place of beginning, binding on the said Northeast side of said Seven
Mile Lane, South 16°27'03" East 86.34' to the Southwest corner of lot #7
on said plat; thence leaving the said Northeast side of said Seven Mile
Lane and binding on the Southern outline of said lot #7 and running
North 88°40'37" East 130' to the Southeast corner of said lot #7; thence
binding on the Eastern outline of said lot #7 and on the Eastern outline
of lot #8 and running North 16°27'03" West 86.34' to the Northeast corner
of said lot #8; thence binding on the said dividing line between said lots
#8 and #9 and running South 88°40'37" West 130' more or less, to the place
of beginning.

BEING lots #7 and #8 on the Plat of Shelburne Heights above referred
to and being known as #7301-03-05 Seven Mile Lane.

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgely, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 N. Lurg Avenue

CATONSVILLE, MD.

March 13, 1962.

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, Mary-
land, once a week for One week before
the 13th day of March, 1962, that is to say
the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Louis J. Morgan
Editor and Manager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District...
Posted for...
Petitioner...
Location of property...
Remarks...
Posted by...
Date of return...

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 16, 1962
FROM: Mr. John G. Rose, Zoning Commissioner

SUBJECT: #5514-RX, B-6 to B-L and Special Exception for
Retail Store or Offices, Northeast side of Seven
Mile Lane and Southside of Marnat Road. Being
property of Lyon A. Miller.

3rd District
REMARKS: Wednesday, March 28, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition
for reclassification from B-6 to B-L zoning and has the following advisory
comments to make with respect to pertinent planning factors:

- The 3rd District Zoning Map did not affirm commercial use potentials for
the property immediately to the north. Rather, the Zoning Map left the
property at the southeasterly corner of Seven Mile Lane and Marnat Road as a
nonconforming use. As such, it was the intent of the 3rd District
Zoning Map that the vicinal area be retained as residential area in
accordance with its existing character.
- Since the adoption of the 3rd District Zoning Map, development has occurred
in the area. This development 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 shopping center will occur
in the near future. Additional land for commercial purposes also has
been created in adjoining Baltimore City, so changes in the manner of
land use have occurred to justify, in the opinion of the Planning staff,
commercial zoning here.
- Creation of commercial zoning on the subject property would not be in
accordance with the comprehensive plan of zoning for this portion of the
3rd District. Land use potentials would be established which would not
be in harmony or conformity with those of adjacent properties. As such,
granting of B-L zoning here would appear to constitute spot zoning.
- The granting of relief by zoning reclassification must be weighed in terms
of the public interest. Establishment of commercial zoning on the subject
property would not be in accordance with the comprehensive plan and would
have the effect of triggering subsequent zoning changes both in the County
and the City. If zoning relief is indicated here, the Planning staff does
not believe that commercial zoning would be consistent with the general
health, safety, and welfare. Rather the extent of relief should be limited
to the creation of a transition or buffer zone.

OB:mas

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 21, 1962.

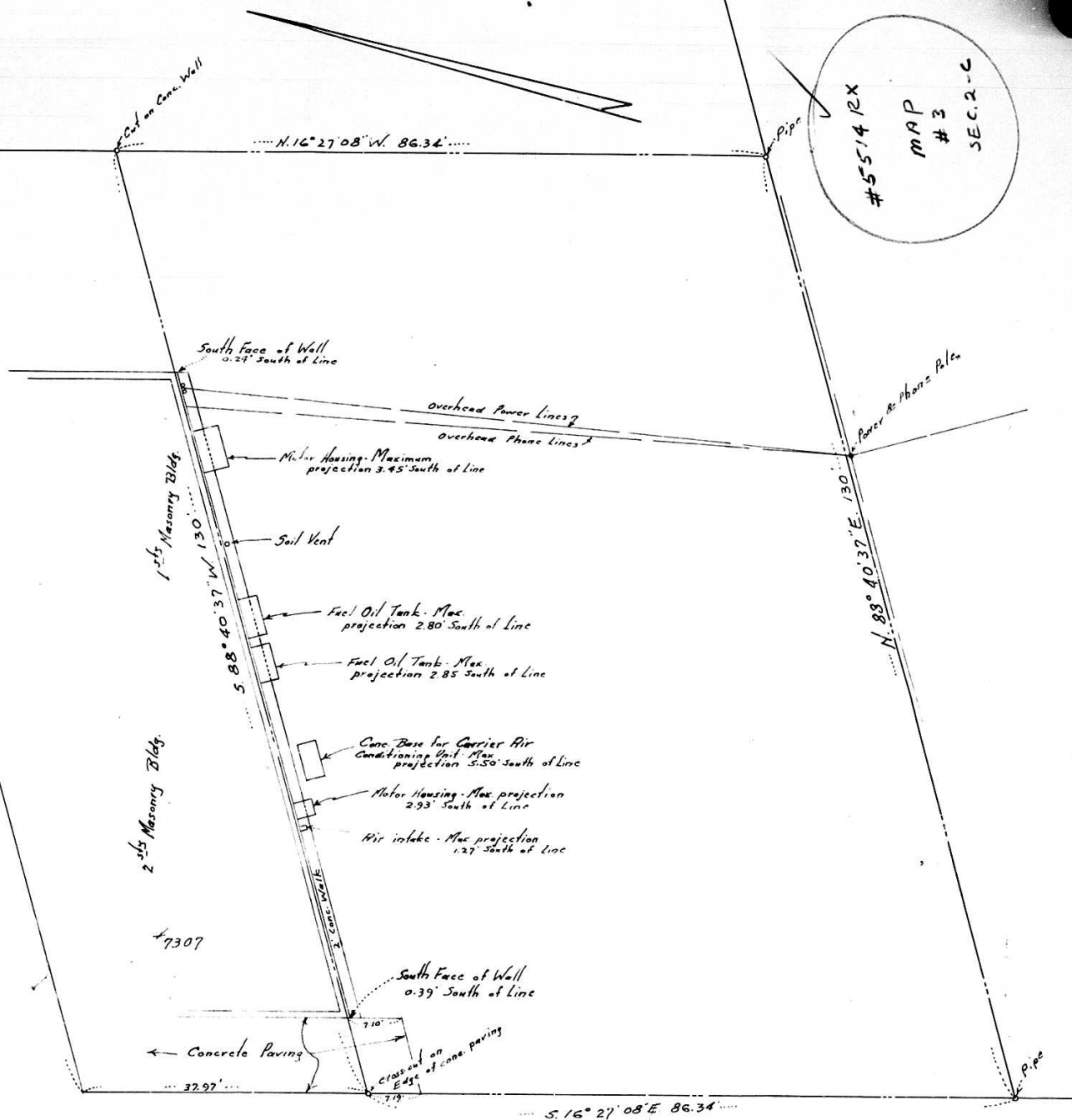
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once each
week for One week before the 21st
day of March, 1962, the first publication
appearing on the 21st day of March
1962.

THE JEFFERSONIAN
Frank J. Jefferson
Manager

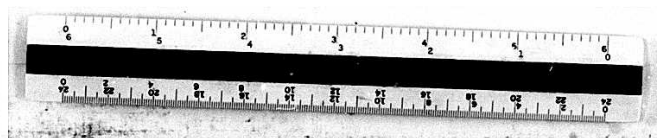
Cost of Advertisement, \$...

MARNAT ROAD

S. 88° 40' 37" W. 130'



SEVEN MILE LANE



Survey of Lot known as 7301-03-05 Seven Mile Lane - Baltimore County - Md. for Mr. Lyon X. Miller
Scale: 1" = 10'
Date: Nov. 14, 1955

Reilly & Reilly