

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William F. & Dorothy H. Chew 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 business local zone to an business local zone; for the following reasons:

business of prospective tenant would necessitate the change in zoning.

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 retail bakery store and delivery station - no baking to be done on the premises.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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 William F. & Dorothy H. Chew Legal Owner
Address P.O. Box 5839, Pikesville 8, Md.
Petitioner's Attorney John H. Rose Protester's Attorney John H. Rose
Address P.O. Box 5839, Pikesville 8, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 19th day of March, 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 106, County Office Building in Towson, Baltimore County, on the 21st day of May, 1962, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

11 AM
3/21/62
1 day

5556

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 11, 1962

FROM: Mr. George E. Gavrelis, Deputy Director

SUBJECT: 5556. B-2 to B-M. Southside of Milford Mill Road 175 feet Southeast of Reisterstown Road. Being property of William F. Chew.

3rd District
HEARING: Monday, May 21, 1962 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from B-2 to B-M zoning. It has the following advisory comments to make with respect to pertinent planning factors:

1. The 3rd District Zoning Map affirmed the existing commercial uses on the subject property by zoning it B-M. In so doing, the map produced an extraordinary depth of commercial zoning which was surrounded on three (3) sides by residential zoning. The Planning staff believes that in this case, that the use potentials of the B-M zone are more in harmony with the general welfare of the neighborhood than would be the less restrictive use potentials of the B-2 zone.
2. Although specific use is not a factor in judging the appropriateness or inappropriateness of a requested reclassification, the Planning staff raises these questions concerning B-M zoning here. It is our understanding that the property would be used for a warehouse and retail store, possibly dealing in bakery goods. It is our understanding also that the warehouse will be a distribution center for trucks servicing a fairly large area. How many people would be employed here, both on the premises and on trucks originating their daily trips from the warehouse? Will seven (7) off-street parking spaces be sufficient to accommodate all of the off-street parking needs of the proposed use and the retail, warehouse and distributive functions? Is Milford Mill Road sufficiently wide enough to accommodate the amount of traffic which this facility would generate? Is there sufficient space provided to accommodate the maneuvering of trucks for loading purposes?

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... 1962, 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... that the petitioners did not prove that there was a change in the area to warrant a change in zoning from "B-2" to "B-M" therefore...

the above reclassification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 1962, that the above reclassification 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 "B-2" zone; and the Special Exception should NOT BE GRANTED.

Zoning Commissioner of Baltimore County

MICROFILMED

Description of the Property of William Chew to be re-classified from B-2 to B-M

Beginning for the same at a point on the Southeast side of Milford Mill Road 30.00 feet wide, said point of beginning being distant 175 feet more or less, measured Southwesterly along said Southeast side of Milford Mill Road from the Southwest side of Reisterstown Road, said point of beginning being the Northeasternmost corner of Lot 2 as shown on a plat entitled "Plat of Colonial Village" dated May 15, 1940, and recorded among the Plat Records of Baltimore County in Liber C.W.B. Jr. 12, folio 66-67, and running thence binding on said southeast side of Milford Mill Road, South 69° 10' West 100.00 feet to the Northwest corner of Lot 3 as shown on said plat, thence binding on the Southwest side of said Lot 3 South 20° 50' East 120.00 feet to intersect the Northwest side of an alley 10 feet wide, thence binding on the Northwest side of said 10 feet alley North 69° 10' East 100.00 feet to the Southeast corner of Lot 2 as shown on the above herein mentioned plat, thence binding on the Northeast side of said Lot 2, North 20° 50' West 120.00 feet to the place of beginning.

Containing 0.275 acres of land more or less. Being Lots 2 and 3 as shown on the above mentioned plat of Colonial Village, and conveyed by Ralph Talbot to William Chew by deed dated July 28, 1941, and recorded among the Land Records of Baltimore County in Liber C.H.K. 1176, folio 584.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting 5-2-62
Posted for Ans. B-2 Zone to B-M Zone
Petitioner William F. & Dorothy H. Chew
Location of property 3rd District, South side of Milford Mill Road 175 feet S.W. of Reisterstown Road, site of subject property
Location of Sign South side of Milford Mill Road 225 feet S.W. of Reisterstown Road
Remarks George E. Gavrelis
Posted by George E. Gavrelis Date of return 5-3-62

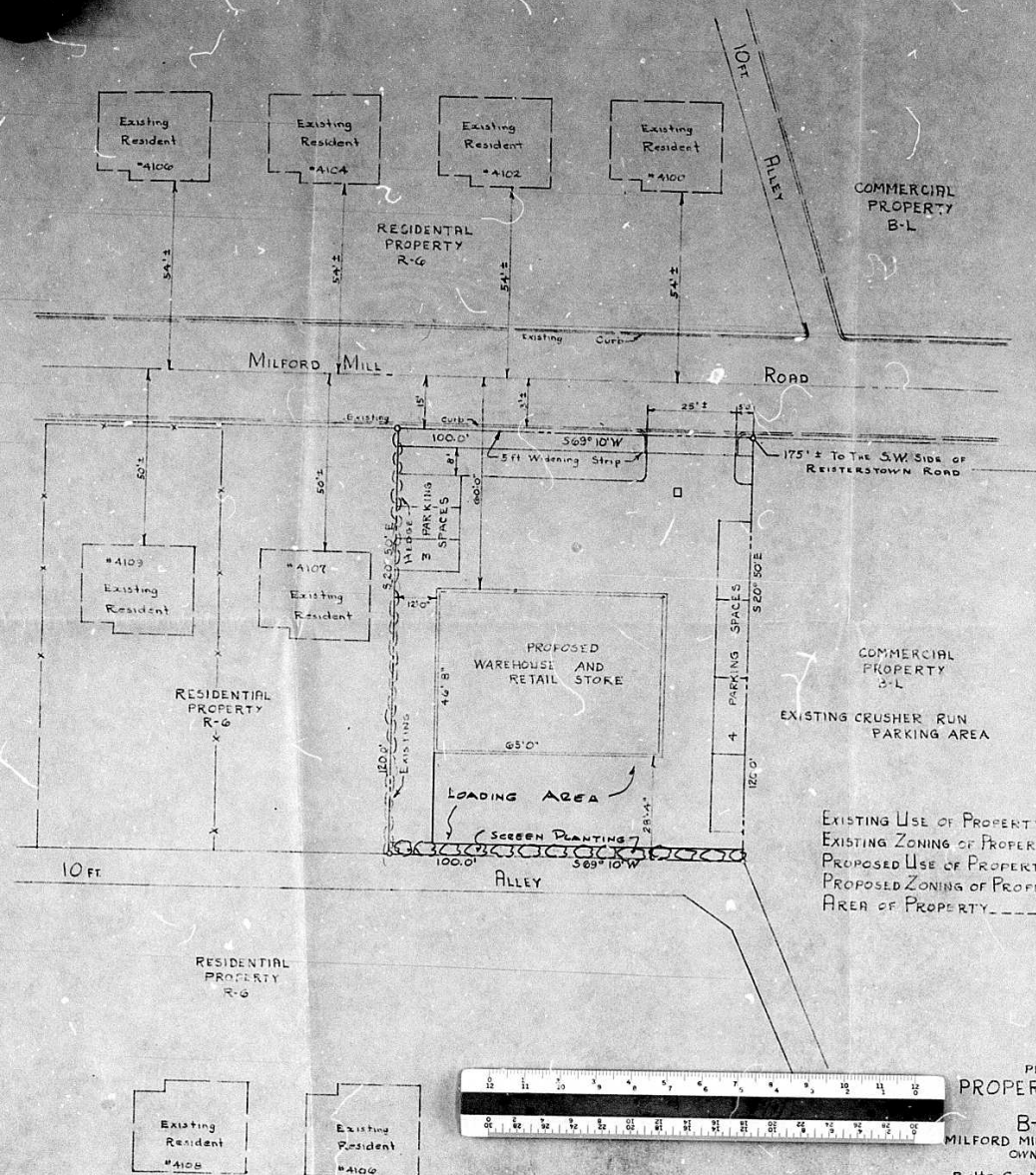
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 11679 DATE 5/21/62
TO: <u>William F. Chew and Manager</u> <u>The Jefferson Building</u> <u>Towson 4, Md.</u>	BILLED BY: <u>Zoning Department of Baltimore County</u>	
DEPOSIT TO ACCOUNT NO. <u>0162</u>	QUANTITY	DEBIT
Advertising cost of property for William F. Chew		39.00
5-21-62 4614 * * * TIL -		39.00

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.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 11516 DATE 5/21/62
TO: <u>William F. Chew & Co., Inc.</u> <u>P.O. Box 5839</u> <u>Pikesville 8, Md.</u>	BILLED BY: <u>Office of Planning & Zoning</u> <u>119 County Office Bldg.</u> <u>Towson 4, Md.</u>	
DEPOSIT TO ACCOUNT NO. <u>0162</u>	QUANTITY	DEBIT
Cost of petition for reclassification of property <u>1303-05 Milford Mill Road, 3rd District</u>		50.00
5-21-62 1941 * * * TIL -		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.

BALTIMORE COUNTY, MARYLAND OFFICE OF THE BALTIMORE COUNTEAN THE COMMUNITY NEWS Ridgelytown, Md. THE HERALD - ARGUS Catonville, Md.		No. 1 Newburg Avenue CATONVILLE, MD. May 7, 1962.
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 7th day of May, 1962, that is to say the same was inserted in the issues of May 4, 1962.		
THE BALTIMORE COUNTEAN By <u>Paul J. Morgan</u> Editor and Manager		



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