

RE: PETITION FOR RECLASSIFICATION
FROM AN "R-6" ZONE TO AN "B-1" ZONE
N.W. Side Harford Road 51.10' from the E.S. Side of Grendon Ave., 9th District -
Most Rev. Lawrence J. Shehan,
R.C. Archbishop of Baltimore,
a corporate sole, Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5630

Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification of property on the northwest side of Harford Road, 51.10' from the northeast side of Grendon Avenue, from an "R-6" Zone to a "B-1" Zone, and it appearing that by reason of location and sufficient changes in area having taken place to warrant the requested change, the above reclassification should be had as to that portion of the property described in the petition which is within the area bounded on the west by a line 150 feet from and parallel with the westerly line of Harford Road for an even depth of 150 feet. The remainder of the property, described in the petition, may be used for off-street parking.

It is this 17th day of September, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that the above reclassification should be had, from an "R-6" Zone to a "B-1" Zone, of that portion of the property described in the petition, which is within the area bounded on the west by a line 150 feet from and parallel with the westerly line of Harford Road for an even depth of 150 feet, subject, however to approval of the site plan by the State Roads Commission, Division of Land Development and the Office of Planning and Zoning. The remainder of the property, described in the petition, may be used for off-street parking.

Zoning Commissioner of
Baltimore County



September 17, 1962

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson 1, Maryland

RE: Zoning Petition Number 5630
Northwest side of Harford Road
(Route 141), 51.10' North of
Grendon Lane

Dear Mr. Rose:

This office reviewed the subject petition and the following comments are with respect thereto:

Access to the subject property is shown at the end of the off ramp of the Baltimore Beltway. Any access to this property from Harford Road would be extremely hazardous, therefore, the entrance must be placed as close to the South property line as possible.

In view of these conditions, if the zoning Commissioner should see fit to grant the petition, it is requested that the plan for ingress and egress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John L. Duerr
Asst. Development Engineer

JLD/cmc

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Most Reverend Lawrence J. Shehan, Roman Catholic Archbishop of Baltimore, a corporate sole, 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 heretofore described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-1 zone; for the following reasons:

(a) Because of changes in the area; and

(b) Because of the special circumstances of the property.

See Attached Description

AND FOR A SPECIAL EXCEPTION UNDER THE ZONING LAWS OF BALTIMORE COUNTY, MARYLAND, TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Property is to be posted and advertised as prescribed by Zoning Regulations.

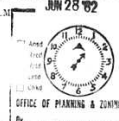
I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

MOST REVEREND LAWRENCE J. SHEHAN,
ROMAN CATHOLIC ARCHBISHOP OF
BALTIMORE, a corporate sole

By: James J. Shehan, Archbishop
Contract Purchaser
Address: 2538 Linden Avenue
Baltimore 17, Md.
Petitioner's Attorney
Campbell Building
Towson 4, Maryland

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of June, 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 held before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 15th day of September, 1962, at 10:00 o'clock A.M.



(over)

RECOMMENDATION OF MARYLAND STATE ROADS COMMISSION DEVELOPMENT ENGINEERING SECTION

Baltimore County Zoning Map Amendment Petition

Petition No. 5630 Map No. 9th Date: 7/16/62

Applicant:

Applicant's Address:

Owner:

Owner's Address:

Requested Change: From R-6-1 To B-1

Public Hearing: Date: 9/17/62 Time: 10:00 A.M.

Location of Property: West side of Harford Rd

(Rte 141) at North of Grendon Ave

Maryland State Roads Commission's comments are as indicated: Date: 7/16/62

No comment, as there are no State Highways involved.

Property NOT affected by any present tentative proposed Maryland State Roads Commission highway improvement plans.

Property affected by present tentative proposed Maryland State Roads Commission highway improvement plans, as denoted on the attached plan.

Construction and operation of any proposed commercial enterprise on this property generating vehicular ingress and egress to the State Highway will be subject to Maryland State Roads Commission entrance permit requirements.

Remarks:

John L. Duerr
(Signature)
Asst. Development Engineer
(Title)

Form A-5

DESCRIPTION

0.5058 Acre Parcel - 9th Election District, Baltimore County, Maryland - Present Zoning "R-6" - Proposed Zoning "B-1"

Beginning for the same at a point on the northwest side of Harford Road, (50 feet wide) at the distance of 54.40 feet measured westerly along said northwest side of Harford Road from the northeast side of Grendon Lane, 38 feet wide, said point of beginning being on the dividing line between Lots No. 6 and No. 7 as shown on the Plat of the Land of Frederick Conrad as recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, Folio 31, thence running and binding on part of said dividing line and also on part of the third line of the land which by deed dated October 2, 1922 and recorded among the aforesaid Land Records in Liber W.P.C. No. 561, Folio 381 was conveyed by Frederick Conrad and Wife to John E. Kirwan and Wife (1) N. 47° 52' 00" W., 144.94 feet, thence binding on part of the third line of said deed (2) S. 33° 30' 30" W., 54.40 feet to intersect the aforementioned northeast side of Grendon Lane, thence binding thereon (3) N. 47° 52' 00" W., 57.00 feet to the beginning of the parcel of land which by deed dated December 8, 1923 and recorded among the said Land Records in Liber W.P.C. No. 566, Folio 75 was conveyed by Frederick Conrad and Wife to Stanley B. Woodruff and Wife, thence binding reversely

TELEPHONE
VALLEY 3-3000

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

No. 141
DATE 9/16/62

To: Messrs. Proctor, Hoyston & Mueller
Campbell Building
Towson 1, Md.

BILLED BY: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO. 01622

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Most Rev. L. J. Shehan
Harford Rd. & Grendon Ave.

TOTAL AMOUNT
\$57.00
COST

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE
VALLEY 3-3000

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

No. 12864
DATE 6/26/62

To: Messrs. Proctor, Hoyston & Mueller
Campbell Building
Towson 1, Md.

BILLED BY: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO. 01622

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification for Most Rev. Lawrence J. Shehan
Roman Catholic Archbishop of Baltimore

TOTAL AMOUNT
\$50.00
COST

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.

Description: - 0.5058 Acre Parcel - 9th Election District
Baltimore County, Md. - Present Zoning
"R-6" - Proposed Zoning "B-1"

on the fourth line of said last mentioned deed (4) N. 41° 20' 59" E., 103.02 feet to the end thereof, thence (5) S. 47° 52' 00" E., 31.75 feet to the end of the third line of the land which by deed dated August 9, 1938 and recorded among the aforesaid Land Records in Liber C.W.B. Jr. No. 1041, Folio 23 was conveyed by Frederick Conrad to George F. Q. Gresham and wife, thence binding reversely thereon (6) S. 33° 30' 30" W., 10.69 feet to the beginning thereof, thence binding reversely on part of the second line of said last mentioned deed and also on part of the dividing line between Lots No. 4 and No. 5 as shown on the aforementioned Plat of Conrad's Land (7) S. 47° 52' 00" E., 129.06 feet to intersect the Right-of-Way Line of Ramp "A" as shown on a plat by the State Roads Commission of Maryland, Plat No. 2071, Contract No. 5535-7-420, thence binding thereon (8) S. 17° 47' 50" W., 57.99 feet to intersect the aforementioned northeast side of Harford Road, thence binding thereon (9) S. 33° 30' 30" W., 46.56 feet to the place of beginning.

Containing 0.5058 Acres of Land.



EMS/MS - 5/26/62

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: Sept. 7, 1962

FROM: George E. Gresham, Deputy Director

SUBJECT: #5630. A-C to B-1. Northwest side of Harford Road 51.10 feet Northeast of Grendon Avenue. Being property of Most Rev. Lawrence J. Shehan, Roman Catholic Archbishop.

Hearing: Wednesday, September 19, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-1 zoning and has the following advisory comment to make with respect to pertinent planning factors:

1. This section of Harford Road is essentially non-commercial. Grendon Lane exists as the primary entrance to the residential area immediately to the rear of the subject property. From a planning viewpoint, we believe that commercial zoning is inappropriate for the subject property.
2. Commercial zoning is inappropriate here because of the relationship of the subject property to the adjoining residential area and because of the quality of access to the proposed commercial use. The subject property is surrounded on three sides by residential zoning and would have an adverse effect on the residential character of adjoining properties to the northwest and to the east. The subject property is situated at the very edge of the off-ramp of the Beltway from Harford Road and would be extremely hazardous. Any access to the property therefore would have to be from Grendon Lane. It is noted that Grendon Lane is not improved in accordance with current County standards nor can improvement be made to it by the petitioner. Development of other properties precludes this.
3. From a planning viewpoint it would appear that changes in the amount of land use together with physical changes in the area - notably the Beltway may justify reclassification of this property. Apartment zoning may provide a satisfactory alternative land use for this property within the context of the fundamental theory of zoning - appropriate use in appropriate places.

EBld

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 9th

Date of Posting 8-29-62

Posted for: Ans. B-6 zone to an B-1 zone

Petitioner: Mount Rev. Lawrence J. Shehan, et al.

Location of property: N.W.S. of Harford Rd. 54.40 ft. from the N.E.S. of

Brandon Ave. etc. etc.

Location of Signs: one sign 16 ft. W. of Brandon Ave. on the W.S. of

Harford Rd., another sign 16.5 ft. W. of Harford Rd. on the N.E.S. of Brandon Rd.

Remarks:

Posted by George R. Hemmell

Signature

Date of return 8-30-62

from the northeast side of Grendon Lane, 38 feet wide, said point of beginning being on the dividing line between Lots No. 6 and No. 7 as shown on the Plat of the Land of Frederick Conrad as recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, Folio, 51, thence running and binding on part of said dividing line and also on part of the third line of the land which by deed dated October 2, 1922 and recorded among the aforesaid Land Records in Liber W.P.C. No. 561, Folio 351 was Conveyed by Frederick Conrad and Wife to John E. Kirwan and Wife (1) N. 47° 52' 00" W., 144.94, thence binding on part of the third line of said deed (2) S. 33° 30' 30" W., 54.10 feet to intersect the aforementioned northeast side of Grendon Lane, thence binding thereon (3) N. 47° 52' 00" W., 57.00 feet to the beginning of the parcel of land which by deed dated December 8, 1923 and recorded among the said Land Records in Liber W.P.C. No. 586, Folio 75 was conveyed by Frederick Conrad and Wife to Stanley B. Woodruff and Wife, thence binding reversely on the fourth line of said last mentioned deed (4) N. 41° 20' 55" E., 183.02 feet to the end thereof, thence (5) S. 47° 52' 00" E., 31.75 feet to the end of the third line of the land which by deed dated August 9, 1938 and recorded among the aforesaid Land Records in Liber C.W.B., Jr. No. 1041, Folio 25 was conveyed by Frederick Conrad to George F. G. Groshans and wife, thence binding reversely thereon (6) S. 33° 30' 30" W., 30.69 feet to the beginning thereof, thence binding reversely on part of the second line of said last mentioned deed and also on part of the dividing line between Lots No. 4 and No. 5 as shown on the aforementioned Plat of Conrad's Land (7) S. 47° 52' 00" E., 129.06 feet to intersect the Right-of-Way Line of Ramp "A" as shown on a plat by the State Roads Commission of Maryland, Plat No. 20761, Contract No. B635-7-420, thence binding thereon (8) S. 17°

47° W., 57.99 feet to intersect the aforementioned northwest side of Harford Road, thence binding thereon (9) S. 33° 30' 30" W., 46.56 feet to the place of beginning.

Containing 0.5058 Acres of Land.

Being the property of Most Reverend Lawrence J. Shehan, Roman Catholic Archbishop of Baltimore, a corporation sole, as shown on plat plan filed with the Zoning Department.

By Order Of
 JOHN G. ROSE,
 Zoning Commissioner of
 Baltimore County.
 Aug. 31

SEP -5 '62
 OFFICE OF
BALTIMORE COUNTY

ITY NEWS
 n, Md

THE COMMUNIT PRESS
 Dundalk, Md.

THE HERALD-ARGUS
 Catonsville, Md.

enue

CATONSVILLE, MD.

Sept. 4, 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, Maryland, once a week for One Week ~~xxxxxxxxxxxx~~ before the 4th day of September, 1962, that is to say the same was inserted in the issues of

August 31, 1962.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
 Editor and Manager.

PETITION FOR ZONING RECLASSIFICATION

9th District

ZONING: From B-6 Zone to B-1 Zone.

LOCATION: Northwest side of Harford Road 54.40 feet from the Northeast side of Grendon Lane.

DATE & TIME: Wednesday, September 19th, 1962 at 10:00 A.M.

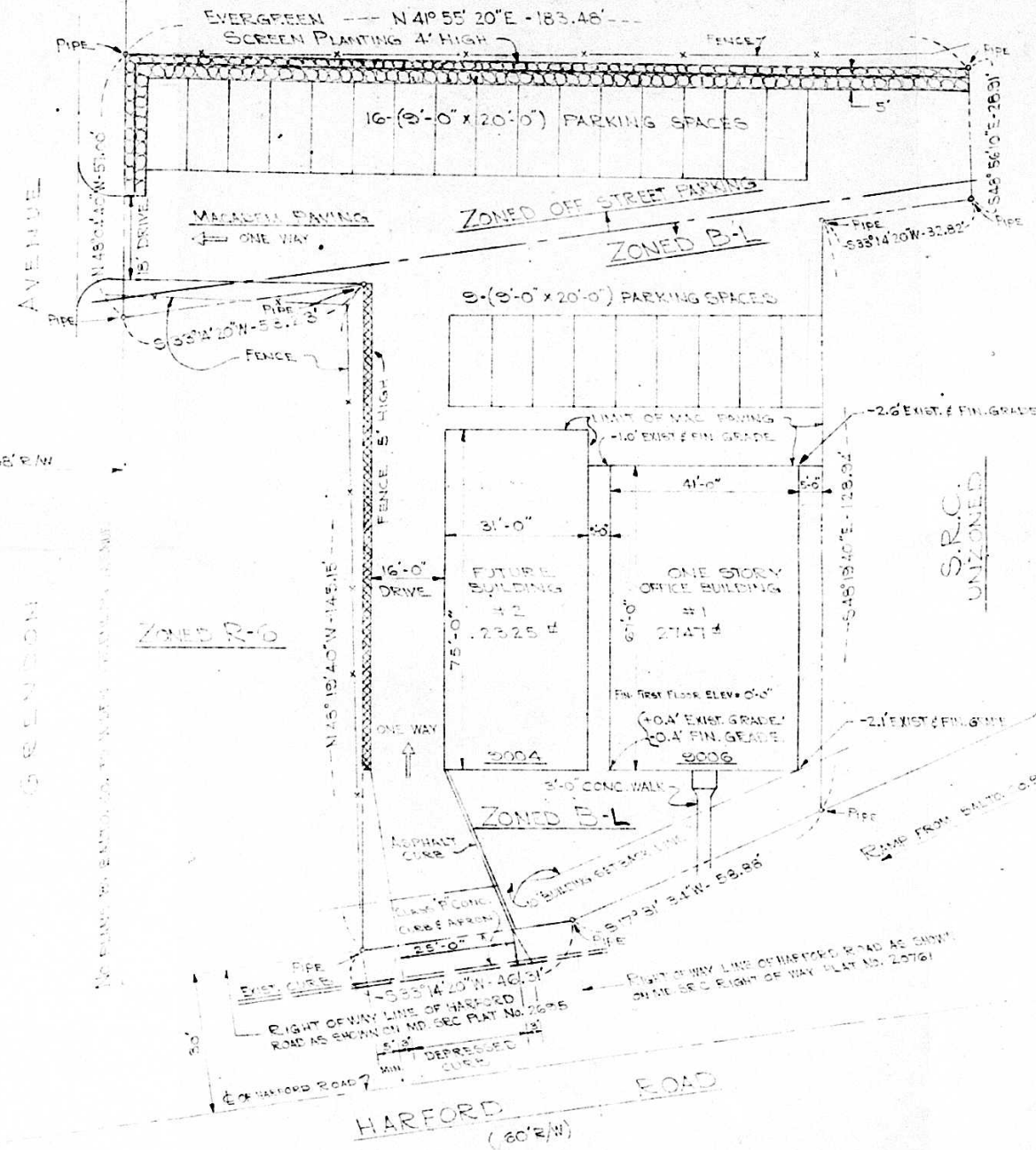
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Concerning all that parcel of land in the Ninth District of Baltimore County.

Beginning for the same at a point on the northwest side of Harford Road, (80 feet wide) at the distance of 54.40 feet measured northeasterly along said northwest side of Harford Road

ZONED R-6



GENERAL PARKING NOTES FOR RESIDENTIAL PORTION

1. ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA.
2. NO USE OTHER THAN PARKING WILL BE PERMITTED.
3. THE RESIDENTIAL PORTION WILL NOT BE LIGHTED.
4. THE PARKING AREA WILL BE PROPERLY MAINTAINED AND KEPT IN A CLEAN AND ORDERLY CONDITION.
5. CHAINS WILL BE INSTALLED AT BOTH ENTRANCE AND EXIT AND PARKING WILL BE PERMITTED ONLY DURING REGULAR OFFICE HOURS.

Zoning File #5630

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY *[Signature]*

DATE 6/19/69

PARKING DATA

	BLDG. #1	BLDG. #2
AREA 1st Floor	2741 sq ft	2325 sq ft
AREA # 300	3	8
PARKING REQUIRED		17
PARKING PROVIDED		25

OFFICE BUILDING FOR

DR. ALBERT M. & CAROLYN V. ANTLITZ
3006 HARFORD ROAD BALTIMORE CO., MARYLAND

SCALE 1" = 20' DRAWN BY *[Signature]* DATE 5/21/69

W.L. BILLYER/ARCHITECT
GRANITE ROAD
WOODSTOCK, MARYLAND

DATE 5/21/69 APPROVED BY *[Signature]* DRAWING NUMBER P-1

PLOT PLAN
SCALE: 1" = 20 FT.