

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION & VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Adella E. Dill, 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 herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-4 zone, for the following reasons: use as office building to house new Magistrate Court under lease with county; variance to allow (under Sect. 217.3) seven foot sidewalk setback on west side only to permit easier accessibility to rear parking area.

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, an office building

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 Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Adella E. Dill
Address 8045 Philadelphia Road (6)
Legal Owner
Philip P. Bennett
Petitioner's Attorney
Address 7528 Philadelphia Road (6)
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of August, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of October, 1962, at 11:00 o'clock A.M.



Zoning Commissioner of Baltimore County

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 is not being detrimentally affected...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of October, 1962, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an R-4 zone, and a Special Exception for an Office Building should be and the same is granted, from and after the date of this order. The Variance is also granted which permits a setback of 7 feet on the west side only instead of the required 25 feet. The granting of the petition is subject to approval of the site plan by the State Roads Commission, Division of Land Development and the Office of Planning & Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

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 17th day of October, 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-6 zone; and/or the Special Exception for an Office Building be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Description (for zoning only)

Beginning for the same at a point on the southeast side of Philadelphia Road at the beginning of that parcel of land which by deed dated June 15, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 925 folio 582 was conveyed by Mercantile Savings Bank et al to Leroy W. Dill and wife and at the distance of North 57 degrees 11 minutes East 58.2 feet more or less from the intersection of the south east side of Philadelphia Road and the northeast side of Chesaco Avenue; thence binding on the southeast side of Philadelphia Road and on part of the first line of the above mentioned deed North 57 degrees 11 minutes East 75 feet; thence for a line of division through the property of which the lot now being described is a part, South 32 degrees 49 minutes East 174.6 feet to intersect the third line of above mentioned deed and to the center of a 12 foot alley; thence binding on the center of said alley and on the said third line, South 64 degrees 09 minutes West 75.65 feet to the end thereof; thence binding on the fourth or last line of above mentioned deed, North 32 degrees 49 minutes West 164.8 feet to place of beginning, Containing 0.292 acres more or less.

Being part of the parcel of land which by deed dated June 15, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 925 folio 582 was conveyed by Mercantile Savings Bank et al to Leroy W. Dill and wife and being all of Lot No.1 and the southwest one-half of Lot No.2 as shown on the Plat of the Land of Henry Sellier which plat is recorded among the Land Records of Baltimore County in Plat Book No.3 page 32.



Edward J. Kuss

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 11, 1962
FROM: Mr. George E. Gavrellis, Deputy Director
SUBJECT: 5669-RV, R-6 to R-4, Special Exception for Office Building and Variance to permit 7 foot setback on the west side only, instead of the required 25 feet. Southeast side of Philadelphia Road and 550 feet Northeast of Chesaco Avenue. Being property of Adella E. Dill.

15th District
HEARING: Wednesday, October 17, 1962 (11:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and will offer no comment.



INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 14216 DATE 10/17/62
TO: George Dill 7805 Clarksouth Pl. Baltimore 34, Md.		
BY: Zoning Department of Baltimore County		
(Cash)		
DEPOSIT TO ACCOUNT NO. 0162	QUANTITY	TOTAL AMOUNT \$50.00
Advertising and posting of your property		19.50
		49.50

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.

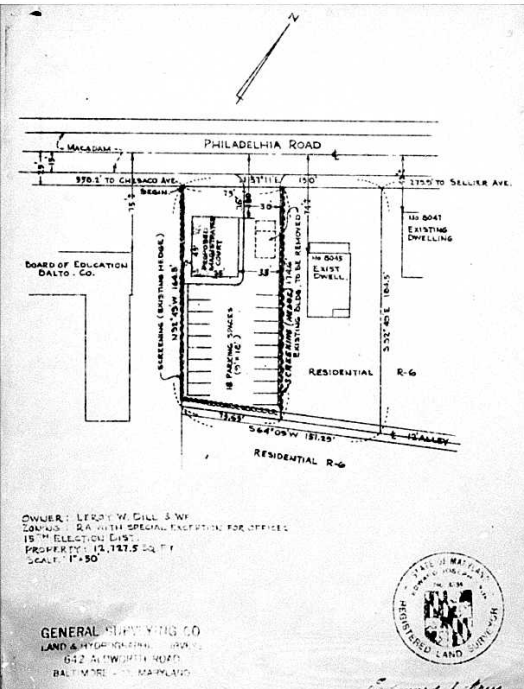
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	
District: <u>15th</u>	Date of Posting: <u>9-27-62</u>
Posted for: <u>Adella E. Dill, R-6 to R-4, Special Exception, Variance</u>	
Petitioner: <u>Adella E. Dill</u>	
Location of property: <u>SE corner of Philadelphia Rd. & N.E. of Chesaco Ave.</u>	
Location of Sign: <u>Southwest corner of Philadelphia Rd. & N.E. of Chesaco Ave.</u>	
Remarks: <u>None</u>	
Posted by: <u>John G. Rose</u>	Date of return: <u>9-28-62</u>

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 14117 DATE 8/30/62
TO: Philip P. Bennett, Rep. 7528 Phila. Rd. Baltimore 6, Md.		
BY: Zoning Department of Baltimore County		
DEPOSIT TO ACCOUNT NO. 0162	QUANTITY	TOTAL AMOUNT \$50.00
Petition for Reclassification, Special Exception & Variance for Adella E. Dill		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.

CERTIFICATE OF PUBLICATION TOWSON, MD.	
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 <u>10</u> consecutive weeks before the <u>10th</u> day of <u>October</u> , 19 <u>62</u> , the first publication appearing on the <u>20th</u> day of <u>September</u> , 19 <u>62</u> .	
THE JEFFERSONIAN Frank Marshall Manager	
Cost of Advertisement, \$.....	

STATE OF MARYLAND STATE ROADS COMMISSION 300 WEST PRAIRIE STREET BALTIMORE 1, MD.	
Mr. John G. Rose Zoning Commissioner County Office Building Towson 4, Maryland	RE: Zoning Petition #5669-RV R-6 Zone to R-4 zone and S.E. South side of Philadelphia Rd. (Rt.7) 550' East of Chesaco Ave.
Dear Mr. Rose:	
This office has reviewed the subject petition and has no objection to the change and special exception, however, the entrance as shown on the plan does not meet with State Roads Commission standards and specification as to location.	
The entrance has to be a minimum of 7' from the property (including radius return) line. If the Zoning Commission should see fit to grant the petition it is requested that the plans 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. Dier Asst. Development Engineer	



GENERAL SURVEYING CO.
LAND & HYDROGRAPHIC ENGINEERS
642 ALBANY ROAD
BALTIMORE 1, MARYLAND



PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND A VARIANCE
15th District

ZONING: From R-4 to R-A Zone
Petition for Special Exception for an Office Building
Petition for Variance to the Zoning Regulations of Baltimore County to permit 7 feet setback on the west side only instead of the required 25 feet.

LOCATION: Southeast side of Philadelphia Road and the Northeast side of Chesaco Avenue.

DATE & TIME: WEDNESDAY, OCTOBER 17, 1962 at 11:00 A.M.

PUBLIC HEARING: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson 4, Maryland.
The Zoning Regulation to be amended is as follows:
Section 21-2 - Side Yards 25 feet.

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 Fifteenth District of Baltimore County.

BEGINNING for the same at a point on the southeast side of Philadelphia Road at the beginning of that parcel of land which by deed dated June 15, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 925 folio 582 was conveyed by Mercantile Savings Bank et al to Leroy W. Dill and wife and at the distance of North 67 degrees 11 minutes East 55.2 feet more or less from the intersection of the southeast side of Philadelphia Road and the northeast side of Chesaco Avenue; thence binding on the southeast side of Philadelphia Road and on part of the first line of the above mentioned deed North 57 degrees 11 minutes East 75 feet; thence for a line of division through the property of which the lot now being described is a part, South 22 degrees 49 minutes East 174.5 feet to intersect the third line of above mentioned deed and to the center of a 12 foot alley; thence binding on the said third line, South 64 degrees 09 minutes West 75.65 feet to the end thereof; thence binding on the fourth or last line of above mentioned deed, North 22 degrees 49 minutes West 164.8 feet to place of beginning. Containing 0.222 acres more or less.

Being part of the parcel of land which by deed dated June 15, 1934 and recorded among the land records of Baltimore County in Liber C.W.B. Jr. No. 925 folio 582 was conveyed by Mercantile Savings Bank et al to Leroy W. Dill and wife and being all of Lot No. 1 and the southwest one-half of Lot No. 2 as shown on the Plat of the Land of Henry Sellier which plat is recorded among the Land Records of Baltimore County in Plat Book No. 9 page 52.

Being the property of Adella E. Dill, as shown on plat plan filed with the Zoning Department.

By Order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County
9-27-16

CERTIFICATE OF PUBLICATION

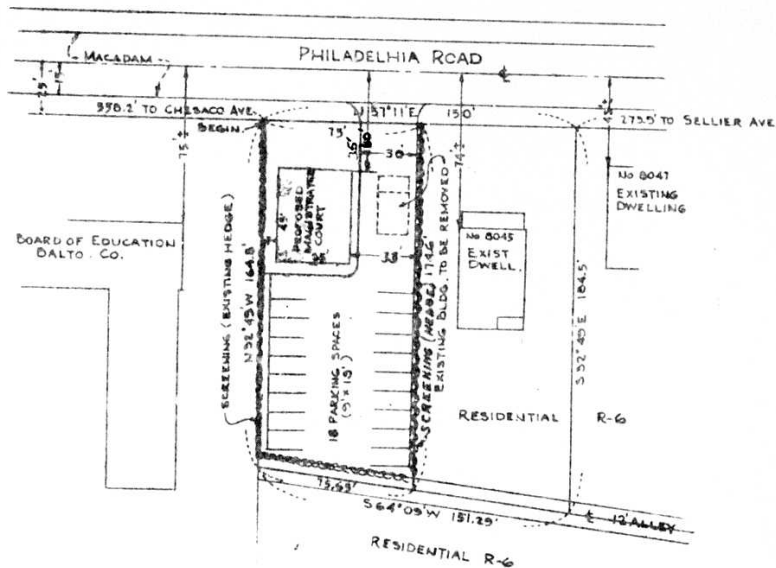
TOWSON, MD, 27th Sept. 19 62.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 17th day of October 19 62., the first publication appearing on the 27th day of Sept. 19 62.

THE COUNTY NEWS WEEK

W. J. Rogers
Manager

3



OWNER: LEROY W. DILL & WF
ZONING: RA WITH SPECIAL EXCEPTION FOR OFFICES
15TH ELECTION DIST.
PROPERTY: 12,727.5 SQ. FT.
SCALE: 1"=50'

GENERAL SURVEYING CO.
LAND & HYDROGRAPHIC SURVEY
642 ALLOWORTH ROAD
BALTIMORE 40, MARYLAND

MICROFILMED



50 60 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60
50 60 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60