

TO: Mr. John G. Rose, Zoning Commissioner Date: January 18, 1963

FROM: Mr. George R. Garveris, Deputy Director

SUBJECT: R-6 to R-4 and Variance to permit 18 parking spaces instead of the required 24 spaces. East side of Dogwood Road 235 feet North of Allison Street. Being property of Jerome Stein.

1st District

RECEIVED Monday, January 28, 1963 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification and variance, and has the following advisory comment to make with respect to pertinent planning factors:

1. According to R-4 at this location would introduce a spot of commercial zoning which seems unwarranted, especially since the Western Planning Area Map has only recently been adopted by council.
2. It is our feeling that Dogwood Road should be retained in a residential category except for the area close to Ingleside Ave. which was recognized with R-6 zoning when the map was adopted this past November.

GRR
JLG:bm

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, Jerome Stein, 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 re-classified pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-4 zone and (2) for the following reasons:

variance
variance to cut 40% of parking spaces instead of required 24
Variance to Section 109.2 - to permit 18 parking spaces instead of req. 24 spaces

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

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
Address: 6401 Shiloh Rd.
Legal Owner
Address: 6401 Shiloh Rd.

Petitioner's Attorney
Address: 406 Jefferson Bldg.
Petitioner's Attorney
Address: 406 Jefferson Bldg.

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of January, 1963, 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 20th day of January, 1963, at 11:00 o'clock A.M.

By John G. Rose
Zoning Commissioner of Baltimore County.

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

TO: A. Owen Hennegan, Jr., Mayor
Jef. Henegon Bldg.
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01.622
QUANTITY
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Cost of appeal to County Board of Appeals petition of Jerome Stein
No. 5762

TOTAL AMOUNT
COST
\$70.00

2-1563 5762 * * * TIL * 70.00

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.

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

TO: Hennegan, Chapman & Kimmel
The Jefferson Building
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO. 01.712
QUANTITY
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Cost of Certified Documents - No. 5762-RV
Jerome Stein, et al
6/5 Dogwood Road, 235' N.
N. of Allison Street

TOTAL AMOUNT
COST
\$4.00

4-064 2001 * 20817* TIP- 6.00
4-064 2001 * 20817* TIP- 6.00

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.

Mr. Jerome Stein
6909 Fieldcrest Road
Baltimore 15, Maryland

Re: Petition for Reclassification
to your property, located between
Powhatan and Allison Street

Dear Sir:

The Zoning Advisory Committee has reviewed the above re-classified property and have the following comments to make:

1. The six parking spaces along Dogwood Road are not satisfactory. County Standards do not permit vehicles to back out directly on a public road. The plan should be revised to provide on site circulation for all 24 cars.

If I can be of any further assistance in this matter, please do not hesitate to contact me.

Yours very truly,

James E. Byer

JEB/ma

Leaves Mac
Jude C. Childs
Associates
George W. Bully
Robert W. Childs
Leonard M. Glass
Norman F. Hennegan
Paul Lee
and S. Sutton
MATZ-CHILD & ASSOCIATES, INC.
Engineers - Surveyors - Soil Planners
2129 N. Charles St., Baltimore 15, Maryland
RD 100, Box 152000

DESCRIPTION
TO ACCOMPANY PETITION FOR REZONING OF PROPERTY
FROM "R-6" TO "R-4"

Beginning for the first on the east side of The Franklin Turnpike Road (Dogwood Road) at the distance of 235 feet, more or less from the intersection of the north side of Allison Street and the east side of Dogwood Road; thence running northerly on the east side of Dogwood Road 120 feet, thence easterly at right angles to Dogwood Road 100 feet to Spring Street, thence bounding on Spring Street southerly 120 feet thence westerly at right angles to Dogwood Road 100 feet to the place of beginning.

Beginning for the second at a stone at the northeast corner of Allison and Spring Streets, thence running and binding on the east side of Spring Street N. 11° 00' 00" W., 450 feet to a stone at the southwest corner of Spring and Powhatan Streets; thence running with and bounding on the southwest side of Powhatan Street S. 47° 00' 00" E., 220 feet to a stone at the northwest corner of Powhatan and Walnut Streets; thence running with and bounding on the west side of Walnut Street S. 02° 00' 00" E., 276 feet to a stone at the northwest corner of Walnut and Allison Streets, thence running with and bounding on the north side of Allison Street westerly 85 feet to the point of beginning.

RLS:abr
J. O. #62161
7/30/62

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Date of Posting: May 27, 1963
Posted for: Reclassification from R-6 to R-4 and Variance to cut 40% of parking spaces instead of required 24 spaces
Location of property: 6/5 Dogwood Rd. 235' North of Allison St.
Location of Sign: on Dogwood Rd. North East Corner of 6/5 Dogwood Rd.
Remarks: See above
Posted by: J. E. Byer
Date of return: May 29, 1963

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

TO: Jerome Stein
29th Oakley Ave.
Baltimore 15, Md.

DEPOSIT TO ACCOUNT NO. 01.622
QUANTITY
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Jerome Stein

TOTAL AMOUNT
COST
\$2.09

2-2463 5762 * * * TIL * 2.09

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.

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

TO: Mr. Jerome Stein
6909 Fieldcrest Road
Baltimore 15, Md.

DEPOSIT TO ACCOUNT NO. 01.622 (cash)
QUANTITY
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

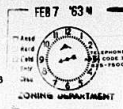
Petition for Reclassification to your property

TOTAL AMOUNT
COST
\$0.00

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.

LAW OFFICES
A. OWEN HENNEGAN, JR.
SAMUEL KIMMEL
406 JEFFERSON BUILDING
TOWSON 4, MARYLAND

February 7, 1963



Honorable John G. Rose,
Zoning Commissioner for Baltimore County
County Office Building
Towson 4, Maryland

Re: Petition for Reclassification from R-6 to R-4 Zone and Variance to Sec. 409.2 (3) of Zoning Regulations - E. S. Dogwood Road 235' N. Allison St., 1st District - Jerome Stein and Lenore Stein, Petitioners - No. 5762-RV

Dear Mr. Rose:

Please enter an appeal to the Board of Zoning Appeals for Baltimore County from your Order denying the above Petition, said Order dated January 30, 1963.

Very truly yours,

A. Owen Hennegan, Jr.
A. Owen Hennegan, Jr.

AOH:rmf

PETITION FOR ZONING RECLASSIFICATION AND A VARIANCE
1st District
Zone Petition for a Zoning Variance in the Regulations of Baltimore County to permit 18 parking spaces instead of the required 24 spaces.
LOCATION: East side of Dogwood Road 235 feet North of Allison Street.
DATE: 11:00 MONDAY, JANUARY 28, 1963 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, Towson, Maryland.
The Zoning Regulation to be amended as follows: Section 109.2 (3) - 1 for each 50 square feet of total floor area.

OFFICE OF THE
THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
THE RECORD - ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

January 14, 1963.

THIS IS TO CERTIFY, that the announced 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 Week six days before the 14th day of January, 1963, that is to say the same was inserted in the issues of

January 11, 1963,
THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager

• • • • •

It is further ORDERED that the variance requested is hereby denied.

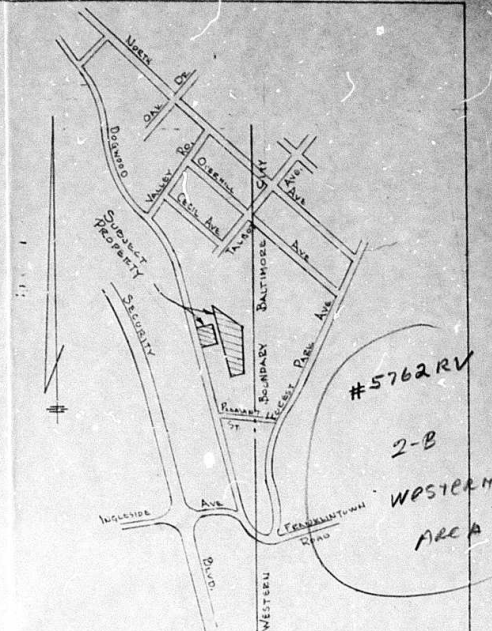
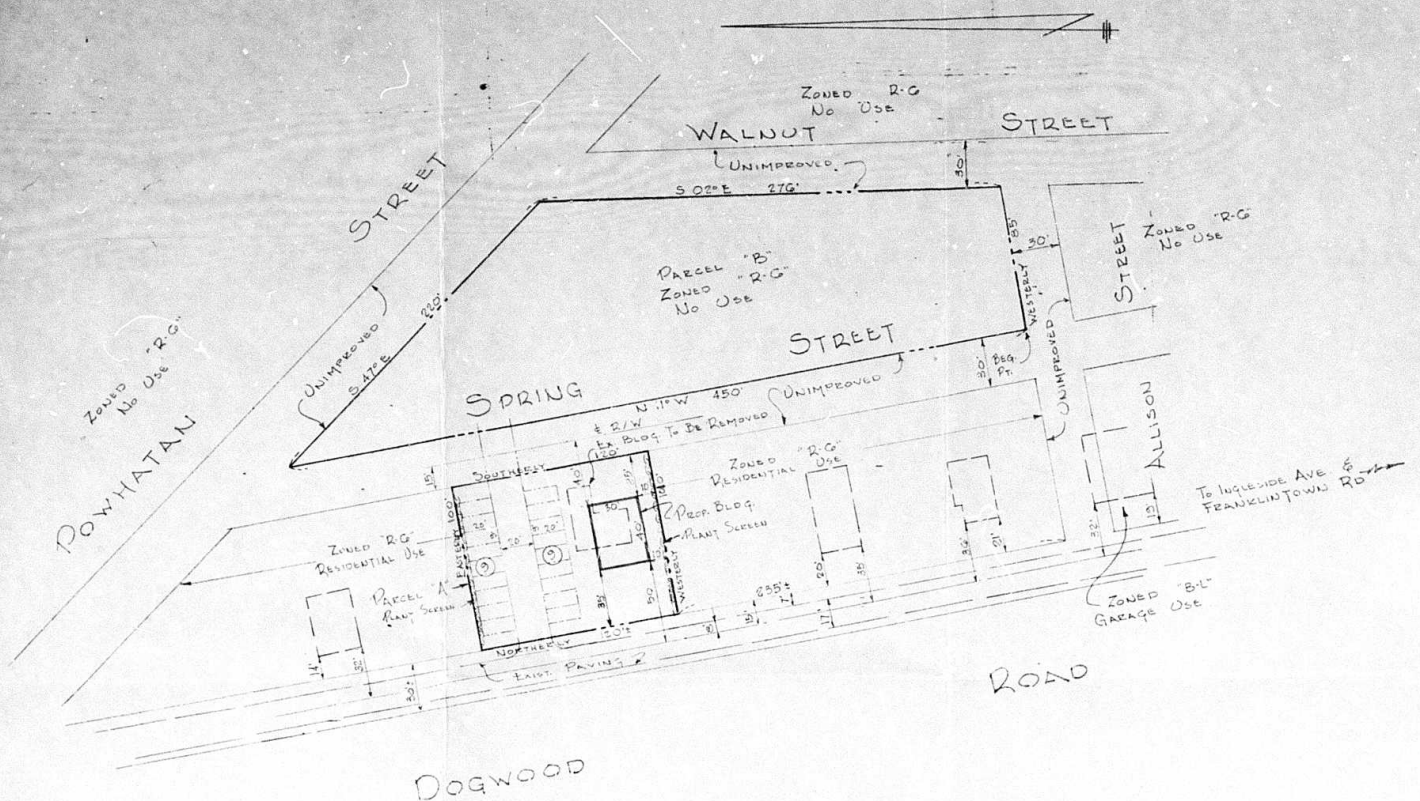
⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮ ⋮

For the reasons set forth in the foregoing Opinion, it is this 4th day of March, 1964 by the County Board of Appeals, ORDERED that the reclassification and variance petitioned for, be and the same is hereby denied.

G. Mitchell Austin
ACTING CHAIRMAN

Charles Sturtevant

Note: Mr. Kaufman did not sit at this hearing.



NOTE

1. Existing Zoning Parcel "A" - R-G
2. Existing Use Parcel "A" - None
3. AREA PARCEL "A" EQUALS 0.276 ACRES ±
4. PROPOSED ZONING PARCEL "A" B-L
5. PROPOSED USE PARCEL "A" TAVERN
6. PROPOSED BUILDING EQUALS 1200" FLOOR AREA
7. REQUIRED PARKING = 24 SPACES 9'x20'
8. PROPOSED PARKING = 18 SPACES 9'x20'
9. AREA PARCEL "B" EQUALS 0.939 ACRES ±
10. PROPOSED ZONING PARCEL "B" B-L

PLAT TO ACCOMPANY PETITION FOR REZONING & VARIANCE VICINITY

DOGWOOD ROAD AND PLEASANT STREET
 ELECTION DISTRICT 1 BALTIMORE COUNTY, MD.
 SCALE: 1"=50'
 JULY 27, 1962
 REVISED SEPT. 25, 1962



MATZ, CHILDS & ASSOCIATES
 217 S. CHARLES STREET
 BALTIMORE 16, MARYLAND
 DRAWN BY TRACED BY ANNE ARBOR
 Q2161 RLS PL

