

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
J. Frank Hoffman, Jr. and Charles William Hoffman
1 or more legal owner(s) 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 _____ zone to an _____ zone;
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for living quarters on the second floor.

Petitioners desire to use the subject property for an office, paint, wallpaper and interior decorating store. The conditions in the area have changed so that the neighborhood has a commercial character. On the South of the subject property, there is a Telephone Company building; on the North, the Williams Electric Company; to the Southeast, a gasoline station below Ribbons Boulevard; and to the Northeast, there is a County Supply Building.

See Attached Description

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.

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
George W. White, Jr.
Buckmaster, White, Hinsel & Clarke
Petitioner's Attorney
10 Light Street
Baltimore 2, Maryland

ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ day of _____, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on _____ day of February, 1963, at 10:00 o'clock A.M.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland
District _____
Date of Posting _____
Posted for _____
Petitioner: _____
Location of property: _____
Location of Sign: _____
Remarks: _____
Posted by _____
Date of return: _____

TELEPHONE
VALLEY 3-3000

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

To: George White, Jr., Esq.
Buckmaster, White, Hinsel & Clarke
10 Light St.
Baltimore 2, Md.

No. 16423
DATE 2/13/63

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Advertising and posting of property for Frank Hoffman, Jr.	47.50
			47.50

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.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and the change which has taken place in the area warrant the requested zoning, therefore,

the above Reclassification should be had, and it further appearing that by reason of location, the

a Special Exception for a Living Quarters in a commercial building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1963, that the herein described property or area should be and the same is hereby reclassified, from an _____ zone to a _____ zone, and a Special Exception for a commercial area should be and the same is hereby granted, from and after the date of this order, subject, however, to approval of the site plan by the State Roads Commission, Bureau of Public Safety and the Office of Planning and Zoning.

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 NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1963, 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 to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

TELEPHONE
VALLEY 3-3000

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

No. 15310
DATE 2/11/62

To: George W. White, Jr., Esq.
10 Light St.
Baltimore 2, Md.

BILLED TO: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Petition for Reclassification & Special Exception for J. Frank Hoffman, Jr.	50.00
			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.

November 1, 1962

ZONING DESCRIPTION

BEGINNING for the same at a point on the northwest side of York Road at the distance of 571' from the intersection formed by the northwest side of York Road and the center line of Galloway Avenue, said point being also at the end of the first line of the second parcel of land, which by deed dated June 30, 1961 and recorded among the Land Records of Baltimore County in Liber WJR 3861, Folio 155, was conveyed by Haud Kennedy, single, to J. Frank Hoffman, Jr. and Charles William Hoffman, running thence reversely on the aforesaid first line of the aforesaid second parcel and binding on the northwest side of York Road $112^{\circ}30'00''E$ 4.00' to the end of the fourth line of the first parcel of land in the aforesaid deed, Kennedy to Hoffman, running thence and binding reversely on a part of the aforesaid fourth line of the aforesaid second parcel and still binding on the northwest side of York Road $112^{\circ}30'00''E$ 99.00' to the beginning of the third line of that parcel of land, which by deed dated January 16, 1932 was conveyed by Maggie Kennedy, widow, to Robert E. Lee and Anna V. Kennedy, his wife, thence leaving the northwest side of York Road and running and binding on the third line in the aforesaid deed, Kennedy to Lee, $577^{\circ}30'00''E$ 211.92' to intersect the second line of the first parcel in the aforesaid deed, Kennedy to Hoffman, at the distance of 51.00' from the end thereof, running thence and binding reversely on a part of the second line of the aforesaid first parcel and reversely on all of the third line of the aforesaid second parcel, Kennedy to Hoffman, $112^{\circ}30'00''W$, a total distance in all of 103.00', running thence and binding reversely on the second line of the second parcel of the aforesaid deed, Kennedy to Hoffman, $N77^{\circ}30'00''E$ 211.92' to the beginning. CONTAINING 0.50 acres of land more or less. BEING all of the first and all of the second parcels of land which by deed dated June 30, 1961 and recorded among the Land Records of Baltimore County in Liber WJR 3861, Folio 155, was conveyed by Haud Kennedy to J. Frank Hoffman, Jr. and Charles William Hoffman.

Eugene F. Rayhel
24246

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Ross, Zoning Commissioner Date: February 1, 1963
FROM: Mr. George E. Orrville, Deputy Director
SUBJECT: 5771-R, 8-10 to B-1, and Special Exception for Living Quarters in a commercial building. Northwest side of York Road 571 feet South of Galloway Avenue. Being property of J. Frank Hoffman.
5th District
HEARING: Wednesday, February 13, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from 8-10 to B-1 zoning and has the following advisory comments to make with respect to pertinent planning factors:

- Analysis of land use and zoning data indicates that the subject property is situated within an area which is exclusively residential. Commercial uses exist well to the north and to the south of the subject property, but they are not contiguous to it. Creation of commercial zoning here would establish land use potentials which are greatly out of character with those of adjacent properties. Commercial zoning here would not be responsive to meeting neighborhood needs which now could be met by land presently zoned for commercial purposes and which now is undeveloped. Commercial zoning here would be an entering wedge which inevitably would result in ribbon commercial development along the side of York Road. This kind of ribbon commercial development activity here would only duplicate the shoddy pattern of commercial land usage which has proven to be so troublesome in the past with its problems of traffic congestion and multiplicity of entrances.

In the opinion of the Planning staff commercial zoning here is not in accordance with a comprehensive plan of land usage and zoning for the area. The Planning staff strongly recommends against such zoning here.

OB:lwz

CERTIFICATE OF PUBLICATION

TOWSON, MD., 24th Jan., 19 63.
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 _____ successive weeks before the _____ day of _____, 1963, the first publication appearing on the _____ day of _____, 1963.

THE COUNTY NEWS WEEK
Manager

RECEIVED FOR JOURNAL
RECLASSIFICATION AND
SPECIAL EXCEPTION
5th District
JAN 24 1963
J. Frank Hoffman, Jr. and Charles William Hoffman
Living Quarters in a commercial building
Northwest side of York Road 571 feet South of Galloway Avenue
Being property of J. Frank Hoffman, Jr. and Charles William Hoffman
Public Hearing: Wednesday, February 13, 1963 (10:00 A.M.)
5th District
Zoning Commissioner of Baltimore County

R10
VACANT

N17°30'W103.00'

R10
RESIDENTIAL

R10
RESIDENTIAL

#5771-RX

MAP
#8
SE43-D

BL-XA

1/29/63

CONC CURB

ROAD

MULLER, RAPHEL & ASSOCIATES, INC.

REG. ENGINEERS & SURVEYORS

201 COURTLAND AVE

TOWSON 4, MARYLAND

FILE COPY

PLAT TO ACCOMPANY ZONING PETITION

8TH ELECT DIST.

BALTO CO, MD.

SCALE: 1"=30'

NOV 2, 1962

AREA OF PROR 0.50 AC
PRES. USE OF PROR-DWELLING
PROPRI. USE OF PROR-OFFICE, PAINT
& WALLPAPER STORE
PRES. ZONING OF PROR-R10
PROR ZONING OF PROR-BL WITH
SP. EX. FOR LIVING QUARTERS ON 2ND FL.

BUILDING 1485 SQ. FT.
PARKING SPACES REQUIRED
10 PARKING SPACES SHOWN

