

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Albert D. Marcella 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 B-1 zone; for the following reasons: Due to business and my present mode of enjoyment of my lot, I feel I should train myself to make a living in another field, which I have done. Have found in opening check field, which is a need for a Country School, & have of been there is a need for a Country School, & have also been approached by various neighbors as to when I am going to open my shop. These are with my feelings that if County School would be to stay take from the neighbors that provided this petition.

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: Albert D. Marcella
 Address: Mary D. Marcella
Box 722 White Marsh P.O. Md.
335-6274

ORDERED BY The Zoning Commissioner of Baltimore County, this 16th day of April, 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 April 16, 1963 at 11:00 a.m.



Albert D. Marcella
 Zoning Commissioner of Baltimore County

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

INVOICE No. 16543 DATE 4/1/63

TO: Mr. Albert D. Marcella
Box 722 White Marsh P.O., Maryland

DEBIT TO ACCOUNT NO. 01622

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DOLLARS	CENT
	Advertising and posting of your property	26.61	
		26.61	

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

INVOICE No. 15440 DATE 1/16/63

TO: Albert D. Marcella
Box 722 White Marsh P.O., Md.

DEBIT TO ACCOUNT NO. 01622

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DOLLARS	CENT
	Petition for Reclassification	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.

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... 1963, that the herein described property or area should be and the same is hereby reclassified; from... zone to... zone, and/or a Special Exception for... 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 by reason of... the petitioners request is for reclassification of property from "R-6" Zone to a "B-1" Zone. The subject property is located in an "R-6" Zone and so grant the reclassification would amount to "spot" zoning in a residential neighborhood. For the above reasons the reclassification should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 1963, 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.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 22, 1963

FROM: Mr. George E. Gavrillis, Deputy Director

SUBJECT: F50's, R-6 to B-1. Northwest corner of Bush and Gaylord Streets. Being property of Albert D. Marcella.

11th District
 HEARING: Wednesday, April 3, 1963 (11:00 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. Examination of land use data indicates that the subject property is completely surrounded by residential zoning. Even though the Northeast Expressway and consequential relocation of neighborhood streets immediately adjacent thereto has or will occur, the subject property is not situated at a point where commercial zoning logically would fit into a comprehensive land use plan. Other commercially-zoned land exists in the area to provide for the needs of the locality. Creation of commercial zoning on the subject property would result in land use potentials which are not in harmony with those of adjacent properties and would constitute spot zoning.

OB:mas

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 11-2 Date of Posting: 3/11/63
 Posted for: HEARING WED APRIL 3, 1963 AT 11:00 A.M.
 Petitioner: ALBERT D. MARCELLA
 Location of property: BUSH & GAYLORD STS.
 Location of Sign: 1011 E. ERAM DRIVE SW. ON GAYLORD. APP. 11:00 P.M. 3:00 P.M. 2000. APPROX. 75' FROM HOUSE.
 Remarks: Albert D. Marcella
 Posted by: Albert D. Marcella Date of return: 3/26/63

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 25, 1963

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, M.D. on... day of... 1963, the said publication appearing on the... day of... 1963.

THE JEFFERSONIAN
Frank Matthews
 Manager

Cost of Advertisement \$...

TOPOGRAPHICAL SURVEY SUBJECT FOR EXAMINATION PHONE: HAMILTON 6-2813

WILLARD M. LEE
 REGISTERED CIVIL ENGINEER
 4604 MAINFIELD AVENUE
 BALTIMORE 14, MARYLAND

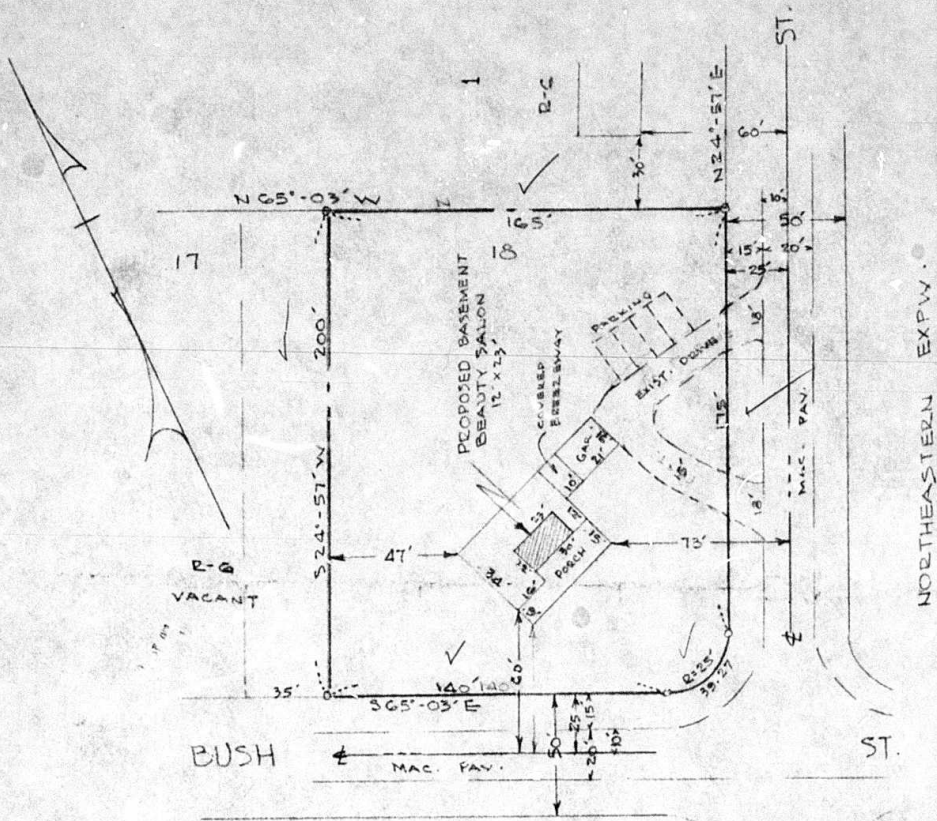
December 31, 1962

N.W.C. Bush Street and Gaylord Street
 Part of lot 18 Block D Forge Acres Plat Book 14 folio 88
 11th District Baltimore County, Maryland

Beginning for the same on the northwest side of Gaylord Street 50 feet wide at the division line between lots 1 and 18 Block D as shown on the plat of Forge Acres said plat being recorded among the land records of Balto. Co. in Plat Book 14 folio 88 and thence leaving Gaylord Street binding on part of said division line North 65 degrees 03 minutes West 165 feet thence running - or a new line of division South 24 degrees 57 minutes East 270 feet to the north side of Bush Street thence running and binding on the north side a Bush Street, 50 feet wide South 65 degrees 03 minutes East 140 feet and thence by a line curving to the left with a radius of 25 feet for a distance of 29.47 feet to the north - west side of Gaylord Street and thence running and binding in the northwest side of Gaylord Street North 24 degrees 57 minutes East 175 feet to the place of beginning.

Containing 30,000 square feet.





PART OF LOT 18 BLOCK D
 FORGE ACRES
 PLAT BOOK 14/85
 11TH District Baltimore Co. Maryland
 Scale: 1"=50' Date: 12-31-62

5809
 MAP
 411-C

PRESENT USE - RESIDENCE
 PROPOSED USE - BEAUTY SALON
 PRESENT ZONING - R-C
 PROPOSED ZONING - B2
 AREA SHOP - 276 Sq. Ft.
 AREA OF LOT 33,000 Sq. Ft.



William M. Lee

