

PETITION FOR ZONING RE-CLASSIFICATION #5833 RVA
AND/OR SPECIAL EXCEPTION *Variances*

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Eugene M. Carozza and Lucille M. Carozza and
 1. or we, York Terrace Building, Inc., legal owner of the property situate in Baltimore County and 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 B-L 6.86 zone to an R-6 zone; for the following reason:
 See Attached Description
 1 - Error in comprehensive zoning map.
 2- Changes in neighborhood.

Petition for Variance to Parcel A - Sect. 238.1 - Front Yard - To permit a front yard of 13' instead of the req. 25' from the front property line and to permit a setback from centerline of the road of 20' instead of the req. 50'.
 Sect. 238.2 - Side Yds. - East side to permit 28' instead of req. 30' west side to permit 25' instead of req. 30'.
 Parcel B - Sect. 238.1 - Front Yard - To permit a front yard of 13' instead of req. 25' from the front property line and to permit a setback from the centerline of the road of 37' instead of req. 50'.
 Sect. 238.2 - Side Yds. - East side to permit 28' instead of req. 30' west side to permit 25' instead of req. 30'.
 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.
 1. or we, agree to pay expense 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 of Baltimore County.

Signature: Eugene M. Carozza
 York Terrace Building, Inc.
 Eugene M. Carozza
 Lucille M. Carozza
 Lucille M. Carozza
 Contract purchaser
 Address: 823 Frederick Road
 Baltimore 26, Maryland
 Telephone: Edgeway 7-7373
 Seymour R. Goldstein
 Baltimore 26, Maryland
 Telephone: Edgeway 7-7373
 Attorney's Office
 Address: 2209 St. Paul Street
 Baltimore 10, Md.
 Telephone: 667-3622

ORDERED BY THE Zoning Commissioner of Baltimore County, this 14th day of February, 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 under the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of April, 1963, at 10:30 o'clock A.M.

Signature: John J. ...
 Zoning Commissioner of Baltimore County.

TELEPHONE VALUE \$3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND
 INVOICE
 No. 17857
 DATED 4/17/63
 TO: Messrs. Sklar & Sullivan
 1410-20 Court Square Building
 Baltimore 7, Md.
 BILLED BY: Zoning Department of Baltimore County
 REPORT TO ACCOUNT NO. 0162
 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
 QUANTITY COST TOTAL AMOUNT
 Advertising and posting of Liberty Road Plans, Inc. 53.40 -
 #5833-V
 1763 190 * * * 711 - 53.40
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.

YORK TERRACE BUILDING, INC. #5833 RVA 50% OF THIS PETITION FILED BY 10:30 AM APRIL 24, 1963

#5833 RVA

SEYMOUR R. GOLDSTEIN, Esq.
 2539 St. Paul Street
 Baltimore 18, Maryland

Re: Petition for Reclassification from B-L & R-6 to R-6 & Variations for York Terrace Building, Inc.

Dear Sirs:
 The Zoning Advisory Committee has reviewed the above petition and has the following comments to make:

1. The petitioner's side plan should be revised as follows:
 a. Since this petition is in two coverages, the two parcels should be defined by a heavy bold line.

b. The Variations being requested should be listed on the plat. The following is a list of variances that appear to be needed, however, it is suggested that your engineer verify same.

Parcel A - Section 238.1 - Front Yard: To permit a front yard of 13 feet instead of the required 25 feet from the front property line and to permit a setback from the centerline of the road of 28 feet instead of the required 50 feet.

Section 238.2 - Side Yards: East side to permit 28 feet instead of required 30 feet; West side to permit 25 feet instead of the required 30 feet.

Parcel B - Section 238.1 - Front Yard: To permit a front yard of 13 feet instead of the required 25 feet from the front property line and to permit a setback from the centerline of the road of 37 feet instead of the required 50 feet.

Section 238.2 - Side Yards: West side to permit 6 inches instead of required 30 feet.

c. The distances from the building to the property line as being requested for variances should also be labeled.

RE: PETITION FOR RECLASSIFICATION
 From "B-L" and "R-6" Zones
 to a "R-6" Zone - in the Old
 Frederick Road 105' 0" from
 Harlem Lane, 1st District -
 Eugene M. Carozza and Lucille
 M. Carozza and York Terrace
 Building, Inc., Petitioners
 BALTIMORE COUNTY
 No. 5833-RV
 REVENUE
 ZONING COMMISSIONER
 OF
 BALTIMORE COUNTY
 No. 5833-RV

Pursuant to the advertisement, posting of property and public hearing on the above petition (1) for reclassification from "B-L" and "R-6" Zones to a "R-6" Zone, of property on south side of Old Frederick Road, 105' 50" feet from Harlem Lane, in the First District of Baltimore County and (2) for variances to sections 238.1 and 238.2 of the Baltimore County Zoning Regulations, and it appearing that by reason of location, the safety, health and the general welfare of the locality not being detrimentally affected, the reclassification should be granted.

The variances requested should also be granted which permit a front yard on Parcel "A" of 4 feet instead of the required 25 feet from the front property line; a setback from the center line of the street of 28 feet instead of the required 50 feet to permit 28 feet on the east side instead of the required 30 feet and to permit 25 feet on the west side instead of the required 30 feet.

On Parcel "B" to permit a front yard of 13 feet instead of the required 25 feet from the front property line; a setback from the center line of the street instead of 37 feet instead of the required 50 feet and to permit the west side of 6 inches instead of the required 30 feet.

It is this 24th day of April, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from a "B-L" Zone and an "R-6" Zone to a "R-6" Zone.

The variances requested are also granted in accordance with the above.

The granting of the reclassification and variances are subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Signature: John J. ...
 Zoning Commissioner of Baltimore County

WALTER CHILDS & ASSOCIATES, INC.
 Engineers - Surveyors - Site Planners
 2129 N. Charles St. - Baltimore 18, Maryland
 1011-1547
 DESCRIPTION
 PROPERTY TO BE REZONED FROM "B-L" AND "R-6" TO "R-6", WITH A VARIANCE FROM SECTION 235.1 OF BALTIMORE COUNTY ZONING REGULATIONS, OLD FREDERICK ROAD NEAR HARLEM LANE, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at an iron pipe heretofore set on the south side of Old Frederick Road, at the distance of 495.60 feet, as measured along said south side of Old Frederick Road from its intersection with the west side of Harlem Lane, and running thence, binding on said south side of Old Frederick Road, (1) N. 89° 27' 33" W., 208.90 feet to the iron pipe heretofore set at the beginning of the land which by deed dated July 1, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2319, Folio 228, was conveyed by Eugene Preis and wife to Eugene M. Carozza and wife, thence leaving said Old Frederick Road and binding reversely on the fifth and fourth line of said land, the two following courses and distances: (2) S. 03° 48' 50" W., 154.93 feet to a stone heretofore set, and (3) S. 03° 49' 00" E., 45.45 feet to an iron pipe heretofore set, said pipe being also in the first or N. 3° W., 14-1/4 perch line of the second parcel of the land described in the deed from Anna Preis to William J. Preis and others, dated May 29, 1957 and recorded among said Land Records in Liber G.L.B. No. 3191, Folio 255, thence binding reversely on a part of said first line to the beginning thereof,

4. If the proposed building to the rear of Parcel "A" is not planned to be built at shown, it should be removed from the plat.
 5. A future 50 foot road right of way is planned to bind on the north side of the rear of North 60 degrees 26 minutes 50 seconds East 203.45 foot line of this property. This road should be indicated on the plat.
 6. The general notes should be revised to indicate the correct zoning being requested at this time.
 If I can be of any further assistance in this matter, please do not hesitate to contact me.

Yours very truly,
 JAMES I. EYER
 JED/oa
 ccc/ Wets & Childs
 Eugene M. Carozza

#5833 RVA

MAP #1 SEC-2-A BR-VA 4/11/63

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 21, 1963

FROM: Mr. George E. Garrales, Deputy Director
 SUBJECT: #5833-RV, R-6 and R-6 to R-6 and Variance to Parcel "A" to permit front yard of 4 feet instead of the required 25 feet from front property line and to permit a setback from centerline of the road of 28 feet instead of the required 50 feet; and to permit 28 feet on the west side instead of required 30 feet; Parcel "B" to permit front yard of 13 feet instead of required 25 feet from the front property line and to permit a setback from the center side of the road of 37 feet instead of required 50 feet; to permit west side 6 inches instead of required 30 feet. South side of Old Frederick Road 105' 50" feet West of Harlem Lane. Being property of York Terrace Building, Inc., et al.

1st District
 HEARING: Wednesday, April 24, 1963 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 and R-6 to R-6 zoning together with variances. It has the following advisory comments to make with respect to pertinent planning factors:

1. In light of the recent extension in depth of commercial zoning along Harlem Lane southerly to the Westmore School property, it seems pointless to argue further with respect to the goals of the Western Planning Area as they would apply to this area. Nevertheless, the Planning staff points out that the of Long View Place and of this property will be affected by the proposed extension southerly and that provision must be made for its eventual extension through this property.

GB:tlm

WALTER CHILDS & ASSOCIATES, INC.
 2129 N. Charles St. - Baltimore 18, Maryland
 Page Two

and continuing the same course along the third line of the third parcel of said last mentioned deed, in all, (4) S. 03° 49' 00" E., 252.51 feet to a concrete monument heretofore set at the end of said third line, thence binding on a part of the fourth line of said third parcel, (5) N. 89° 58' 20" E. 203.45 feet to an iron pipe heretofore set, and thence, leaving said last mentioned line, (6) N. 00° 31' 10" W., 449.83 feet to the place of beginning.
 Containing 2.2041 acres of land.
 Saving and excepting that portion now zoned R-6.

HGW:abr 2/5/63
 J. C. #63003



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

District: 1st Date of Posting: 4-8-63
 Posted to: Henry and 4-24-63 at 10:30 AM
 Petitioner: John Bruce Building, Inc.
 Location of property: Site Old Industrial Bldg. 485 from W/S of Harlem Lane
 Location of Sign: All signs on front of property East Side of property
 Remarks: _____
 Posted by: John Bruce Signature Date of return: 4-11-63

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

No. 16433
DATE 2/14/63

TO: Eugene M. Carross, Esq.
823 Frederick Road
Baltimore 28, Md.

BILLED TO: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETAIL UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT	COST
	Petition for Reclassification for York Terrace Bldg., Inc.	50.00	
			50.00

2-1463 9615 * * * TIL -

3

**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.**

PETITION FOR ZONING
RECLASSIFICATION AND
VARIANCE

1st District

ZONING: From H. L. & R. 4 to R. R. Zone

Petition for variance 180 feet. Also want east side yard of 4 feet instead of the required 25 feet from the front property line and to permit a setback from center of the road of 25 feet instead of the required 30 feet from the front property line and to permit a setback from center of the road of 25 feet instead of the required 30 feet.

LOCATION: South side of Old Frederick Road 485.63 feet from the West side of Harlem Lane.

DATE & TIME: WEDNESDAY, APRIL 24, 1963 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

COST OF ADVERTISEMENT: \$200.00
 Purchase Order - 57005
 Requisition No. 108261

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD, April 12, 1963.

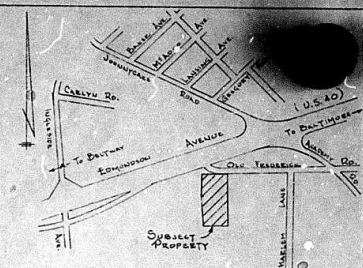
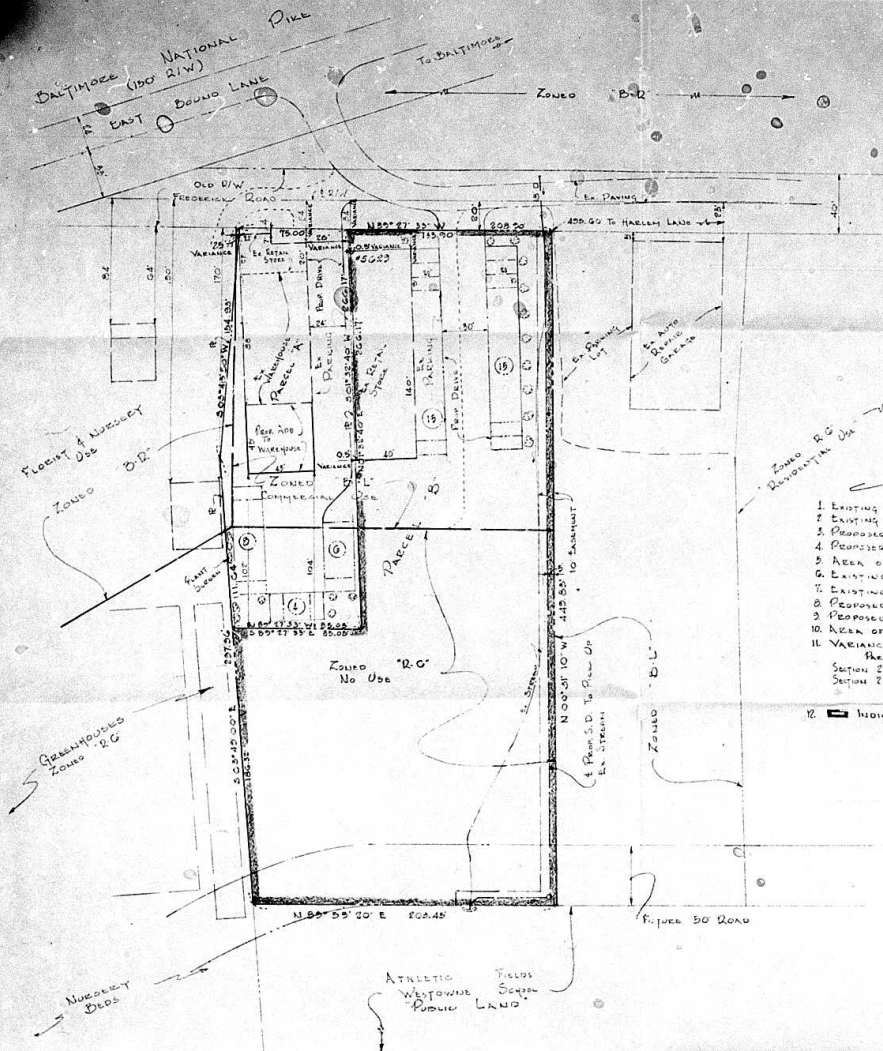
THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 24th day of April, 1963, the first publication appearing on the 4th day of April, 1963.

THE TIMES
 Manager
 John M. Martin

Concerning all that parcel of land in the First District of Baltimore County beginning for the same at an iron pipe borehole set on the south side of Old Frederick Road, at the distance of 485.63 feet, an measured along said south side of Old Frederick Road from its intersection with the west side of Harlem Lane, and running thence, thence on said South side of Old Frederick Road, (1) N. 89 degrees 27' 25" W., 208.90 feet to an iron pipe borehole set at the beginning of the land which by deed dated July 1, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.R. No. 2319, Folio 228, was conveyed by Eugene Preis and wife to Eugene M. Carross and wife, thence having said Old Frederick Road and thence generally on the fifth and fourth line of said land, the two following courses and distances: (2) S. 03 degrees 40' 59" W., 154.93 feet to a stone borehole set, and (3) S. 03 degrees 49' 00" E., 41.45 feet to an iron pipe borehole set, said pipe being also in the first or N. 3 degrees 41' 14" north line of the second parcel of the land described in the deed from Anna Preis to William E. Preis and others, dated May 28, 1957 and recorded among said Land Records in Liber G.L.R. No. 2181, Folio 255, thence thence generally on a part of said first line to the beginning thereof.

By Order Of
 John C. Bess
 Zoning Commissioner Of Baltimore County

5833



LOCATION PLAN
SCALE 1"=500'

GENERAL NOTES

1. EXISTING ZONING OF PARCELS "A" & "B"
 2. EXISTING USE PARCELS "A" RETAIL STORE & WAREHOUSE
 3. PROPOSED ZONING PARCELS "A" & "B"
 4. PROPOSED USE OF PARCELS "A" RETAIL STORE & WAREHOUSE
 5. AREA OF PARCELS "A" EQUALS 0.57 ACRES
 6. EXISTING ZONING OF PARCELS "B" B-1 & B-2
 7. EXISTING USE OF PARCELS "B" RETAIL STORE & WAREHOUSE & NO USE
 8. PROPOSED ZONING OF PARCELS "B" B-1 & B-2
 9. PROPOSED USE OF PARCELS "B" RETAIL STORE & WAREHOUSE
 10. AREA OF PARCELS "B" EQUALS 1.04 ACRES
 11. VARIANCES BEING REQUESTED FOR PARCELS "A" & "B" ARE:
 PARCELS "A" & "B"
 SECTION 230.1 FRONT YARD SETBACK | SECTION 230.1 FRONT YARD SETBACK
 SECTION 230.2 FRONT & WEST SIDE YARD | SECTION 230.2 WEST SIDE YARD SETBACK
 SETBACKS
- INDICATES PROPERTY OWNED BY MR. BEANT

PLAT TO ACCOMPANY PETITION FOR REZONING
 VICINITY
 5623 BALTIMORE NATIONAL PIKE
 ELECTION DISTRICT N#1 BALTIMORE COUNTY, MARYLAND
 SCALE 1"=40' JAN. 31, 1962
 REVISED MARCH 3, 1962

MATY, CHIEDS & ASSOCIATES
 2149 N. CHARLES STREET
 BALTIMORE 10, MARYLAND
 65909 415

