

✓ #5838 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James Crockett Associates, 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-10 zone to an B-1 zone; for the following reasons:

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:

Property to be posted and advertised as prescribed by Zoning Regulations. I, 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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser James Crockett Associates Legal Owner
Address 1000 N. Broadway, Baltimore, Md.
Petitioner's Attorney Robert E. Cassey, Jr. Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th 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 before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of May, 1963, at 10:00 o'clock A.M.



JAMES CROCKETT ASSOCIATES

CONSULTING ENGINEERS - LAND SURVEYORS
330 WEST 24th STREET
BALTIMORE 11, MARYLAND
RECOUNT 3-5382

DESCRIPTION OF PARCEL "A"
MCDERMOTT PROPERTY
NORTHEAST CORNER, REISTERSTOWN ROAD & HARDEN AVENUE
GARRISON, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the intersection of the northeast side of Reisterstown Road (66 feet wide) with the northern side of Harden Avenue (irregular width) and running thence with and binding on the northeast side of Reisterstown Road North 29 degrees 34 minutes 30 seconds west 65.05 feet; thence leaving the northeast side of said Road and running for lines of division the following four courses and distances: North 60 degrees 13 minutes 30 seconds East 112.30 feet, North 15 degrees 07 minutes 30 seconds West 34.57 feet, South 74 degrees 17 minutes 30 seconds East 116.43 feet, and South 15 degrees 39 minutes 30 seconds West 142.00 feet to the northern side of Harden Avenue (30 feet wide); thence running with and binding on the northern side of said Avenue the following two courses and distances: North 74 degrees 17 minutes 30 seconds West 31.79 feet and North 02 degrees 01 minutes 30 seconds West 100.47 feet to the place of beginning; containing 0.46 acres.
BEING part of that property recorded January 7, 1959 among the Land Records of Baltimore County in Liber V.J.R. No. 3471 folio 561.

Note: This description is for zoning purposes only and is not to be used for the conveyance of property.

JED:dp January 25, 1963 W.O. 363

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 not being detrimentally affected,

the above Reclassification should be had; and that the reclassification of the property to the B-1 zone, and the Special Exception for the use of the property as a commercial zone, would be in the public interest.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6th day of May, 1963, that the herein described property or area should be and the same is hereby reclassified; from an R-10 zone to an B-1 zone, and that the Special Exception for the use of the property as a commercial zone, and the use of the property as a commercial zone, be granted from and after the date of this order, subject to, approval of the site plan by the State Roads Commission, Bureau of Public Services, 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 6th day of May, 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 and to remain a R-10 zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date April 24, 1963

FROM Mr. George E. Gerrold, Deputy Director

SUBJECT: #5838 From R-10 to B-1 Zone. Parcel A-Northeast corner Reisterstown Road and Harden Avenue. Parcel B-Southeast corner Reisterstown Road and Harden Avenue. Being property of James McDermott.

RE: District

REMARKS: Monday, May 6, 1963 (10:00 A.M.)

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

- The subject property is situated near but not adjacent to the edge of a band of commercial zoning along the easterly side of Reisterstown Road. Commercial zoning exists on the westerly side of Reisterstown Road. The subject property is lower than Reisterstown Road. Harden Avenue intersects Reisterstown Road with an acute angle and serves as one of the three entrances to the small residential area to the east.
- From a Planning viewpoint, a transitional kind of zoning or use might be called for here. Outright commercial zoning would be inappropriate. The staff notes that commercial uses would be brought under this zoning immediately adjacent to the residential dwelling on Harden Avenue. If the petitioner can justify commercial zoning here it would appear that the extraordinary depths of commercial zoning should not be allowed.

GM:hma

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		INVOICE No. 16444 DATE 2-10-63
TO: <u>Mr. J. C. McDermott</u> <u>Box 314</u> <u>Mariettaville, Road</u> <u>Mariettaville, Maryland</u>		Billed to: <u>Mr. J. C. McDermott</u> <u>Box 314</u> <u>111 W. Chesapeake Avenue</u> <u>Towson 4, Maryland</u>
DEPOSIT TO ACCOUNT NO. <u>0162</u>	QUANTITY <u>1</u> EACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT <u>\$50.00</u>
Property Zoned <u>B-1</u>		COST <u>\$50.00</u>
REMARKS: <u>(Cash)</u>		
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

Distric 3rd Date of Posting April 12, 1963
Posted for Reclassification from R-10 to B-1
Petitioner: James McDermott
Location of property: Parcel A-Northeast corner of Reisterstown Rd. & Harden Ave.
Parcel B-Southeast corner of Reisterstown Rd. & Harden Ave.
Location of Sign: At Reisterstown Rd. & Harden Ave.
Remarks: J. C. McDermott
Posted by J. C. McDermott Date of return April 25, 1963

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		INVOICE No. 17750 DATE 5/6/63
TO: <u>J. C. McDermott</u> <u>Robert T. Cassey, Jr., Esq.</u> <u>101 Jefferson Building</u> <u>Towson 4, Md.</u>		Billed to: <u>James Crockett Associates</u> <u>330 West 24th Street</u> <u>Baltimore 11, Md.</u>
DEPOSIT TO ACCOUNT NO. <u>0162</u>	QUANTITY <u>1</u> EACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT <u>\$63.62</u>
Advertising and posting of your property		63.62
REMARKS: <u>(Cash)</u>		
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. 16444 DATE 2-10-63
TO: <u>Mr. J. C. McDermott</u> <u>Box 314</u> <u>Mariettaville, Road</u> <u>Mariettaville, Maryland</u>		Billed to: <u>Mr. J. C. McDermott</u> <u>Box 314</u> <u>111 W. Chesapeake Avenue</u> <u>Towson 4, Maryland</u>
DEPOSIT TO ACCOUNT NO. <u>0162</u>	QUANTITY <u>1</u> EACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT <u>\$50.00</u>
Property Zoned <u>B-1</u>		COST <u>\$50.00</u>
REMARKS: <u>(Cash)</u>		
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. April 19, 1963
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 19th day of April, 1963, the 5th day of May, 1963, the 5th day of May, 1963, the 5th day of May, 1963.
THE JEFFERSONIAN,
Frank Stettin Manager.

Cost of Advertisement, \$

GENERAL NOTES:

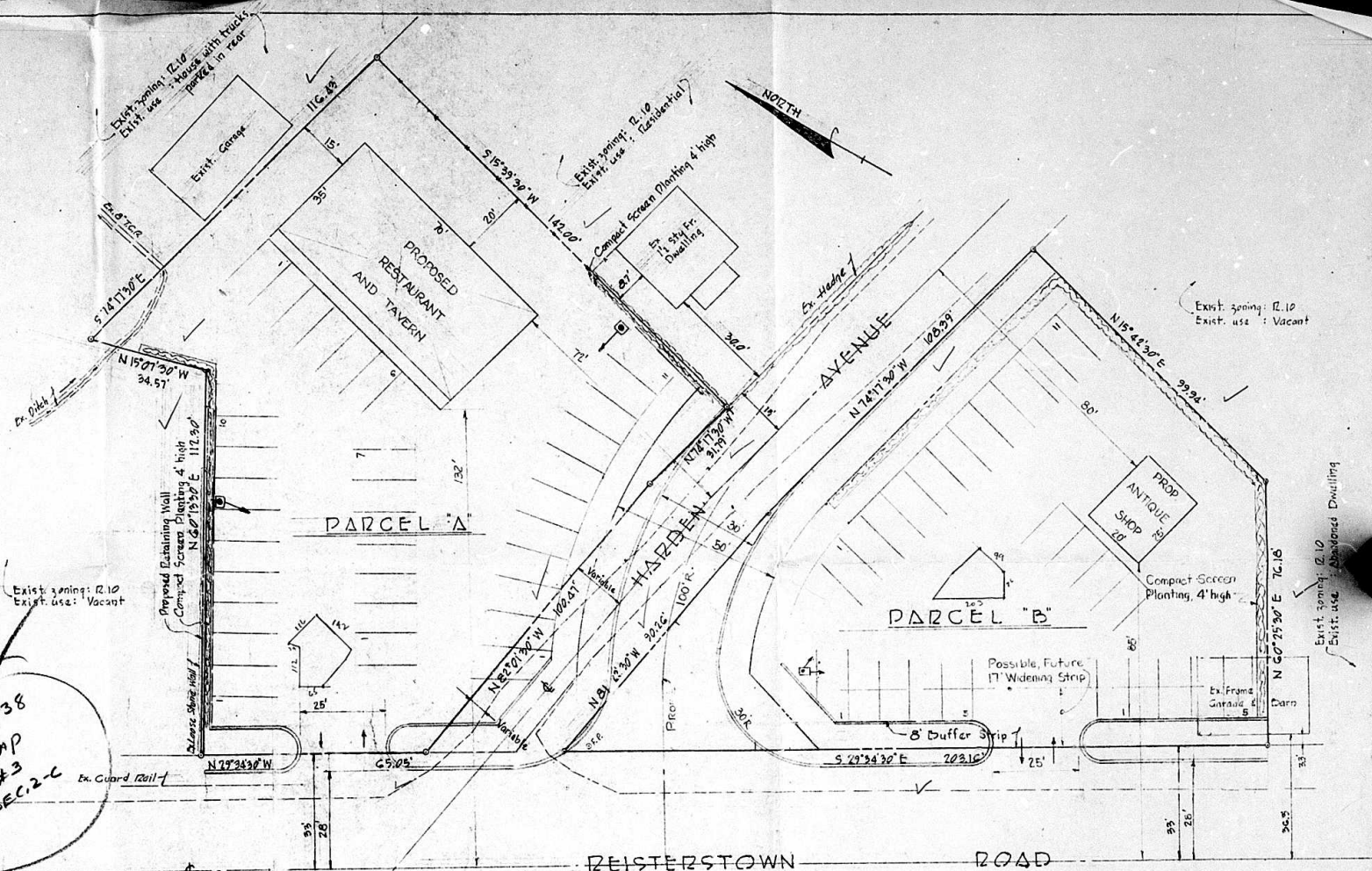
- Scale of drawing: 1" = 20'
- Election District: Third
- Area of property: Parcel 'A' - 0.46 ac.
Parcel 'B' - 0.42 ac.
- Existing frame garage & barn to be removed
- Required number of spaces: 59 @ 1 per 50 sq. ft.
- No. of spaces, 9x19, shown: 59
- Lighting standards 15' high shown thus:
- Title Reference: WJR 3471-GGI
- Existing Zoning: R-10
- Proposed Zoning: B.L.
- Existing Use: None
- Proposed Use: Restaurant and Tavern Parcel 'A'
Antique Shop - Parcel 'B'

Parking Required

Parcel 'A'	2450	=	50	49
Parcel 'B'	500	=	50	10
Total				59



#5838
MAP
#3
SEC. 2-C



Exist. zoning: B.L.
Exist. use: Open-air theater



JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
2453 MARYLAND AVENUE
BALTIMORE 18, MARYLAND
Belmont 5-3232 W.O. 363

PLOT PLAN
JAMES C. McDEZMOTT PROPERTY
NORTH EAST SIDE OF REISTERSTOWN ROAD AT HARDEN AVE.
ELECTION DISTRICT NO. 3 - BALTIMORE COUNTY - MD.
SCALE: 1" = 20'
JANUARY 16, 1963
PRINT DATE: 3-21-63