\$5882 RV OLD MAP #9

RS: PETITION FOR REGLASSIFICATION FROM "R-6" Zone to a "B-1" Zone and Variance to Sec.22.2 of the Zoning Regulations - S.M. Cor. Joppa Road and Pershing Ave., 9th District -Leon P. Levin, Putitioner BEFORE ZONTNO CONCESSIONER

. . . . . . . . . . . . . . .

BALTIMORE COUNTY No.5882-RV

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of Jo

The petitioner in the above entitled matter seeks reclassification of property at the southeast corner of Joppa Road and Pershing Avenue, from an "R-6" Zone to a "B-L" Zone and a variance to Section 232.2 of the Zoning Regulations, to parmit a O feet side yard on a side street instead of the required 10 feet.

Testinony indicated that there has been sufficient change in the area to warrant the requested zoning of the subject property, therefore the reclassification should be granted.

The petitioner did not preve any hardship insofar as the requested variance is concerned to permit a side yard of O feet instead of the required 10 feet. For this reason the variance should be denied.

It is this 2ff/ day of June, 1963 by the Zoning Commissioner of Baltimore County, CRDERED that the herein described property or area should be and the same is hereby reclassified from an "R-6" Zons to a "B-L" Zons, subject, however, to approval of the site plan by the State Roses Commission, Bureau of Public Services and the Office of Planning and Zoning.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting 4/7/63 Posted for HEARING Wed JUNE 26-63 AT 100 PM Petitioner Leon P. Levin Location of property SEICOR OF TORPER RD & PERSTING AVE Location of Signe 2 Both SIGN ON THE PROPTERTY OF 1985 Jopp A. R.O. App 2001 T. Rom PERSSIVE ALE AND APP 500. Remarks FROM Jappy RUIN ON THE PRINTERYY SIGNS FACTING TOOM Posted by Robert J. Suel Date of return 4/3/63

JUPPA RD.

\$5882 RV TITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

132.2 to permit a o'cidemond on a cident

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

OLD MAP LEON P Le Megal owner... of the property situate in pa County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (I) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R - 6 6/13/63

To Instell Buld a relail store

Petition for a Variance to permit a 0% side yard on a side street instead of the required 10 feet- Section 232.2

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 is to be posted and advertised as prescribed by Zening Regulations

1, 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

Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this .... ......, 196.3 , 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 issioner of Baltimore County in Room 106, County. Office Building in Towson, Baltimore County, on the 26 83 26th day of June P. M. Wan 26 83

25. 1943 at 180 P.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6th June 19 63, THIS IS TO CERTIFY. That the appeared advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of One successive weeks before the \_\_\_\_26tb\_ day of \_\_\_\_June \_\_\_\_\_\_19.63\_, the first publication appearing on the 6th day of June 19 63.

> THE COUNTY NEWS WEEK W. J. Heyser

**KELLER & KELLER** 

PF

State Registered Land Surveyor 3914 WOOD FA AVENUE BALTIMORE 6. MARYLAND

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#5882RV

PESCRIPTION

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CONTAINING 1.397 ACRE of lend, more or less.

IMPROVED by a one story frame, asbestos shingled deciling; known as #1915 Joppa Road and a one story frame shod.

Jenry ateen

BALTIMUSE COUNTY, MARYLAND OFFICE OF FINANCE

No. 17877 DATE 6/26/63

COURT HOUSE TOWSON 4, MARYLAND

Bulliners County

51.40 AMOUNT RETACH UPPER SECTION AND RETURN WITH YOUR REMITYANG Advertising and posting of property for Leon P. Levin 51.10 0-2663 708 \* \* \* TIL-

IMPORTANT: MAKE CHECKS PAYABLE TO DALTIMORE COUNTY, MARYLAND "SELECTION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND SE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALT ORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date June 12, 1963

FROM Mr. George E, Gavrelis, Deputy Director

SUBJECT. \$5800-NV. R-6 to B -L and Variance to permit 0 feet aide yard on a side street instead of the required 10 feet. Southeast corner of Jopa Hoad and Ferming Avenue. Being property of Leon Levis.

9th District

HEARING: Wednesday, June 26, 1963 (1:00 P.M.)

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

- 1. In light of the fact that the Zenize Commissioner has created bet Rending on the property adjacent to the east, the shipest the Rending of the Property adjacent to the east, the shipest Armen now appears to be a restactable purpose. Persisting passion of conserval activity westerly from the line previously exists at the southest temporary. It is to be noted that a charge caticat at the southest temporary. It is not noted that a charge the church should serve as a transitional use for the adjacent residential area to the use;
- The Planning staff is not in accord with the variance being sought. It is to be noted that the proposed structure can have 40 feet setback adjacent to the present P-L zoning on the east and that circulation for parking as well as access to parking can be attained by seas of remaining armounts.
- 3. It is to be noted that the general site plan approvals given for the adjoining conserted property to the east-required that pro-tition be mass for interprating the pattern of circulation and parking for the property of the adject property. Ocuren access to Pershing Avenue was required.

GPG+hee

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

	GEORGE REIER, Chief Bureau of Public Services	Date December 9, 1964
FROM	JAMES O. HOSHELL	

SUBJECT ... 21dg. App. #599-64

The Office of Planning & Zoning has reviewed the subject application and is endorsing it with the following compents:

It is impossible for this office to consider as a separate entity any portion of the text of land bounded by Joyan Boad on the marsh Jarrahing Awence on the west, the Baltimore County Beltuay on the scuth, and Perring Armony on the seat. The subject date is located on the westermost portion of this tract. In all probability, the future development of the tract, the first probability of the gusterned or conservation was a seat of the first scale o

One of the first steps that will be taken by this office in the processing of any future proposal for the development of the remainder of this tract will be to begin negotiations with both the future developer and Ginni Poods, Inc., with respect to the aforementioned problem. We are of the opinion that, as a result of such negotiation, a solution to the aforementioned problem can be found that vill be acceptable to all interested parties,

Withis does not mean that the Office of Flanning and Zoning favors a change in zoning for the remainder of this tract.

JoH/es co: Giant Foods, Inc. Zoning File #5882

