

PETITION FOR ZONING RE-CLASSIFICATION AND SPECIAL EXCEPTION VARIANCES

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Stenersen Realty Co., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and 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 R-10 zone to an M-L zone; for the following reasons: That a change has occurred in the area since the present zoning. That there was an error in the zoning map at the time the present zoning was established.

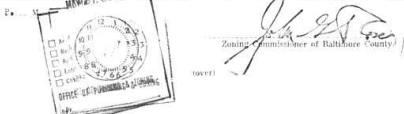
See Attached Description

variance Section 243.4 of and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to allow the herein described property to be from 125 feet as required to 50 feet (75 foot variance).

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 James Stenersen Legal Owner
Address Cockeysville, Md.
Petitioner's Attorney William P. Bolton, Jr.
Address 201 W. Chesapeake Ave., Towson 4, Maryland
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of July, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of July, 1963, at 1:00 o'clock P.M.



INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
No. 19238 DATE 7/19/63
William P. Bolton, Jr., Esq. Zoning Department of Baltimore County
201 W. Chesapeake Ave. Towson 4, Md.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for Stenersen Realty Co. #5910-RV-63-27	66.00
1	Special Exception	6.00
	TOTAL	72.00

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... location and the fact that the owner pursued an error on the Land Use Map for the Eighth District,

the above Re-classification should be had, and it further appearing that by reason of location... variance to Sec. 243.4 of the Zoning Regulations, would grant relief to the petitioner without substantial injury to the public health, safety and the general welfare of the locality involved, the requested variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of July, 1963, that the herein described property or area should be and the same is hereby reclassified, from an R-10 zone to an M-L zone, and a Special Exception for to allow the herein described property to be from 125 feet as required to 50 feet (75 foot variance) be granted from and after the date of this order, also a variance to Sec. 243.4 to permit a building 50' from a residential zone boundary instead of the prescribed 125 feet, subject to approval of the site plan by the Bureau of Public Services, 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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of July, 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-10 zone; and/or the Special Exception for to allow the herein described property to be from 125 feet as required to 50 feet (75 foot variance) be and the same is hereby DENIED.

STENERSEN REALTY CO. #5910-RV-63-27
5910-RV-63-27
5910-RV-63-27

MICROFILMED

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
No. 17806 DATE 5/27/63
H. Jacquelline McCurdy Zoning Department of Baltimore County
201 W. Chesapeake Ave. Towson 4, Md.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Re-classification & Variance for Stenersen Realty Co.	50.00
	TOTAL	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.

William P. Bolton, Jr., Esq.
201 W. Chesapeake Avenue
Towson 4, Maryland
Re: Petition for Re-classification from R-10 to M-L & Variance for James Stenersen

Dear Sir:
The Zoning Advisory Committee has reviewed the above petition and has requested that the petitioner indicate how he intends to provide sewer for the property in question, prior to approving said petition for a hearing date.
If you have any questions, in the above matter, please do not hesitate to contact me.

Yours very truly,
JAMES E. EYB

JUL/63

THE BALTIMORE COUNTIAN

THE BALTIMORE COUNTIAN
101 Newburg Avenue
CATONSVILLE, MD.

July 18, 1963

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rowe, Zoning Commissioner of Baltimore County was inserted in the BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week, successively, before the 18th day of July, 1963, that is to say the same was inserted in the issues of July 18, 1963.

THE BALTIMORE COUNTIAN

By Paul J. Morgan, Editor and Manager

PETITION FOR RECLASSIFICATION AND A VARIANCE
ZONING: From R-10 to M-L
LOCATION: Southeast 1/4 of Cockeysville Road 1482 feet Northeast of Beaver Dam Road.
DATE & TIME: WEDNESDAY, JULY 21, 1963 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 4, Maryland

Beginning for the third thereof on the southeast side of Cockeysville Road, 60 feet wide, at the distance of 1482 feet measured northerly along the southeast side of Cockeysville Road from the center of Beaver Dam Road and running thence and binding on the southeast side of Cockeysville Road, 60 feet wide, the following lines: North easterly by a line curving toward the right having a radius of 640 feet for a distance of 110 feet and North 78 degrees 24 minutes East 670 feet more or less to the center of a stream there situated, thence leaving said road and running southeasterly, binding to the center of said stream and binding on the westernmost outline of the land that was previously zoned M-L 100 feet thence leaving said stream and running to and binding on the outline of the land of J. Stenersen Realty Company on the East. The following courses and distances: South 60 degrees 15 minutes East 600 feet, North 29 degrees 59 minutes West 225 feet, North 60 degrees 45 minutes East 333 feet and North 78 degrees 24 minutes West 155 feet to the place of beginning. Containing 21.2 Acres of land more or less. Saving and excepting therefrom that portion of the herein described parcel of land which was heretofore zoned M-L. Being the property of Stenersen Realty Company, as shown on plat plan filed with the Zoning Department.

BY ORDER OF JOHN G. ROWE, ZONING COMMISSIONER OF BALTIMORE COUNTY, July 18.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

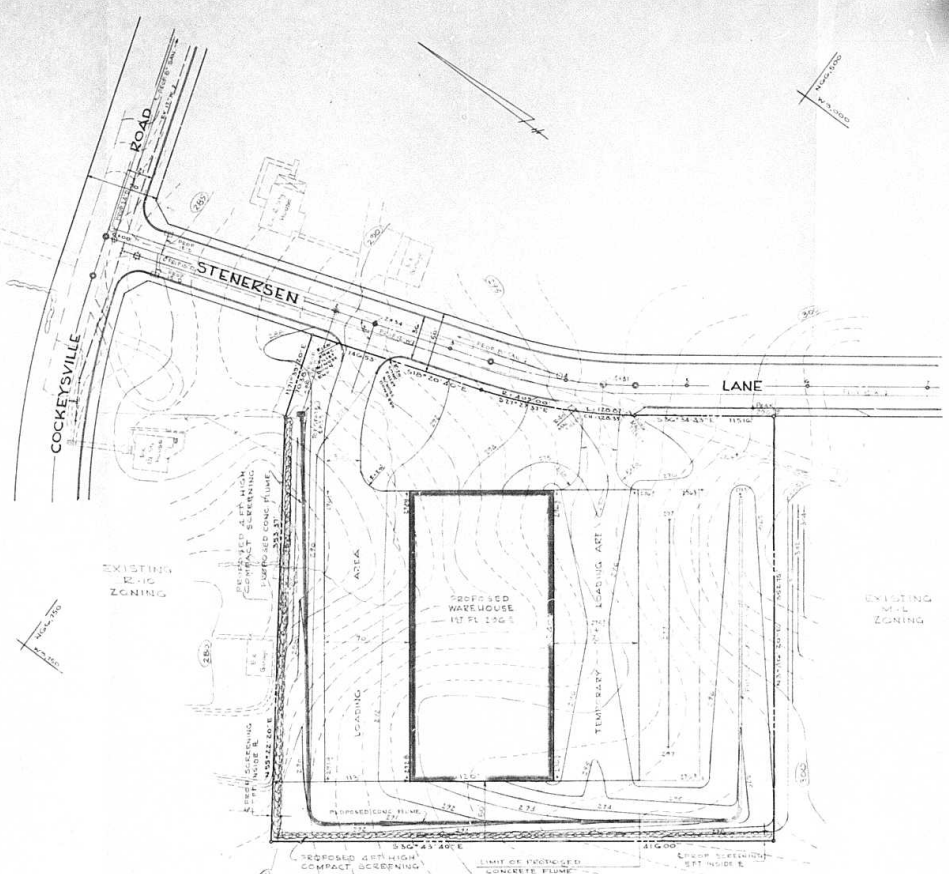
TO: Mr. John G. Rowe, Zoning Commissioner Date: July 19, 1963
FROM: Mr. George E. Carvelles, Deputy Director
SUBJECT: #5910-RV-63-27 and Variance to permit a building to be built 50 feet instead of the required 125 feet from a residential zone boundary. Southeast side of Cockeysville Road 1482 feet Northeast of Beaver Dam Road. Being property of Stenersen Realty Company.
5th District
HEARING: Wednesday, July 31, 1963 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification and variances. It has no adverse comment to make.

GE:rom

Beginning for the third thereof on the southeast side of Cockeysville Road, 60 feet wide, at the distance of 1482 feet measured northerly along the southeast side of Cockeysville Road from the center of Beaver Dam Road and running thence and binding on the southeast side of Cockeysville Road, 60 feet wide, the two following lines: North easterly by a line curving toward the right having a radius of 640 feet for a distance of 110 feet and North 78 degrees 24 minutes East 670 feet more or less to the center of a stream there situated, thence leaving said road and running southeasterly, binding to the center of said stream and binding on the westernmost outline of the land that was previously zoned M-L 100 feet, thence leaving said stream and running to and binding on the outline of the land of the Stenersen Realty Company the four following courses and distances: South 73 degrees 19 minutes West 660 feet, North 29 degrees 59 minutes West 225 feet, North 60 degrees 45 minutes East 333 feet and North 78 degrees 24 minutes West 155 feet to the place of beginning. Containing 21.2 Acres of land more or less. Saving and excepting therefrom that portion of the herein described parcel of land which was heretofore zoned M-L.

#5910-RV-63-27
MAP #8 SEC 3-D M-L-1A



EXISTING M-L ZONING

EXISTING M-L ZONING

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 11/12/63

EXISTING R-10 ZONING

SITE PLAN
 WAREHOUSE

DATE	REVISIONS
11/12/63	1) UNDER R-10 ZONING TO THE WEST 2) UNDER R-10 ZONING AROUND PROPERTY 3) ADDED SCREENING TO N. & S. R.

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]* (WE)
 DATE: 11/12/63
 ZONING COMMISSIONER
 DATE: 11/12/63

STENERSEN REALTY CO.
 COCKEYSVILLE
 BALTO CO MD ELECT DIST NO 6
 SCALE 1" = 50'
 GEORGE WILLIAM STEPHENS, JR
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHENY AVE
 TOWSON 4, MARYLAND

