

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **JULIUS GROSSMAN**, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an **R-6** zone to an **R-A** zone; and (2) 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the **19th** day of **August**, 1963, at **11:00** o'clock **A.M.**

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 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 of Baltimore County.

Contract purchaser **Julius Grossman** Legal Owner
Address **21 Warren Road**
Baltimore 8, Maryland
1154 Md. Natl. Bank Bldg.,
Baltimore 2, Maryland
MULberry 5 - 1900
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this **19th** day of **August**, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the **19th** day of **August**, 1963, at **11:00** o'clock **A.M.**



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

To: **Julius Grossman**
21 Warren Road
Pineville 5, Md.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DEBIT	TOTAL AMOUNT
6242	1	50.00	50.00
Cost of advertising and posting property - Julius Grossman			50.00
No. 6242			
9-563 3343			3900

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 **RECLASSIFICATION OF THE BALTIMORE COUNTY ZONING** and the **SAFETY, HEALTH AND GENERAL WELFARE OF THE LOCALITY INVOLVED NOT BEING** detrimentally affected,

the above Re-classification should be had, **RECLASSIFICATION OF THE BALTIMORE COUNTY ZONING** and the **SAFETY, HEALTH AND GENERAL WELFARE OF THE LOCALITY INVOLVED NOT BEING** detrimentally affected, the variance requested to Section 217.7 of the Zoning Regulations to permit 24 apartment units instead of the permitted 18 apartment units should also be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this **19th** day of **August**, 1963, that the herein described property or area should be and the same is hereby reclassified, from an **R-6** zone to an **R-A** zone, and/or the Special Exception for the use of the property as a **24 apartment units** instead of the permitted 18 apartment units should also be granted subject to approval of the site by Bureau of Public Services and Office of Planning & Zoning, **Julius Grossman**, 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 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 **19th** day of **August**, 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; and/or the Special Exception for the use of the property as a **24 apartment units** instead of the permitted 18 apartment units should also be granted subject to approval of the site by Bureau of Public Services and Office of Planning & Zoning, **Julius Grossman**, Zoning Commissioner of Baltimore County.

MICROFILMED

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

To: **Julius Grossman**
21 Warren Road
Pineville 5, Md.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DEBIT	TOTAL AMOUNT
6242	1	50.00	50.00
Petition for Re-classification and Variance			50.00
No. 6242			
9-563 3343			3900

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

District **8-4** Date of Posting **August 17, 1963**
Posted for: **Reclassification from R-6 to R-A**
Petitioner: **Julius Grossman**
Location of property: **21 Warren Rd. 506' E. of Reisterstown Rd.**
Location of Sign: **506' E. of Reisterstown Rd. on R/A Warren Ave.**
Remarks: **Var. 6491 E. of Reisterstown Rd. on R/A Warren Ave.**
Posted by: **Julius Grossman** Date of return: **August 22, 1963**

Discretion of Warren Road

Beginning for the same at a point on the south side of Warren Road, said point being distance 596 feet more or less from the east side of Reisterstown Road thence running and binding on the south side of said Warren Road North 49 degrees 29 minutes East 222.29 feet thence leaving said south side of Warren Road North 46 degrees 45 minutes 55 seconds West 24.90 feet to the north side of said Warren Road thence running and binding on the north side of said Warren Road North 49 degrees 29 minutes East 27.00 feet thence for lines of division South 46 degrees 45 minutes 55 seconds East 205.42 feet thence South 49 degrees 14 minutes 05 seconds West 280.58 feet thence North 37 degrees 06 minutes 23 seconds West 181.00 feet to the point of beginning.

Containing 1.11 acres more or less

OFFICE OF
THE BALTIMORE COUNTIAN

No. 1 Newburg Avenue CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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** before the 19th day of August, 1963, that is to say the same was inserted in the issues of

August 16, 1963.
THE BALTIMORE COUNTIAN

by **Paul J. Morgan**
Editor and Manager

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 21, 1963
FROM: Mr. Stephen M. Sullivan, Director Director
SUBJECT: **21 Warren Rd. R-6 to R-A. Variance to the Zoning Regulations of Baltimore County to permit 24 apartment units instead of permitted 18 apartment units. South side of Warren Road 596 feet East of Reisterstown Road. Being property of Julius Grossman.**
2nd Edition

REMARKS: September 5, 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 R-A together with Variance, and has the following advisory comments to make with respect to pertinent planning factors:

- The Planning Staff notes that the subject property is across the street from an area now zoned R-6 and developed for High-Rise Apartment purposes. Commercial zoning exists at the intersection of Warren Road and Reisterstown Road. Apartment zoning may be the most logical ultimate zone for this area. However, the staff is not in accord with the concept of a variance to density here.

085/25

CERTIFICATE OF PUBLICATION

TOWSON, MD. **August 16, 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. **once a week** before the **19th** day of **August**, 1963, the next publication appearing on the **16th** day of **August**, 1963.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

ZONED R-A

WARREN

ROAD

N49°29'E 27.0'

N46°45'59"W 24.90'

Ex. Paving

N49°29'E 222.25'

Proposed Widening Strip

10' BUFFER STRIP

20' DRIVE

Existing Houses

PARKING To Be Removed

PARKING

--- 596' To Reisterstown Rd

RESIDENTIAL R-6

PROPOSED PAINT SCREENING

PROPOSED PAINT SCREENING

RESIDENTIAL R-6

PROPOSED APARTMENT BUILDING (24 UNITS)

1.11 Ac. ±

549'14.05" W

280.95

PLAT FOR REZONING AND VARIANCE

R-6 TO R-A

SEE ELEC. DIST.
SCALE: 1" = 90'

BALTO. CO., MD.
JUNE 16, 1963

Robert C. Thomas, Jr., Surveyor
No. 707

GROSS AREA - 1.11 Ac. ±
NET AREA - 1.10 Ac. ±
TOTAL NO. UNITS - 18 (ASKING 24)
GROSS RESIDENTIAL DENSITY - 21.6
NET RESIDENTIAL DENSITY - 21.8
TOTAL PARKING SPACES - 25

NOTE:
OUTLINE ESTABLISHED BY
L. ALAN EVANS - Jan. 25, 1962

J.B. ENGINEERING & ASSOC.
1726 LIMIT AVE.
BALTIMORE 12, MD.

#5936R ✓
63-53
MAP
#3
SEC. 2-C

