

CHAIRMAN W. Keith Parker

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Rose, Zoning Commissioner Date: October 10, 1963

FROM: Mr. George E. Gavett, Deputy Director

SUBJECT: 63-115-X, R-10 (non-conforming use) to R.R. and Special Exception for Contractor's Equipment Storage Yard, East side of Bider Avenue and West side of Penna. Railroad (Northern Central Railroad) right-of-way, Being property of Stebbins-Anderson.

7th District

HEARING: Wednesday, October 30, 1963 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the special petition for reclassification from R-10 to R.R. zoning together with a Special Exception for a contractor's equipment storage yard, and has the following advisory comments to make with respect to pertinent planning factors:

- The subject property has been utilized in the past primarily as a coal and feed yard. Apparently, the property never enjoyed commercial zoning; the 8th District Zoning Map did not recommend commercial zoning here. The coal and feed yard operation has ceased and there exists great doubt in the minds of the Planning staff as to whether or not the property has any kind of a non-conforming status at this time. Recently the property has been used for contractor's equipment and storage yard.
- In close proximity to the subject property, but between the railroad and Bellona Avenue, there exists a small commercial (B.M.) area. This area is developed with a retail facility which serves neighborhood convenience shopping needs.
- The subject property is located on the westerly side of the railroad along a driveway forming an extension of Blakestone Lane. The crossing of this lane over the railroad right of way easterly to Bellona Avenue, was closed locally by the Pennsylvania Railroad some years ago. Access to the property is possible by means of Bider Avenue and the connecting streets through this purely residential area. Rights to cross the railroad tracks may, or may not, have been retained by the property. In any event access to the property is hampered by means of the railroad crossing or extremely restricted by means of the narrow residential streets to the south, and/or west.
- From a Planning viewpoint, creation of Business-Broadside zoning on the subject property would constitute a spot zoning. It clearly was a legislative intent of the 8th District Zoning Map that the area, westerly from the Pennsylvania or Northern Central Railroad should remain residential. R.R. zoning here would introduce land use potentials for the property which are grossly out of character with the adjoining residential use on the westerly side of the railroad. R.R. zoning here would adversely affect the rights of adjoining owners to use their property within the context of its residential zoning. R.R. zoning here would not be in accordance with the Comprehensive Plan for the area. R.R. zoning here would not serve any neighborhood need.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Rose, Zoning Commissioner Date: October 15, 1963

FROM: Mr. George E. Gavett, Deputy Director

SUBJECT: 63-115-X

7th District

HEARING: Wednesday, October 30, 1963 (1:00 P.M.)

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For shopping facilities which has arisen since the adoption of the Map. R.R. zoning here would introduce an inharmonious land use in the very center of a residential area.

OFFICE OF THE BALTIMORE COUNTY

THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

October 14, 1963.

THIS IS TO CERTIFY, that the annexed advertisement of John D. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week successive weeks before the 14th day of October, 1963, that is to say the same was inserted in the issues of

October 11, 1963.

THE BALTIMORE COUNTY

By: *Paul J. Morgan*
Editor and Manager

CERTIFICATE OF PUBLICATION

TOWNSHIP, MD., October 11, 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 in each day of October, 1963, the first publication appearing on the 11th day of October, 1963.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 20231

DATE 11/5/63

TO: Duane Apartments, Inc.
(831) Bellona Ave.
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01/22			\$97.00
Advertising and posting of property for Stebbins-Anderson			97.00
63-115-X			
11-1963 6233 * * * TIL			7.00

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.

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 19989

DATE 11/10/63

TO: A. Owen Hennegan, Jr., Secy.
Jefferson Building
Towson 4, Md.BILLED BY: Office of Planning & Zoning
115 County Office Bldg.
Towson 4, Md.

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01/622			\$70.00
Cost of appeal - Stebbins-Anderson Co. No. 63-115-X			70.00
11-1963 9679 * * * TIL			7.00

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.

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 20102

DATE 10/10/63

TO: A. Owen Hennegan, Jr., Secy.
Jefferson Building
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01/622			\$50.00
Petition for Reclassification & Special Exception for Stebbins-Anderson Co.			50.00
63-115-X			
11-1963 3338 * * * TIL			5.00

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.

OFFICE OF THE BALTIMORE COUNTY

THE BALTIMORE COUNTY

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THE JEFFERSONIAN

Cost of Advertisement, \$.....

R10
RESIDENTIAL

RIO
RESIDENTIAL

MULLER, RAHNEL & ASSOCIATES, INC.
 REG. ENGINEERS & SURVEYORS
 266 COURTLAND AVE
 TOWSON 4, MARYLAND

PLAT TO ACCOMPANY ZONING PETITION
9TH ELECT. DIST. BALTO. CO., MD.
SCALE: 1" = 20' AUG. 9, 1963

