: PSTITION FOR REDIASSIFICATION from an R-6 Zone to an B-L Zone NB & SE corners of Narlyn & Homberg Avenace-15th District Harry Elgin et al-Petitioner pr.

BEFORE

BALTIMORE COUNTY

The subject properties are situated at the corner of Hombers and Mirlyn Avenues. The properties are presently improved by frame dwellings shown a financial loss in renting of the apartment units for the last five years. If the requested coning is granted, the netitioner would tear down the existing dwellings, which are currently in poor condition, and erect in their place two retail stores; one to be used as a drug store and the other by High's Dairy Goods Store.

There was abundant testimony showing numerous connercial changes in the immediate neighborhood since the adoption of the coming mp. Some of these commercial uses are a bar, parage, used car lot, hardware store. Phillip's 66 Gas Station, and several other commercial types of businesses. Testimony was introduced to show there is a need in the immediate neighborhood for a drug store and dairy type store.

For the aforegoing reasons, it is GLDENED by the Deputy Zoning Commissioner of Baltimore County this \_\_\_\_\_\_day of November, 1963, that the herein described property or area should be and the same is hereby reclassified from an R-6 Zone to a B-L Zone from and after the date of this

DESCRIPTION OF THE

PETITION FOR ZONING RE-CLASSIFICATION, 3-116R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

MAP 1, or we Harry Elgen at M. legal owner. S of the property situate in Baltimore, S-B.
County and which is described in the description and plat attached hereto and made a part bireot, hereby petition (1) that the zoning status of the herein described property be re-classified, 10/15/63

Change in neighborhand

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 for Baltimor

Contract purchaser Address 121 W Sangel

ORDERED By The Zening Commissioner er of Baltimore County, this ... 9th ....., 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 Commissioner of Baltimore County in Boom 196. County Office Building in Towson. Baltimore

County, on the SEP 9 1441 day of November

114/63

#63-116R PETITION FOR A ZONING RECLASSIFICATION

15th District

MR &. 1963 ot 10:00 A.M.

cel of land in the Fifteenth District of Balti

BALTIMORE COUNTY, MARYLAND

TO Mr. John O. Rose, Zoning Commissioner Date October 23, 1963

FROM Mr. George E. Gavrelia, Deputy Director

SUBJECT. #63-116-R. R-6 to B-L. Northeast corner and

15th District

Honday, November 4, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-L soning and has the following advisory comment to make with respect to pertinent planning factors:

l. The subject properties are situated at the corners of the intersection of limberg areas and Mariya Areas. Simberg forms serves as the estrance-sity to the Interprite residential forms areas as the estrance-sity to the Interprite residential to or across the street front the subject property. Greation to or across the street front the subject property. Greation of comercial soring here would enterty what is not a residential enterpolate to early a subject to the su

BALTIMORE COUNTY, MARYLAND

L. ALAN EVANS SURVEYORS AND

DESCRIPTIONS FOR PROPERTY AT THE INTERSECTION OF

ast side of Marlyn Avenue, referring all courses to the true meridian

by the Baltimore County Metropolitan District, North 12 degrees 34 minutes

ords West 101.33 feet to the northernmost outline of Plat "A" Marlyshire, recorded

among the Land Records of Reltimore County in Flat Book G.L.B. No. 24 folio 117, thence

leaving said east side of Marlyn Avenue and running and binding on a part of said north-

errmost outline of the aforementioned plat North 77 degrees 25 minutes 30 seconds East

117.50 feet to the division line between lots No. 1 and 2 Block "A" a shown on said plat

thence running and binding on said division line South 12 degrees 34 minutes 30 seconds

East 111.33 feet to the north side of Homberg Avenue, 60 feet wide, as laid out and shown

on said plat, thence running and binding thereon the two following courses and distances

viz: South 77 degrees 25 minutes 30 seconds West 107.50 feet to a point of curve, thence

said point being situate at the intersection of said east side of Marlyn Avenue with the

south side of Homberg Avenue, thence leaving said place of beginning and running and

REGINAING for the same at a point on the east side of Marlyn Avenue, 60 feet wide,

by a curve to the right in a northwesterly direction with the radius of 10.00 feet for

DESCRIPTION OF PARCEL NO. 2

the distance of 15.71 feet to the place of beginning.

Square Containing 13,056 feet of land, more or less

DESCRIPTION OF PARCET NO 1

BALTIMORE 14, MARYLAND - HAmilton 6-2144

POPLAR STREET - CAMBRIDGE, MARYLAND - AC 8-3350

mAP V

15-B

TO Mr. John G. Rose, Zoning Commissioner Date. October 23, 1963

FROM Mr. George E. Cavrelis, Deputy Director #63-116-R. R-6 to B-L. Mortheast corr

15th District

Monday, November 4, 1963 (10:00 A.M.)

as established by the Baltimore County Metropolitan District, South 12 degrees 36 minut ands Rest 101.32 feet to the southermost cutling of Plat Hill Manivehive recorded Land Records of Baltimore County in Plat Book G.L.B. No. 24 folio 117, thence outline of the aforementioned plat North 77 degrees 25 minutes 30 seconds East 117.50 feet to the division line between lots No. 1 and 2 Block "B" as shown on said plat. thence running and binding thereon North 12 degrees 34 minutes 30 seconds West 111.34 feet to the south side of Homberg Avenue, 60 feet wide, as laid out and shown on said plat, running and binding thereon the two following courses and distances, wis: South 77 degrees 25 minutes 30 seconds West 107.50 feet to a point of curve, thence by a line curving to the left in a southeasterly direction with the radius of 10.00 feet for a distance of 15.71 feet to the place of beginning.

Containing 13,057 square feet of land, more or less

IMORE COUNTY, MARYLAND



No. 20101

A 63-116 P L

OFFICE OF FINANCE DATE 9/9/63 Dirition of Collection and Recei COURT HOUSE TOWSON 4. MARYLAND 9-1063 3549 · · · III-IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTMORE COUNTY, MARCLAND No. 21629 OFFICE OF FINANCE DAT 2/27/64 Dirision of Collection and Receip COURT HOUSE TOWSON 4, MARYLAND \$65.90 65.90 #63-116-R 2-2864 702 . 21629+ TIP-65.00 4-1864 TOZ - 21629+ 11P-

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.

1963 at 19:99 A.M. PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Fifteenth District of Saltimore.

DESCRIPTION OF PARCEL NO. 1 DESCRIPTION OF PARCEL NO. 1
Beginning for the same at a point on
the east side of Marlyn Avenoe, 50 feet
wide, said point being situate at the intersection of said cast side
terrection of said cast side
of Marlyn Avenue, referring all courses to of Mariya Avenue, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, North I degrees 14 minutes 10 seconds West 101.11 feet to the northernmost out-West 101.32 rest to the notifermion dol-line of Plat "A" Martyshire, recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 24 folio 117, Unence leaving said east side of Mar-lyn Avenue and running and binding on a tyn Avenue and running and binding on a part of said northernmost outline of the aforementioned piat North 77 degrees 25 minutes 30 seconds East 117.50 feet to the division line between Lots No. 1 and 2 Hiock "A" as shown on said plat theoce running and binding on said division line South 12 degrees 14 minutes 10 seconds East 111.22 feet to the north side of Homberg Avenue, 60 feet wide, as laid out and shown on said plat, thence running and binding ther on the two following courses and distances vi... South 17 degrees 25 minutes 10 seconds West 107.50 feet to a point of curve, thence by a curve to the right in a northwesterly direction with the radius of 10.00 feet for the distance of 15.71 feet to the place of beginning.

Containing 13,656 square feet of land, more or less. DESCRIPTION OF PARCEL NO. 2 Beginning for the same at a point on the east side of Mariyn Avenue, 60 feet wide, said point being situate at the inter-section of said east side of Marlyn Avenue with the south side of Homberg Avenue thence leaving said place of beginning and running and binding on said east side of Marlyn Avenue, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, South 12 degrees 14 minutes 29 seconds East 101.14 feet to the southernmost outline of Plat "A" Marlyshire recorded among th Land Records of Baltimore County in Plat Book G.L.B. No. 21 felio 117, thence leaving said east side of Marlyn Avenue and running and binding on said southernmost outline of the aforementioned plat North 17 degrees 25 minutes 30 seconds East 117,50 feet to the division line bettween jots No. 1 and 2 Block "B" as shown on said plat, thence running and binding thereon North 12 degrees 14 minutes 30 seconds West 111.24 feet to the south side of Homberg Avenue, 60 feet wide, as laid out and shown on said plat, thence running and binding thereon the two following courses and distances, vis: ath 11 degrees 25 minutes 10 seconds West 107.50 feet to a point of curve, thence

by a line curving to the left in a southeasterly direction with the radius of 10.00 feet for a distance of 15.71 feet to the place of beginning. Containing 13,657 square feet of land,

Being the property of Harry Eigin, et al as shown on plat plan filed with the Zoning Department, By order of

JOHN G. ROSE, Zoning Commissioner of Baltimore County

## CERTIFICATE OF PUBLICATION

TOWSON, MD ..... October 18, ..., 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., onesoinceach of \_\_1\_tire\_\_\_\_\_\_necessivexweeks before the\_\_\_th\_---day of \_\_\_\_\_November \_\_\_\_\_, 19.63\_, the aret publication appearing on the\_\_\_\_18th ...day of\_\_\_\_\_\_October\_\_\_\_\_ 19\_63\_.

THE JEFFERSONIAN.

& mark Strickly

Cost of Advertisement, \$\_\_\_\_\_

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#63.116-R

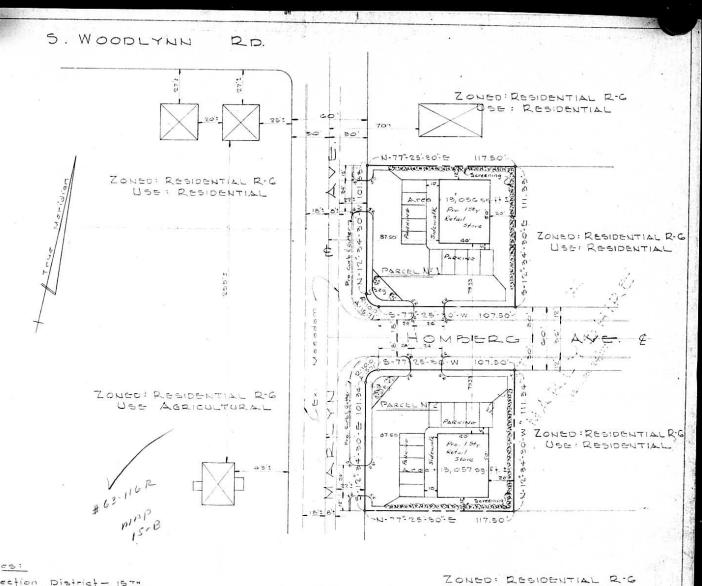
Date of Posting 10-19-63 District 15 73 Posted for HEARING MON. NOV. 4-63 AT 10:00 AM

Petitioner: HARRY FAIN et Al Location of property NEICOR, AND SECONS, OF IMARIAN AUE AND

Location of Signs! APP. 5" FROM MARINA ALE AND APP 9 PROPERTY SIGN FACING MARLYN AVE "APP. 7" FROM TA- SICH WALT OF

PHARLOY AUG, AND APP 5' FROM DRIVEWAY TO DOUSE AND APE

Posted by Robert Lee Bull In Date of return 10-24-63



## Notes:

Nº Parking Spaces 10 10 Area of parking Space 200 sq.ft. 200 sq. ft.

#63-116P

pinp

ZONED: RESIDENTIAL R.G USE : RESIDENTIAL





-N-77:25:30"-E

## L. ALAN EVANS SURVEYORS & CIVIL ENGINEERS 4200 ELSRODE AVE. - PHONE HA 6-2144 BALTIMORE 14, MARYLAND

USE: RESIDENTIAL

E FOPLAR STREET PHONE AC 8-3350 CAMERIGGE, MARYLAND STATE OF MARYLAND REG. NO. 2827 DATE: 6/4/63 SCALE: 1": 30

Eug.