

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Mr. George E. Saville, Deputy Director

SUBJECT: 63-119-R, Sub to S-4, West side of York Road
860.36 feet North of Seminary Avenue, being
property of London Stokes.

9th District

HARRISBURG Monday, November 4, 1963 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from S-4 to S-4, zoning and has the following advisory comments to make with respect to pertinent planning factors:

- By order of the Zoning Commissioner, commercial zoning was extended southward from the corner of Ballona Avenue on the west side of York Road. That commercial zone now is organized with access both on York Road and also Ballona Avenue. Similarly, another commercial area exists on the corner of Seminary Avenue and York Road. Both of these commercial areas create the possibility of both rural access along York Road and lateral access via Seminary or Ballona Avenue. From a planning viewpoint, creation of additional commercial zoning would have a disastrous effect on the remaining residential frontage of York Road. Creation of commercial zoning here would extend ribbon commercial zoning with all its complications of piecemeal development and it also would result in the kinds of problems that now exist in heavily built-up areas of York Road.
- The Planning staff notes that the commercial area to the south at Seminary Avenue is bordered by apartment zoning to the east and the north (in part). From a planning viewpoint, a trend in zoning has been established which indicates the possible use of this portion of York Road within the context of apartment zoning, possibly the Special Exception for offices. Such a zoning measure would, on one hand, establish relief for the property owners affected, would establish land use potential intermediate between the residential areas now abutting York Road and the commercial areas to the north and south, and ultimately would be in accordance with the Planning Board's policy utilizing apartment zoning in such locations.
- The Planning staff believes that changes in the manner of land use along this portion of York Road clearly indicates the appropriateness of additional changes to apartment zoning here. The Planning staff does not believe a single apartment zoning measure has been established, and additional reclassifications for commercial activities are warranted.

GDS/hms

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

London E. Stokes and Gladys M. Stokes, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from S-4 to S-4, and (2) for the following reason:

Located on York Road adjacent to an existing R-2 Zone being used for a shopping center and service station.

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 reclassification and/or Special Exception advertising, 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
Address
Petitioner's Attorney
Plaintiff's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 25th day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of November, 1963, at 2:00 o'clock P.M.



1536 York Road
Lutherville, Maryland
September 25, 1963

Samuel Green, Jr., Esq., Chairman
Baltimore County Council
County Office Building
Towson, Maryland 21204

Dear Mr. Green:

In order to comply with Section 23-11, Paragraph D, of County Council of Baltimore County Bill 880, Legislative Session 1960, I am writing the County Council disclosing my interest in the property located at 1536 York Road, Lutherville, Maryland (west side of York Road - 860.36' north of Seminary Avenue), for which I have filed a Zoning Petition for Reclassification from S-4 to S-4.

I am employed by Baltimore County, Maryland in the Engineering Department, Survey Division, (Engineering Aide 9). I have been so employed since February 24, 1954.

My wife Gladys and I have owned this property since December 18, 1953 and have resided at this location since that time. We and been improved by a grocery store, cleaning establishment and gasoline service station.

Due to the fact that my wife has been ill for the past several months, we find that York Road is no longer a desirable place on which to reside. We have no alternative except to dispose of this property and move to a quieter location. In order to effect such disposal, it is necessary that the property be zoned Business Local, as it is no longer desirable as residential property.

I hereby sincerely request that this disclosure of facts will enable me to petition for this zoning reclassification.

Very truly yours,

London E. Stokes

CC: Zoning Commissioner
Baltimore County, Md.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, dimensions, character of the neighborhood

the above reclassification should be had, and it is hereby ordered that the

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County this 25th day of November, 1963, that the herein described property or area should be and the same is hereby reclassified, from S-4 to S-4, and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this 25th day of November, 1963, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a S-4, and/or the Special Exception for S-4, and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

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., commencing on the 14th day of October, 1963, before the 18th day of October, 1963, the 18th day of October, 1963, the 18th day of October, 1963, appearing on the 18th day of October, 1963.

THE JEFFERSONIAN,

Cost of Advertisement \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11th Date of Posting Oct. 19, 1963

Posted for: Petition for Reclassification from S-4 to S-4.
Petitioner: London Stokes

Location of property: S-4 of York Rd. - 860.36' N. of Seminary Ave.

Location of Sign: N/A of York Rd. on trans. on lawn of 1536 York Rd.

Marked by: J. B. [Signature]
Posted by: J. B. [Signature] Date of return: Oct. 24, 1963

MULLER, RAPHAEL & ASSOCIATES, INC.

PROFESSIONAL ENGINEER, LAND SURVEYOR, SURVEYOR GENERAL
201-20 CONVENT ROAD, TOWSON, MARYLAND
TOWSON, MARYLAND

ZONING DESCRIPTION

BEGINNING for the same on the southwestern side of York Road at a point distant 860.36' measured northwesterly from the intersection of York Road and Seminary Avenue, and thence northwesterly along the line between Lots 7 and 9, as shown on the Plat of Lutherville Heights and recorded among the Land Records of Baltimore County in Plat Book WPC7, Folio 68, running thence and binding on the southwestern side of York Road N18°00'00"W 100.00' to the division line between Lots 3 and 2, as shown on the aforesaid plat, thence leaving the southwestern side of York Road and binding on the division line between Lots 3 and 2, as shown on the aforesaid plat, S72°00'00"W 200.00' to the division line between Lots 3, 4, 5 and 6 and Lots 102 and 103, as shown on the aforesaid plat, running thence and binding on the division line between Lots 3, 4, 5 and 6 and Lots 102 and 103, as shown on the aforesaid plat, S18°00'00"W 100.00' to the division line between Lots 7 and 6 as shown on the aforesaid plat, running thence and binding on the division line between Lots 7 and 6 as shown on the aforesaid plat N72°00'00"E 200.00' to the place of beginning.

CONTAINING 0.459 acres of land more or less.

BEING Lots 3, 4, 5 and 6, as shown on the aforesaid plat.

And being also all of the land described in the two following deeds:

- (1) By deed dated December 18, 1953 and recorded among the Land Records of Baltimore County in Liber GLS 2411, Folio 177, was conveyed by Vernon B. Park and wife to London E. Stokes and wife.
- (2) By deed dated June 17, 1955 and recorded among the Land Records of Baltimore County in Liber GLS 2740, Folio 498, was conveyed by Vernon B. Park and wife, to London E. Stokes and wife.

A. J. Muller
A. J. Muller, Inc.

LAND SURVEY • LOTS • FARMS • BOUNDARY • TOPOGRAHY • LOCATION • BUREAUX • ROADS • UTILITIES
DRAINAGE • SEWER • WATER • MAPS • ZONING CONSTRUCTION • CONTRACTORS SERVICE • TESTIMONY

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

TO: Mr. London Stokes
1536 York Rd.
Lutherville, Maryland

DATE: 9/24/63
No. 20139

ST TO ACCOUNT NO. 0122
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

PAYMENT
DATE: 9/24/63
No. 20139

STATION: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE
VALLEY 3-3000

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

TO: Mr. London Stokes
1536 York Rd.
Lutherville, Md.

DATE: 9/24/63
No. 20220

REPORT TO ACCOUNT NO. 0122
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

PAYMENT
DATE: 9/24/63
No. 20220

STATION: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

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DATE: 9/24/63
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