PETITION FOR ZONING RE-CLASSIFICATION 63-132FV AND/OR SPECIAL EXCEPTION DAMANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: THE ZUNING COMMISSIONED OF AUGUST AND AUGUST AND AUGUST AND AUGUST AND AUGUST A County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (I) that the zoning status of the herein described property be re-class 10/28/47 1- Change of Character of neighborson 2- extended y westing 3mm Description attachet County, to use the herein described property, for. Property is to be posted and advertised as prescribed by Zoning Regulation 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 Baltim 300 Holly nich BI Maria Lucieno 3.10 Holly Buch Old angustine Luciano ORDERED By The Zoning Commissioner of Baltimore County, this. ..., 196 ...., 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 196.3., at 1100. o'clock 13th 30 63 1.28 #63-132RV **KELLER & KELLER** State Registered Land Surveyors 2014 WOODLEA AVENUE BALTIMORE 6, MARYLAND 15,6 DESCRIPTION PARCEL "A" PIL.V BENIMING for the same at a goint in the center of the Back River 1994.

Because of the same at a goint in the center of the Back River 1994.

Because of the same at a goint in the center of the Back River 1994.

Because of Beniners Committee of the same of t

CONTATUTED 0.971 ACRE of land, more or less.

Neck Road, at a point in the with line of the whole tract of land of which the lot now being described is a part and which said shole tract of land of is described in a Deed dated June 23rd, 1943 and recorded among the Acad Records of Baltimore County in Liber R.J.R. #1295 felio 524 from Wh.F. Gilbert and wife to Antonio Luciano, distant 13.89' Northerly, measured along said 4th line of said whole tract of land from the beginning of said 4th line; said place of beginning being also distant 1773.11' more or less, Northerly, measured along said center of said Back River Nock Road. from Cherry Gardons Road: and running thence from said place of beginning, binding on the seid center of said Back River Neck Road and binding on part of said with line of said whole tract of land, North 00 45' West 55.13' to the corner formed by the intersection of the said center of said Back River Hock Road and the extension Northeasterly

233.90°; thence South 15°45° East 53.25° and themee Horth 74°15° East CONTAINING 12,075. SQUARE FEET of land, more or less.

219.63' more or loss, to the place of beginning.

of the Southerly side of a proposed 50' Road; themce leaving the said

center of said Back River Nock Road and running South 74-15' West to

and binding on the said Southerly side of said proposed 50' Road, in all

Dew Exeles

RE: Petition for Reclassification from an "R-6" Zine to a "M-L" Zone and Variances to Zoning Regulations - W. S. Back River Bock Road, 1850 N.Cherry Garden Road, 15th Dist.

15-6 TOWTHS COMMISSIONER CF

#63-132 RV

MAP

No. 63-132-RV

................. of property on the west side of Back River Bock Rood, 1880 feet morth of Cherry Garden Bood, in the Fiftenth District of Saltimor County, from an Wind-Zeet to a 1981-7 does and the following variances to the Zeeling Regulations of Saltimore County.

PARCEL "A" Section 243.1, to permit a front yard of 51.5 feet instead of the required 75 feet.

Section 24.1.2, to purnit a side yard of \$1.75 feet from the \$7.16 15' west 106.25 feet property line, also to purnit a side yard of \$10 feet from the \$7.16 15' East 197.87 feet line instead of the required 50 feet.

Section 2h3.3, to permit a rear yard of 30 feet instead of the required 50 feet.

Section 243.4, to permit a structure to be located within 30 feet of a residential zone on the rear, \$2.75 feet on the marth side and 51.5 feet from the front instead of the required 125 feet.

PARCELS #48 #58 To permit parking to be located within 3.5 feet from Sec. 283.6 Interior lot lines and feetfrom street right-of-may lines instead of the required 25 feet.

PARCEL "A" PAICEIS "B" &

Sec. 109.2-b (6) To permit 30 parking spaces instead of the required 55 apaces.

Sec. 2h3.1, to permit a front yard setback of h1.5 feet instead of the required 75 feet. 243.1, to permit a side yard of 37 feet from the 15' west 233.90 feet line instead of the required

**KELLER & KELLER** 

City, Farm and Topographical Surve Land Subdivisions Janhwork Computation

State Registered Land Surveyors 3914 WOODLEA AVENUE BALTIMORE 6. MARYLAND EXIST. ML PARCEL DESCRIPTION

#63-132 KV

the same at a stake driven in the ground in the Southern of the whole tract of land of which the lot now being described is a part and which said whole tract of land was conveyed by bla. 2. Gilbert and wife to Antonio Luciano by Deed dated June 23rd, 1943 recorded among the Lend Records of Baltimore County in Liber R.J.R. #1295 folio 524; at a point distant 650° North 74°15° East, from the Southwest corner of said whole tract of land; and running thencefrom said place of beginning, binding on part of said Southern outline of said whole tract of land, North 74-15' East, as now surveyed, 200' to the center of Back River Neck Road; thence binding on the said center of said Back River Neck Road the two following courses and distances, wist-Horth 09°30' West 147.2' and North 00°45' West 13.89'; thence leaving the said center of said Back River Heck Road and running for lines of division the two following courses and distances, wiz: - South 74.015' West, parallel wit h the first line of this descript ion, 219.63° to an iron pipe and South 15%5' East 159.75' more or less, to the place of beginning. BEIEG improved by a one story comrete block building.

Denny atecus

James Kardech, Esq., 1760 Eastern Boulevard, Baltimore, Maryland 21221

Petition for resistant and Variances to Zoning Regulations - W/S Back Rive Manufaces 1880' N. Cherry Carden Road, 19th Dist.

shed is a corrected copy of Order

Trojan Onion Skin a Cateman Rekadis A

Sec. 20.1.1, to parmit a structure to be located/3 feet of the north property line and 50 feet from the rear property line instead of the required 125 feet. Alto, to parmit a structure to be located within 11.5 feet of the front prop-erty line instead of the required 125 feet.

#63-132 PV

From the testimony presented at the hearing there has been sufficient change in the character of the area to warrant the reclessification, also the soning of the subject property would be an extension of an existing \*PFLF Zone\*.

Sec. 243.3, to permit a rear yard of 30 feet instead of the

For the above reasons the reclassification should be granted also the variances as outlined above should be granted.

also the variances as outsime soors encous or grances.

Commissions of the like I day of Erember, 1963, by the Zening Commissions of Bulliarow Gounds, ODEGED that the hersis described preparty or are as should be and the same is hereby reclamsified feas an 19-6\* Zene to a 19-12 Zene. The variances requested as cuttined shows should be and the same are partiely from an dare the date of this other, publicly, because, is opposed, of the also Jahn by the Cities of Tamantag and saming and the Sucress of Public Services.

City, Farm and Topographical Survey Land Subdivisions Suthand Computation

. . . . . . . .

KELLER & KELLER

2014 WOODLEA AVENUE

Parcel A Section 203.1, To permit a Front Yard of the feet instead of the required 75 feet.

Section 243.2, To permit a Side Yard of 43.75 feet from the South 74° - 15\* West 196.25 foot property line, also to permit a side yard of 40 feet from the North 74° - 15\* East 197.87 foot property line instead of the required 50° feet

Parcel "A" "B" "C"

h09.2 b (6), To permit 30 parking spaces instead of the required 55

Section 243.6, To permit perking to be located within 3.5 feet from interior line, and 8 feet from street right-of-way lines instead of the required 25 f

Parcel B & C

4.5

Section 2h3.1, To posit a front yard setback of SEEF feet instead of the required 75 feet.

Section 243.2, To permit a side yard of 37 feet from the South 74° = 15' West 233, 90 foot property line instead of the required 50 feet.

Section 263.4. To permit a year yard of 60 feet instead of the required 50 feet.

Section 20,16, To permit a structure to be located within 37 feet of the Borth preservy line and 80 feet from the rower property line inspect, of the required 125 feet, also, to permit a structure to be located within the feet of the front property line instead of the required 125 feet.

Section 243.3, To permit a rear yard of 30 feet instead of the required 50 section 25.6 Section 2h3.h, To permit a structure to be located within 10 feet of a residential zone on the rvrr, 13.75 feet on the North side and next feet from the front instead of the requirer 125 feet.

State Registered Land Surveyors

BALTIMORE & MARYLAND DESCRIPTION PARCEL "B"

#63-132RV

#63-132RV

10/28/63

15.0

The Commonter's region, Rousela, Mar., which you want of the second of a second of the Stromberg Publications, Inc. By Botty Onice 1:00 P.M.
PUBLIC HEARING: Room
108, County Office Building, 111
W Cheappeake Avence, Towson, aryland The Zoning Regulations to be section 243.1 - Front Yard 75 Road tion 243.2 - Rear Yard - 50 Section 18.1. There Yeed - to all criticism interactions used and fine-time participation of the property of t The Zozing Commissioner of Baltimore County, by authority of the Zozing Act and Regulations of Baltimore County, will hold a public hearing: Concerning all that parcel of Baltimore County Baltimore County Baltimore County these of Bulleton Courty, wat a primit is the content of the last part of great at the state and the courty of the

HAD TO Add. 2 perry siens BECAUSE OF VARIANCE CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

PUBLICATION

Press

30

63-132

PRESS, a weekly news-

Maryland, once a week

essive weeks before the

10-23-63

19 65; that is to say,

1963

MICROFILMED

Towner, Maryland Date of Posting 10 - 25-63 Posted for Hearing wed Nov. 13-63 AT. 1:00 P.m.

Petitioner AUGUSTINE LUCIANA Location of property W/S of BACK RIVER MECK RO. 1980' NOF

CARLLY GARDEN Rd.
Location of Special Country Curve WARING SIGN

HIND HOP 20" Far DALIS PAINT HAD BEE 10" IN ON PRINTERY TOPP 15" FROM OLD MARIE BUT MAD ATT 30" FROM DRIVE WAY Posted by Robert Jan Bull St Date of return 10-21-63

TO HOUSES AND BUSSINESS AND APR SSPERRUM LIVER SIGHS ALL SIENS MAE PACEING BACK RIVER WELK AD

HART WAY DESTRY SIGNS THEOREM THE THE BEAT HOUSE THE PRESENCE SIGN.

#63-132RV

Parcel A 5.5 feet instead of the required 75 feet. Section 2k3.2, To permit a Side Yard of 43.75 feet from the South 710° - 15' West 196.25 feet property line, also to permit a side yard of 40 feet from the West 710° - 15' East 197.87 feet property line instead of the required 50' feet

Section 243.3, To permit a rear yard of 30 feet instead of the required 50 feet. 15 .C Section 243.4, To permit a structure to be located sitting 30 feet of a resiminatial zene on the rear, 13.75 feet on the North side and 25.55 feet from the front instead of the required 125 feet.

Parcel "A" "B" "C"

Section 2h3.6, To permit parking to be located within 3.5 feet from interior la lines and 8 feet from street right-of-way lines instead of the required 25 feet

h09.2 b (6), To permit 30 perking spaces instead of the required 55

Parcel B & C

Section (k3.1, To pormit a front yard setback of SLEF feet instead of the required 75 feet.

Section 24, 2, To permit a side yard of 37 feet from the Jouth 74° - 15' West 233, 90 foot property line instead of the required 50 feet.

Jection 243.3, To permit a rear yard of 60 feet instead of the required 50 feet. Section 203.4. To permit a structure to se located within 37 feet of the Morth property line and 80 feet from the raws property line insignation the regime 125 feet. Also, to permit a structure to be located within that feet of the front property line instead of the regard 125 feet. BALTIMORE COUNTY, MARYLAND

TO Mr. John G. Rose, Soning Commissioner Date November 1, 1963

FROM Mr. Course E. Corvelia, Deputy Director

SURBOUT 65-10-05. The book of the state of the required for the required for the required for the top Parcel A it to permit a mine part of the Fort from the South It of the required for the the borth It of the required for the required for the the roth It of the required for the required for the required for the roth It of the required for the

15th District HEARTING.

Wednesday, November 13, 1963

(1:00 P.H.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from Re6 to Ne3 scoling together with extensive variances with respect to setback and parking requirements of the Zoning Regulations. It has the following advisory community to make with respect to particular planning factors:

- From a Planning vieopoint, the prayer of the subject potition is fantastic. On one head, the request weekl seek the establishment of a bread and varied set of land was plottails which is custoded only by those allowed in the local factor and the state of the subject of the local factor of the local factor
- The Planning staff would concede that a small area of M-L soning has been ofested on portions of the smaket property. Festably, such soning was established as its of the opinion that the issess in this soning case is not whether or not the statistics on portions of this property should be allowed to expand, but whether or not established in the statistic contributions of the statistic allowed under M-L soning is in fact in socretime that the report to quality allowed under M-L soning is in fact in socretime this respect to quality or quantity of socress, relationship of the property to apic transp-ration routes or relationships with other presently constituted industrial areas which indicates the aggregatements of appending infinitial somity here. The Planning staff. notes that Rack River Neck Road is perhaps one of the most critically

BALTIMORE COUNTY, MARYLAND

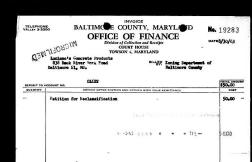
INTER-OFFICE CORRESPONDENCE

Wednesday, November 13, 1963 (1:00 P.H.)

inadequate roads in Baltimore County and that recent land use potentials with concurrent increase in traffic is ill-advised.now.

TO Mr. John G. Rose, Zoning Commissioner Date. November 1,1963

MICROFILMED



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.

838 Back Fiver Neck Road

TELEPHONE VALLEY 3-3000	BALTIN RE COUNTY, MARY ND OFFICE OF FINANCE	No. 20245
	Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND	

DEPOSIT TO AC	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$121,20 COST
_	Advertising and posting of your property	122.20
	No. 17 - Easter of Group and Colored Street	
	11-1462 0066 · · • 111- 1	2120

IMPORTANT: MAKE CHECKS PAYABLE TOBALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PROM Mr. George E. Cavrelis, Deputy Director

SUBJECT: #63-132-RV.

15th District

BRACTING:

MICROFILMED.

CERTIFICATE OF PUBLICATION 63-132 OFFICE OF The Community Press DUNDALK, MD., Oct 30 1963 THIS IS TO CERTIFY, that the annexed advertisement of augustine Lucius was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week successive weeks before the 22 day of Oct 19 65; that is to say, the same was inserted in the issues of 10-23-63 Stromberg Publications, Inc. MICROFILMED Publisher.

Price

