

63-157 RV OLD MAP #9 21-V 11/16/63 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, JAMES F. BOUGHTER, 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 the following reasons:

For stage first floor and offices second floor

Also variance 409.2 (4) (5) to permit 35 spaces instead of required 20.

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 for Baltimore County.

Contract purchaser James F. Boughter Legal Owner
Address: 8116 Harford Road
Baltimore, Maryland 21234

John M. Hession, Jr., Attorney
Address: 117 Allegheny Avenue
Towson 4, Maryland

ORDERED BY THE Zoning Commissioner of Baltimore County, this 9th day of September, 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper 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 2nd day of December, 1963, at 10:00 o'clock A.M.



(over)

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

the above Re-classification should be had; and a Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of December, 1963, that the herein described property or area should be and the same is hereby reclassified: from R-6 zone to S-1 zone, and a Special Exception for stage first floor and offices second floor and 35 spaces instead of required 20 be granted, from and after the date of this order. The Variance requested to permit 1st off-street parking spaces instead of the required 20 should also be granted, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

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 9th day of September, 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 to and remain a R-6 zone; and or the Special Exception for

Zoning Commissioner of Baltimore County

MICROFILMED

Registration No. 157



William M. Maguabier
County Surrogate
Court House Baltimore 4, Md.

For the purpose of Zoning only

All that piece or parcel of land situate lying and being in the 9th Election District of Baltimore County, State of Maryland and described as follows:

BEGINNING for the same on the northwest side of Harford Road at the distance of 76.30 feet measured south 34 degrees one minute west along the northwest side of Harford Road from the corner formed by the intersection of said side of Harford Road with the southwest side of Garnet Road running thence and binding on the northwest side of Harford Road south 34 degrees one minute west 76.30 feet thence leaving the road and binding reversely on the last line of the land conveyed by Canton Company of Baltimore to James F. Boughter and wife by a deed dated December 6th, 1934 and recorded among the land records of Baltimore County in Liber C.W.B., Jr. No. 950, folio 1 etc. north 45 degrees 24 minutes west 169.49 feet thence binding reversely on a part of the third and second lines therein as following two courses and distances viz: north 44 degrees 36 minutes east 75.00 feet and south 45 degrees 24 minutes east 125.48 feet to the northwest side of Harford Road and to the place of beginning.

Containing 12,186 square feet of land, more or less



W. M. Maguabier

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
The Herald - Advertiser
No. 1 Newburg Avenue
CATONSVILLE, MD.

November 25, 1963

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, commencing one week before the 25th day of November, 1963, that it is to say November 15, 1963.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
117 Allegheny Avenue
Towson, Md. 21204
Tel. 28-2200

John V. Hession, Jr.
117 Allegheny Avenue
Towson, Maryland 21204

Date: March 29, 1965

Subject: Approved Site Plan
Zoning file # 63-157 RV
Blot #

Gentlemen:

The Office of Planning and Zoning has approved the above referenced site plan, as conditioned in the Zoning Commissioner's Order # 63-157 RV.

This plan has been inserted in our Zoning file # 63-157 RV.

If you are desirous of obtaining a signed plan for your file, please forward a copy of the site plan to this office.

Very truly yours,

James F. Boughter
Petitioner and Permit Processing

JED/h

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, this 15th day of November, 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper 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 2nd day of December, 1963, at 10:00 o'clock A.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 15, 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 for one week, commencing one week before the 25th day of November, 1963, that it is to say November 15, 1963.

THE JEFFERSONIAN
By Paul J. Morgan
Manager

Cost of Advertisement, \$ 1.00

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

No. 21509

DATE 2/29/63

TO: Mr. J. Hession, Jr.
117 Allegheny Ave.
Towson 4, Md.

RECEIVED BY
Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 0162

QUANTITY 1 DOLLAR UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for James F. Boughter 22.00

PAID - Baltimore County, Md. - Office of Finance

16-1963 6010 • • • TIL- 5200

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COUNTY 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 COUNT HOUSE TOWSON 4, MARYLAND

No. 20104

DATE 2/29/63

TO: John M. Hession, Jr.
117 Allegheny Ave.
Towson 4, Md.

RECEIVED BY
Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 0162

QUANTITY 1 DOLLAR UPPER SECTION AND RETURN WITH YOUR REMITTANCE

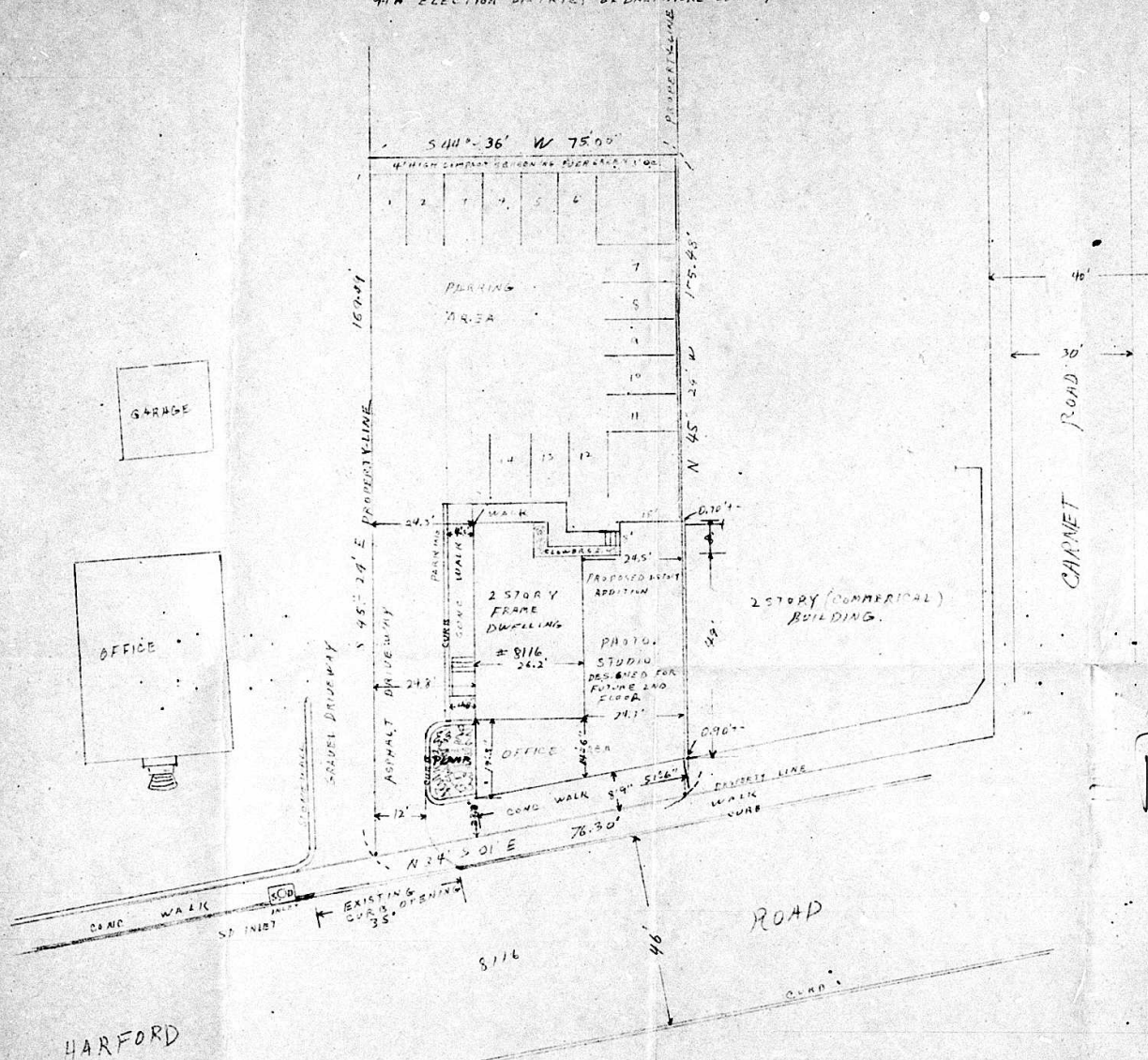
Petition for Re-classification for James F. Boughter 50.00

PAID - Baltimore County, Md. - Office of Finance

16-1963 3556 • • • TIL- 5000

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COUNTY HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

9TH ELECTION DISTRICT OF BALTIMORE COUNTY



Zoning File # 63-157

NOTE: THIS PLAT IS PREPARED FROM DEEDS AND OTHER INFORMATION AND IS NOT FROM A FIELD SURVEY

WILLIAM H. MAYNARD
COUNTY SURVEYOR
CIVIL ENGINEER AND SURVEYOR
COURT HOUSE TOWNSHIP, MD
SCALE 1" = 20' FEB 12, 1965

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 2/15/65



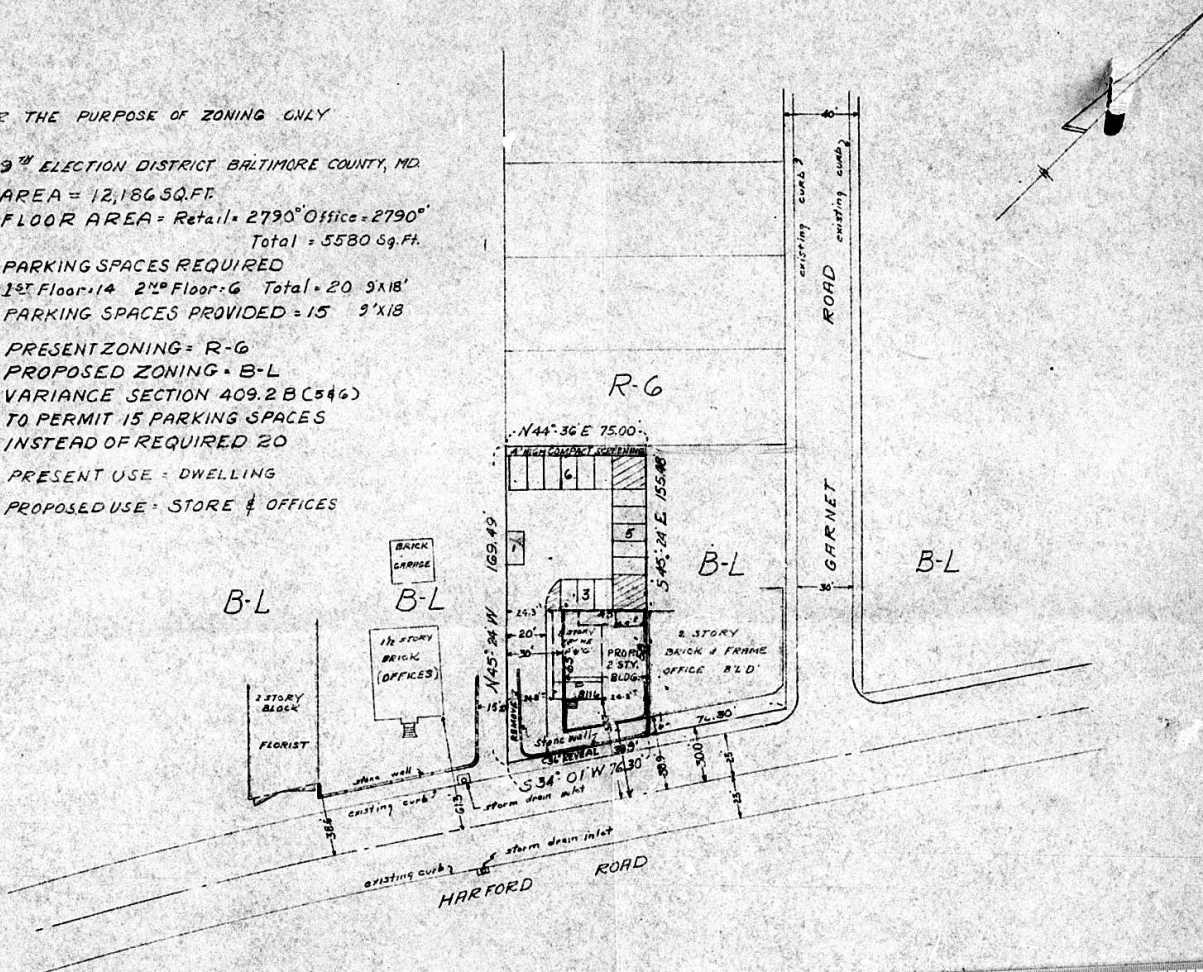
FOR THE PURPOSE OF ZONING ONLY

3RD ELECTION DISTRICT BALTIMORE COUNTY, MD
 AREA = 12,186 SQ. FT.
 FLOOR AREA = Retail - 2790' Office - 2790'
 Total = 5580 Sq. Ft.

PARKING SPACES REQUIRED
 1ST Floor - 14 2ND Floor - 6 Total - 20 9'x18'
 PARKING SPACES PROVIDED = 15 9'x18'

PRESENT ZONING = R-G
 PROPOSED ZONING = B-L
 VARIANCE SECTION 409.2 B(546)
 TO PERMIT 15 PARKING SPACES
 INSTEAD OF REQUIRED 20

PRESENT USE = DWELLING
 PROPOSED USE = STORE & OFFICES



William M. Maynadier

WILLIAM M. MAYNADIER
 COUNTY SURVEYOR
 CIVIL ENGINEER & LAND SURVEYOR
 COURT HOUSE - TOWSON 4, MD
 SCALE 1" = 30' - AUGUST 16, 1963