5910-RV

63-27

PETITION FOR ZONING RE-CLASSIFICATION #5910 RVA AND ~~OR SPECIAL EXCEPTION~~ VARIANCES 63-27

MAP #8 SEC 3-D ML-VA 7/29/63

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Stenersen Realty Co. 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-10 zone to an M-L zone; for the following reasons:

That a change has occurred in the area since the present zoning.

That there was an error in the zoning map at the time the present zoning was established.

See Attached Description

variance Section 243.4 of and (2) for a ~~Special Exception~~, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for from 125 feet as required to 50 feet (75 foot variance).

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.

Stenersen Realty Co.
by Lyle Stenersen
James Stenersen
Contract purchaser — Legal Owner
Address Cockeysville, Md.

J. Walton
Petitioner's Attorney — Protestant's Attorney
William P. Bolton, Jr.
Address 201 W. Chesapeake Ave.
Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of May, 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 Room 106, County Office Building in Towson, Baltimore County, on the 27 63 at 1:00 o'clock P. M.

day of July, 196 3

Zoning Commissioner of Baltimore County

(over)

MAY 27 63

OFFICE OF PLANNING & ZONING

STENERSEN REALTY CO.
S/S Cockeysville Rd. 1482' SE of Beaver Dam Rd.

#5910-RV-63-27
Zone M-L
Area 21.2 Ac. 8th

5910-RV

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and the fact that the owner proved an error on the Land Use Map for the Eighth District,

the above Reclassification should be had; and it further appearing that by reason of location a variance to Sec. 243.4 of the Zoning Regulations would grant relief to the petitioner without substantial injury to the public health, safety and the general welfare of the locality involved, the requested variance should be granted. ~~a Special Exception for a ..... should be granted~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31st day of July, 196 3, that the herein described property or area should be and the same is hereby reclassified; from a "R-10" zone to a "ML-L" zone, ~~and/or a Special Exception for a ..... should be and the same is granted~~ from and after the date of this order; also a variance to Sec. 243.4 to permit a building 50' from a residential zone boundary instead of the required 125 feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

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 day of, 196 .., 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 and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

June 18, 1963

William P. Bolton, Jr., Esq.
201 W. Chesapeake Avenue
Towson 4, Maryland

Re: Petition for Reclassification from R-10 to M.L. & Variance for James Stenersen

Dear Sir:

The Zoning Advisory Committee has reviewed the above petition and have requested that the petitioner indicate how he intends to provide sewer for the property in question, prior to approving said petition for a hearing date.

If you have any questions, in the above matter, please do not hesitate to contact me.

Yours very truly,

JAMES E. DYER

JED/ba

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#5910 RVA 63-27

TO Mr. John G. Rose, Zoning Commissioner Date July 19, 1963

FROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #5910-RV. R-10 to ML and Variance to permit a building to be permitted 50 feet instead of the required 125 feet from a residential zone boundary. Southeast side of Cockeysville Road 1482 feet Northeast of Beaver Dam Road. Being property of Stenersen Realty Company.

MAP #8 SEC 3-D ML-VA

8th District

HEARING: Wednesday, July 31, 1963 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification and variances. It has no adverse comment to make.

GEGrams

PETITION FOR RECLASSIFICATION AND A VARIANCE
8th District

ZONING: From R-10 to M-L Zone; Petition for Variance to the Zoning Regulations of Baltimore County to permit a building to be permitted 50 feet instead of the required 125 feet from a residential zone boundary.

LOCATION: Southeast side of Cockeysville Road 1482 feet Northeast of Beaver Dam Road.

DATE & TIME: WEDNESDAY, JULY 31, 1963 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 4, Maryland

The Zoning Regulations to be excepted as follows:

Section 243.4 - Proximity of Structures to Residential Zones - No building or other structure shall be closer than 125 feet of any point to the nearest boundary line of a residential zone.

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 Eighth District of Baltimore County:

Beginning for the third thereof on the southeast side of Cockeysville Road, 60 feet wide, at the distance of 1482 feet measured northeasterly along the southeast side of Cockeysville Road from the center of Beaver Dam Road and running thence and binding on the southeast side of Cockeysville Road, 60 feet wide, the two following lines viz: Northeasterly by a line curving toward the right having a radius of 640 feet for a distance of 110 feet and North 78 degrees 24 minutes East 670 feet more or less to the center of a stream there situate, thence leaving said road and running southeasterly, binding in the center of said stream and binding on the westernmost outline of the land that was previously zoned M.L. 1080 feet, thence leaving said stream and running to and binding on the outlines of the land of the Stenersen Realty Company the four following courses and distances viz: South 73 degrees 19 minutes West 660 feet, North 29 degrees 59 minutes West 925.50 feet, North 62 degrees 07 minutes East 353.37 feet and North 27 degrees 53 minutes West 155 feet to the place of beginning.

Containing 21.2 Acres of land more or less.

Saving and excepting therefrom that portion of the herein described parcel of land which was heretofore zoned M.L.

Being the property of Stenersen Realty Company, as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY.
July 12.

ORIGINAL

5910

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

July 15, 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 ~~successive weeks~~ before the 15th day of July, 1963, that is to say the same was inserted in the issues of

July 18, 1963.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

Beginning for the third thereof on the southeast side of Cockeysville Road, 60 feet wide, at the distance of 1482 feet measured northeasterly along the southeast side of Cockeysville Road from the center of Beaver Dam Road and running thence and binding on the southeast side of Cockeysville Road, 60 feet wide, the two following lines viz: Northeasterly by a line curving toward the right having a radius of 640 feet for a distance of 110 feet and North 78 degrees 24 minutes East 670 feet more or less to the center of a stream there situate, thence leaving said road and running southeasterly, binding in the center of said stream and binding on the westernmost outline of the land that was previously zoned M.L. 1080 feet, thence leaving said stream and running to and binding on the outlines of the land of the Stenersen Realty Company the four following courses and distances viz: South 73 degrees 19 minutes West 660 feet, North 29 degrees 59 minutes West 925.50 feet, North 62 degrees 07 minutes East 353.37 feet and North 27 degrees 53 minutes West 155 feet to the place of beginning.

Containing 21.2 Acres of land more or less.

Saving and excepting therefrom that portion of the herein described parcel of land which was heretofore zoned M.L.

TELEPHONE VALLEY 3-3000

INVOICE

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

No. 19238

DATE 7/30/63

To: William P. Bolton, Jr., Esq.
201 W. Chesapeake Ave.
Towson 4, Md.

BILLED BY Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY		TOTAL AMOUNT $46.00 COST
—	Advertising and posting of property for Stenersen Realty Co. #5910-RV-63-27	46.00 —
	PAID — Baltimore County, Md. — Office of Finance 1-2062 1619 * 19238* TIP —	46.00

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.

TELEPHONE VALLEY 3-3000

INVOICE

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

No. 17806

DATE 5/27/63

To: M. Jacqueline McCurdy
203 W. Chesapeake Ave.
Towson 4, Md.

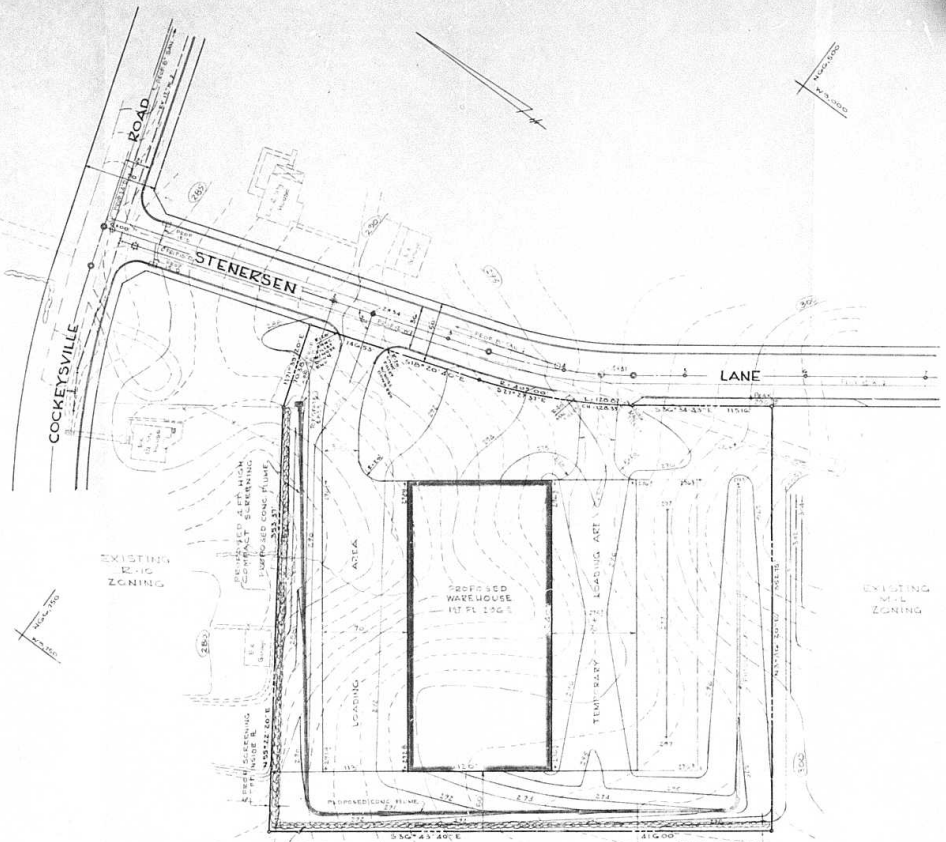
BILLED BY Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY		TOTAL AMOUNT $50.00 COST
—	Petition for Reclassification & Variance for Stenersen Realty Co.	50.00 —
	PAID — Baltimore County, Md. — Office of Finance 1-2062 1619 * 17806* TIP —	50.00

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.



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY J. E. Dorsey
DATE 11/13/63

DATE	REVISIONS
11-12-63	1) MOVED B 10 FT. TO THE WEST. 2) LABELED EX. ZONING AROUND PROPERTY 3) ADDED SCREENING TO W. & S. R.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY J. E. Dorsey
DATE 11/13/63
BY
ZONING COMMISSIONER
DATE November 19, 1963

(WB)

SITE PLAN
WAREHOUSE
FOR
STENERSEN REALTY CO.
COCKEYSVILLE
BALTO. CO. MD. ELECT. DIST. NO. 8
SCALE 1" = 50' SEPT. 17 1963

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND