

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

CHRIS W. STOKES, SR., and  
I, or we, CLASSIFIED as 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 re-classified, pursuant  
to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an \_\_\_\_\_ zone for the following reasons:

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore  
County, to use the \_\_\_\_\_ 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.

VITA PRODUCTS, INC.  
By: David Stokes, President  
Contract purchaser  
Address: 208 R.R. 777A

Baltimore 21, Maryland

Address: 51 Cherry Garden Road

Address: Baltimore 21, Maryland

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Pursuant to the advertisement, posting of property, and public hearing on the above petition and  
it appearing that by reason of \_\_\_\_\_, the safety, health and the general welfare  
of the locality involved not being detrimentally affected,

should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of \_\_\_\_\_, 1963, that the above described property or area be and the same is hereby

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WILLARD M. LEE  
REGISTERED CIVIL ENGINEER  
4604 MAINFIELD AVENUE  
BALTIMORE 14, MARYLAND

April 20, 1963

W.S. Back River Neck Road 2.040 feet N. Cherry Garden Road  
15th District Baltimore County, Maryland

Beginning 10r the same on the west side of Back River Neck Road at  
the distance of 2,040 feet measured northerly from the north side of Cherry  
Garden Road and thence running and standing on the west side of Back River  
Neck Road North 3 degrees 18 minutes West 24.39 feet thence leaving Back  
River Neck Road and running for three lines of division as follows:-  
North 87 degrees 15 minutes West 10.35 feet, South 54 degrees 00 minutes  
West 280.50 feet and South 77 degrees 22 minutes East 207.01 feet to the  
place of beginning.

The above described property formerly owned by Baltimore County  
Board of Education. (Walters School)

Containing 28,850 square feet.

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 \_\_\_\_\_, 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 \_\_\_\_\_ and  
to remain \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_

\_\_\_\_\_ be and the same is hereby DENIED.

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TELEPHONE  
VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 17739

Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

To: Norman W. Lammstein  
Attorney  
Germania Federal Bldg.  
Rm. 21, N.Y.

By: \_\_\_\_\_  
Zoning Department of  
Baltimore County

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Zoning Department of  
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Reay, Zoning Commissioner Date: August 9, 1963

FROM: Mr. George E. Garver, Deputy Director

SUBJECT: #5916-1, Special Exception for a Day Nursery, West side of  
Back River Neck Road 2040 feet North of Cherry Garden Road,  
being property of Chris W. Stokes.

15th District  
REMARK: Monday, August 19, 1963 (11:00 A.M.)

The Staff of the office of Planning and Zoning has reviewed  
the subject petition and has the following advisory comments to  
make:

1. Some confusion exists as to whether or not this property  
as the former Walters Elementary School Site was classified  
as unimproved public land or whether or not it was retained  
in the old "W" Residence Zone. If the site was retained  
does it revert to R-4 or should the petitioner seek R-4  
zoning as well as a Special Exception for a Day Nursery?
2. The Planning Staff has no adverse comment to make on the  
Special Exception for the Day Nursery as such. If granted  
the granting should be conditioned upon provisions of  
allowing for a 60' right-of-way along Back River Neck Road,  
approval by the Health Department of provisions for sewage  
disposal, the approval of site plans by the appropriate  
county agencies.

## CERTIFICATE OF PUBLICATION

OFFICE OF  
The Community Press

DUNDALK, MD. Aug 19 1963

THIS IS TO CERTIFY, that the annexed advertisement of  
Chris W. Stokes, Sr.  
was inserted in THE COMMUNITY PRESS, a weekly news-  
paper published in Baltimore County, Maryland, once a week  
for \_\_\_\_\_ successive week before the  
3rd day of July 1963; that is to say,  
the same was inserted in the issues of

Stromberg Publications, Inc.  
Publisher.

By: Betty Price

## CERTIFICATE OF PUBLICATION

TOWSON, MD. August 21, 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. \_\_\_\_\_  
times \_\_\_\_\_ before the \_\_\_\_\_  
day of \_\_\_\_\_ August \_\_\_\_\_ 1963, the first publication  
appearing on the \_\_\_\_\_ day of August  
1963.

THE JEFFERSONIAN

Frank Matthews  
Manager

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

PETITION FOR SPECIAL EXCEPTION  
15th District  
ZONING: Petition for Special Exception  
for a Day Nursery  
LOCATION: West side of Back River Neck  
Road 2040 feet North of Cherry Garden  
Road  
DATE & TIME: Monday, August 19, 1963  
11:00 A.M.  
PUBLIC HEARING: Room 104, County  
Office Building, 311 W. Chesapeake Street  
Towson, Maryland  
The Zoning Commissioner of Baltimore  
County, by authority of the Zoning Art and Regula-  
tions of Baltimore County, will hold a public hearing  
concerning all land parcel of  
land in the Fifteenth District of  
Baltimore County.  
Beginning for the same on the  
west side of Back River Neck  
Road at the distance of 2040  
feet measured northerly from  
the north side of Cherry Garden  
Road and thence running and  
standing on the west side of  
Back River Neck Road North 3  
degrees 18 minutes West 24.39  
feet and South 77 degrees 22  
minutes East 207.01 feet to the  
place of beginning.  
The above described property  
formerly owned by Baltimore  
County Board of Educa-  
tion. (Walters School)  
Containing 28,850 square feet.  
Being the property of Chris W.  
Stokes, Sr. and Fannie H. Stokes,  
as shown on the plan filed with  
the Zoning Department of  
Baltimore County  
By Order of  
JOHN G. REAY  
ZONING  
COMMISSIONER OF  
BALTIMORE COUNTY

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.

| DEPOSIT TO ACCOUNT NO. | QUANTITY | DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE | TOTAL AMOUNT |
|------------------------|----------|--------------------------------------------------------|--------------|
| 01622                  |          | Petition for Special Exception for Chris Stokes, Sr.   | 50.00        |
|                        |          |                                                        | 0.00         |

## INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 19257

DATE: 8/16/63

To: Chris W. Stokes, Sr.  
51 Cherry Garden Road  
Baltimore 21, Md.

By: \_\_\_\_\_  
Zoning Department of  
Baltimore County

By: \_\_\_\_\_  
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AREA OF LOT - 28,850 SQ. FT.

AREA OF BLDG. - 1918 - 34.41  
N. 2nd Street - 15

No. CALL SPACES = 19

15<sup>TH</sup> DISTRICT BALTIMORE CO., MARYLAND  
Scale: 1"=50' Date: 4-26-63

Scale:- 1" = 50'

Date: 4-26-63

OUTLINE SURVEY BY DOLLINGER 1951

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**CIVIL**

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