## PETITION FOR ZONING RE-CLASSIFICATION 14-26 P AND/OR SPECIAL EXCEPTION MAPV

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant BR 1/19/64 ....zone; for the following reasons:

Property is lecated on the main thoroughfare adjacent to a BL Zone and in a neighborhood where BR uses are desirable and needed. Extensive/changes have baken place in this neighborhood.

## 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

Bylligan Hall Top 201 GOURTLAND AVENUE

PHILORELEY, INC.

TOWSON 4, MARYLAND

Petitioner's Attorney

Contract purchaser

Protestant's Attorney

PHILORELEY, NE/S Phila.

Rd.

TELEPHONE 823-3000

....., 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 through-

out Raltimore 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 January 1984, at 10:00 o'clock

A ... M.



64.26.R

10,100,160

## CERTIFICATE OF POSTING G DEPARTMENT OF BALTIMORE COUNTY

District // 4	Date of Posting 1/4/44
Posted for Hearing W	ed. JAN 22.1964 AT 10:00AM
Petitioner: 17.108 = 1 = 4	INC
ALLENGEL	FPHILA Rd 1965' FROM
And APP 10 P CO P	SUPTERTY ACRESS FROM LORES CONTERNAL
Remarks: 5'6 N J. De C //	vg Ph. 19. Rel.
Posted by Robert for	Date of return 1/9/64

nt, posting of property, and public hearing on the above petition and it appearing that by reason of location and aufficient change in the area. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 234 the same is hereby reclassified; from an "R-6" zone to a "B-R" model, from and after the date of this order, subject to approval of the dis plan by the State Road Comission, Bareau of Fublic Services and the Office of Flanning and Zoning.

Zoning Companioner of Bailmore County Pursuant to the advertisement, posting of property and public hearing on the above petition the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... ......, 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 zone; and/or the Special Exception for\_\_\_\_\_ be and the same is hereby DENIED. Zoning Commissioner of Baltimore County : MICROFILLMED

BALTIMORE COUNTY, MARCAND

OFFICE OF FINANCE TOWSON 4, MARYLANE

DEPOSIT TO AC	COUNT NO.	"SEL. 195"
QUANTITY	BETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
-	Advertising and porting of property for Philarelay, Inc.	NA-50
		119
		S. 77
	PALU - Delivere County, Mrs Office of Finance	12
200		
	1-2264 4942 * 21554+ 11P-	450
	9	

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

BALTIORE COUNTY, MARYAND OFFICE OF FINANCE

No. 20270 DATE 11/26/63

No. 21554

DATE 1/22/64

firition of Collection and Receip COURT HOUSE TOWSON 4, MARYLAND

ANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR RENITTANCE							650.05°00×1
	Petition for Reclass	eificetion	PAID-0	Secre	Corre	No.	- Citive of the	50,60 -
		11-2763	7167				TYL-	10.00
		11-27-63	7167				IIL-	0.00

MULLER, RAPHEL & ASSOCIATES, INC.

201-208 COUNTLAND AVENUE, TORSON 4, MARYLAND VALLEY 5-2908

ZONING DESCRIPTION

RECOUNTING for the same at a point on the centerline of Philadelphia tond/at the distance of 1965 more or less measured southwesterly from Br. the intersection formed by the centerline of Philadelphia Road and the centerline of Allender Road, said point being also in the 2nd or NaDA E 76 perch line of the land which by deed dated June 9, 1960 and recorded among the Land Records of Baltimore County in Liber MJR 3712, Folio 334, was conveyed by William P. Holter and wife to Philoreley, Inc. at the distance of 606.17° from the beginning of said line, running thence on the centerline of Philadelphia Road and binding reversely on a part of the 2nd line in the aforesaid deed, \$37°30'W 606.17° to the beginning of said line, thence leaving the centerline of Philadelphia Road and binding reversely on a part of the 1st line in the aforesaid deed, N78°00°E 369.32° thence for lines of division now made the two following courses and distance: N37\*30'E 334.32' and N52\*30'W 250.00' to the place of beginning.

CONTAINING 2.68 acres of land more or less.

PETITION FOR RECLASSIFICATION 1978 DISTRICT

20x1NG: From R. Cts IR. Zone
LOCATION: Northeast &co of Phisoclophia.
In a look first from Allecder Band
LOCATION: Northeast &co of Phisoclophia.
In a Tille: Northeast Angele 20
Location of the Northeast Angele

The Zening Commissioner of Baltimore-tently, by authority of the Zening Act and deculations of Baltimore County, will be a public thearing conservation of that parcel of land in the Sieventh District of Balti-note County:

reversely on a proximate proximate and another property of the proximate of the proximate property of the proximate proxim

Containing 244 arres of land more or Railed and excepting from the above described property all that pertites within the cright of save of Parisdelphia. Being part of the property within his feet dated lane ?, 15th arrives red attend to the containing the Land Records of Buildman the Land Records of Buildman was nowyed by W.R. 1712, 70th 211, was nowyed by W.R. 1712, 70th 211, was nowyed by R. 1712, 70th 211, was nowyed presently of Philorecology, Inc., The Containing Parisder Specific Philorophysis and Parisdelphia Pain fivel with the Zauley Police and Police

ring for the same at a point on the se of Philadelphia Road (Ht. 7) at

SAVING and excepting from the above described property all that portion which lies within the right of way of Philadelphia Road.

BEING part of the property which by deed dated June 9, 1960 and reded among the Land Records of Baltimore County in Liber WJR 3712, Folio 334, was conveyed by William P. Holter and wife to Philoreley, Inc.

LAND SURVETS - LOTS - FARMS - BOUNDARY - TOPOGRAPHICAL - LOCATION - SUBDIVISIONS - ROADS - UTILITIES DRAINAGE - SEVER - WATER - MAPPING - IONING CONSULTATION - CONTRACTORS MENVICE - TESTIMONY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John O. Rose, Zoning Commissioner Date. January 10, 1964. FROM Mr. George E. Cavrelis, Deputy Director

SUBJECT 661-26-R. R-6 to B-R. Northeast side of Philadelphia Road 1965 feet Southwest of Allender Road. Being prope of Philoreley, Inc.

11th District

HEARING: Wednesday, January 22, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zening has reviewed the subject petition for reclassification from Reb to HeR zoning and has the following advisory comment/ to make with respect to pertinent planning factors.

1. Studies by the Flanning staff aimed at adoption of a Studies by the Flanning staff aired at adoption of a Master Flan and a Comprehensive Zoning Hap for this pertion of the County Indicate that conservial zoning should not be extended southerly along Finishedphia should not be extended southerly along Finishedphia that the conservation of the area southerly from the termination of prosend the area southerly from the termination of prosend the property of the property and is being reconseculed by the property such soning in its comprehensive plan property

69-26

#64-26R

MAP

## CERTIFICATE OF PUBLICATION

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 in such oft 1 time ...... succession wooks before the ..... 22nd .... day of \_\_\_\_\_January \_\_\_\_\_\_ 1954\_\_, the RFS publication appearing on the ... 2rl ....day of ..... January

> THE IFFFERSONIAN Taxand Heart

Cost of Advertisement, 5

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE HERALD - ARGUS Cotonsville, Md.

No. I Newburg Avenue

CATONSVILLE, MD.

January 6, 1964

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rone, 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 Heak COMMENT WASHE before the 6th day of January, 19 64, that is to say the same was inserted in the issues of

OFFICE C

January 3, 1964. THE BALTIMORE COUNTIAN

By Faul I Morgan Editor and Manageryn

BR

MAP #11-6 1/14/64

#64-26P.

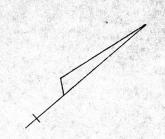
nm-bes

PETITION FOP RECLASSIFICATION Lish DISTRICT SONING: From R-6 to R.R.

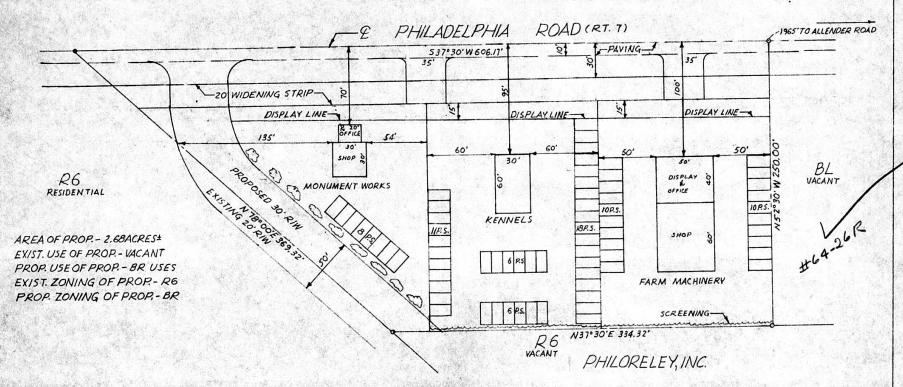
LOCATION: Northeast side of hiladelphia Road 1965 feet from

DATE & TIME: WEDNES-DAY, JANUARY 22, 1954 at

DATE & THEE WEINNESDAY, ANALYSIS TO SHEET A THEE STRUCKS BOY, ANALYSIS TO SHEET ANALYSIS ANAL







MULLER, RAPHEL & ASSOCIATES, INC.

REG. ENGINEERS & SURVEYORS

201 COURTLAND AVE

7 TOWSON 4, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION

II" ELECT. DIST. BALTO. CO., MO.

SCALE: 1": 50' NOV. 22,1963