

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

EDNA F. BOLLINGER, his wife,
and legal owner of the property situate in Baltimore
County and is described in the description and plat attached hereto and made a part hereof.
I hereby petition (1) that the zoning status of the herein described property be reclassified pursuant
to the Zoning Law of Baltimore County, from an _____ to an _____
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for _____

For a hardware and plumbing goods supply store.

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 to be posted and advertised as prescribed by Zoning Regulations.
I, we, or agree to pay expenses of above reclassification 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
Edna F. Bollinger Legal Owner
Address: _____
Baltimore County, Maryland

Notar Public
John W. Hession, Jr.
Address: 117 Alleghany Avenue
Towson 4, Maryland
Notar Public
By the Zoning Commissioner of Baltimore County, this _____ day
of _____, 1964, 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 Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore
County, on _____ day of _____, 1964, at _____ o'clock
A.M.

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

the above Reclassification should be had; and it is hereby ordered that the same

Special Exception for _____
IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day
of _____, 1964, that the herein described property or area should be and
the same is hereby reclassified, from an _____ to an _____
and, unless a Special Exception for _____ is granted, the same is hereby
denied, and after the date of this order, subject, however, to approval of the said
plan by the 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 reclassification 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 _____, 1964, that the above reclassification 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

C. A. Myers
See Revised Stamp No. 1783

All that lot or parcel of land situate, lying and being in
the Sixth Election District of Baltimore County, State of Maryland,
and described as follows, that is to say:

RECOMMENDING for the same at a pipe at the corner of Lot No.
14, 15, 35 and 36 as shown on a plat of "Sunset View", recorded
among the Plat Records of Baltimore County in Plat Book C. W.B. 37.
No. 12 folio 78 etc., thence binding on the dividing line between
lots No. 36, 37, 13 and 14 as shown on said plat, South 46 degrees
00 minutes West 190.00 feet to a pipe, thence binding on the division
line between lots No. 37 and 38 as marked and possessed by a
fence, North 51 degrees 46 minutes 13 seconds West 195.18 feet to
a nail 3 feet Northwest of the centerline of Parker Avenue and to
Intersect the division line between lots No. 37 and 46, thence
binding on that division line and running in Parker Avenue, North
19 degrees 28 minutes 30 seconds East 26.00 feet to a nail 8 feet
Northwest of the center and to the Southeast corner of lot
No. 46, thence running in Parker Avenue the two following lines
as now surveyed, North 46 degrees 00 minutes East 410.12 feet to
a nail 1 foot Southwest of the center and North 23 degrees 25
minutes East 31.30 feet to a nail in the center of that avenue,
thence binding on the division line between lots No. 32 and 33
as marked and possessed by previous survey, South 7 degrees 31
minutes 45 seconds East 230.33 feet to an old pipe, thence binding
on the division line between lots No. 33, 34, 35, 15, 17, 16 and 15,
South 46 degrees 00 minutes West 340.36 feet to the place of be-
ginning, containing two acres and five hundred eighty-five one
thousandths of an acre (2.587) of land more or less.

BEING all of lots No. 33, 34, 35, 36 and 37 as shown on the above
mentioned plat of "Sunset View", recorded among the Plat
Records of Baltimore County in Plat Book C.W.B. 37. No. 12 folio
78.

AS surveyed June 17, 1963 for Paul H. Bollinger.

C. A. Myers
C. A. Myers

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John H. Rose, Zoning Commissioner Date: January 10, 1964

FROM: Mr. George H. Darville, Deputy Director

SUBJECT: 64-27-8, 2-6 to B-1, Southeast side of Parker Avenue
130 feet Northeast of Smith Avenue. Being property of
Paul Bollinger.

6th District

HEARING: Wednesday, January 22, 1964 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed
the subject petition for reclassification from B-6 to B-1
zoning and has the following advisory comment to make with
respect to pertinent planning factors:

1. The subject property is situated within a cluster of
residentially-developed land just south of the Pennsylvania State
line. There exists at the corner of Smith Avenue and New
Towson Road a commercially-zoned area which is utilized as a
General Store and Post Office. Except at a corner, the
subject property does not show a commercial zoning use is
it contiguous to such zoning. Several attempts have been
made in the past to increase the extent of commercial zoning
here; all have failed. From a Planning viewpoint, creation
of commercial zoning on the subject property would constitute
spot zoning.

OSB:ms

PETITION FOR RECLASSIFICATION
AND/OR SPECIAL EXCEPTION

LOCATION: Southeast side of Parker Avenue
130 feet Northeast of Smith Avenue.
Being property of Paul Bollinger.
6th District.
130 feet Northeast of Smith Avenue.
Being property of Paul Bollinger.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 19123-3, 1964

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. on _____
day of _____, 1964, before the _____ day of _____,
1964, the _____ day of _____, 1964, the _____ day of _____,
1964.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$ _____

#64-27-8

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: _____ 652 Date of Posting: JAN. 22, 1964

Posted for: Petition for Reclassification from B-6 to B-1

Petitioner: Paul Bollinger

Location of property: SE 1/2 Parker Ave. 130' NE of Smith Ave.

Location of Sign: On Parker Ave. at entrance to Bollinger's Garage

Remarks:

Posted by: J. H. Rose

Date of return: JAN. 22, 1964

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

No. 20290

DATE 12/4/63

TO: Messrs. Paul H. Bollinger
117 Alleghany Ave.
Towson 4, Md.

BLDG. Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO.	01/62	AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for Reclassification for Paul Bollinger	50.00
2		50.00
3		50.00
4		50.00
5		50.00
6		50.00
7		50.00
8		50.00
9		50.00
10		50.00
11		50.00
12		50.00
13		50.00
14		50.00
15		50.00
16		50.00
17		50.00
18		50.00
19		50.00
20		50.00
21		50.00
22		50.00
23		50.00
24		50.00
25		50.00
26		50.00
27		50.00
28		50.00
29		50.00
30		50.00
31		50.00
32		50.00
33		50.00
34		50.00
35		50.00
36		50.00
37		50.00
38		50.00
39		50.00
40		50.00
41		50.00
42		50.00
43		50.00
44		50.00
45		50.00
46		50.00
47		50.00
48		50.00
49		50.00
50		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.

PETITION FOR RECLASSIFICATION

ZONING: From B-4 to B-1

LOCATION: Southeast side of
Parker Avenue 130 feet North-
east of Smith Avenue.

DATE: 4 THURSDAY, JANUARY 22, 1964
AT 11:00 A.M. HEARING: Room 108, County Office Building 117
W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Law and Regula-
tions of Baltimore County, will
hold a public hearing.

Consistent with the provisions of
the Zoning Law of Baltimore County,
the following is the description of
the land in the Sixth District of
Baltimore County.

BEGINNING for the same at a
pipe at the corner of Lot No. 34,
15, 25 and 36 as shown on a
plat of "Sunset View", recorded
among the Plat Records of Baltimore
County in Plat Book C.W.B. 37.
No. 12 folio 78 etc., thence binding
on the dividing line between lots
No. 36, 37, 13 and 14 as shown on
said plat, South 46 degrees 00
minutes West 190.00 feet to a pipe,
thence binding on the division
line between lots No. 37 and 38
as marked and possessed by a fence,
North 51 degrees 46 minutes 13
seconds West 195.18 feet to a nail
3 feet Northwest of the centerline
of Parker Avenue and to Intersect
the division line between lots
No. 37 and 46, thence running in
Parker Avenue the two following
lines as now surveyed, North 46
degrees 00 minutes East 410.12 feet
to a nail 1 foot Southwest of the
center and North 23 degrees 25
minutes East 31.30 feet to a nail
in the center of that avenue,
thence binding on the division
line between lots No. 32 and 33
as marked and possessed by previous
survey, South 7 degrees 31 minutes
45 seconds East 230.33 feet to an
old pipe, thence binding on the
division line between lots No. 33,
34, 35, 15, 17, 16 and 15, South
46 degrees 00 minutes West 340.36
feet to the place of beginning,
containing two acres and five
hundred eighty-five one thousandths
of an acre (2.587) of land more or
less.

BEING all of lots No. 33, 34,
35, 36 and 37 as shown on the
above mentioned plat of "Sunset
View", recorded among the Plat
Records of Baltimore County in
Plat Book C.W.B. 37. No. 12 folio
78.

AS surveyed June 17, 1963 for
Paul H. Bollinger.

C. A. Myers
C. A. Myers

OFFICE THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

JANUARY 6, 1964

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for the week of January 6, 1964, that is to say
the same was inserted in the issues of

JANUARY 3, 1964.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager

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

No. 21555

DATE 1/22/64

TO: Cash

BLDG. Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO.	01/62	AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of property for Paul Bollinger	40.00
2		40.00
3		40.00
4		40.00
5		40.00
6		40.00
7		40.00
8		40.00
9		40.00
10		40.00
11		40.00
12		40.00
13		40.00
14		40.00
15		40.00
16		40.00
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35		40.00
36		40.00
37		40.00
38		40.00
39		40.00
40		40.00
41		40.00
42		40.00
43		40.00
44		40.00
45		40.00
46		40.00
47		40.00
48		40.00
49		40.00
50		40.00

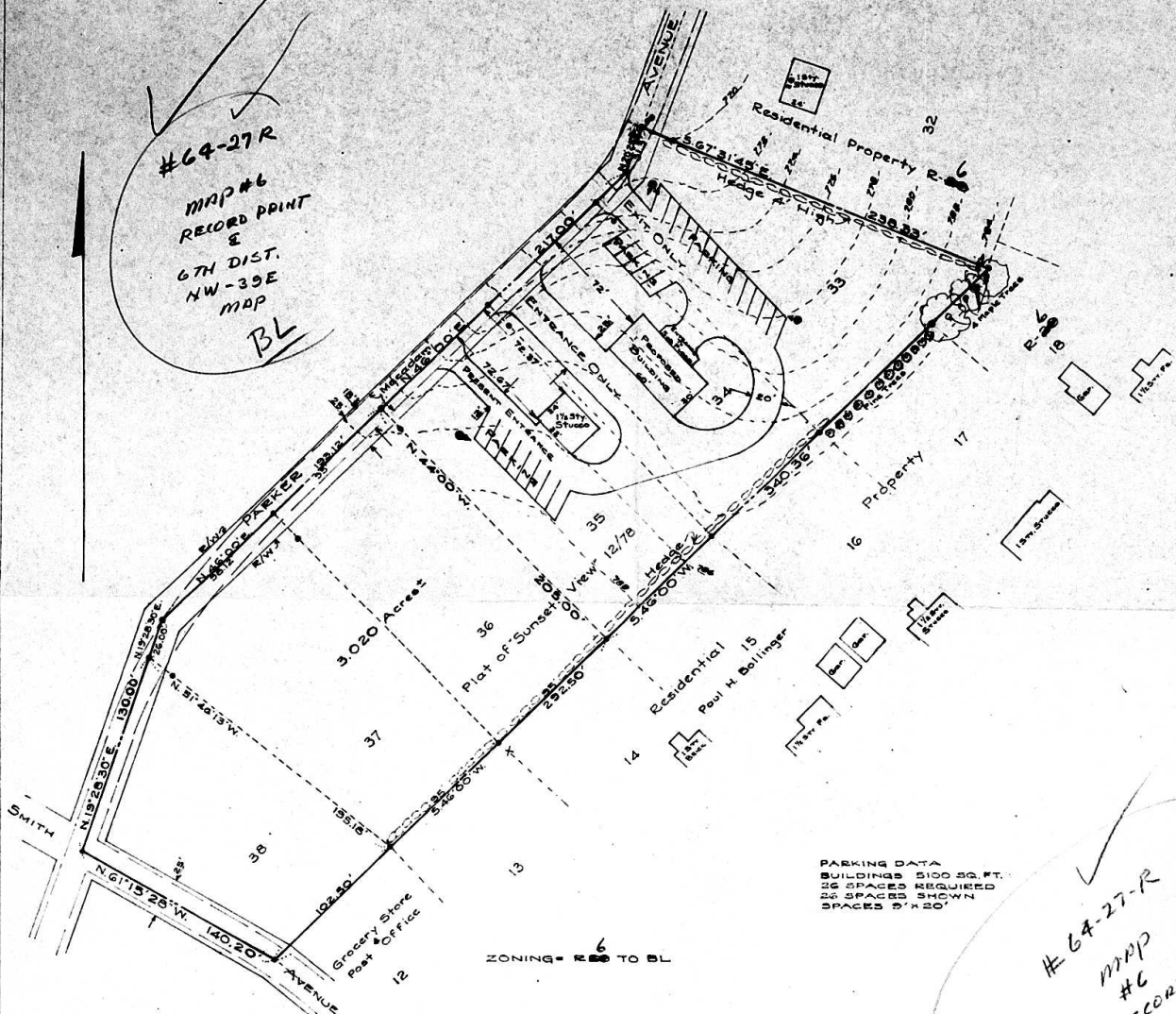
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

#64-27R

MAP #6
RECORD PRINT
E

6TH DIST.
NW-39E
MAP

BL



PARKING DATA
BUILDINGS 5100 SQ. FT.
26 SPACES REQUIRED
26 SPACES SHOWN
SPACES 9'x20'

ZONING= R-6 TO BL

Light Standards 10' High

FOR
PAUL H. BOLLINGER
6TH DISTRICT, BALTIMORE COUNTY, MD.
SCALE 1"=50' JUNE 17, 1963
C. MYERS, SURVEYOR
UPPERCO, MD. PHONE, GARFIELD 5-5075



#64-27-R
MAP
#6
RECORD PRINT

