

RE: PETITION FOR RECLASSIFICATION
From M-6 Zone to "B-1" Zone -
S. S. Annapolis Road and S.W.
Side Illinois Ave., 13th Dist.,
Alton J. Snyder, Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 64-72-R

The petitioner, in the above matter, has requested a change
in reclassification, from an "M-6" Zone to a "B-1" Zone, of property
on the east side of Annapolis Road and southwest side of Illinois
Avenue, in the Thirteenth District of Baltimore County.

The petitioner has proved that there has been sufficient
change in the neighborhood to warrant a reclassification. However,
the petitioner is not granted the total amount of change as petitioned
but in lieu thereof the northern portion of the property should be
reclassified to a depth of 295.21 feet and the southern portion to
a depth of 219.63 feet as laid out on a plat prepared by Meta Childs
& Associates, dated Exhibit "A" and revised to May 5, 1964.

The plat is marked Exhibit "A" and shall be attached to and become
a part of this Order.

It is this 21st day of May, 1964, by the Zoning
Commissioner of Baltimore County, ORDERED that the northern portion of
the subject property to a depth of 295.21 feet and the southern portion
of said property to a depth of 219.63 feet, as laid out on attached
plat, shall be and the same is hereby reclassified, from an "M-6" Zone
to a "B-1" Zone, subject to approval of the plat plan by the State
Health Commission, Bureau of Public Services and the Office of Planning
and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Jones & Dyer, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reinske
Fire Marshal
SUBJECT: Mr. Alton J. Snyder
S/S Annapolis Road & S.W/S Illinois Ave.
District 13

Date: February 10, 1964

Fire hydrant spacing for a shopping center is 300' feet
apart as measured along an improved road; and the National Board
of Fire Underwriters requirements for the structures involved,
location of hydrants in a pattern, are subject to approval by
the Baltimore County Fire Bureau.

Contact Capt. Paul H. Reinske at Valley 5-7310 for further
details relative to the Fire Prevention Code, Section 24.10 A, B,
C, D, and E.

PHR/bhr



PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or, Alton J. Snyder, legal owner... of the property situate in Baltimore
County and which is described in the description and plat attached hereto and make a joint
herby petition (1) that the zoning status of the herein described property be reclassified pursuant
to the Zoning Law of Baltimore County, from an... to...
...for the following reasons:

1. Error in original map
2. Change in character of 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 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
Alton J. Snyder
Address: 224 Hammond's Ferry Rd
Baltimore 27, Md
Protestant's Attorney

Hennegan, Chipman & Kimmel
A. Owen Hennegan, Jr., Petitioner's Attorney
Address: 406 Jefferson Building (4)
Valley 5-7500
ORDERED 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 held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the... day of... 1964, at 11:00 o'clock
A.M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

GEO. A. REITER, Chief
TO: Bureau of Public Services
J. G. JOWELL
FROM: Office of Planning & Zoning
SUBJECT: BLDG. APPL. #220-66
Date: April 27, 1966

The Office of Planning and Zoning has reviewed the subject
application and is endorsing it with the following comment:

The subject site is a portion of an overall tract zoned B-1
by Zoning Petition Order 64-72-R. At such time as the remainder
of the overall tract is proposed for development, development plans
must provide for a satisfactory internal circulation pattern for
the entire tract.

cc: Zoning File 64-72-R
Bldg. Appl. File #220-66

Meta Childs & Associates, Inc.
Engineers - Surveyors - Site Planners
George W. Baskin
Edward W. Calkins
Lester N. Glass
Norman E. Harman
Paul S. Scurie
2129 N. Charles St., Baltimore, Maryland 21218
(H) 614-2309

DESCRIPTION

SNYDER PROPERTY THIRTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Present Zoning: R-6
Proposed Zoning: B-1

Beginning for the same at the intersection point of the east side
of Annapolis Road, 45 feet wide, as shown on the Plat of Baltimore Highlands,
which plat is recorded among the Land Records of Baltimore County in Plat
Book J. W. S. No. 2, Folio 379, and the southwest side of Illinois Avenue,
50 feet wide, as shown on said plat, running thence binding on said southwest
side of Illinois Avenue southeasterly 520.21 feet to the dividing line between
Lots Nos. 24 and 25, Block "D", as shown on said plat thence binding thereon
and continuing the same course southwesterly 135.0 feet to the southwest side
of a 10 foot alley shown on said plat, thence binding thereon southeasterly 50
feet to the dividing line between Lots Nos. 146 and 147, Block "D", as shown
on said plat, thence binding thereon southwesterly 125 feet to the northeast side
of Virginia Avenue, 50 feet wide, as shown on said plat, thence binding thereon
northwesterly 494.63 feet to the east side of said Annapolis Road, thence binding
thereon, northerly 270.82 feet to the place of beginning.

J. O. #2382
GAY:br 12/18/63



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District... 13th... Date of Posting... Feb. 22, 1964
Posted for Petition for Reclassification from B-6 to B-1
Petitioner: Alton Snyder
Location of property: S/S of Annapolis Rd. & S.W/S of Illinois Ave.
Location of Sign: S/S Annapolis Ave. 1501 S.W. of Illinois Ave. on Area
Remarks: [Signature]
Posted by: [Signature] Date of return: Feb. 23, 1964

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

February 24, 1964.

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, Mary-
land, once a week for One Week... on the
24th day of February, 1964, that is to say
the same was inserted in the issues of
February 21, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editorial Manager

PETITION FOR
RECLASSIFICATION
DO DISTRICT
ZONING: From B-6 to B-1
LOCATION: East side of An-
napolis Road and the Southwest
side of Illinois Avenue.
MARCH 12, 1964 at 11:00 A.M.
CLERK OF BALTIMORE COUNTY
County Office Building, 111 W.
Charles Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Law and Regulations of
Baltimore County, will hold a
public hearing for the same at the
intersection point of the east
side of Annapolis Road, 45 feet
wide, as shown on the Plat of
Baltimore Highlands, which plat
is recorded among the Land Re-
cords of Baltimore County in Plat
Book J.W.S. No. 2, Folio 379,
and the southwest side of Illinois
Avenue, 50 feet wide, as shown
on said plat, running thence binding
on said southwest side of Illinois
Avenue southeasterly 520.21
feet to the dividing line between
Lots Nos. 24 and 25, Block "D",
as shown on said plat, thence
binding thereon and continuing the
same course southwesterly 135.0
feet to the southwest side of a 10
foot alley shown on said plat,
thence binding thereon southeas-
terly 50 feet to the dividing line
between Lots Nos. 146 and 147,
Block "D", as shown on said
plat, thence binding thereon
southwesterly 125 feet to the
northeast side of Virginia Avenue,
50 feet wide, as shown on said
plat, thence binding thereon
northwesterly 494.63 feet to the
east side of said Annapolis Road,
thence binding thereon, northerly
270.82 feet to the place of begin-
ning.
Being the property of Alton J.
Snyder, as shown on said plat
and with the following comments:
BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE
COUNTY

February 11, 1964

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 1, MARYLAND

Petition for Reclassification for
Alton Snyder, from B-6 to B-1, as
SUBJECT: S/S of Annapolis Rd. & S/W/S
Illinois Avenue

The Zoning Advisory Committee has reviewed the subject petition and
makes the following comments:
OFFICE OF PLANNING & ZONING: At least one off-street landing area must be provided.
The circulating, turning movements and entrance location as proposed
TRAFFIC DEPARTMENT: The fact that there are no sidewalks in this
area and that the subject which is directly across the street is
proposed to be divided in size within the next three years could bring about a considerable
BUREAU OF ENGINEERING: Problem shown for no pedestrian traffic is concerned.
60' right-of-way are required for streets adjacent to commercial
properties.
HEALTH DEPARTMENT: Landscaping and trash disposal areas must be located in front of the
building and away from the residences to the rear of this property.
STATE ROADS COMMISSION: No comments

REDEVELOPMENT COMMISSION: No comments

FIRE DEPARTMENT: Fire supply and fire protection has not been indicated. This
department will submit additional comments at a later date.

INDUSTRIAL DEVELOPMENT:

BUILDINGS DEPARTMENT:

BOARD OF EDUCATION: See Traffic comments above.

cc: Alton Snyder - Office of Planning & Zoning
Gilbert Holmes - Traffic
George Reinske - Bureau of Engineering
Thomas Smith - Health Department.
(2) cc

Yours very truly,

[Signature]
JAMES E. DIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Hennegan, Chipman & Kimmel
106 Jefferson Building
111 W. Chesapeake Avenue
Towson 1, Maryland

Re: Petition for Reclassification for Alton J. Snyder

Your petition has been received and accepted for filing this
... day of January, 1964.

[Signature]
JOHN G. ROSE
Zoning Commissioner

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COUNT HOUSE
TOWSON 4, MARYLAND
No. 21566
DATE 1/16/64

TO: Hennegan, Chipman & Kimmel
Jefferson Building
Towson 1, Md.
BILLED BY: Sending Department of
Baltimore County

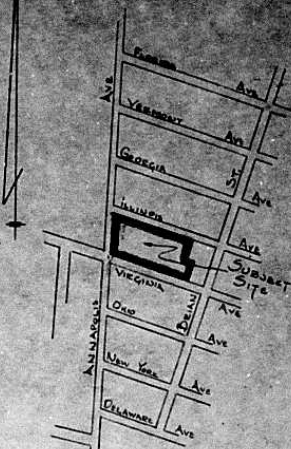
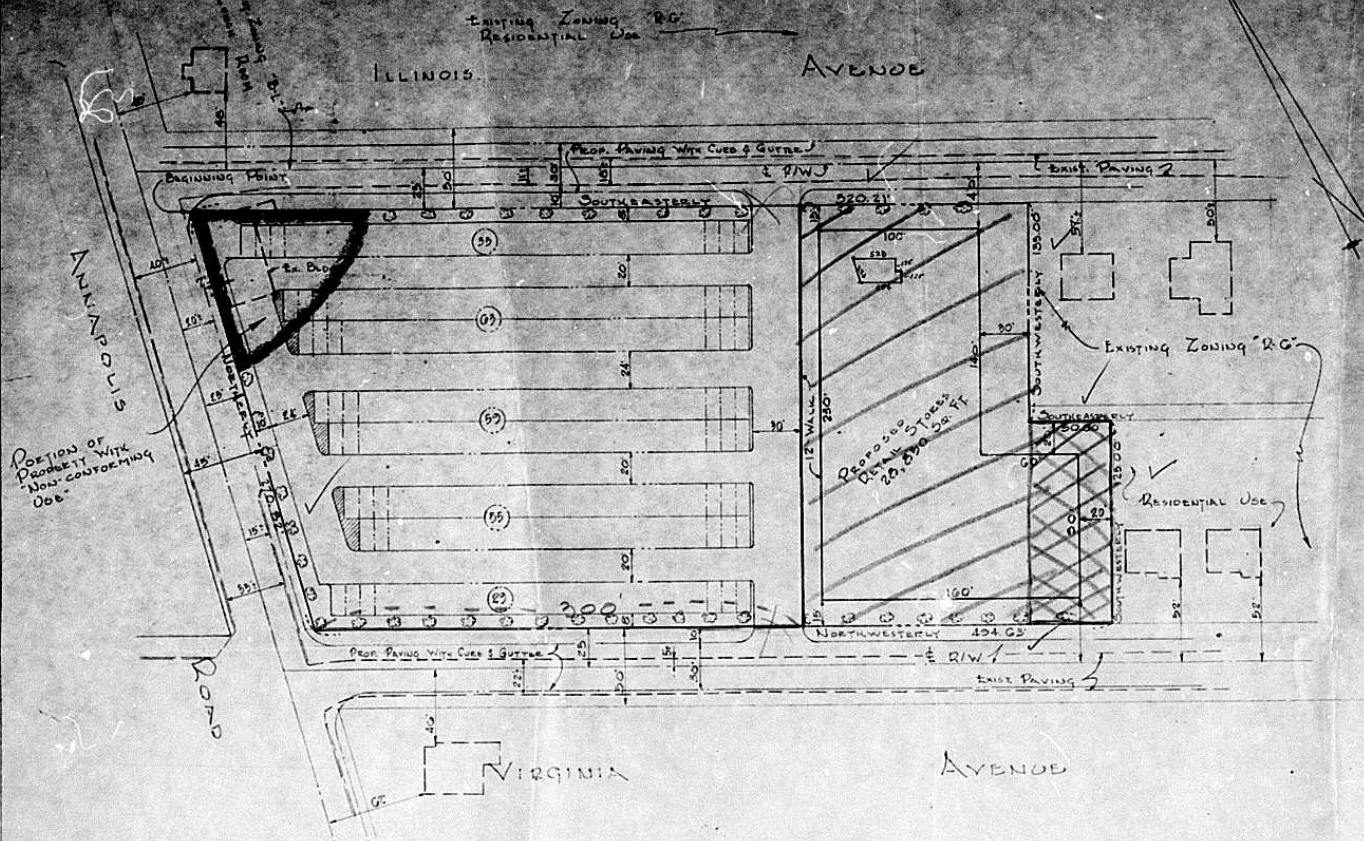
REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
0122		Petition for Reclassification for Alton Snyder	\$0.00
		PRD - Baltimore County, Md. - Office of Finance	
		1-2764 4036 • 21566 TTP •	\$000

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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COUNT HOUSE
TOWSON 4, MARYLAND
No. 23400
DATE 2/1/64

TO: Hennegan, Chipman & Kimmel
Jefferson Building
Towson 1, Md.
BILLED BY: Sending Department of
Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
0122		Advertising and posting of property for Alton J. Snyder	\$0.00
		PRD - Baltimore County, Md. - Office of Finance	
		2-2764 4551 • 23400 TTP -	\$050



LOCATION PLAN
Scale: 1"=500'

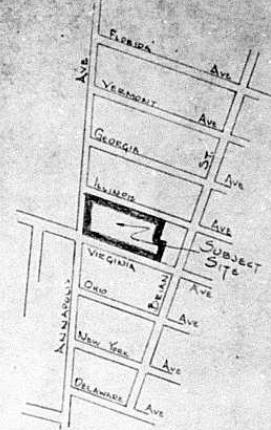
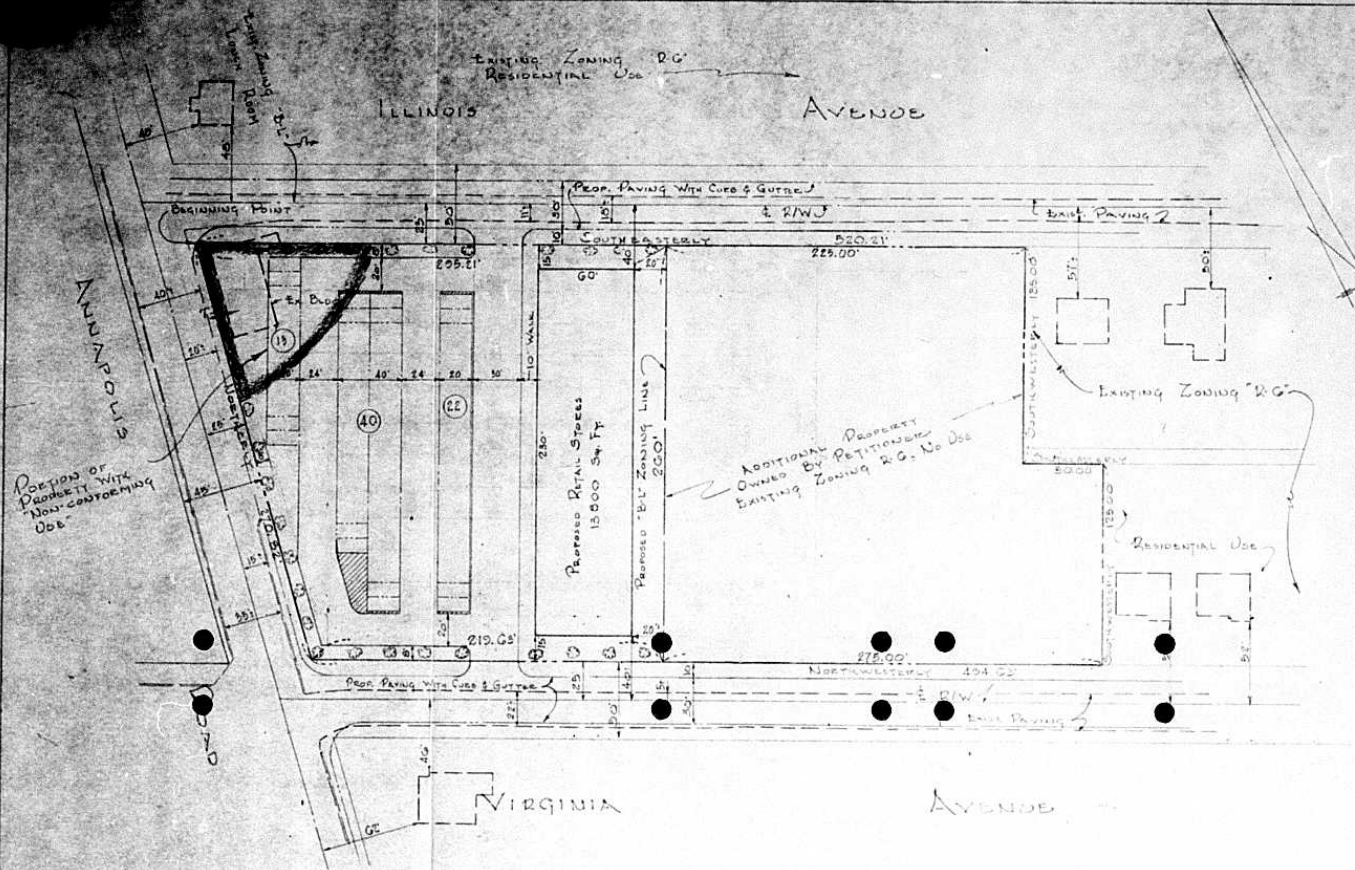
✓
#64-72R
MAP
#13
SEC. 2-A83-A

- GENERAL NOTES
1. TOTAL AREA OF TRACT EQUALS 3.0241 ACRES
 2. PRESENT ZONING OF TRACT IS "R.G."
 3. PRESENT USE OF PROPERTY "Non-Conforming" & "No Use"
 4. PROPOSED ZONING OF PROPERTY "B.L."
 5. PROPOSED USE OF PROPERTY "SHOPPING CENTER"
 6. TOTAL RETAIL FLOOR AREA EQUALS 28,400 SQ. FT.
 7. REQUIRED OFF-STREET PARKING (0.120) UNITS EQUALS 142
 8. PROPOSED OFF-STREET PARKING (0.120) UNITS EQUALS 241
 9. ANNAPOLIS ROAD IS A STATE ROAD AND WILL ULTIMATELY BE IMPROVED WITH A 10' PAVED SECTION, CURB & GUTTER ON A 50' R.W.
 10. EXISTING BUILDING TO BE RAZED UPON CONSTRUCTION OF CENTER.

MAITZ, CHILDS & ASSOCIATES
2120 N. CHARLES STREET
BALTIMORE 12, MARYLAND
I. C. AND T. J. MAITZ
02/08/65 DL

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
ANNAPOLIS ROAD AND VIRGINIA AVENUE
ELECTION DISTRICT 13
BALTIMORE COUNTY, MD.
DEC. 18, 1963
SCALE 1"=50'
REVISED JANUARY 23, 1964





LOCATION PLAN
Scale: 1"=500'

This Plat represents the property to be re-zoned as agreed to between the undersigned.

A. Owen Hennegan, Jr.
A. Owen Hennegan, Jr., Attorney for Petitioner

Rev. Wilson Jones
Rev. Wilson Jones, Representing Protestants

Exhibit "A"

- GENERAL NOTES**
1. TOTAL AREA OF TRACT EQUALS 3.0241 ACRES
 2. PRESENT ZONING OF TRACT IS "B-G"
 3. PRESENT USE OF PROPERTY "Non-Conforming" & "No Use"
 4. PROPOSED ZONING OF PROPERTY "B-L" & "B-G"
 5. PROPOSED USE OF PROPERTY "SHOPPING CENTER"
 6. TOTAL RETAIL FLOOR AREA EQUALS 15,000 SQ. FT.
 7. REQUIRED OFF-STREET PARKING (5.20) UNITS EQUALS 63
 8. PROPOSED OFF-STREET PARKING (5.20) UNITS EQUALS 75
 9. ANNAPOLIS ROAD IS A STATE ROAD AND WILL ULTIMATELY BE IMPROVED WITH A 40' PAVED SECTION, CURB & GUTTER ON A 50' R/W.
 10. EXISTING BUILDING TO BE RAZED UPON CONSTRUCTION OF CENTER.
 11. AREA OF PROPERTY REQUESTING "B-L" EQUALS 1.54 ACRES

MATZ, CHILDS & ASSOCIATES
2129 N. CHARLES STREET
BALTIMORE 12, MARYLAND
P.L. 10-35 1. DRAWN BY 1. CHECKED BY 1. CREDIT BY 1.

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
ANNAPOLIS ROAD AND VIRGINIA AVENUE
Election District 13 Baltimore County, Md.
Dec. 18, 1963
Scale 1"=50'

REVISED JANUARY 25, 1964
REVISED MAY 5TH, 1964



