

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Abraham Deluca, Joseph M. Deluca, and Joyce Deluca, legal owner/s 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-1 zone to an R-10 zone; for the following reasons:

- Change in neighborhood.
- Error in original Land Use Map.

Petition for Variance to Sections 255.1 & 255.1a - to permit a structure to be located within 5' of the rear property line instead of the required 125'.

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.

Regional Realty, Inc.,
1720 Lombard Avenue
Baltimore 2, Maryland

John Warfield Armitage,
Attorney's Attorney
Address 406 Jefferson Building
Townson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 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 throughout 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 Townson, Baltimore County, on the 19th day of March, 1964, at 10:00 o'clock.



(over)

February 21, 1964 #64-812A

John Warfield Armitage, Esq.
106 Jefferson Building
Townson 4, Md.

NOTICE OF HEARING

Re: Petition for Reclassification & Variance for Jos. Deluca, et al #64-81-A

TIME: 10:00 A.M.
DATE: Thursday, March 19, 1964
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue
Townson, Maryland

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 location and change in the character of the neighborhood

the above Reclassification should be had, and it further appearing that by reason of the location of the property, the Zoning Regulations of Baltimore County, to permit a structure to be located within 5 feet of the rear property line instead of the required 125 feet, should also be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of February, 1964, that the herein described property or area should be and the same is hereby reclassified, from an R-1 zone to an R-10 zone, and/or a Special Exception for a variance should be granted, from and after the date of this order. The Variance requested to the Zoning Regulations to permit a structure to be located within 5' of the rear property line instead of the required 125' should also be granted, subject to approval of the site plan by the State Roads Commission and the Department 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 19th day of February, 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 R-1 zone; and/or the Special Exception for a variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

January 16, 1964.

DESCRIPTION OF PROPERTY AT THE SOUTHEAST CORNER
OF OLD PHILADELPHIA ROAD AND ROUTE 1 AVENUE

BEGINNING for the same at the corner formed by the intersection of the southeast side of Old Philadelphia Road with the northeast side of Rosedale Avenue, thence leaving said place of beginning and running and blinding on said southeast side of Old Philadelphia Road North 45 degrees 06 minutes 00 seconds East 124 feet, more or less, thence leaving said southeast side of Old Philadelphia Road and running the two following courses and distances, viz: South 55 degrees 51 minutes East 132 feet, more or less, and South 45 degrees 06 minutes 00 seconds West 211.00 feet to said northeast side of Rosedale Avenue thence running and blinding on said northeast side of Rosedale Avenue North 46 degrees 58 minutes West 125.00 feet to the place of beginning. Containing 0.36 acres of land, more or less.



L. Alan Evans

PETITION FOR RECLASSIFICATION AND
VARIANCE

15TH DISTRICT

LOCATION: From Rd 6 to Mt. Zion
DATE & TIME: THURSDAY, MARCH 19, 1964 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Townson, Maryland

The Zoning Regulation to be excepted as follows:

Section 255.1 & 255.1a - 125 feet from residential zone
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold public hearing
Concerning all that parcel of land in the Fifteenth District of Baltimore County

Being the property of Joseph M. Deluca and Joyce Deluca, as shown on plat plan filed with the Zoning Department.

RE OPENED FOR
JAN. 16, 1964
ZONING DEPARTMENT OF
BALTIMORE COUNTY

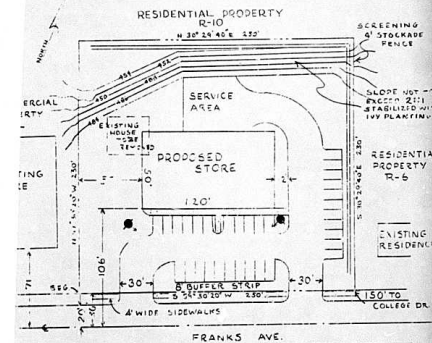
CHECKLIST FOR INFORMATION TO BE SUBMITTED WITH PLANS

This checklist shall serve as a guide in preparing plot plans for building permit applications. All items listed below which are applicable to your application must be included in the plot plan submitted with your application. Six (6) copies of the plot plan must accompany a zoning petition. Six (6) copies of the plot plan must accompany an application for a building permit.

- North arrow, indicating the direction of north
- Scale of drawings: 1"=10'; 1"=50'; if acreage of property exceeds 40 acres, scale of drawing should be 1"=100'
- Election District
- Dimensions of property (including bearings and distances)
- Relation of tract in question to additional property owned
- Area of property in question (acres or square feet)
- Name (s) of adjoining street (s)
- Location of existing building (s) on this tract
- Distance from present property line to centerline of street (s)
- Distance from edge of paving or curb to center line of street (s)
- Distance from property to nearest intersection of a State or County Road
- Location of streams or drainage courses within or within 50 feet of property
- Existing uses and zoning of adjacent properties
- Distance from centerline of street to all buildings located within 100 feet of each of your side property lines. (to establish setback lines)
- Location and size of proposed building (s)
- Distance from proposed building to centerline of street (s)
- Distance from sides of proposed building to property lines
- Location and width of proposed entrance (s) to property
- Indication of proposed slopes (not to exceed 2:1) and type of stabilization to prevent erosion
- Off-street parking requirements
 - Required number of spaces indicated (spaces size 9' x 10' and date used for determination, such as no. of employees, total floor area or no. of seats, etc.)
 - Indication of eight (8) foot buffer strip between parking spaces and street property line to be established
 - Indication of screening (size and type) for parking and service areas adjoining or across a street from residential zoning
 - Indication of lighting standards, including direction of lighting and approximate heights of light standards.

(SEE SAMPLE PLAT IN THE REVERSE SIDE)

Checked by [Signature]



COMMUNITY ZONE B1
1st ELECTION DIST.
PROPERTY 17 AC
SCALE 1"=50'

LIGHT STANDARDS
AND DIRECTION OF LIGHT
10' HIGH

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

March 6, 1964

John Warfield Armiger, Esq.
100 Jefferson Building
Towson 4, Maryland

Re: Petition #64-81A

Dear Sirs:

The enclosed memorandum is sent to you in Compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours truly,

John C. Rose
JOHN C. ROSE
ZONING COMMISSIONER

JGR:bai

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rose, Zoning Commissioner Date: March 6, 1964

FROM: Mr. George E. Gervais, Acting Director

SUBJECT: Petition #64-81A, R-6 to M-1, and Variance to permit a structure to be located within 5 feet of rear property line instead of the required 125 feet. Southeast corner of Old Philadelphia Road and Rosedale Avenue. Being property of Joseph H. and Joyce Deluca.

HEARING: Thursday, March 19, 1964 at 10:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to M-1 zoning together with a Variance to the rear yard requirements. It has the following advisory comments to make with respect to pertinent planning factors:

1. In its studies for the northeast area Master Plan, the Planning Staff is proposing a basic policy of not extending industrial or commercial land usages to include the frontage along Old Philadelphia Road. In accordance with this policy, the Planning Staff would prefer not to see the industrial zoning expanded here. However, the presence of the Rosedale Volunteer Fire Company may mitigate against retention of residential use potentials here. At the same time, the standards now required by recent zoning amendments may, in this instance, offer proper safeguards.

2. If granted the granting should be subject to a limitation of a Variance only to the rear yard as requested. Recent zoning amendments would require that the parking shown on the petitioners site plan be not less than 25' from Old Philadelphia Road appropriate screening and landscaping should be required; no entrance should be allowed from Old Philadelphia Road.

GBS/cas

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GBS/cas

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15th Date of Posting: 7/29/64
Posted for: HEARING THURS. MARCH 19, 1964 at 10:00 A.M.
Petitioner: JRS. DELUCA. et al.
Location of property: SE CORNER OLD PHILA. RD. and ROSDALE AVE.
Location of Sign: SE CORNER OLD PHILA. RD. and ROSDALE AVE.
Remarks: 4th. 2nd. 3rd. 4th. 5th. 6th. 7th. 8th. 9th. 10th. 11th. 12th. 13th. 14th. 15th. 16th. 17th. 18th. 19th. 20th. 21st. 22nd. 23rd. 24th. 25th. 26th. 27th. 28th. 29th. 30th. 31st. 32nd. 33rd. 34th. 35th. 36th. 37th. 38th. 39th. 40th. 41st. 42nd. 43rd. 44th. 45th. 46th. 47th. 48th. 49th. 50th. 51st. 52nd. 53rd. 54th. 55th. 56th. 57th. 58th. 59th. 60th. 61st. 62nd. 63rd. 64th. 65th. 66th. 67th. 68th. 69th. 70th. 71st. 72nd. 73rd. 74th. 75th. 76th. 77th. 78th. 79th. 80th. 81st. 82nd. 83rd. 84th. 85th. 86th. 87th. 88th. 89th. 90th. 91st. 92nd. 93rd. 94th. 95th. 96th. 97th. 98th. 99th. 100th. 101st. 102nd. 103rd. 104th. 105th. 106th. 107th. 108th. 109th. 110th. 111th. 112th. 113th. 114th. 115th. 116th. 117th. 118th. 119th. 120th. 121st. 122nd. 123rd. 124th. 125th. 126th. 127th. 128th. 129th. 130th. 131st. 132nd. 133rd. 134th. 135th. 136th. 137th. 138th. 139th. 140th. 141st. 142nd. 143rd. 144th. 145th. 146th. 147th. 148th. 149th. 150th. 151st. 152nd. 153rd. 154th. 155th. 156th. 157th. 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OLD PHILADELPHIA ROAD

Zoned - R6
Use - Residential

Zoned - ML
Use - Manufacturing

Notes:

Election District N^o 15
Exist. Zoning - R6
Prop. Zoning - ML
Area of Property - 0.58 Acres

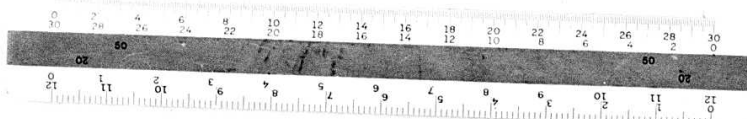
Parking Data
N^o of Employees - 40
One Parking Space for 3 Employees
Parking Spaces Required - 14
Parking Spaces Shown - 14
Parking Space - 9' x 20'

#64-81 RA

MMP
15-A
ML-V

ROSEDALE

AVENUE



DATE	REVISION	BY
SURVEYED BY	DATE	
W.G.	1-7-64	
COMPUTED BY	DATE	
DRAWN BY	DATE	
G.L.W.	1-13-64	
CHECKED BY	DATE	
J.C.H.	1/15/64	
Dwg. No.		



L. ALAN EVANS
SURVEYORS & CIVIL ENGINEERS
4200 ELSRODE AVE. - PHONE HA 6-2144
BALTIMORE 14, MARYLAND
— branch office —
8 POPLAR STREET - PHONE AC 8-3350
CAMBRIDGE, MARYLAND
STATE OF MARYLAND REG. No. 2827
DATE: 1/13/64 SCALE: 1" = 50'
L. Alan Evans

