

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Kenneth G. Smith & Catherine R. Smith, his wife, and Marvin E. Smith...

1. Change of character of the neighborhood: See attached Description. 2. Error in original zoning: ... Variance from yard setback for building located on north side of Philadelphia Road...

ORDERED BY THE Zoning Commissioner of Baltimore County, this 23rd day of March, 1964...

11th District Monday, March 23, 1964 (10:00 A.M.)

INTER-OFFICE CORRESPONDENCE Mr. John G. Ross, Zoning Commissioner Date: March 17, 1964 FROM: Mr. George F. Carrillo, Acting Director

1. Studies by the Planning staff in connection with the Northeast Area Master Plan indicate the desirability of maintaining the area between Philadelphia Road and Pulaski Highway in a non-residential context...

RECORDED IN DISTRICT OFFICE OF BALTIMORE COUNTY ZONING COMMISSIONER

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 Reclamation should be had, and it further appearing that by reason of the Variance to the Zoning Regulations to permit front yard setback for building located on north side of Philadelphia Road...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of March, 1964, that the herein described property or area should be and the same is hereby reclassified from a B-2 to a B-1C...

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 23rd day of March, 1964, 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 to remain a B-2 zone, and/or the Special Exception be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

William G. Ulrich, Jr. Registered Land Surveyor BALTIMORE 6, MD.

NOTICE FOR THE PURPOSE OF RECORDING ONLY

All that land lying and being in the 11th Election District of Baltimore County, State of Maryland, and described as follows:

Beginning for the same at the intersection of the center line of Coventon Avenue and the Philadelphia Road and also at the beginning of the second parcel of land conveyed to Marvin E. and Kenneth G. Smith and recorded in the Land Records of Baltimore County in Liber G.L.B. 3002...

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WILLIAM G. ULRICH, JR. 18 PULLERTON HEIGHTS AVENUE BALTIMORE 6, MARYLAND

Coventon Avenue and binding on the first line of said deed and also on the first line of the fourth parcel of land conveyed to Marvin E. and Kenneth G. Smith and recorded in Liber G.L.B. 3002...



MAP #64-83 RRA #11-C B-M-XV 3/14/64

THE BALTIMORE COUNTYAN OFFICE OF FINANCE No. 1 Newburg Avenue CATONSVILLE, MD. THIS IS TO CERTIFY, that the annexed advertisement of John G. Ross, Zoning Commissioner of Baltimore County was inserted in the BALTIMORE COUNTYAN...

By Paul J. Morgan Editor and Manager R.M.

RECORDING INFORMATION: BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 216170 DATE 3/23/64

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MICROFILMED

6483 RRA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11 Date of Posting 3/17/64 Posted for HEARINGS MON MARCH 23-24 AT 10:00 A.M. Petitioner Kenneth G. Smith et al. Location of property 11th District, Phila. Rd. and Coventon Ave.

Location of Sign 11th District, Phila. Rd. and Coventon Ave. Date of return 3/17/64

**PETITION FOR RECLASSIFICATION
SPECIAL EXCEPTION AND A
VARIANCE
11TH DISTRICT**

64-83

ZONING: From R-6 and B.L. to B.M. Zone.
Petition for Special Exception for Living Quarters in a Commercial Building.
Petition for a Variance to the Zoning Regulation of Baltimore County to permit front yard setback for building located on north side of Philadelphia Road of 0 feet instead of 15 feet from front property line and not less than 40 feet from center line of street; to permit side yard of 4.8 feet instead of required 12 feet; and to permit rear yard of 3 feet instead of the required 20 feet.
LOCATION: Northeast corner of Philadelphia Road and Cowenton Avenue
DATE & TIME: Monday, March 23, 1964 at 10:00 A. M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be excepted as follows:

Section 235.1—Front Building Line not less than 15 feet from the front property line and not less than 40 feet from the center line of the street.

Section 235.2—Side Yard—12 feet.

Section 235.3—Rear Yard—20 feet.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Eleventh District of Baltimore County:

Beginning for the same at the Intersection of the center lines of Cowenton Avenue and the Philadelphia Road and also at the beginning of the second parcel of land conveyed to Marvin E. and Kenneth G. Smith and recorded among the Land Records of Baltimore County in Liber G.L.B. 3082, folio 564 running thence and binding on the center line of Cowenton Avenue and said deed to Smith South 50 degrees 41 minutes East 141.26 feet, thence leaving Cowenton Avenue and still binding on said deed to Smith North 29 degrees 55 minutes East 158.50 feet to the end of the North 53 degrees 55 minutes West 114.20 feet line of the third parcel of land conveyed to Marvin E. and Kenneth G. Smith in the above mentioned deed, running thence and binding reversely on said line South 53 degrees 55 minutes East 114.20 feet to the beginning of fifth line of the fourth parcel of land conveyed to Marvin E. and Kenneth G. Smith in the aforementioned deed, running thence binding on said fifth line South 53 degree 34 minutes East 138.40 feet, thence for a part on the sixth line in said fourth parcel South 50 degrees 38 minutes East 15.21 feet to end of second line of a parcel of land conveyed to Marvin E. and Kenneth G. Smith by a deed recorded among the Land Records of Baltimore County in Liber R.R.G. 4006, folio 378, running thence and binding on the third and last lines in said deed South 48 degrees 11 minutes West 172.10 feet to the center line of Cowenton Avenue, thence binding on said center line South 50 degrees 41 minutes East 120 feet to the beginning of said deed in Liber R.R.G. 4006, folio 378; thence leaving Cowenton Avenue and binding on the first line of said deed and also on the first line of the fourth parcel of land conveyed to Marvin E. and Kenneth G. Smith and recorded in Liber G.L.B. 3082, folio 564 North 43 degrees 11 minutes East 532.90 feet to the beginning of the second line of said fourth parcel, running thence and binding on said second line North 50 degrees 56 minutes West 292.82 feet, running thence binding on the third line and part of the fourth line of said fourth parcel of land South 40 degrees 06 minutes West 152.53 feet to the North 49 degrees 45 minutes West 256.65 line of the lot of ground conveyed to Americ M. Garafolio and wife and recorded among the Land Records of Baltimore County in Liber W.J.R. 3518, folio 408; running thence and binding on said line North 49 degrees 45 minutes West 255.87 feet to the center line of the Philadelphia Road, running thence and binding on said center line North 39 degrees 55 minutes East 17.50 feet to the South 44 degrees 29 East 257.83 foot line of the land conveyed to Kenneth G. and Marvin E. Smith and recorded among the aforesaid Land Records in Liber W.J.R. 3941, folio 396, running thence and bounding reversely on said line North 43 degrees 28 minutes West 135.80 feet, thence leaving said line South 39 degrees 55 minutes West 165.00 feet, North 47 degrees 41 minutes West 22.00 feet, South 42 degrees 29 minutes East 139.00 feet to the center line of Cowenton Avenue South 47 degrees 41 minutes East 164.10 to intersect the center line of Philadelphia Road and to the beginning of the first parcel of land conveyed to Marvin E. and Kenneth G. Smith in Liber G.L.B. 3082, folio 564, running thence and binding on the center line of the Philadelphia Road South 39 degrees 55 minutes West 105.60 feet to the place of beginning.

Containing 5.64± Acres of Land more or less. Being the property of Kenneth G. Smith, et al, as shown on plat plan filed with the Zoning Department.

By Order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County
Mar. 6.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1964

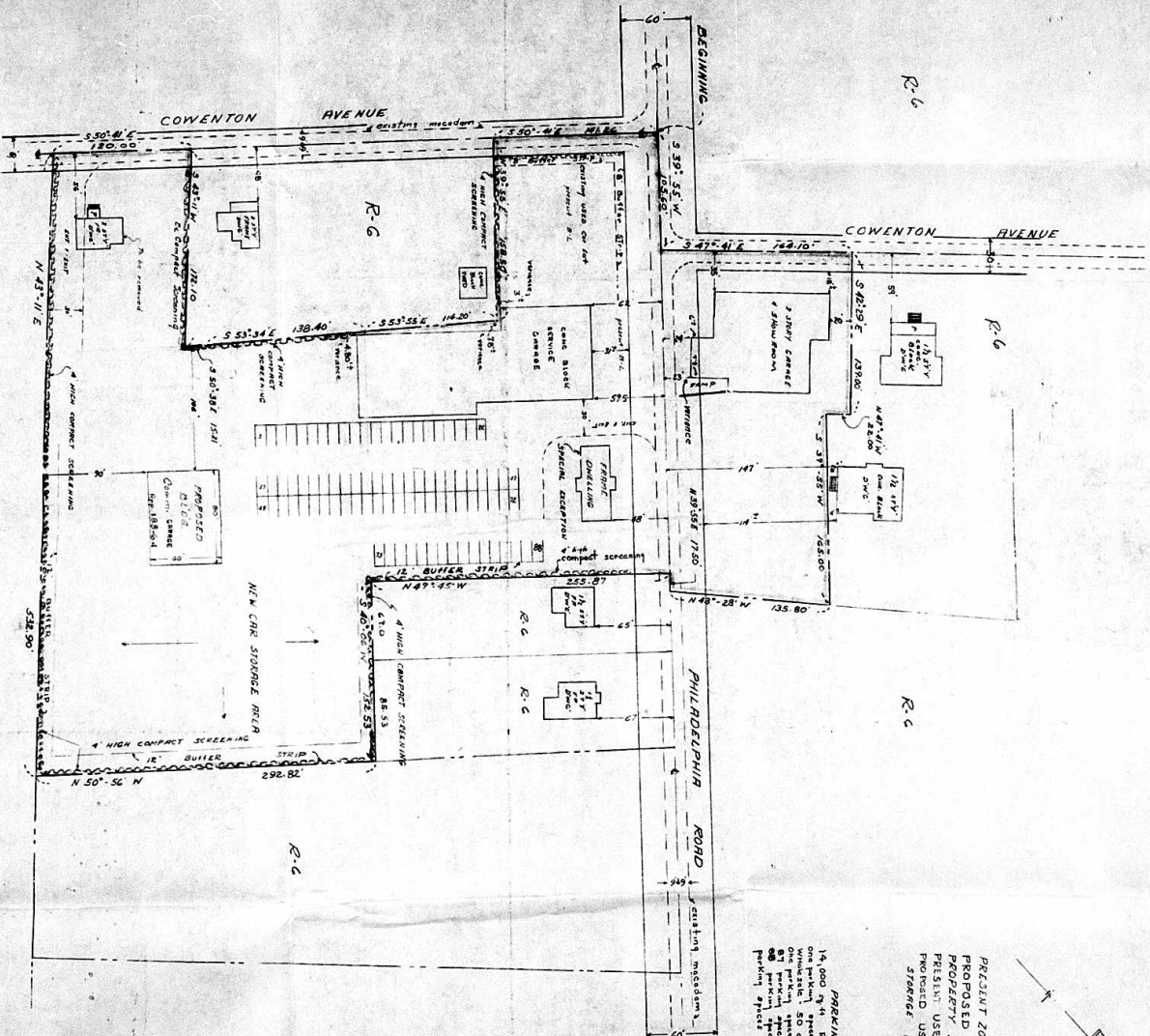
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ ~~at~~ 1 time ~~successive weeks~~ before the 23rd day of March, 1964, the first publication appearing on the 6th day of March 1964.

THE JEFFERSONIAN,

Paul M. ...
Manager.

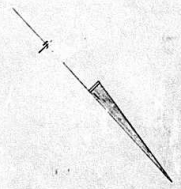
Cost of Advertisement, \$-----

ELEVENTH ELECTION DISTRICT OF BALTIMORE COUNTY, MD.



PARKING DATA
 19,000 sq. ft. one parking space per each 200 sq. ft. of developable area
 50 employees
 50 parking spaces required
 80 parking spaces shown
 Parking spaces 9' x 18'

PRESENT ZONING R-C & B-L
PROPOSED ZONING B-M
PROPERTY 5.04 ACRES
PRESENT USE - ST. WARE & SALES & STORAGE
PROPOSED USE - SERVICE & SALES & NEW CAR STORAGE (SWISH MOTOR CO.)



NOTE THIS MAP IS FOR THE PURPOSES OF ZONING ONLY

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BALTIMORE COUNTY

WILLIAM G. ULRICH JR.
 REGISTERED LAND SURVEYOR
 18 PULLERTON HIGGS DRIVE, BALTIMORE, MD.
 SCALE 1" = 50'



William G. Ulrich Jr.

12/1/81
 R-6

R-C

R-C

R-C

R-6

R-6

R-6