

hearing on the above potition, because of error in the Land Use Map adopted by the Council and the charge in area, the reclassification

The variance requested to permit a side yard along the west property line should also be granted as the proper go ming of this property is "Business Roadside" and the variance is required in order for the Petitioners to use the property.

It is this _____ day of May, 196h, by the Zoning Commissioner of Baltimore County, CREERED that the herein described property or area should be and the same is hereby reclassified from an "R-6" Zone to a "B-R" Zone.

The variance requested to permit a side yard along the west property line of 15 feet instead of the required 30 feet is

The granting of the reclassification and the requested variance is subject to approval of the plot plan for the development of said property by the State Roods Cormission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE DATE \$/13/4 rision of Collection and Receip COURT HOUSE TOWSON 4. MARYLAND ER SECTION AND RETURN WITH YOUR REMITTA PAID - 1 Mary and a Chine of France

04.00 5-1364 3733 . 23379- TIP-5550 5550 5-1364 3733 . 23379- IIP-IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REM

PETITION FOR ZONING RE-CLASSIFICATION 64-134 PA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: I, or we.Wms. F. & Gladys Y. Small. . legal owners. of the property situate in Baltisforce

County and which is described in the description and plat attached hereto and made a part bereef, SEC. 3 hereby petition (1) that the zoning status of the herein described property be re-classified, po to the Zoning Law of Baltimore County, from an R+6 ...zone: decide-following-re-Variance - Sec. 238.2 - to permit a side yard along west property line of of required 30 feet.

Property known as 1748 E. Joppa Road, Baltimore County, Maryland Property known as 1-10 E. Juppa Russe, Datamore County, many latest Approx. 1/2 of the depth of attached described property is presently zoned B, R. other 1/2 is zoned R-6 and Petitioners say this is: 2. There has been a change in neighborhood since adoption of map. See Attached Description and Strian a Special Resortion, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Bestit Sup share 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 COUNTY. CARPET FAIR, INC. William F. Smail Morris Contract purchaser. Address William R. Buchanan, Esq. Address 1748 F Joppa Pa. 208 W. Penna Ave. Towson 4, Md. Va 5 9050 ORDERED By The Zoning Commissioner of Baltimore County, this 2h.th , 1961., 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 Baitimore County, that property be posted, and that the public hearing be had before the Zoning

196 4 , at 10:00 o'clock

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

13th day of May

MAR 24 '64

ETTER OF PURSEES & 21

BALTIMORE COUNTY, MARYLAND No. 21676 OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE CM HEREB SECTION AND SETURN WITH YOUR RE Polition for Reclassification & Verla PAID - Submire Cross, tou. - Office of Four 3-2464 1635 . 21676. TIP-

3-2464 1635 . 21676. TEP-

IMPORTANTI 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.

Mark ASGE NSPE MSS #LA-134 MAP

WITH A VARIANCE

SEL3-C

BR

4/23/4

114 W. 25th Street

\$64-134 RA

March 23, 1964. map DESCRIPTION FOR RE-ZONING THAT PORTION OF PROPERTY KNOWN AS NO. 1748 E. JOPPA ROAD, NON ZONED R-6, TO BE RE-ZONED TO B-R

Beginning for the same at a point on the North side of Joppa Road as established by the State Roads Commission of Maryland by Deed dated August 30, 1932, and recorded among the Land Records of Baltimore County in Liber L. McL. M. No. 896, folio 475, and by a Plat recorded among the Plat Records of Baltimore County in Plat Book L.McL.M. No. 10, folio 42, said point being at the distance of 245 feet more or less Easterly from the East side of Enge Road, and running thence and binding on the North side of Jopps Road North 87 Degrees 06 Minutes East 108 feet more or less to intersect the second line of the land which by Deed dated February 16, 1950, and recorded smong the aforesaid Land Records, was conveyed by Ronald J. Travegline, et al. to William F. Smail, et al., and running thence and binding on the second line of said last-mentioned land, and on the third, fourth and a part of the fifth lines thereof, North 1 Degree 16 Minutes East 61 feet more or less, North 5 Degrees 47 Minutes West 217.7 feet more or less, South 79 Degrees 48 Minutes West 109 feet more or less, and South 4 Degrees 27 Minutes East 263 Teet more or less to the place of

Saving and excepting therefrom all that portion of the above described property which is at the present time zoned B-R.

5/12/14



64-130 THE BALTIMORE COUNTIAN

CATONSVILLE, MD. No. I Newburg Avenu

April 27.

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

inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Mary-One Week szzzzzeteszenia before land, once a week for 1964 , that is to say the 27th day of April, the same was inserted in the issues of

And 1 24 1964. THE BALTIMORE COUNTIAN

By Paul J. Moyan

64-134-RA INFICATE OF POSTING MENT OF BALTIMORE COUNTY

District. 9 th 4/25/60 Posted for Hearing Wed May 13 64 at 10:04 A.M. Date of Posting Location of property MS of Jeppa Rd 245 F of Emge Rd and good 3th from Walking to how and good of have diveway & hours Robert Lea Bull &

AC4-134RA INTER-OFFICE CORRESPONDENCE TO Mr. John C. Rose, Zoning Countstioner Date May 1, 1964 FROMER. George E. Cavrelis, Acting Director SEC.3-6

BALTIMORE COUNTY, MARYLAND

SUBJECT #Similable Red to Bed and Variance to permit a side yard along west property line of 5 feet instead of required 30 feet, North side of Joppa Road, 215 feet East of Bage Road Being property of William F. Smalls

9th District

Wednesday, May 13, 1964 (10:00 A.H.)

The staff of the Office of Flanning and Zoning has reviewed the subject petition for reclassification from Bot to B-R soning for either with a variance to the side yard requirements. It has the following advisory comments to make with respect to pertinent plan-ning factors:

- 1. The subject property had been petitioned for reclassification in 1959 (Se, 176b). To retition, apparently, use withdrawn at that time. To Flanning staff sadds the staff is the staff sadds and the staff is the staff sadds and the staff sadds are staff sadds to depth income had provided for these placement, in our contains an intrastance of a conserval summer properties by the Hinth Internation of a conserval summer and not behavior residential area. To fouring Nag for the Hinth Internation provided for a pattern of land uses which basined side once is supplemented by the staff of t
- 2. The Flarming staff still is of the opinion that it would be incorrect to extend commercial land usages in depth here.

● 64-134 CERTIFICATE OF PUBLICATION TOWSON, MD. April 24, 19 64 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printer ., 19.64 , the first publication appearing on the 22th day of April

64-134 RA

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 16, 19th

Petition for Reclassification & Variance

for Was F. Small School Marks

COUNTY OFFICE BUILDING

William N. Duphenan, R. 200 N. Penny Ave. Seren M. Tanyland

TOWSON L. MARYLAND

MAP #9 5E1.3-C

Deer Sire

BR-V 4/13/64

The Zening Advisory Committee has reviewed the subject petition and makes the fellowing comments:

OFFICE OF PLANNING & ZONING: A letter indicating hardship or practical difficulty should be submitted to Office of Planning & Zoning to be part of the file.

TRAFFIC DEPARTMENT: No someth

BURRAU OF ENGINEERING: Jopps Nd. presently existing as a 2h* paved road on a h0* R/M.

The petitioner's plan shows 30* of paving on a 60* R/M. The ultimate improvement is to be 48* of paving on 70* P/M. The plan should be revised to indicate this.

HRAISH DEPARTMENT: No comment

STATE ROADS COMMISSION: No comment

REDEVELOPMENT COMMISSION: No comment

FIRE DEPARTMENT: Will comment at a later date

INDUSTRIAL DEVELOPMENT: No comment

BUILDINGS DEPARTMENT: No comment

BOARD OF EDUCATION: No comment

ee: Albert Quinby-office of Planning & Zoning ... George Reier-Bure of Engineering

Yours very truly,

JED/ba

James E. Dyer

BATIMORE COUNTY, MARYLAND

#64-134 RA

INTER-OFFICE CORRESPONDENCE

TO. Mr. James A. Dyer, Chairman

Zonding Advisory Committee

FROM. Capt. Paul H. Reincke
Fire Bureau

SUBJECT William F. Sanil

N/S Joppa Road 245 feet E. Enge Road

District 9 - 1/10/64

1. Building as proposed will be a severe fire exposure from frame garage 24 x 17 located on adjacent property. This proposal represents an overcrowding of a lot which could represent poor access to the building during a fire emergency.

 Spacing of fire hydrants in a B. R. zone is 300 feet apart as measured along an improved road and the National Board of Fire Underwriters requirements for the structure involved.

Contact Capt. Paul H. Reincke at Valley 5-7310 for information concerning above comments.

PHR/bbr cc: file

