

PETITION FOR ZONING RE-CLASSIFICATION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Isadore Malinow, legal owner, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-1 zone for the following reasons:

1. Error in original map.
2. Change in character of neighborhood.

AND for a Variance from Section 232.3, to allow a 10-foot rear yard instead of a 20-foot rear yard, for the following reasons:

1. Hardship
2. Practical difficulty.

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: Isadore Malinow, Isadore Malinow, Rose Malinow, Legal Owner
Address: 2933 Bartoli Avenue, Baltimore 9, Maryland

A. Owen Hennegan, Jr., Petitioner's Attorney
Address: 406 Jefferson Building (H), Valley 5-7500

ORDERED BY THE Zoning Commissioner of Baltimore County, this 13th day of May 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 Towson, Baltimore County, on the 13th day of May 1964, at 10:00 o'clock P.M.



John D. Thompson, P.E. & L.S. No. 1150
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 error in the original zoning map

the above Reclassification should be had, and that the Variance requested to permit a rear yard of 10 feet instead of the required 20 feet should also be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of May, 1964, that the herein described property or area should be and the same is hereby reclassified, from an R-10 zone to an R-1 zone, and that the Variance requested to permit a rear yard of 10 feet instead of the required 20 feet should also be granted.

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 13th day of May, 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-10 zone, and/or the Special Exception for

Zoning Commissioner of Baltimore County

MICROFILMED

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS, Baltimore, Md. THE BALTIMORE - ARGUS, Catonsville, Md.

No. 1 Newburg Avenue, CATONSVILLE, MD.

May 11, 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, Maryland, once a week for one week, the 11th day of May, 1964, that is to say the same was inserted in the issues of May 9, 1964.

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THE BALTIMORE COUNTEAN

By Paul J. Morgan, Editor and Manager

JOSEPH D. THOMPSON, P.E. & L.S. CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 208 EAST TOPPA ROAD TOWSON - 4 - MARYLAND - VALLEY 3-8820
NORTHEAST CORNER REISTERSTOWN ROAD AND GREEN SPRING VALLEY ROAD PROPERTY OF ISADORE MALINOW AND WIFE

BEGINNING for the same on the northernmost side of Green Spring Valley Road at the beginning of that tract of land which by deed dated February 20, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3813 folio 250 etc. was conveyed by Walter C. Mylander and wife to Isadore Malinow and wife, thence leaving the northernmost side of said road and binding on the first, second, and third lines of said deed the three following courses and distances North 4 degrees 00 minutes East 46.25 feet, North 46 degrees 15 minutes 23 seconds West 123.19 feet and South 49 degrees 11 minutes West 76.48 feet to the end of said third line and to the northeast side of Reisterstown Road, thence binding on the fourth line of said deed and on the northeast side of said Road South 40 degrees 49 minutes East 99.24 feet to the end of said line and to the point formed by the intersection of the northeast side of said Reisterstown Road with the northernmost side of said Green Spring Valley Road, thence binding on the fifth line of said deed and on the northernmost side of said Green Spring Valley Road, South 85 degrees 30 minutes East 79.04 feet to the place of beginning.

CONTAINING 0.250 acres of land more or less.
BEING the same tract of land which by deed dated February 20, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3813 folio 250 etc. was conveyed by Walter C. Mylander and wife to Isadore Malinow and wife.

JOSEPH D. THOMPSON, P.E. & L.S. NO. 1150



4-6-64

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 3 RD Date of Posting: MAY 9, 1964
Posted for: R. Class. from R-10 to R-1 and Variance to permit a rear yard of 10 feet instead of the required 20 feet.

Petitioner: ISADORE MALINOW
Location of property: NE. COR. REISTERSTOWN RD. & GREEN SPRING VALLEY RD.

Location of Sign: NE. COR. REISTERSTOWN RD. & GREEN SPRING VALLEY RD. NE. COR. REISTERSTOWN RD. & GREEN SPRING VALLEY RD.

Remarks: 1. Class. from R-10 to R-1 and Variance to permit a rear yard of 10 feet instead of the required 20 feet.

Posted by: J. D. Thompson Signature Date of return: May 14, 1964

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts TOWSON 4, MARYLAND

TO: Messrs. Hennegan, Chalmers & Hensel, 406 Jefferson Building, Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 1682 DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Isadore Malinow \$9.50

6-26-64

5-26-64 4550 + 23398 + TIP = 6950

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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING TOWSON 4, MARYLAND

A. Owen Hennegan, Jr., Esq. 406 Jefferson Building Towson 4, Maryland

Dear Sirs:

Subject: Petition for Reclassification of Isadore Malinow

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
OFFICE OF PLANNING & ZONING: Have four parking spaces adjacent to Reisterstown Road are either in the future widening strip or will be affected by the 6' buffer, which is required by the zoning regulations. This should be removed from the plan. See comment as Planning & Zoning

BUREAU OF ENGINEERING: The design of parking area is generally to tight and should be expanded to provide better circulation traffic.

HEALTH DEPARTMENT: The development must make every effort to extend existing sewer lines to this property.

STATE ROADS COMMISSION: All access to this property subject to State Roads Commission

REDEVELOPMENT COMMISSION: No comment

FIRE DEPARTMENT: No comment

INDUSTRIAL DEVELOPMENT: No comment

BUILDINGS DEPARTMENT: No comment

BOARD OF EDUCATION: No comment

See Albert Lundy, Office of Planning & Zoning, Oliver Nelson-Warfield, Thomas Twillock, Esq., John Hennegan, State Roads Commission

Yours very truly,

James D. Jones

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 15, 1964

FROM: Mr. DORSEY E. DAVENPORT, Acting Director

SUBJECT: RE-CLASS. R-10 to R-1 and Variance to permit a rear yard of 10 feet instead of the required 20 feet. Northeast corner of Reisterstown Road and Green Spring Valley Road. Being property of Isadore and Rose Malinow.

2nd District

HEARING: Monday, May 25, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-1 zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The subject property is situated at the southern extremity of a commercially-zoned area with a variety of commercial uses within that area. The subject property also is situated on the westerly extremity of a residential area whose access is by means of Green Spring Valley Road. From a Planning viewpoint, some measure of zoning relief may be warranted. However, the Planning staff absolutely is opposed to the concept of extending the existing ribbon commercial zone further to the south. Such an extension could only result in a series of subsequent commercial zoning extensions and would abort the goals of the Master Plan and Zoning Map for this portion of Reisterstown Road.

2. From a Planning viewpoint, the subject property should be reclassified (if any reclassification is warranted at all) to a zoning classification which sets up land use potentials intermediate between the existing commercially-zoned area and the R-10 residential area to the east and south. The only reclassification that would save any sense at all from a Planning viewpoint would be apartment zoning. Such zoning would comply with the present Planning Board policy of utilizing apartment zoning as a transitional measure. With Special Exception, it would also allow the office use which is proposed here.

Dist/enc

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts TOWSON 4, MARYLAND

TO: Messrs. Hennegan, Chalmers & Hensel, 406 Jefferson Building, Towson 4, Md.

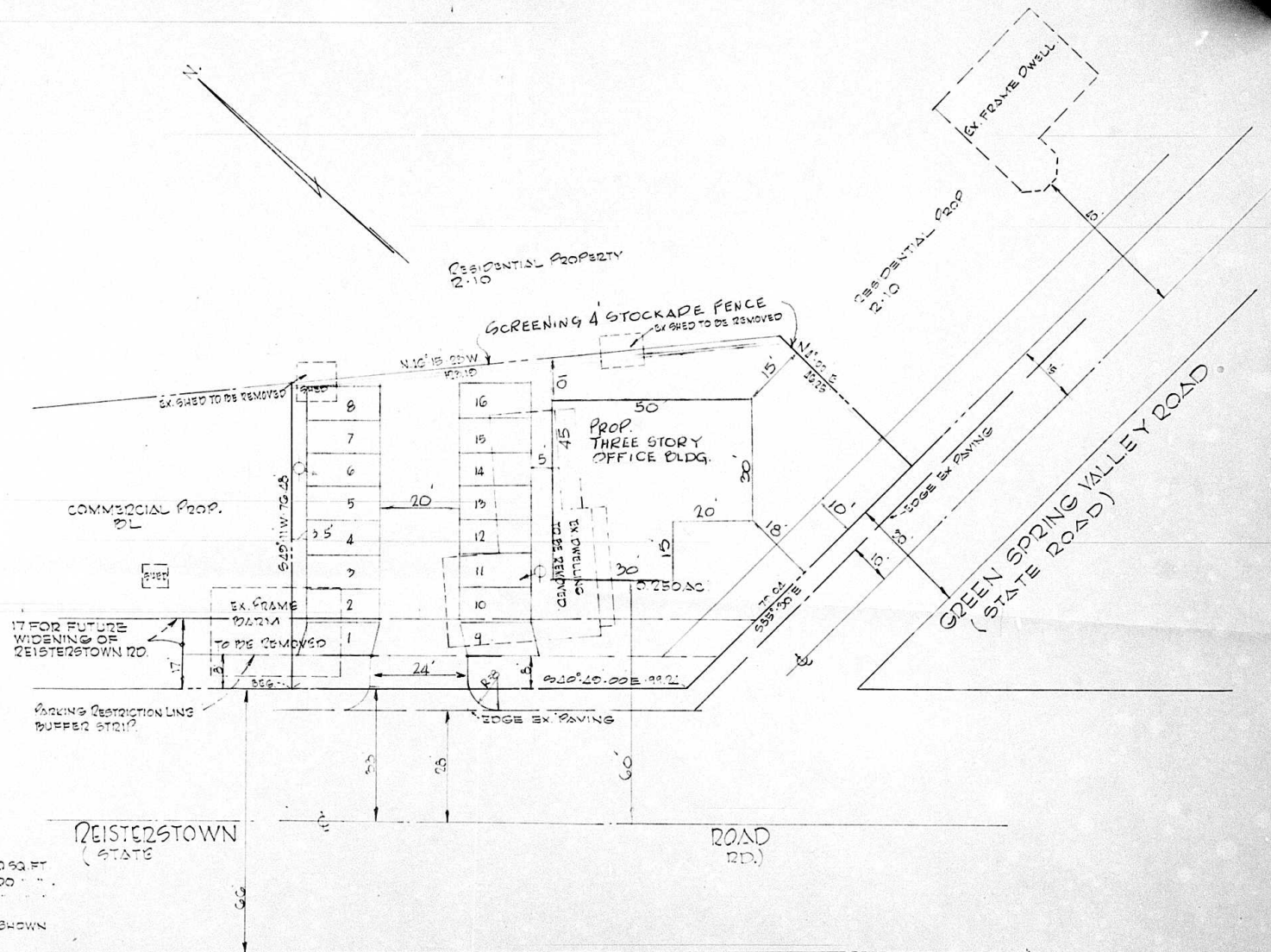
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Parking Data
 BUILDING 3350 62.5'
 FIRST FLOOR - 15000 SQ. FT.
 SEC. FLOOR - 15000 SQ. FT.
 THIRD " - 15000 SQ. FT.
 PARKING SPACES 8/2x12
 10 PARKING SPACES REQUIRED & SHOWN

TABLE
 EXISTING ZONING R-10
 EXISTING USE DWELLING
 PROPOSED ZONING DL
 PROPOSED USE OFFICE BLDG.
 AREA OF PROPERTY 0.250 AC.

φ LIGHT STANDARDS & DIRECTION OF LIGHT TO HIGH

J. D. Thompson
 J. D. THOMPSON
 ENGINEER & SURVEYOR MD. REG. 1150

PLAN TO ACCOMPANY
 PETITION FOR ZONING RECLASSIFICATION & VARIANCE

OFFICE BUILDING
 REISTERSTOWN AND GREEN SPRING VALLEY RDS

BALTIMORE COUNTY MD. ELECTION DIST. # 3
 SCALE 1" = 20' 1 APRIL 1961

J. D. THOMPSON INC.
 ENGINEERS & SURVEYORS
 200 E. JOPPA RD. TOWSON MD.

