

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the 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... to... for the following reasons:
So rebuild existing building which is to be moved and improvements would be more than 25% which is permitted under a variance conforming use

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: Paul G. Gyr, Legal Owner
Address: 4600 Ridge Road, Baltimore 36, Md.
Petitioner's Attorney: _____
Protestant's Attorney: _____

GRANTED BY The Zoning Commissioner of Baltimore County, this 14th day of September, 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 had before the Zoning Commissioner of Baltimore County in Room 120, County Office Building, in Towson, Baltimore County, on the 19th day of October, 1964, at 10:00 o'clock.

Zoning Commissioner of Baltimore County
JED/hms

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: October 7, 1964
FROM: George E. Gavrilis, Director
SUBJECT: 65-114-R, R-6 to R-4, Northwest corner of Philadelphia Road and Lenning Lane. Being property of Paul G. and Estelle L. Gyr.

14th District
HEARING: October 19, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition from R-6 to R-4 zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The subject property is occupied by commercial uses which have a nonconforming status. Within the context of that status, buildings may be modified or expanded within the limits prescribed by the Regulations.
2. Studies by the planning staff with respect to comprehensive land use and zoning do not recommend commercial zoning here. The area immediately vicinal to the subject property is not at all developed in a commercial context. The planning staff proposals for zoning here would retain the nonconforming status now existing for the subject property.

CEG:hms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
115 W. CHESAPEAKE ROAD
TOWSON, MD. 21204
1A-2000

GEORGE E. GAVRILIS
DIRECTOR

Date: January 29, 1965
Subject: Approved Site Plan
Zoning File # 65-114-R
Slip #

Re: Petition for Reclassification of property at 4600 Philadelphia Road and Lenning Lane, 14th Dist.

Gentlemen:
The Office of Planning and Zoning has approved the above referenced site plan, as conditioned in the Zoning Commissioner's Order # 65-114-R.

This plan has been inserted in our Zoning File # 65-114-R.

If you are desirous of obtaining a signed plan for your file, please forward a copy of the site plan to this office.

Very truly yours,

JAMES E. DYER, CH.
Petition and Permit Processing

JED/h

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of... error in the original zoning...
The above Reclassification should be had, subject to the appearing of any protest...
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of September, 1964, that the herein described property or area should be and the same is hereby reclassified, from an... zone to...
The same, subject to the appearing of any protest...
From and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.
Density 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...

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... day of... 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... zone, and/or the Special Exception far... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

WILLIAM M. LEE
14004 Mainfield Avenue
Baltimore 14, Maryland

N.W.C. Philadelphia Road and Lenning Lane
14th District Baltimore County, Maryland

Beginning from the same at the corner, formed by the intersection of the northwest side of Philadelphia Road with the northeast side of Lenning Lane and thence running and binding on the northwest side of Philadelphia Road North 57 degrees 39 minutes East 110 feet thence leaving Philadelphia Road for two lines of division as follows: North 40 degrees 05 minutes West 150 feet and South 59 degrees 27 minutes West 100 feet to the northeast side of Lenning Lane and thence running and binding on the northeast side of Lenning Lane South 36 degrees 10 minutes East 152.12 feet to the place of beginning.

Containing 0.35 acres of land.



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
TOWSON 4, MARYLAND

No. 27510
DATE 10/19/64

TO: Paul G. Gyr
4600 Ridge Road
Baltimore 36, Md.

REPORT TO ACCOUNT NO. 01-622
QUANTITY 30.00
TOTAL AMOUNT \$34.00

Advertising and posting of property

PAID - Baltimore County, Md. - Office of Finance

10/19/64 6511 * 27510 114-R = 34.80

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
TOWSON 4, MARYLAND

No. 25303
DATE 9/3/64

TO: Mr. Paul Gyr
1600 Ridge Road
Baltimore 36, Md.

REPORT TO ACCOUNT NO. 01-622
QUANTITY 1.00
TOTAL AMOUNT \$50.00

Cost of filing petition for reclassification -
Cor. Phila. Road and Lenning Lane -

PAID - Baltimore County, Md. - Office of Finance

9-364 6207 * 25303 114-R = 50.00

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.

Mr. Paul G. Gyr
4600 Ridge Road
Baltimore, Maryland 21236

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

Petition for Reclassification
From R-6 to R-4, located
SUBJECT: on the NW/4 Phila. Rd. &
NE/4 Lenning Lane

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OFFICE OF PLANNING & ZONING: The plan should be revised to clearly indicate the use of all buildings proposed and/or existing buildings that are to remain on the property. The parking area should be expanded to indicate the area of both proposed and existing buildings that are to be used. Also, the use of all buildings should be indicated.

STATE ROADS COMMISSION: Entrances will be subject to approval of this Commission.

FIRE DEPARTMENT: If the gas pumps and tanks are not to be used, they must be removed.

HEALTH DEPARTMENT: Subject to water, sewer and restaurant regulations.

BUREAU OF ENGINEERING: Will review and comment if necessary.

The following members had no comment to make:

Redevelopment and Rehabilitation Commission
Bureau of Traffic
Industrial Commission
Board of Education
Buildings Department

Yours very truly,

James E. Dyer
Chief of Permit and
Petition Processing

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 10-22-64
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 of... successive weeks before the... day of... 1964, the first publication appearing on the... day of... 1964.

THE JEFFERSONIAN
Manager
Cost of Advertisement, \$...

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 10-19-64
Posted for: Paul G. Gyr, 4600 Ridge Road, Baltimore 36, Md.
Petitioner: Paul G. Gyr
Location of property: Northwest corner of Philadelphia Road and Lenning Lane
Location of Sign: 4600 Ridge Road, Baltimore 36, Md.
Remarks: Re: Petition for Reclassification of property at 4600 Ridge Road and Lenning Lane, Baltimore 36, Md.
Posted by: James E. Dyer, Chief of Permit and Petition Processing Date of return: 10-22-64

**PETITION FOR A
RECLASSIFICATION
14TH DISTRICT**

ZONING: From R-6 to B.L.
Zone.

LOCATION: Northwest corner
of Philadelphia Road and Len-
ning Lane.

DATE & TIME: MONDAY,
OCTOBER 19, 1964 at 10:00
A.M.

PUBLIC HEARING: Room
108, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regula-
tions of Baltimore County, will
hold a public hearing:

Concerning all that parcel of
land in the Fourteenth District
of Baltimore County.

Beginning for the same at the
corner formed by the intersec-
tion of the northwest side of
Philadelphia Road with the
northeast side of Lenning Lane
and thence running and binding
on the northwest side of Phila-
delphia Road North 57 degrees
39 minutes East 110 feet thence
leaving Philadelphia Road for
two lines of division as follows:-
North 40 degrees 05 minutes
West 150 feet and South 59 de-
grees 27 minutes West 100 feet
to the northeast side of Lenning
Lane and thence running and
binding on the northeast side of
Lenning Lane South 36 degrees
10 minutes East 152.12 feet to
the place of beginning.

Containing 0.35 acres of land.

Being the property of Paul O.
and Estelle L. Gyr, as shown on
plat plan filed with the Zoning
Department.

**BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY**

CERTIFICATE OF PUBLICATION

**OFFICE OF
The Community Press**

DUNDALK, MD., 10-2-64

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THIS IS TO CERTIFY, that the annexed advertisement of

"Paul O. Gyr"

was inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
for 1 successive week before the

29th day of September 1964 ; that is to say,

the same was inserted in the issues of 9-30-64

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price

