(3) PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION minp. TO "THE ZONING COMMISSIONER OF BALTIMORE COUNTY: THE., THE., THE ., County and which is described in the description and plat attached hereto and made a part/hereof. Let 2-6 hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant zone to an BPI-H to the Zoning Law of Baltimore County, from an ... 8. L. 10/27/64 zone: for the following reasons: Change of surrounding area does not permit reasonable use of property built in 15MJ under present confine regulations, which necessitates a re-classification thereof to meet existing conditions; and (2) also necessitating a variance to Sec. 235, point 1, Front yard, to permit a Front yard methack of ten (10) feet instead of the required fifteen (15) feet. see Attached Description used to for a Special Exception, under the costs founds than such Zouing respirations of Battimore. STREET, TO THE PROPERTY OF THE operly is to be posted and advertised as prescribed by Zoning Regulat Dan's, agree to pay expenses of above re-classification ENLOW SAMAN RECEDIBLE 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 RIDGELEIGH SHIPPING CENTER INC K. A. Young, Legal Ownerfies. Address 21/0 pra hate But hery Contract purchaser Howard A. Sweeten, Petitioner's Attorney 2510 Maryland National Bank Bldg. Address Baltimore, Maryland 21202 ORDERED By The Zoning Commissioner of Baltimore County, this. 8th day 196-4-, that the subject matter of this petition be advertised, as of October required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimere County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Touson, Baltimore County, on theth - nors 'sam -Zoning Commissioner of Baltimore County maphine Plat BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE TO. John G. Rose, Zoning Commissione Date October 30, 1964 FROM George E. Gavrelis, Director SUBJECT. #65-140-RA. B-L to B-M and Variance to permit front yard setback of 10 feet instead of the required 15 feet. West side of Loch Raven Boulevard 213.07 feet South of Joppa Road. Being property of Ridgeleigh Shopping Center Inc. 9th District HEARING: Thursday, November 12, 1964 (10:00 A.M.) The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from 8-1 to 8-M zoning together with a variance for front year detback. It has the following advisory comments to make with respect to pertinent planning factors: The subject property had been occupied by a supermarket. Changes in the name of land usage in the general area and the creation of perhaps superior commercial sites and the creation of perhaps superior commercial sites in the area. The property became vacant. Business Major zoning can provide it with reasonable use potentials which compliment rather than compute directly with the facilities offered elsewhere. Inasmuch as the subject property is developed with an existing structure and that structure is part of a larger to the front yard variance. It can object on whatsoever to the front yard variance. It can object on whatsoever Boulevard is completely improved and that no subsequent widening is envisioned here.

GEG: bms

R. R.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of changes in the character of the neighborhood the above Reclassification should be had; and it further appearing that by reason of ... unreasonable hardships shown a Variance to the Zoning Hegulations of Haltimore County to pormit front yard setback of 10 feet instead of the required 15 feet should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this. 12the same is hereby reclassified; from a B .L. zone to a R.M. granted, frameworker-the-clote-of-this order and a Variance to permit a front yard setback the Office of Flaming and Jonine . Kathanas and The There seems . Land of the Jones the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... 196 that the above re-classification be and the same is berely DENIED and that the above described property or area be and the same is hereby continued as and zone: and or the Special Evention for ... be and the same is hereby DENIED Zoning Commissioner of Baltimore County MICROFILMED BALTIMARE COUNTY, MARYIAND BES-3000 No. 27547 OFFICE OF FINANCE DATE 11/4/64 Oirision of Collection and Recei COURT HOUSE TOWSON 4, MARYLAND To Howard A. Greeten, Esq. 2410 Maryland National Bank Building Baltimore, Md. 21202 BILLED Zoning Department of Balto. Co. T TO ACCOUNT NO. 01-622 S43.60 Advertising and posting of property for Ridgaliegh Shopping Center 43.60 #65-140-RA 11-460 0344 e 27547 TEP-360 IMPURTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWS PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. BALTIMORE COUNTY, MARWAND OFFICE OF FINANCE No. 27503 DATE 10/15/64 Orision of Collection and Receip COURT HOUSE TOWSON 4. MARYLAND OUNT NO. 01-622 #65-160-pa 101690 0307 0 27503 TYP-00.00 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

#65-14012A W. LLDYD WALLACE SURVEYOR AND CIVIL ENGINEER
REGISTRATION NO. 63
3205 THE ALAMEDA
BALTIMORE 18, MD. S Description of property at 6600 Loch Raven Boulevari
To be changed from Zone MA to Zone EM SE1.3-6 BIII-A Beginning for the same at a point on the west side of Look 10/27/04 Raven Boulevard, as widened by the State Roads Commission of Maryland, distant 213.07 feet southerly, measured along the curves of Loch Raven Boulevard, from the south side of Joppa Road and running thence Southerly, binding on said west side of Loch Raven Boulevard, by a line curving to the inft with a 2045.81 foot radius the distance of 56.14 feet, thence North 88*-17:-30" West 98.81 feet, thence North 21*-13:-30" West 60.09 rest to the property of the Sinciair Refining Company, thence, binding on said property, South 88*-17'-30" gast 112.87 feet to the place of beginning. Centaing 5857 square . CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland Date of Posting Location of property: 40/5 Location of Signs: Remarks: Lord T. 1820 These Littles & Chong. Date of return 10-79-6

CONING: From B.L. to B.M. Zone Fedicion for Variance for Front Yard Variance for Front Variance for Front Variance LOCATION. West side of Loch Raven Boulevard 211.07 feet South of Jopps Read DATE & TIME: Thursday November 12, 1964 at 1000 AM PUBLIC HEARING: Enom 105, COMMY Office Budding: 111 W. Chesspeake Avenue, Towson, Maryland Milyano.

The Zeeing Commissioner of Balthree County, by authority of the
Zanner Act and Regulations of Raitimere County, will hold a public
hearing.

From S. L. to S.M. Zone
Puttion for Variance to the Zeeing

Commissioner County The Zoning Regulation to be ex-

CERTIFICATE OF PUBLICATION

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 day of appearing on the ______day of ________Outsiden____ D. Frank Street

Cost of Advertisement, \$

Howard A. Sweaten, Esc 2410 Maryland National Ballimore, Md. 21202

HALTE ORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOMSON 4, MARGIAND

A MI-A Petition for Reclassification and Variance for Ridgeleigh SUBJECT: Shopping Center, Inc.
1ccated on the VS Lock-Rives
51vd, 213' 5 of Joppe Rd. lassification / Lt

#65-140 RA

MAPV

SE(.3.6

TRAFFIC ENGINEERING: The site is inadequate in so far as parking is concerned.

OFFICE OF PLANDIG 5. CORING. The plan submitted with this partition clearly demantrates the impossibility of providing either perking as required or off street loading and unbouffler. As should be readily operant that Lohn about bear what have believed these traffic femently within makes the curb frontings undestrable for this purpose. This applies to the adjoining motifient as will as the partitioner's property.

/ It is apparent that the only remedy to this situation would be a joint action of the property owners on Loch Raven Doulevard and the property owners the reer, which froms on Loce Rook.

No comments from the following Departments:

Fire Sureou State Roads Commission R & R Commission

Zone, Petition for Variance for Front Yard. LOCATION: West side of Lock Eaven Boulevard 213.07 feet.

ERVER Boulevard ZISMY
RAVER BOULEVARD ROAD.
South of Joppa Road.
DATE & TIME: THURSDAY.
NOVEMBER 12, 1964 at 10:00

NOVEMBER 12, 1964 at 10:00
FUBLIC HEARING: Room
65, County Office Building, 111
Chemprake Avenue, Towson,
Involvant
The Zoning Commissioner of

besapeake Avenue, Towson, by order of JOHN G. ROSE ZONING COMMISSIONER OF BALTIMORE COUNTY

cc: Gilbert Helson-Traffic Albert Quimby-Office of Planning & Zoning

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., Ostober 23 THIS IS TO CERTIFY, that the annexed advertisement of

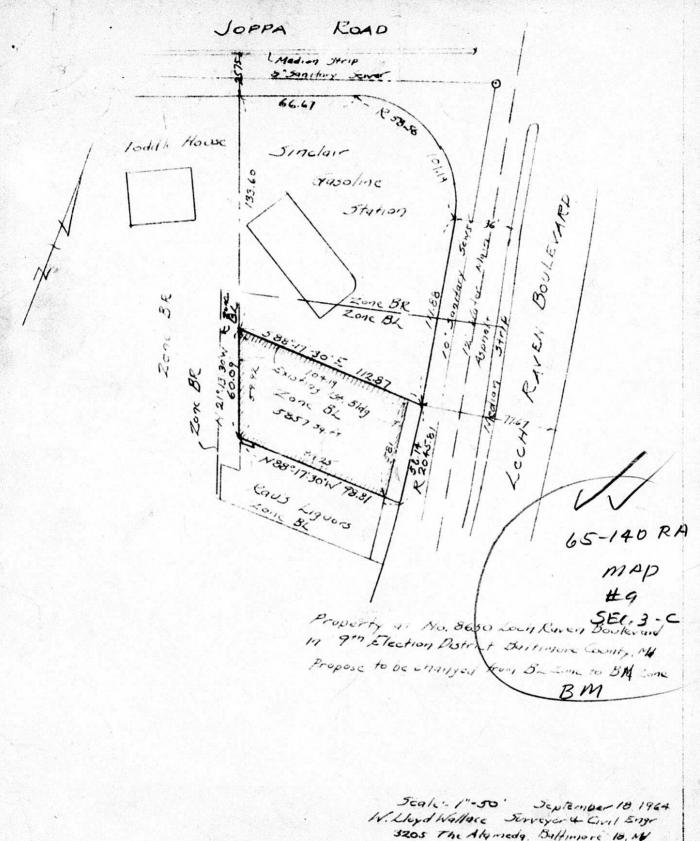
Ridgeleich Shopping Center was inserted in THE COMMUNITY PRESS, a weekly news-

paper published in Baltimore County, Maryland, once a week successive weeks before the ents day of 1964 ; that is to say,

the same was inserted in the issues of 10-01-04

Stromberg Publications, Inc.

By Mrs Palmer Pre



3205 The Akernedy Bellimore 18, M.

Rev 63 A Llya Malline

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