

RE: PETITION FOR RECLASSIFICATION
R-6 Zone to a B-1 Zone
34 1/2 of Maple Avenue, 170' East
of Belair Road. 14th District
Alexis L. Valuff-Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-147-R

The petitioner seeks a reclassification of his property from
an R-6 Zone to a B-1 Zone. The existing dwelling on the property,
if the rezoning were granted, would be converted into an office
building.

Without going into detail, the Deputy Zoning Commissioner is
of the opinion the petitioner has failed to show an error in the
zoning map or such changes in the character of the neighborhood that
would justify the reclassification of this property.

For the foregoing reasons, it is ORDERED by the Deputy
Zoning Commissioner of Baltimore County, this 21st day of
November, 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 to and remain an R-6 Zone.

Edward D. Haden
EDWARD D. HADEN
Deputy Zoning Commissioner of
Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, the undersigned, legal owners, 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-6 Zone to a B-1 Zone.

- (1) The property immediately to the West fronting on the Eastside of Belair
Road is commercial. These properties are known as markers G11-19 and G12-20.
There is a parking area in the rear of G11-19 Belair Road.
- (2) No. 3 Maple Avenue is a two apartment residential with commercial use on
lower level. The property runs through from Maple Avenue to Prague Avenue on the
South.

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.

Frederic C. Harsh
Frederic C. Harsh
Contract purchaser
Address: 1609 Northwick Road - 21218
Alexis L. Valuff
Alexis L. Valuff
Legal Owner
Address: 3 Maple Avenue - 21206
John M. White
John M. White
Petitioner's Attorney
Address: 110 N. Lexington Street - 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day
of October, 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 held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 15th day of November, 1964, at 1:00 o'clock
P. M.



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

TO: John F. Whitney, Esq.
Masonic Building
Towson, Md. 21204

QUANTITY: 01-622
DEPOSIT TO ACCOUNT NO. 01-622
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
ADVERTISING and posting of petition for Alexis L. Valuff
#65-147-R
TOTAL AMOUNT \$50.00
COST \$0.00

PAID - Baltimore County, Md. - Office of Finance
11-16-64 8454 - 27510 TIP - \$0.00

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.

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

TO: John F. Whitney, Esq.
Masonic Building
Towson, Md. 21204

QUANTITY: 01-622
DEPOSIT TO ACCOUNT NO. 01-622
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for Reclassification for Alexis L. Valuff
#65-147-R
TOTAL AMOUNT \$50.00
COST \$0.00

PAID - Baltimore County, Md. - Office of Finance
11-22-64 8312 - 27519 TIP - \$0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND



William M. Maynadier
County Surver
Professional Register and Seal - Surver
Court House
Towson, Md. 21204

For Purpose of Zoning only:

Re-Classification from R-6 to B-1 with variance for side yard setback from
required twelve feet to five feet.

BEGINNING for the same on the southwest side of Maple Avenue at the distance
of 170.00 feet measured south 42 degrees zero minutes east along the southwest
side of Maple Avenue from the centerline of the existing paving of Belair Road
said beginning point being at the beginning point of the first parcel of land
conveyed by Elith V. Valueff and husband to Helen A. Agnoli by a Deed dated
July 29, 1940 and recorded among the land records of Baltimore County in Liber
C-111, Jr. No. 1116, folio 22 etc., running thence and blinding on the southwest
side of Maple Avenue south 42 degrees zero minutes east 35.00 feet thence leav-
ing the avenue south 49 degrees 45 minutes west 162.00 feet to the northeast
side of Prague Avenue thence blinding on the northeast side of Prague Avenue
north 42 degrees zero minutes west 55.00 feet thence leaving Prague Avenue north
49 degrees 45 minutes east 162.00 feet to the place of beginning.
Containing 8,910 square feet of land more or less.

Saving and Excepting therefrom all that portion of the above described land
herebefore zoned B-1.



William M. Maynadier

John F. Whitney, Esq.
Masonic Building
Towson, Md. 21204

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

14th Dist.
Petition for Reclassification
for Alexis L. Valuff
located on the NW 1/4 of Map
Ave. 170' E of Belair Rd.

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

BUREAU OF TRAFFIC ENGINEERING: Access to the parking area in the rear of the existing
store, which are adjacent to the petitioner's property, is poor. The development
of the Petitioner's property should include provision (widening) for improving this
access.

BUREAU OF ENGINEERING: Will review and comment at a later date.

No comments from the following Departments:

Buildings Department
Board of Education
Health Department
State Roads Commission
Public Works Commission
Industrial Commission
Fire Bureau

If you have any questions, concerning the above matter, please contact the writer.

cc: Oliver Nelson-Traffic
George Palmer-Bureau of Engineering

Yours very truly,

James E. Dyer
James E. Dyer
Chief of Permit and
Petition Processing

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: John G. Reese, Zoning Commissioner Date: November 6, 1964

FROM: George E. Gavrilis, Director

SUBJECT: 65-147-R. R-6 to B-1. Southeast side of Maple Avenue 170'
East of Belair Road. Being property of Alex L. Valuff.

14th District

PEARING: Monday, November 16, 1964 (1100 P.M.)

The staff of the Office of Planning and Zoning has reviewed the
subject petition for reclassification from R-6 to B-1 zoning
and has the following advisory comments to make with respect to
pertinent planning factors:

- The subject property is situated to the rear of commercially-
zoned and commercially-developed properties which front
on Belair Road. Both Maple and Prague Avenues are develop-
ed in a residential context off of Belair Road. From a
planning viewpoint, creation of commercial zoning here
would constitute an intrusion of a commercial use in a
residential area. The subject property is not related to
Belair Road.

John F. Whitney, Esq.
Masonic Building
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
13th day of October, 1964.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

OWNED BY Alexis L. Valuff
Reviewed by *James E. Dyer*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: 10-22-64

Distric: 14th

Posted for: *Hearings Man, Nov. 16-64 at 1:00 P.M.*

Petitioner: *Alexis L. Valuff*

Location of property: *SW 1/4 of Maple Ave. 170' E of Belair Rd.*

Location of sign: *3 on Maple Ave. 100' East front lawn, 1/2 of property and approach to from highway and approx. 7 1/2 ft from highway to house. On the other side of the highway, north of the house, 1/2 of property.*

Posted by: *Patricia A. Gault*

Date of return: 11-5-64

Walkway with front lawn, #3 on Prague Ave. Sub inside of wire fence and approx. 15' from gate that leads to back yard.

PETITION FOR RECLASSIFICATION
FROM R-6 TO B-1 ZONE
34 1/2 of Maple Avenue, 170' East of Belair Road
14th District
Alexis L. Valuff, Petitioner

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, in accordance with the provisions of the Zoning Law of Baltimore County, has received and accepted for filing this petition for reclassification from R-6 to B-1 Zone, on the 13th day of October, 1964, at 1:00 P.M.

OWNED BY Alexis L. Valuff
Reviewed by *James E. Dyer*

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 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. XXXX/XXXX/XXXX

on 1 time successively on or before the 16th day of November, 1964, the first publication appearing on the 30th day of October, 1964.

THE JEFFERSONIAN
St. Lawrence Struthers
Manager

Cost of Advertisement, \$.....

PETITION FOR
RECLASSIFICATION
14th DISTRICT

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

LOCATION: Southwest side of
Maple Avenue 170 feet East of
Belair Road.

DATE AND TIME: MONDAY,
NOVEMBER 16, 1964 at 1:00
P.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 Regulations
of Baltimore County, will hold a
public hearing:

From R-6 to B.L.
Zone

All that parcel of land in the
Fourteenth District of Baltimore
County,

BEGINNING for the same on the
southwest side of Maple Avenue
at the distance of 170.00 feet
measured south 42 degrees zero
minutes east along the south-
west side of Maple Avenue from
the centerline of the existing
paving of Belair Road said be-
ginning point being at the begin-
ning point of the first parcel of
land conveyed by Edith V. Valueff
and husband to Helen A. Agnoli
by a Deed dated July 25th, 1940
and recorded among the land
records of Baltimore County in
Liber C.W.B., Jr. No. 1116, folio
22 etc., running thence and bind-
ing on the southwest side of Ma-
ple Avenue south 42 degrees
zero minutes east 55.00 feet
thence leaving the avenue south
49 degrees 45 minutes west
162.00 feet to the northeast side
of Prague Avenue thence binding
on the northeast side of Prague
Avenue north 42 degrees zero
minutes west 55.00 feet thence
leaving Prague Avenue north 49
degrees 45 minutes east 162.00
feet to the place of beginning.

Containing 8,910 square feet of
land more or less.

Saving and Excepting therefrom
all that portion of the above
described land heretofore zoned
B-L.

Being the property of Alexis
L. Valueff and Gladys L. Valueff,
as shown on plat plan filed with
the Zoning Department.

Hearing Date: Monday, No-
vember 16, 1964 at 1:00 P.M.

Public hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

BY ORDER OF
JOHN G. ROSE

CERTIFICATE OF PUBLICATION

OFFICE OF *The Eastern Beacon*

731 Eastern Ave.

October 30

1964

Balto. 21, Md.

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Reclassification - Alexis L. Valueff

was inserted in ***The Eastern Beacon*** a weekly news-
paper published in Baltimore County, Maryland, once a week
for one ~~successive~~ weeks before the

16th day of November 19 64; that is to say,
the same was inserted in the issues of October 28, 1964

Stromberg Publications, Inc.

Publisher.

By John S. Smith

WILLIAM M. MAYNADIER
COUNTY SURVEYOR
CIVIL ENGINEER & LAND SURVEYOR
COURT HOUSE, TOWSON 4, MARYLAND
SCALE 1" = 10' SEPTEMBER 18, 1964

B-L

OVERLER MEDICAL CENTER

SIDEWALK

MAPLE

NORTHERN PARKWAY
ONE WAY TRAFFIC

ROAD

BELAIR

CURB & GUTTER

CONC SIDEWALK

342'00" E

170.00

SPORTS SHOP

WATCH
REPAIRS

PARKING AREA
CRUSHED STONE

BARBER SHOP
2 1/2 STY FR
BUILDING

DRINKS & LOAN

CAB STAND

TINER

BUILDING

VICENT

BRICK

GRUBBY
STORE

BLOCK 1

IRON STORE

ONE
STORY

DRY CLEANER

ONE
STORY

SPRINT
SHOP

MACRO

PRAGUE

EXISTING MICRO
PAVING

GASOLINE
SERVICE STATION



Handwritten signature: H. M. ...



AREA: 8,910 SQ. FT.
PRESENT ZONING: B-L
PROPOSED ZONING: B-L
PRESENT USE: DWELLING
PROPOSED USE: OFFICES
FLOOR SPACE:
1ST FLOOR: 880 SQ. FT.
2ND " 880 SQ. FT.
3RD " 500 SQ. FT.
TOTAL FLOOR SPACE: 2,260 SQ. FT.