

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Thomas & Martha Taylor, 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 for a special hearing Under Section 506.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve variance of a use from the zoning regulations of said Regulations for use of subject property in a residential zone for a parking area.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Hearing 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.

THE RUXTON INVESTMENT COMPANY
Contract Purchaser
HARRISON M. ROBERTSON, JR., PRES.
Address: 11000 JEFFERSON BLVD., BALTIMORE, MD.
THOMAS & MARTHA TAYLOR
Legal Owner
Address: 1400-11 LABELLE AVENUE, RUXTON, MARYLAND
EDWARD C. GAVRELL, JR.
Petitioner's Attorney
Address: JEFFERSON BUILDING, TOWSON, MD.

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of March, 1965, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of April, 1965, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

PETITION FOR SPECIAL HEARING
FOR OFF-STREET PARKING IN A
RESIDENTIAL ZONE - 3/5 of
Labelle Ave 144' East of
Bellona Avenue-9th District
Thomas & Taylor-Petitioner
BALTIMORE COUNTY
No. 65-285-SPH

The petitioner has requested permission to construct offstreet parking facilities in a residential zone to accommodate the business enterprises located immediately adjacent thereto. It appearing that the health, safety and general welfare of the locality not being detrimentally affected, permission is hereby granted to use the subject property for parking, subject, however, to the following conditions:

- (1) Only passenger vehicles may use the parking area.
- (2) All lights shall be so erected as to not reflect on adjacent residential properties.
- (3) Adequate screening at least 6 feet in height shall be provided.
- (4) The parking lot shall be blacktopped.
- (5) The parking lot shall not be used after 6 p.m. on any given day.
- (6) No signs shall be permitted on the parking area.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 21 day of April, 1965, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, subject to the aforementioned conditions and further subject to approval of the site plan by the Office of Planning and Zoning and the Bureau of Public Services.

Edward D. Hardy
Deputy Zoning Commissioner of Baltimore County

JOSEPH D. THOMPSON, P.E., L.S.
CIVIL ENGINEERS & LAND SURVEYORS
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAIL, 3-8820
ZONING DESCRIPTION
LOT NO. 243
RUXTON HEIGHTS

BEGINNING for the same on the southernmost side of LaBelle Avenue (40 feet wide) at the division line between Lots No. 220 and No. 243 as shown on the Plat of Ruxton Heights as recorded among the Land Records of Baltimore County in Plat Book No. 1, folio 64 said point of beginning being distant 144.00 feet. North 83 degrees 57 minutes 10 seconds East measured along the southernmost side of said Avenue from the easternmost side of Bellona Avenue, as shown on said Plat, and running thence binding on the southernmost side of said Avenue, North 83 degrees 57 minutes 10 seconds East 50.00 feet to the division line between Lots No. 243 and No. 242, as shown on said Plat, thence leaving the southernmost side of said LaBelle Avenue and binding on said division line South 6 degrees 02 minutes 50 seconds East 115.00 feet to the division line between Lots No. 243 and No. 226, as shown on said Plat, thence binding on said division line South 83 degrees 57 minutes 10 seconds West 50.00 feet to the division line between lots No. 225 and No. 243, No. 221 and No. 243, and No. 220 and No. 243 as shown on said Plat, thence binding on said division line North 6 degrees 02 minutes 50 seconds West 115.00 feet to the place of beginning.

BEING and comprising Lot No. 243 as shown on the Plat of Ruxton Heights filed as aforesaid.

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

2-10-65

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

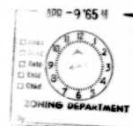
TO: Mr. John G. Rose, Zoning Commissioner, April 9, 1965

FROM: George E. Gavrell, Jr., Director

SUBJECT: Zoning Petition No. 65-285-SPH.
Special Hearing for Off-street Parking Permit in a Residential Zone.

I am transmitting to you for your files and information the original of a letter received on this date. The letter indicates the petitioner's outline of his proposed compliance for Section 409.4 of the Regulations.

GEG:bms



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 5, 1965

FROM: George E. Gavrell, Jr., Director

SUBJECT: Petition 65-285-SPH - Special Hearing for Off-street Parking in a residential area. South side of Labelle Avenue 144 feet East of Bellona Avenue.

9th District

HEARING: Thursday, April 15, 1965 (2:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. The petitioner has been requested to supply additional information regarding the subject proposal, but has not done so as of this writing. Without information regarding lighting, grading, method of operation, the use to be served, etc., this office is not in a position to approve the plan. In addition, the plan supplied shows longitudinally aligned spaces of inadequate length.
2. The use permits authorized under Subsection 409.4 of the Zoning Regulations are, in effect, permits to be granted under special exception procedures. Thus, the burden of proof that a parking lot sought under this subsection would not be detrimental to the neighborhood lies with the petitioner. We recommend that the permit not be granted unless the petitioner offers such proof.

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

Edward C. Gavrell, Jr., Esq.
Jefferson Building
Towson, Maryland 21204

Special Hearing for Off-Street Parking in a Residential Zone for Thomas Taylor, located 3/5 Labelle Ave E of Bellona Ave, 9th Dist.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
OFFICE OF PLANNING AND ZONING: The petitioner should answer all questions listed under Section 409.4 of the Baltimore County Zoning Regulations. This should be done in writing prior to the hearing.

The following members had no comment to offer:

Bureau of Engineering
Board of Education
Fire Department
Health Department
Laboratory Commission
Traffic Department
Building Department
State Roads Commission

cc: Albert Quinby-Office of Planning and Zoning

Yours very truly,

James E. Dine
Chief of Permit and
Petition Processing

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 30509	
OFFICE OF FINANCE		Baltimore County, Maryland		DATE 4/10/65	
To: The Zoning Commission		Re: 3/5 Labelle Ave E of Bellona Ave, 9th Dist.		DATE: Hearing Department of Baltimore County	
REPORT TO ACCOUNT NO.	65-285	QUANTITY	1	UNIT	1
DETAILS OF UPPER SECTION AND RETURN WITH YOUR REMITTANCE		Advertising and posting of property for Thomas Taylor		15.00	
65-285-SPH		PMD - Baltimore County, Md. - Office of Finance		4-1965 3446 * 30509 TIP - \$3.00	
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		No. 28635	
OFFICE OF FINANCE		Baltimore County, Maryland		DATE 3/24/65	
To: The Zoning Commission		Re: 3/5 Labelle Ave E of Bellona Ave, 9th Dist.		DATE: Hearing Department of Baltimore County	
REPORT TO ACCOUNT NO.	65-285	QUANTITY	1	UNIT	1
DETAILS OF UPPER SECTION AND RETURN WITH YOUR REMITTANCE		Petition for Special Hearing for Thomas Taylor		15.00	
65-285-SPH		PMD - Baltimore County, Md. - Office of Finance		3-2362 2346 * 28635 TIP - \$5.00	
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.					

March 10, 1965

Edward C. Gavrell, Jr., Esq.
Jefferson 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
day of March, 1965

JOHN G. ROSE
Zoning Commissioner

Checked by: [Signature]

65-285-SPH

CERTIFICATE OF POSTING

BOARD OF PLANNING AND ZONING

Towson, Maryland

District: 5TH

Date of Posting: March 27, 1965

Posted for: Special Hearing - off Street Parking

Petitioner: Thomas & Taylor

Location of property: 3/5 La Belle Ave. 144' East of Bellona Ave.

Location of Signs: 3/5 La Belle Ave. 150' East of Bellona Ave.

Remarks: [Signature]

Posted by: [Signature]

Date of return: April 1, 1965

PETITION FOR A
SPECIAL HEARING

9th DISTRICT

ZONING: Petition for Special
Hearing for Off-Street Parking
in a Residential Area.

LOCATION: South side of
Labelle Avenue 144 feet East
of Bellona Avenue.

DATE & TIME: THURSDAY,
APRIL 15, 1965 at 2:00 P.M.

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

The Zoning Commissioner of
Baltimore County, by author-
ity of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing:

Petition for Special Hearing
for Off-Street Parking in a
Residential Area.

All that parcel of land in the
Ninth District of Baltimore
County

Beginning for the same on
the southernmost side of
LaBelle Avenue (40 feet
wide) at the division line be-
tween Lots No. 220 and No.
243 as shown on the Plat of
Ruxton Heights as recorded
among the Land Records of
Baltimore County in Plat
Book No. 1, folio 64 said
point of beginning being dis-
tant 144.00 feet, North 83 de-
grees 57 minutes 10 seconds
East measured along the
southernmost side of said
Avenue from the easternmost
side of Bellona Avenue, as
shown on said Plat, and run-
ning thence binding on the
southernmost side of said
Avenue, North 83 degrees 57
minutes 10 seconds East 50.
00 feet to the division line
between Lots No. 243 and
No. 242, as shown on said
Plat, thence leaving the
southernmost side of said
LaBelle Avenue and binding
on said division line South 6
degrees 02 minutes 50 seconds
East 115.00 feet to the divi-
sion line between Lots No.
243 and No. 226, as shown on
said Plat, thence binding on
said division line South 83
degrees 57 minutes 10 sec-
onds West 50.00 feet to the
division line between lots No.
225 and No. 243, No. 221 and
No. 243, and No. 220 and No.
243 as shown on said Plat,
thence binding on said divi-
sion line North 6 degrees 02
minutes 50 seconds West
115.00 feet to the place of
beginning.

Being and comprising Lot.
No. 243 as shown on the Plat
of Ruxton Heights filed as
aforesaid.

Being the property of
Thomas L. Taylor and Martha
C. Taylor as shown on plat
plan filed with the Zoning
Department.

Hearing Date: Thursday, April
15, 1965 at 2:00 P.M.
Public Hearing: Room 108,
County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Maryland.

By Order Of
John G. Rose
Zoning Commissioner Of
Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., March 24, 1965.

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, Md., once in each of one
successive weeks before the 15th
day of April, 1965, the first publication
appearing on the 25th day of March
1965.

THE TIMES,

Manager.

John M. Martin

Cost of Advertisement, \$ 24.00

Purchase Order A8040

Requisition No. F2683

PETITION FOR A SPECIAL
HEARING. 9TH DISTRICT.

ZONING: Petition for Special
ing for Off-Street Parking in a
Residential Area.

LOCATION: South side of Labelle
Avenue 144 feet East of Bellona
Avenue.

DATE & TIME: Thursday, April 15,
1965 at 2:00 P. M.

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

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Petition for Special Hearing for
Off Street Parking in a Residential
Area.

All that parcel of land in the
Ninth District of Baltimore County.
Beginning for the same on the
southernmost side of LaBelle Ave-
nue (40 feet wide) at the division
line between Lots No. 220 and No.
243 as shown on the Plat of Ruxton
Heights as recorded among the
Land Records of Baltimore County
in Plat Book No. 1, folio 64 said
point of beginning being distant
144.00 feet, North 83 degrees 57
minutes 10 seconds East measured
along the southernmost side of said
Avenue from the easternmost side
of Bellona Avenue, as shown on said
Plat, and running thence binding on
the southernmost side of said Ave-
nue, North 83 degrees 57 minutes
10 seconds East 50.00 feet to the
division line between Lots No. 243
and No. 242, as shown on said Plat,
thence leaving the southernmost
side of said LaBelle Avenue and
binding on said division line South
6 degrees 02 minutes 50 seconds
East 115.00 feet to the division line
between Lots No. 243 and No. 226,
as shown on said Plat, thence bind-
ing on said division line South 83
degrees 57 minutes 10 seconds
West 50.00 feet to the division line
between Lots No. 225 and No. 243,
No. 221 and No. 243, and No. 220
and No. 243 as shown on said Plat,
thence binding on said division line
North 6 degrees 02 minutes 50 sec-
onds West 115.00 feet to the place
of beginning.

Being and comprising Lot No. 243
as shown on the Plat of Ruxton
Heights filed as aforesaid.

Being the property of Thomas L.
Taylor and Martha C. Taylor as
shown on plat plan filed with the
Zoning Department.

Hearing Date: Thursday, April 15,
1965 at 2:00 P. M. Public Hearing:
Room 108, County Office Building,
111 W. Chesapeake Avenue, Tow-
son, Md.

By Order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County.
Mar. 26.

CERTIFICATE OF PUBLICATION

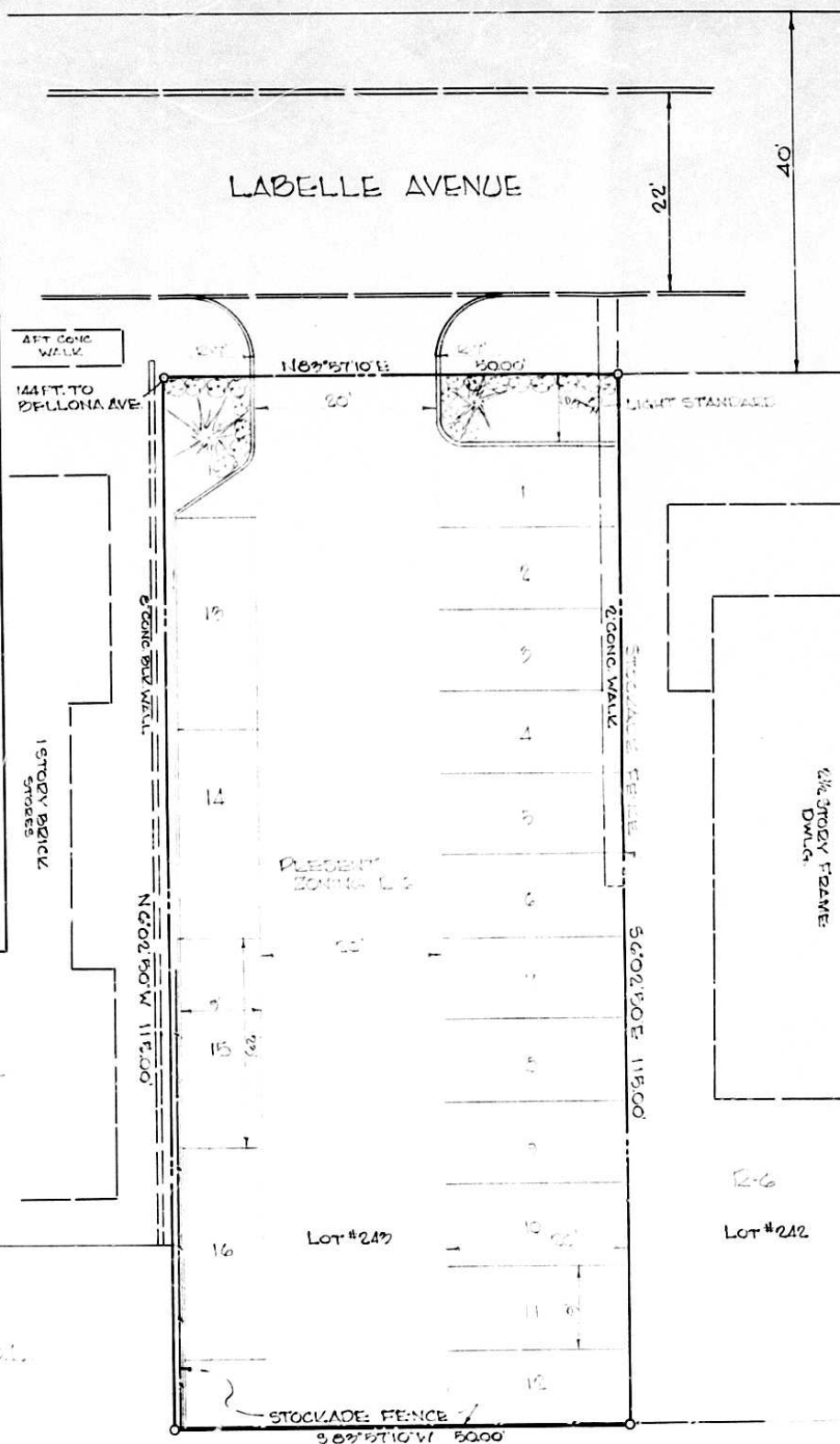
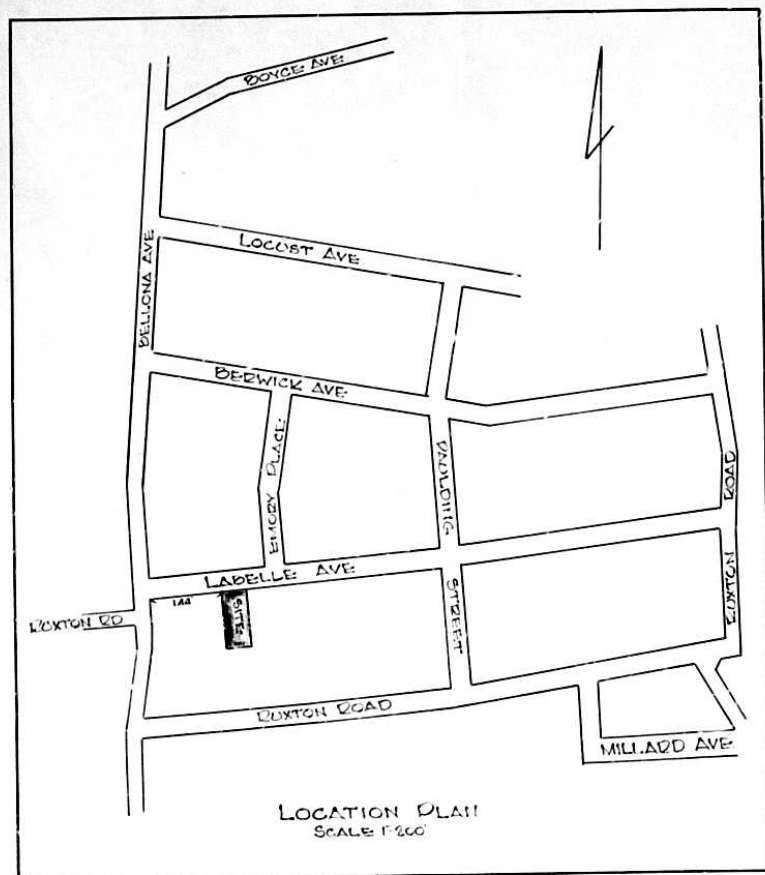
TOWSON, MD., March 26, 1965.

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 one successive weeks before the 15th
day of April, 1965, the first publication
appearing on the 25th day of March
1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$



PLAT OF
LOT NO. 243
DUXTON HEIGHTS
P.B. 1-64
SHOWING PROPOSED PARKING
SCALE 1"=10'
2/15/65
REVISED 4/7/65

PROPOSED USE: PRESENT ZONING
AREA OF LOT: 13,780 SQ. FT.
PROPOSED PARKING: 16 SPACES
PARKING SPACE DIMENSIONS: 8' x 20'
PARALLEL PARKING DIMENSIONS: 9' x 20'

PREPARED BY:
JOSEPH D. THOMPSON P.E. & S. NO. 1150

