PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

65-314

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Thomas W. Dyas and
~~I/We~~ Louise H. Dyas legal owner~~s~~ 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an BL zone; for the following reasons:

Property has been a non-conforming commercial use of long standing and is now used for the operation of a grocery store.

The property, being surrounded by three roads, namely Jarrettsville Pike, Merrymans Mill Road and Sunnybrook Road, is not suitable for residential 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 re-classification 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.

Thomas W. Dyas
Thomas W. Dyas, Legal Owner
Louise H. Dyas
Louise H. Dyas, Legal Owner

Contract purchaser

Address Route 2 - Box 28
Phoenix, Maryland

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 30th 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 10th day of May, 1965, at 1:00 o'clock P. M.

John G. Rose
Zoning Commissioner of Baltimore County.

(over)

MMP #10 RECORD PRINT 8 SHEET 3-D BL 4/14/65

W/S Jarrettsville Pike 613.74' E of Sunnybrook Rd. 10th

65-314-R

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 map

the above Reclassification should be had; and it further appearing that by reason of

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2 day of June, 1965, that the herein described property or area should be and the same is hereby reclassified; from a zone to a zone, and/or a Special Exception for a should be and the same is granted, 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.

Edward D. Hardesty
Deputy 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 re-classification 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, 196, that the above re-classificaton 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 for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

MULLER, RAPHEL & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS - LAND SURVEYORS - ZONING CONSULTANTS
201-208 COURTLAND FRONT, TOWSON, MARYLAND 21204
AUGUSTINE J. MULLER, P.E. & L.S. — 823-3906 — 825-1281 — EUGENE F. RAPHEL, L.S.

65-314R

MMP #10 RECORD PRINT 8 SHEET 3-D BL 4/14/65

ZONING DESCRIPTION

BEGINNING for the same at a point formed by the intersection of the centerline of Sunnybrook road and the centerline of Jarrettsville Pike and running thence and binding on the centerline of Jarrettsville Pike N30°01'30"E 613.74' to a point, thence leaving the centerline of Jarrettsville Pike and running thence N68°42'20"E 314.10' to a point in the centerline of Sunnybrook Road and running thence and binding on the centerline of Sunnybrook Road, S0°44'10"E 538.52' to the place of beginning.

CONTAINING 1.940 acres of land more or less.

BEING the same two parcels of land which by deed dated May 31, 1961 and recorded among the Land Records of Baltimore County in Liber WJR 3847, Folio 155 were conveyed by Helen H. Smith to Thomas W. Dyas and wife.

SAVING and excepting therefrom all that portion of land which lies in the beds of Sunnybrook Road and Jarrettsville Pike.

Eugene F. Raphel #2246

SURVEYS - LOTS - FARMS - TOPOGRAPHY - LOCATION - CONTRACTORS SERVICE - SUBDIVISION DESIGN AND LAYOUT - ROADS - SANITARY SEWERS - STORM DRAINS - WATER - ZONING PLATS, DESCRIPTIONS AND TESTIMONY

April 7, 1965

65-314R MMP #10 RECORD PRINT

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

Mr. Thomas W. Dyas
Route 2 - Box 28
Phoenix, Maryland

Reclassification From R-6 to BL for Thomas W. Dyas & Louise H. Dyas
SUBJECT: W. Dyas located W/S Jarrettsville Pike N of Sunnybrook Road, 10th District

BL

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

The following comment is not intended to indicate the appropriateness of the Zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested Zoning to the Zoning Commissioner's Hearing.

STATE ROADS COMMISSION: All ingress and egress and required curbing along Jarrettsville Pike will be subject to the approval of this commission.

HEALTH DEPARTMENT: Subject to the Health Department requirements pertaining to water and sewer.

BUREAU OF ENGINEERING:
Utilities: Water & Sewer - Are not available. - Sunnybrook Rd to be developed in accordance with Balto. Co. Standards in effect at the time of construction.
Road - Jarrettsville Pike is a State Road.
Storm Drain - No Comment

The following members had no comment to offer:
Board of Education
Fire Bureau
Industrial Commission
Traffic Department
Buildings Department
Office of Planning and Zoning

cc: John Purr-State Roads Commission
William Grossmuth-Health Department
Carlyle Brown-Bureau of Engineering

Yours very truly,

JAMES E. DYER
Chief of Permit and Petition Processing

PETITION FOR RECLASSIFICATION 10th DISTRICT.
ZONING: From R-6 to B.L. Zone.
LOCATION: West side of Jarrettsville Pike 613.74 feet East of Sunnybrook Road.
DATE & TIME: Monday, May 10, 1965 at 1:00 P.M.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

Present Zoning: R-6
Proposed Zoning: B.L.
All that parcel of land in the Tenth District of Baltimore County.

BEGINNING for the same at a point formed by the intersection of the centerline of Sunnybrook Road and the centerline of Jarrettsville Pike and running thence and binding on the centerline of Jarrettsville Pike N30° 30' 00" E 613.74' to a point, thence leaving the centerline of Jarrettsville Pike and running N 68° 42' 20" W 314.10' to a point in the centerline of Sunnybrook Road and running thence and binding on the centerline of Sunnybrook Road, S0° 44' 10" E 538.52' to the place of beginning.

CONTAINING 1.940 acres of land more or less.

BEING the same two parcels of land which by deed dated May 31, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3847, Folio 155 were conveyed by Helen H. Smith to Thomas W. Dyas and wife.

SAVING and excepting therefrom all that portion of land which lies in the beds of Sunnybrook Road and Jarrettsville Pike.

Being the property of Thomas W. Dyas and Louise H. Dyas, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, May 10, 1965 at 1:00 P.M. Public Hearing: Room 301, County Office Bldg., 111 W. Chesapeake Avenue, Towson, Md.

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

Apr. 22.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 19

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 19, the first publication appearing on the day of 19.

THE JEFFERSONIAN,
D. Frank Stricker
Manager.

Cost of Advertisement, $

PETITION FOR RECLASSIFICATION 10th DISTRICT
ZONING: From R-6 to B. L. Zone.
LOCATION: West side of Jarrettsville Pike 613.74 feet East of Sunnybrook Road.
DATE & TIME: MONDAY, MAY 10, 1965 at 1:00 P.M.
PUBLIC HEARING: Room 301 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:

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All that parcel of land in the Tenth District of Baltimore County.

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Hearing Date: Monday, May 10, 1965 at 1:00 P.M.

Public Hearing: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., April 21, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "Thomas W. Dyas" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 20th day of April 1965; that is to say, the same was inserted in the issues of 4-21-65

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

65-314R

TO Mr. John G. Rose, Zoning Commissioner Date April 23, 1965

FROM George E. Gavrelis, Director

SUBJECT Petition #65-314 R. "R-6 to B.L. West side of Jarrettsville Pike 613.74 feet East of Sunnybrook Road. Being the property of Thomas W. and Louise H. Dyas."

10th District

HEARING: Monday, May 10, 1965 (1:00 P.M.)

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

Uses on the subject property are now non-conforming. Although property on the west side of the Jarrettsville Pike is now commercially zoned, it is not commercially developed. It is highly probable that when master planning is completed for this area the property across the road will be recommended for residential use. The Four Corners area, about a mile up the Jarrettsville Pike, is the logical place to concentrate commercial development. The distance to the latter area from rural residential areas it serves — and will serve — is not excessive in view of this present development and development which is likely to occur in the future.

April 14, 1965

65-314R

Mr. Thomas W. Dyas
Route 2-Box 28
Phoenix, Md.

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 30th day of March, 1964.

JOHN G. ROSE
Zoning Commissioner

Owners Name: Thomas W. Dyas
Reviewed by: James E. Dyer

TELEPHONE 823-3000

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

No. 30518
DATE 4/28/65

To: Policy Order #03273
BILLED W/: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
	Petition for Reclassification for Thomas W. Dyas	$50.00	$50.00
	#65-314-R		
	PAID - Baltimore County, Md. — Office of Finance		
	4-1965 3756 • 30518 IIP—	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.

TELEPHONE 823-3000

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

No. 30579
DATE 4/28/65

To: Mr. Thos. W. Dyas, Route 2, Box 28, Phoenix, Md.
BILLED W/: Office of Planning & Zoning, 111 County Office Bldg., Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO. 01-622

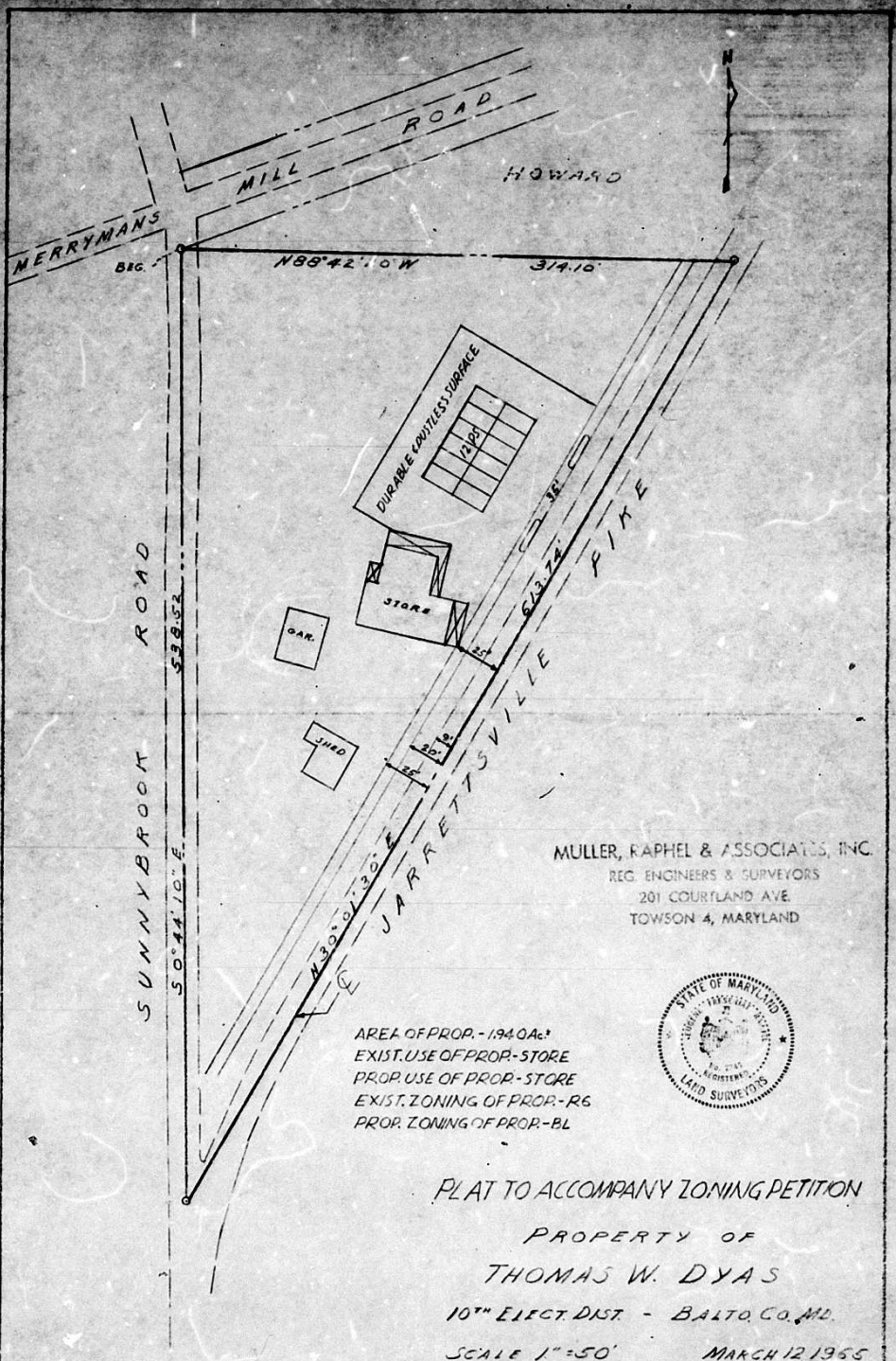
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMT.	COST
	Cost of advertising and posting property	$37.80	$37.80
	No. 65-314-R		
	PAID - Baltimore County, Md. — Office of Finance		
	5-1965 4997 • 30579 IIP—	37.80	

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.

#65-314-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 10th Date of Posting 4-23-65
Posted for: Hearing: Mon. May 10-65 1:00 P.M.
Petitioner: Thomas W. Dyas
Location of property: W/S Jarrettsville 613.74' E/S Sunnybrook Rd.
Location of Signs: On signpost 8' from N. Rd. on property of Petitioner and approx. 30' from Sunnybrook Rd. on Merrymans Mill Rd.
Remarks:
Posted by Robert L. Bullock Date of return 4-29-65
Signature



MULLER, RAPHEL & ASSOCIATES, INC.
REG. ENGINEERS & SURVEYORS
201 COURTLAND AVE.
TOWSON 4, MARYLAND

STATE OF MARYLAND
REGISTERED
LAND SURVEYORS

AREA OF PROP. - 1.940 Ac±
EXIST. USE OF PROP. - STORE
PROP. USE OF PROP. - STORE
EXIST. ZONING OF PROP. - R6
PROP. ZONING OF PROP. - BL

PLAT TO ACCOMPANY ZONING PETITION

PROPERTY OF

THOMAS W. DYAS

10TH ELECT. DIST. - BALTO. CO. MD.

SCALE 1" = 50' MARCH 12, 1965