

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Society Cleaners & Dryers, Inc., 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-5 zone to an R-4 zone, for the following reasons:
To reclassify a legal non-conforming use to continue a business presently in operation.

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.

SOCIETY CLEANERS AND DYERS, INC.

By: *James Karlish*
Legal Owner

Address: 5920-24 Eastern Avenue, #21

Protestant's Attorney
Address: 1760 Eastern Boulevard, #21
Towson 4, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of May, 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 17th day of May, 1965, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and the petitioners' request conforms with the recommendations of the Office of Planning & Zoning on the proposed Northeastern Planning Map consisting of sufficient area changes to warrant the rezoning.

the above Re-classification should be had: *as the petitioners' request conforms with the recommendations of the Office of Planning & Zoning on the proposed Northeastern Planning Map consisting of sufficient area changes to warrant the rezoning.*

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of May, 1965, that the herein described property or area should be and the same is hereby reclassified: from an R-5 zone to an R-4 zone, and that the above described property or area be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED to remain R-5 zone, and so the Special Exception for the above described property be and the same is hereby DENIED.

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 17th day of May, 1965, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED to remain R-5 zone, and so the Special Exception for the above described property be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

James Karlish, Esq.
1760 Eastern Boulevard
Baltimore 21, Md.
Reclassification from R-5 to R-4 for Society Cleaners and Dryers, Inc.
SUBJECT: Cleaners and Dryers, Inc.
located 1/4 Marylyn Avenue of Eastern Avenue, 15th District

The Zoning Advisory Committee has reviewed the subject petition makes 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 to the appropriate committee of the proposed zoning 10 days before the Zoning Commissioner's Hearing.

OFFICE OF PLANNING AND ZONING: The parties as arranged on the petitioners' plan will not function properly. However, it is a point that it could be so arranged to provide the necessary on-site maneuvering space for the four parking spaces which would be required for the existing structure.

TRAFFIC ENGINEERING: This bureau will review the site plan and submit comments at a later date if it is deemed necessary.

BUREAU OF ENGINEERING: Utilities: Water - Existing 10" in Marylyn Avenue. Sewer - Existing 10" in Frederick Ave and Brutus Ave. Adequacy of existing water and sewer to be determined by the developer or his engineer.

Road - Marylyn Avenue to be a minimum of 10' curb and gutter street on 50' 1/4.

The following members had no comment to offer:

Board of Education
Fire Department
Health Department
Industrial Commission
Buildings Department
State Roads Commission

cc: Albert V. Gandy - Office of Planning & Zoning
Richard Moore - Traffic Engineering
Carlyle Brown - Bureau of Engineering

Yours very truly,

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

March 11 1965.

DESCRIPTION FOR ZONING RECLASSIFICATION FROM R-5 ZONE TO R-4 ZONE

BEGINNING for the same at a point on the east side of Marylyn Avenue, 40 feet wide, at the distance of 280 feet more or less measured southerly along said east side of Marylyn Avenue from its intersection with the center line of Eastern Avenue, thence leaving said place of beginning and running and binding on said east side of Marylyn Avenue South 06 degrees 00 minutes East 60.00 feet, thence leaving said east side of Marylyn Avenue running the three following courses and distances, viz: North 83 degrees 04 minutes West 188.44 feet, North 40 degrees 27 minutes West 71.94 feet and South 83 degrees 04 minutes West 147.73 feet to the place of beginning.

Containing 0.32 acres of land more or less.

Improvements known as No. 11 S. Marylyn Avenue

This description is to be used for zoning purposes only and is not intended to be used for conveyance.



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COUNT HOUSE TOWSON 4, MARYLAND		No. 30514 DATE 4/20/65
To: James Karlish, Esq. 1760 Eastern Blvd. Baltimore 21, Md.		BILLED BY: Zoning Department of Balto. Co.
DEPOSIT TO ACCOUNT NO. 01-522	QUANTITY	TOTAL AMOUNT \$50.00
Petition for Reclassification #65-320-R		\$0.00
4-2865 3752 6 30514 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.		

April 14, 1965

James Karlish, Esq.
1760 Eastern Blvd.
Baltimore, Md. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
21221
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this

day of March, 1965.

OWNERS Name: Society Cleaners & Dryers, Inc.
Reviewed by: *James E. Dyer*
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gandy, Director

SUBJECT: Petition #65-320-R. "R-4; to R-5" East side of Marylyn Avenue 280 feet South of Eastern Avenue. Being the property of Society Cleaners and Dryers, Inc., "

15th District

HEARING: Wednesday, May 12, 1965 (2:00 P.M.)

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

This request would conform to the proposed Zoning Map for the Eastern Planning Area, which will also recommend rezoning of the adjacent properties.

CERTIFICATE OF PUBLICATION

TOWSON, MD.

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 May, 1965, the first publication appearing on the day of May, 1965.

THE JEFFERSONIAN

Cost of Advertisement: \$25.00

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. April 21, 1965

THIS IS TO CERTIFY that the annexed advertisement of "Society Cleaners and Dryers" 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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COUNT HOUSE TOWSON 4, MARYLAND		No. 30590 DATE 5/13/65
To: James Karlish, Esq. 1760 Eastern Blvd. Baltimore 21, Md.		BILLED Zoning Department of Balto. Co.
DEPOSIT TO ACCOUNT NO. 01-522	QUANTITY	TOTAL AMOUNT \$39.00
Advertising and posting of property for Society Cleaners and Dryers, Inc. #65-320-R		\$39.00
4-2865 3752 6 30590 TIP- \$39.00		
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.		

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 4-23-65
Posted for: *James Karlish*
Petitioner: *Society Cleaners and Dryers, Inc.*
Location of property: *1/4 Marylyn Avenue of Eastern Avenue, 15th District*
Location of Sign: *1/4 Marylyn Avenue of Eastern Avenue, 15th District*
Remarks: *James Karlish, Esq.*
Posted by: *Robert L. Bull* Date of return: 4-23-65

ZONED R.G.
N. 30° 27' W 71.94'

ZONED R.G.
PRESENT USE BUSINESS

ZONED R.G.
PRESENT USE BUSINESS

NOTES:
ELECTION DISTRICT - N° 15
ZONE: BUSINESS LOCAL
AREA PRO. BLDG. 2400
N° PRO. PARKING - 12

1/4 STY
FRAME

1/4 STY
FRAME

280' to Eastern Ave.

10' WIDENING LINE

4' CONC. WALK

3' 06" 00" E 6000

375' TO LINE IN DEED WPC 511/36

ENTRANCE TO PARKING AREA

5. MARLYN AVE.

MACADAM PAVING

EX. 5' SEWER

EX. 27" SEWER

Zoning File # 65-320

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *AV Quinby*
DATE 7/11/66

DATE	REVISION	BY
7/16/66 PARKING FIELD LOCATION		
SURVEYED BY	DATE	
COMPUTED BY	DATE	
DRAWN BY	DATE	
CHECKED BY	DATE	
Dwg. No. 1775		



L. ALAN EVANS
SURVEYORS & CIVIL ENGINEERS
4700 ELSBRO AVE - PHONE HA 8-2144
BALTIMORE 14, MARYLAND
- branch office -
F - UPLAR STREET - PHONE AC 8-3350
CAMBRIDGE, MARYLAND
STATE OF MARYLAND REG. NO. 2822
DATE JUNE 14, 1966 1:20
L. Alan Evans

