

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

Henry Grunwald and
Elsie M. Grunwald, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-6L zone; for the following reasons:

1. Change in Neighborhood
2. Best Use for Property
3. Error in existing Land Use Map

(1) B-R Zone is located to the west and north of No. 2 Cinder Road; and (2) the best use of said No. 2 Cinder Road would be for a Beauty Parlor and not a residence.

(3) No. 2 Cinder Road should be included in existing Business Use that surrounds it on the Land Use Map; thus an error in the existing Land Use Map. and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a Beauty Parlor.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, the undersigned, 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.

Felix L. D'Amico
Henry Grunwald
Elsie M. Grunwald Legal Owner
Address: 2 Cinder Road
Timonium, Maryland 21093
252-3866

Protestant's Attorney
Clarence E. Pusey, Jr.
Address: 1905 York Road
P.O. Box 276
Timonium, Maryland 21093 252-0062

ORDERED BY The Zoning Commissioner of Baltimore County, this 6th day of April, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of May, 1965, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

Clarence E. Pusey, Jr., Esq.
1905 York Road
P.O. Box 276
Timonium, Maryland 21093

Dear Mr. Pusey:

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

The following comments are 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 10 days before the Zoning Commissioner's hearing.

OFFICE OF PLANNING AND ZONING:

The residential character of Cinder Road would definitely be endangered should this petition be approved.

BUREAU OF ENGINEERING:

Grunwald Property
Water- 8" W. in Cinder Road Adequacy to be determined by Dept. or his Engineer
Sewer- 8" S. in Cinder Road Adequacy to be determined by Dept. or his Engineer

Road- Cinder Road to be a minimum of 36' Curb & Gutter Street on a 60' R/W

Storm Drain- No. drains located at the ramp in Cinder Road just east of this site.

TRAFFIC ENGINEERING:

Will review and submit comments at a later date if necessary.

The following members had no comment to offer:
Industrial Commission
Buildings Department
State Roads Commission
Board of Education
Fire Department
Health Department

Yours very truly,

James E. Dyer
Chief of Permit and
Petition Processing

cc: Albert Galsky-Office of Planning and Zoning
Carlyly Brown- Bureau of Engineering
Richard Moore- Traffic Engineering

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the above stated facts, the original zoning map should be amended.

the above Reclassification should be had; and it further appearing that by reason of the above stated facts, the original zoning map should be amended.

Special Exception for a Beauty Parlor should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of April, 1965, that the herein described property or area should be and the same is hereby reclassified, from R-6 to R-6L zone to R-6L zone.

and/or a Special Exception for a Beauty Parlor should be and the same is granted from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 stated facts, the original zoning map should be amended.

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 6th day of April, 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 continued as and to remain a R-6 zone; and/or the Special Exception for a Beauty Parlor be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 4/17/65
Posted for: Henry Grunwald May 20-65 10:30 AM
Petitioner: Henry Grunwald
Location of property: 2 Cinder Road, Timonium, Md. 21093
Location of Sign: 2 Cinder Road, Timonium, Md. 21093
Remarks: Re-classification from R-6 to R-6L for Henry Grunwald
Posted by: [Signature] Date of return: 5-6-65

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 30539 DATE 4/24/65
TO: Clarence E. Pusey, Jr., Esq. 1905 York Road Timonium, Md. 21093		
BILLED BY Zoning Department of Baltimore County		
REPORT TO ACCOUNT NO. 65-22	QUANTITY 1	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for Reclassification for Henry Grunwald #65-331-R		TOTAL AMOUNT \$0.00
PAID - Baltimore County, Md. - Office of Finance		
4-2765 4100 • 30539 ZIP-		\$0.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND		

Description of the property in the eight district District 1 in Towson on Cinder Road in the name of Henry Grunwald to accompany an application for a Beauty Parlor. Beginning for the same at a cross out in a concrete slab at a distance of 155.2' from the easternmost side of York Road measured along the northernmost side of Cinder Road laid out 40 feet wide running thence in a easterly direction along the front of Lot # 14 and lot # 15 as shown on the Plat of Yorkshire Part 1 Section C, recorded in Plat Book # 7 Folio 21 etc., 40.74' to an iron pipe now set thence with a line at right angles to Cinder Road running in a northerly direction between Lots 14 and 15 100.0 feet to an iron pipe now set thence with a line parallel to Cinder Road along the rear of Lots 15 and 14 84.5 feet to an iron pipe now set thence running along the westernmost side of Lot # 14 165.56' to the place of beginning. Containing 10019 square feet

Surveyed and marked by
A Alexis Raphael Reg. Land Surveyor #643
Address: 6523 Allegany Ave., Towson 21204 Md.
4-19-65

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 10, 1965
FROM: George E. Covells, Director of Planning
SUBJECT: Petition No. 65-331-R - R-6 to B.L. North side of Cinder Road 155.2 East of York Road. Being the property of Henry and Elsie A. Grunwald.
8th District
HEARING: Thursday, May 20, 1965 (10:30 A.M.)

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

1. Business activities in the B.R. zone adjacent to the subject property are oriented toward York Road. Cinder Road is residential in character and, as noted in the comments of the County Traffic Engineer, not adequate to handle commercial traffic.
2. Creation of additional commercial zoning oriented to Cinder Road is not in accordance with the Comprehensive plan now in effect for the Eighth District. Granting of the subject petition would permit an "entering wedge" for strip commercial zoning and development along Cinder Road. Strip commercial development is bad enough on the County's main arteries; certainly it should not be extended to local streets.

INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson 4, Maryland

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford
SUBJECT: Item #1 - ZAC - April 6, 1965 - Cinder Road

Review of the subject, results in the following comment.

Cinder Road is a 24 foot curbed section which is not adequate to handle commercial traffic. At this time there are no plans to improve Cinder Road.

Eugene J. Clifford
Eugene J. Clifford
County Traffic Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James E. Dyer Date: April 11, 1965
FROM: George H. Fryer
SUBJECT: Zoning Petition - Henry Grunwald
Cinder Road - East of York Road
R-6 to B.L.

Review of the subject plat, dated March, 1965, results in the following comments.

The residential character of Cinder Road would definitely be endangered should this petition be approved. No encroachment of commercial nature should be permitted on Cinder Road.

George H. Fryer
Office of Planning & Zoning

GHT/ep

April 11, 1965

Clarence E. Pusey, Jr., Esq.
1905 York Rd.
P.O. Box 276 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Timonium, Md. 21093

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this 6th day of APRIL 1965

Owner's Name: Henry Grunwald
Reviewed by: [Signature]

JOHN G. ROSE
Zoning Commissioner

Advertisement for the sale of the property of the Baltimore County, Maryland, Office of Finance, Court House, Towson, Md. 21204. The property is a lot of land in the City of Baltimore, Maryland, and is being sold for the purpose of raising money for the construction of a new bridge over the Baltimore River. The property is located in the City of Baltimore, Maryland, and is being sold for the purpose of raising money for the construction of a new bridge over the Baltimore River. The property is located in the City of Baltimore, Maryland, and is being sold for the purpose of raising money for the construction of a new bridge over the Baltimore River.

CERTIFICATE OF PUBLICATION

TOWSON, MD. APRIL 20, 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 each week for successive weeks before the 20th day of May, 1965, the first publication appearing on the 20th day of April, 1965.

THE JEFFERSONIAN,
L. Leach, Jr.
 Manager.

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION

NO. 0278-1

ZONING: From R-4 to B.L.
 LOCATION: North side of Clipse Road 155.2 feet East of York Road
 DATE & TIME: THURSDAY, MAY 20, 1965 at 10:30 A.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:

Present Zoning: R-4
 Proposed Zoning: B.L.

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

Description of the property in the eighth district is Timonium on Clipse Road in the name of Henry Grunwald to accompany an application for a house, beginning for the same of a cross cut in a concrete slab at a distance of 155.2 feet from the easternmost side of York Road measured along the northernmost side of Clipse Road laid out 40 feet wide running thence in a westerly direction along the front of Lot #18 and lot #15 as shown on the Plat of York-shire Part 1 Section C, recorded in Plat Book #7 Folio 21 etc., 45.71 feet to an iron pipe now set thence with a line at right angles to Clipse Road running in a northerly direction between Lot 15 and 16 160.0 feet to an iron pipe now set thence with a line parallel to Clipse Road along the rear of Lot 15 and 16 84.5 feet to an iron pipe now set thence running along the westernmost side of Lot #14 165.55 feet to the place of beginning, containing 10019 square feet.

Being the property of Henry Grunwald and Estate M. Grunwald, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thurs. May 20, 1965 at 10:30 A.M.
 Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 By Order Of
 John G. Rose
 Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 28, 1965

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of successive weeks before the 20th day of May, 1965, the first publication appearing on the 29th day of April, 1965.

THE TIMES,
John M. Martin
 Manager.

Cost of Advertisement, \$ 21.00
 Purchase Order A9506
 Requisition No. P436

TELEPHONE 833-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 30598

DATE 5/17/65

To: *Barbara E. Perry, Jr. Esq.*
 P.O. Box 276
 Towson, Md. 21204

By: *John G. Rose*
 Zoning Department of Balto. Co.

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
1	Advertising and printing of property for Henry Grunwald	\$1500.00	\$1500.00
	PAID - Baltimore County, Md. - Office of Finance		
	2-1765 5397 • 30598 TTP-		1500

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.

AMECHE
CARRY OUT
RESTAURANT
1ST B.R.

OF SECTION C

PART 1-21
RESTAURANT B.R.
PARKING

THIS
OPENED

YORKSHIRE
WPCNOT
AREA
B-R
USED BY

P.L. PARKING

NOT
OF HEATHER LANE
AS SHOWN ON PLAT 124

100' 10"
R-6

R-6

1ST
PR
DWG

1ST
PR
DWG

BEGIN.
CROSS CUT IN
CONCRETE SLAB

CINDER ROAD

MAP #9-SEC. 3-C
NW-13A & NW 14A

8TH ELEC. DISTRICT

THIS PLAT IS MADE TO ACCOMPANY AN APPLICATION TO USE THE PREMISES
LOTS 14 & 15 FOR A BEAUTY PARLOR [TO CHANGE THE ZONING FROM R-6
TO BL SCALE 1" = 30' HENRY GRUNEWALD OWNER #2 CINDER ROAD
SURVEYED & MARKED BY *G. Alexis Raphael Reg. L.S. #643 Town 4 Mch*

30

PARAGON 56 3224

K-E

KUEFFEL & ESSER CO

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