

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, JOHN H. WAGNER, 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-6 zone to an R-4 zone, for the following reasons:

1. Error in original zoning
2. Change in the character of the neighborhood

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.

Contract purchaser John H. Wagner Legal Owner
Address 1912 Laverne Avenue
Baltimore, Md. 21234
James D. Nolan
Petitioner's Attorney
Protestant's Attorney

Address 204 W. Pennsylvania Ave.
Towson 4, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th 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 had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of June, 1965, at 11:00 o'clock A.M.



Zoning Commissioner, Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

April 21, 1965

James Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204

SUBJECT: Re-classification from R-6 to R-4 for John H. Wagner, located on the Northeast side of Taylor Avenue 126.95 feet East of Harford Road.

Dear Sir:

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

OFFICE OF PLANNING AND ZONING: The petitioner's engineer has not indicated how the property will be developed, as required by the Zoning Commissioner's Rules and Regulations set forth in the Baltimore County Zoning Regulations under provisions of Section 500.6.

UTILITIES: Water - Existing 12" water in Taylor Avenue
Sewer - Existing 6" sewer in Taylor Avenue
Access - to be determined by developer or his engineer.

ROAD - Taylor Avenue to be developed as a 60' curb and gutter road on a 60' right of way. The proposed alignment of Taylor Avenue shown on this plat agrees to agree with that shown on the construction drawing prepared by the Bureau of Engineering.
STORM DRAIN - Due to the lack of right of way acquisition, a storm drain outfall which would serve this property has not been built.

The above 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.

The following members had no comment to offer:

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

Very truly yours,

James D. Nolan, Esq.
Petitioner and Permit Processing

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 Re-classification should be granted, and it further appearing that by reason of error in the original zoning map

a Special Exception for error in the original zoning map should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of June, 1965, that the herein described property or area should be and the same is hereby reclassified, from a R-6 zone to a R-4 zone, and/or a Special Exception for a error in the original zoning map 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.

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 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 7th day of June, 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 error in the original zoning map be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

May 4, 1965

James D. Nolan, Esq.
204 W. Pennsylvania Ave.
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 20th day of April, 1965.

Owners Name: John H. Wagner
Reviewed by: James D. Nolan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 5-27-65
Posted for: Marion M. Jones
Petitioner: John H. Wagner
Location of property: NE 1/4 Taylor Ave. 126.95' E of Harford Rd.
Location of Sign: On front corner of 300.2' Taylor Ave. and 126.95' E of Harford Rd.
Remarks: Robert L. Smith
Posted by: Robert L. Smith Date of return: 5-27-65

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, M.D.
March 12, 1965

Zoning Description

All that piece or parcel of land situate, lying and being in the Fourteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the northeast side of Taylor Avenue at a point distant South 41 degrees 44 minutes East 126.95 feet measured along the northeast side of Taylor Avenue from the corner formed by the intersection of the northeast side of Taylor Avenue with the southeast side of Harford Road and running thence and binding on the northeast side of Taylor Avenue, South 41 degrees 44 minutes East 95.01 feet, thence leaving said avenue and binding on the outline of the property of the petitioner the three following courses and distances: viz North 49 degrees 00 minutes East 149.78 feet, North 41 degrees 00 minutes West 95 feet and South 49 degrees 00 minutes West 151 feet to the place of beginning.

Containing 0.33 of an Acre of land more or less.

Saving and excepting therefrom that portion of the above described parcel of land heretofore zoned R-4.

Note: This description is not to be used for conveyance purposes.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204, 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., on the 21st day of June, 1965, the date of publication appearing on the 21st day of June, 1965.

THE JEFFERSONIAN,

Print of Advertisement: See attached

TELEPHONE 823-3000

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

No. 30665

DATE 4/1/65

To: Cash Billing Department of Balto. Co.

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT	537.10
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
Advertising and posting of property for John Wagner		37.10	
655-350-R			
4			
6-785 4772		30665 TOW	3710

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date: May 26, 1965
FROM George E. Gavrellis, Director of Planning
SUBJECT: Petition No. 65-350-R, "R-6 to B.L. Zone Northeast side of Taylor Avenue 126.95 feet East of Harford Road." Being the property of John H. Wagner"

14th District
HEARING: Monday, June 7, 1965 (11:00 A.M.)

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

The Comprehensive Zoning Map for the Northeastern Planning Area, as proposed by the staff and the Planning Board and scheduled for public hearing, recommends that the present zone line running through the subject property be maintained.

ep

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

No. 30585

DATE 5/14/65

To: John H. Wagner
3002 Laverne Ave.
Baltimore, Md. 21234
Billing Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT	530.00
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
Petition for Re-classification		50.00	
655-350-R			
3-1865 3311		30585 TOW	500

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.

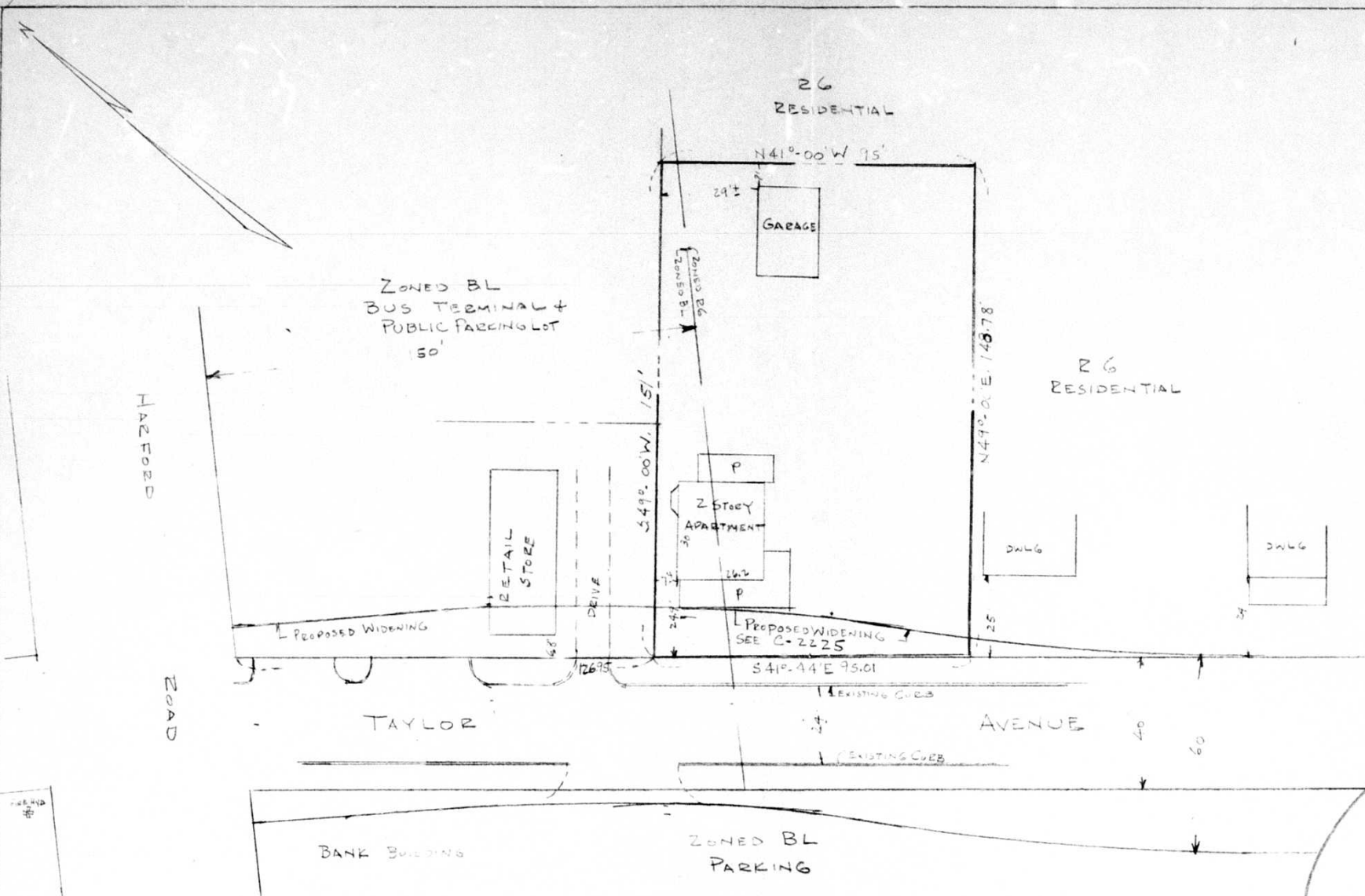
CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press
DUNDALK, MD., May 19, 1965

THIS IS TO CERTIFY that the annexed advertisement was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 18th day of May 1965; that is to say, the same was inserted in the issues of 5-19-65

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price



ZONING PLAT
PROPERTY LOCATED
IN
14TH DISTRICT BALTO. CO. MD
0.33 ACRES

PRESENT ZONING 26
PROPOSED ZONING BL
SEWER & WATER ARE AVAILABLE
IN TAYLOR AVENUE



SCALE - 1" = 30' FEBRUARY 18, 1965
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD

✓
#65-350R
MAP
#11+14A
BL

