

66-34-RX PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Bertha & William Giles, legal owner of the property situate in Baltimore County and which is described in the der. rption and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified pursuant to the Zoning Law of Baltimore County, from an R-6 zone, to an B-1 zone, for the following reasons:

That there has been a substantial change in the area under consideration and unless the Petitioner's property is reclassified to B-1 zone, he will be deprived of said property.

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 Living Quarters.

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

I, or we, 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.

Contract purchaser: William F. Giles
Address: 3100 Hampden Rd. Baltimore, Md. 21220
Petitioner's Attorney: William F. Giles
Protestant's Attorney: William F. Giles

Address: 3100 Hampden Rd. Baltimore, Md. 21220

ORDERED BY The Zoning Commissioner of Baltimore County, this 29th day of June, 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 108, County Office Building in Towson, Maryland, on the 1st day of August, 1965, at 10:00 o'clock.

William F. Giles
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 Reclassification should be had, and it further appearing that by reason of:

a Special Exception for a Living Quarters should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th 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 B-1 zone, and/or a Special Exception for a Living Quarters should be and the same is granted, from and after the date of this order.

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 reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of August, 1965, that the above reclassification 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 the Special Exception for Living Quarters in a commercial building be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

DOLLENBERG BROTHERS

Regional Professional Engineers & Land Surveyors

708 WASHINGTON AVENUE AT YORK ROAD

TOWSON 4, MD.

June 1, 1965

Zoning Description

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

Beginning for the same at the corner formed by the intersection of the west side of the Old Annapolis Road with the south side of Alderwood Road and running thence and binding on the west side of Old Annapolis Road South 7 degrees 30 minutes East 140 feet, thence leaving said road and running North 76 degrees 45 minutes East 225 feet to the east side of Glenrose Avenue, thence binding on the east side of Glenrose Avenue North 7 degrees 30 minutes East 140 feet to the south side of Alderwood Road and thence binding on the south side of Alderwood Road South 76 degrees 45 minutes East 225 feet to the place of beginning.

Containing 0.72 of an Acre of land more or less.



PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

13th DISTRICT
ZONING: From R-6 to B-1, Zone.
Petitioner for Special Exception for Living Quarters in a Commercial Building.
LOCATION: Southwest corner of Alderwood and Old Annapolis Roads.
DATE & TIME: WEDNESDAY, AUGUST 4, 1965 at 10:00 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-6
Proposed Zoning: B-1
Petitioner for Special Exception for Living Quarters in a Commercial Building.
All that parcel of land in the Thirteenth District of Baltimore County.

Beginning for the same at the corner formed by the intersection of the west side of the Old Annapolis Road with the south side of Alderwood Road and running thence and binding on the west side of Old Annapolis Road South 7 degrees 30 minutes East 140 feet, thence leaving said road and running North 76 degrees 45 minutes East 225 feet to the east side of Glenrose Avenue, thence binding on the east side of Glenrose Avenue North 7 degrees 30 minutes East 140 feet to the south side of Alderwood Road and thence binding on the south side of Alderwood Road South 76 degrees 45 minutes East 225 feet to the place of beginning.
Containing 0.72 of an Acre of land more or less.
Being the property of William F. and Bertha E. Giles, as shown on plat plan filed with the County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
Hearing Date: Wednesday, August 4, 1965 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order Of
John G. Rose
Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. JULY 15, 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 10 successive weeks before the 1st day of August, 1965, the first publication appearing on the 1st day of July, 1965.

THE TIMES

Manager: John G. Rose

Cost of Advertisement \$10.00

Purchase Order #2164

Registration No. 32264

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

J. William Hinkel
2500 Harford Road
Baltimore, Maryland 21218

SUBJECT: Reclassification From R-6 to B-1 and Special Exception for Living Quarters in a Commercial Building. Located on the SW Corner Alderwood and Old Annapolis Road 13th District (Item 4 June 29, 1965)

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

FIRE SUBAREA-PLANS REVIEW: See attached comment.

OFFICE OF PLANNING AND ZONING: The compact screening, as indicated on the plan, should be a minimum of 3 feet high within 25 feet of the intersection.

Parking data should be indicated on the plan, this data should be based on one space for each 200 square feet of the total floor area in the retail store and one space for the dwelling unit. The parking area must be paved with a durable dustless surface and must be properly drained.

STATE ROADS COMMISSION: In the event that the zoning request is granted, the entrance off Old Annapolis Road should be made subject to the approval of this commission.

HEALTH DEPARTMENT: The method of sewerage disposal should be indicated prior to the hearing.

BUREAU OF ENGINEERING: Water - Existing 12" water in Old Annapolis Road. Existing 6" water in Alderwood Road. Sewer - Existing 8" sewer in Louisiana Avenue. Adequacy of existing water and sewer to be determined by developer or his engineer. Road - Old Annapolis Road is a State Road, other roads to be developed as minimum 30 foot curb and gutter roads on 50 foot right of ways.

The following members had no comment to offer:

Board of Education
Industrial Commission
Bureau of Traffic Engineering
Buildings Department

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 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.

cc: Lt. Morris-Fire Bureau-Plans Review
Albert Quirby-Office of Planning and Zoning
John Duerr-State Roads Commission
William Greenleaf-Health Department
Carlyle Brown-Bureau of Engineering

Very truly yours,

John G. Rose
Permit and Petition Processing

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 13th Date of Posting: July 17, 1965

Posted for: Richard E. Giles & John Giles

Petitioner: William F. Giles

Location of property: SW Corner of Alderwood & Old Annapolis Rd.

Location of Sign: SW Corner of Alderwood & Old Annapolis Rd.

Remarks: 2 signs

Posted by: John G. Rose Date of return: July 21, 1965

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee

FROM: Mr. George E. Rose, Sr.
Fire Bureau - Plans Review

SUBJECT: Property Owner - William F. Giles
Location - SW corner Alderwood & Old Annapolis Road
Dist. 13
Present Zoning R-6 Proposed Zoning - B-1 with special exception for Living Quarters.

No acres - 0.72

1. This building shall comply with all Fire Department regulations, so as to govern type of occupancy.

2. For whatever bearing it may have on the case, we note that there is to be a relocation of Daisy Avenue in this vicinity and a possibility that the street will cut through the petitioner's property. For clarification of this matter, the petitioner should contact the Bureau of Engineering.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner

FROM: George E. Rose, Sr.

SUBJECT: Petition 66-34-RX. R-6 to B-1 Zone and Special Exception for Living Quarters in a Commercial Building. Southwest corner of Alderwood and Old Annapolis Road. Being property of William F. and Bertha E. Giles

13th District

HEARING: Wednesday, August 4th, 1965 (10:00 A.M.)

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

1. This petition appears to be a request for out-and-out spot zoning. The subject property is entirely surrounded by residential zoning; it is proposed to be used in isolation with no regard for any rational plan of land use; and the rezoning request would seem to arise merely from a desire to use the property for purposes now prohibited by law. We are unable to conceive of any reason that the subject property should be reclassified as proposed.

2. In view of the nature of the request for reclassification, we do not believe it necessary to comment upon the special exception request (which will not be necessary if the zoning remains as it now is).

3. For whatever bearing it may have on the case, we note that there is to be a relocation of Daisy Avenue in this vicinity and a possibility that the street will cut through the petitioner's property. For clarification of this matter, the petitioner should contact the Bureau of Engineering.

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 32029

DATE 8/1/65

TO: William F. Giles
2500 Harford Road
Baltimore, Md. 21227

By: John G. Rose
Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 66-34-RX

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY: Advertising and posting of property

AMOUNT: 49.70

DATE: 8-3-65

32029 TIP- 49.70

REMITTANCE: 49.70

REMARKS: Advertising and posting of property

DATE: 8-3-65

32029 TIP- 49.70

REMARKS: Advertising and posting of property

DATE: 8-3-65

32029 TIP- 49.70

REMARKS: Advertising and posting of property

DATE: 8-3-65

32029 TIP- 49.70

REMARKS: Advertising and posting of property

DATE: 8-3-65

32029 TIP- 49.70

REMARKS: Advertising and posting of property

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 31959

DATE 7/9/65

To: William F. Giles
3900 Annapolis Road
Baltimore, Md. 21227

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY		TOTAL AMOUNT
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST
Petition for Reclassification & Special Exception		50.00
#66-34-RX		
4		

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.

July 9 1965

J. William Hinkel, Esq.
8200 Harford Road
Baltimore, Md. 21214

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

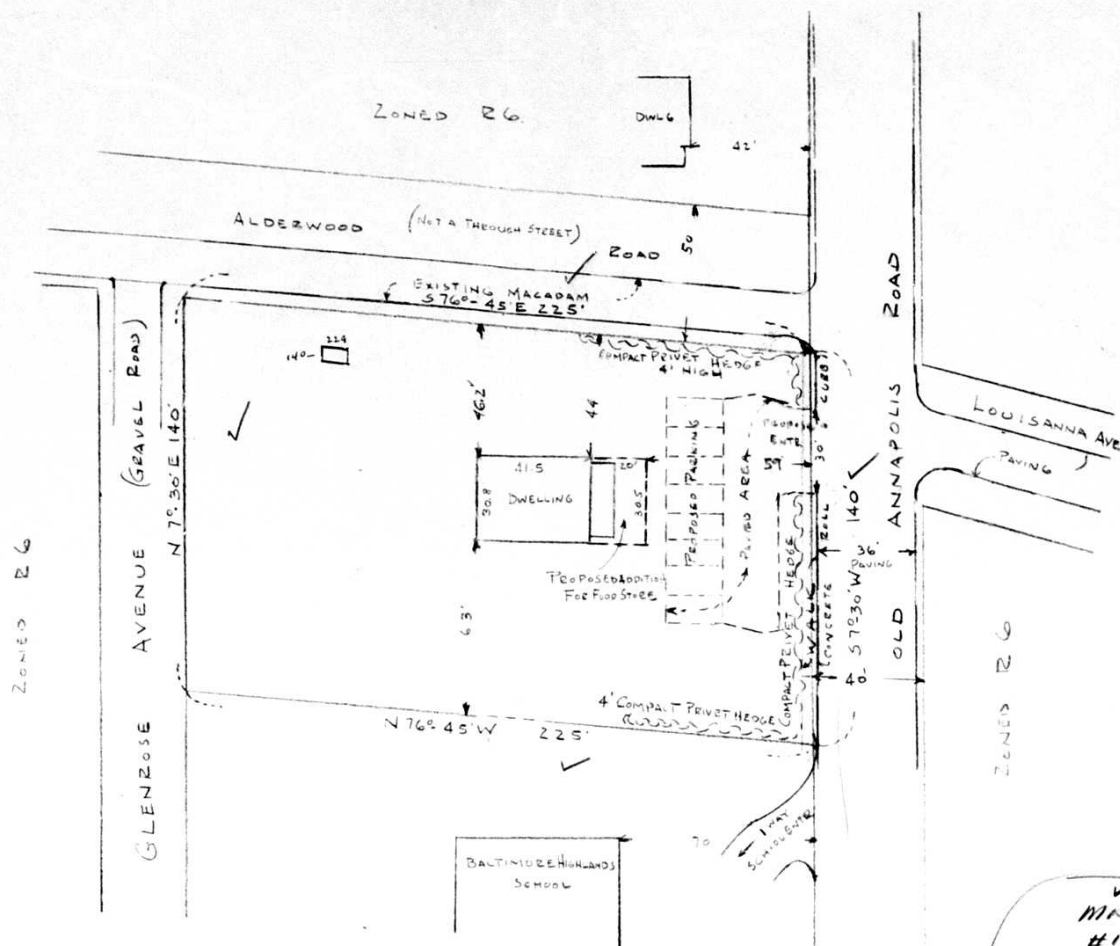
Your petition has been received and accepted for filing this

29th day of June, 1965

JOHN G. ROSE
Zoning Commissioner

Owners Name: William F. Giles

Reviewed by: James S. Hays



MNP
#13
SEC. 2A E3A

SW-5-B
SW-6-B
BL

ZONING PLAT
PROPERTY OF
WILLIAM GILES AND WIFE
LOCATED IN
13TH DISTRICT - BALTIMORE CO-MD
0.72 ACRE ±

PRESENT ZONING R6
PROPOSED ZONING BL WITH
SPECIAL EXCEPTION FOR LIVING QUARTERS

SCALE - 1" = 40' MAY 26, 1965
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD

