

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Paul Panella, 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-G zone to an E-2A zone, for the following reasons:

Error in original zoning and genuine change in conditions.

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.

Silver Holding Corporation

Contract purchaser

Address: 5700 Smith Ave. #191

Legal Owner

Address: 432 Redwood Road

W. Lee Harrison, Petitioner's Attorney

Address: 607 Loyola Federal Building

Towson, 823-1200

ORDERED BY: The Zoning Commissioner of Baltimore County, this 22nd 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of August, 1965, at 2:00 o'clock.

PAUL PANELLA

607 NUNNERY LANE 584' N. OF MERRILL RD.

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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 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of August, 1965, that the herein described property or area should be and the same is hereby reclassified; from an R-G zone to an E-2A zone, and/or a Special Exception for a 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: as the petitioner failed to prove error on the Land Use Map adopted by the County Council of Baltimore County zoning the subject property "R-G" or that change would tend to worsen a bad traffic situation.

Use Permit for parking 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 5th 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 the Special Use Permit to remain an R-G zone; and the Special Exception for parking be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Paul Panella, 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve use permit for parking.

See attached description

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

I, or we, agree to pay expenses of above Special Hearing 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.

Silver Holding Corporation

Contract purchaser

Address: 5700 Smith Ave. #191

Legal Owner

Address: 432 Redwood Road

W. Lee Harrison, Petitioner's Attorney

Address: 607 Loyola Federal Building

Towson, 823-1200

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Lawyer, M.E.

John C. Gable, L.S.

Associates

George W. Gable, L.S.

Robert W. Gable, P.E.

Leonard M. Gable, P.E.

Norman F. Harrison, L.S.

Paul Lee, P.E.

Paul S. Stevens

KATZ, CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners

1020 Connell Road, B.L., Baltimore, Maryland 21204

823 - 0900

DESCRIPTION

PARCEL ON EAST SIDE OF NUNNERY LANE, SOUTH OF

EDMONDSON RIDGE ROAD, FIRST ELECTION DISTRICT,

BALTIMORE COUNTY, MARYLAND.

Present Zoning: R-G

Proposed Zoning: B-L

Beginning for the same at a point on the east side of Nunnery Lane,

as widened in accordance with Baltimore County Right of Way Plat HRW55-232,

at the distance of 584 feet, more or less, as measured northerly along said

east side of Nunnery Lane from its intersection with the north side of Merrill

Road, sixty feet wide, and running thence, binding on the east side of Nunnery

Lane, as shown on said plat, the six following courses and distances: (1)

N 08° 50' 20" E - 110 feet, more or less, (2) northerly, by a curve to the

left with the radius of 125.00 feet, the distance of 32 feet, more or less, (3)

N 05° 22' W - 49 feet, more or less, (4) S 87° 22' E - 4.75 feet, more or less

(5) N 09° 22' W - 21 feet, more or less, and (6) N 22° 04' 30" E - 113 feet,

more or less, to the south side of a right-of-way eighteen feet wide, thence

binding thereon, (7) N 89° 38' E - 208 feet, more or less, thence leaving said

right-of-way, (8) S 02° 13' E - 324 feet, more or less, thence (9) S 87° 47' W -

95 feet, more or less, to the point of intersection of the east side of an alley

17.25 feet wide, and the north side of an alley fifteen feet wide, thence binding

on the north side of said last mentioned alley, (10) westerly 128 feet, more or

less, to the place of beginning.

FGW/jc J.O. 65028 - 4/26/65



Lawyer, M.E.

John C. Gable, L.S.

Associates

George W. Gable, L.S.

Robert W. Gable, P.E.

Leonard M. Gable, P.E.

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1020 Connell Road, B.L., Baltimore, Maryland 21204

823 - 0900

DESCRIPTION

PARCEL, EAST OF NUNNERY LANE, SOUTH OF EDMONDSON

RIDGE ROAD, FIRST ELECTION DISTRICT, BALTIMORE

COUNTY, MARYLAND.

Present Zoning: R-G

Proposed Zoning: R-G with Use Permit for Parking

Beginning for the same at the point of intersection of the east side of Nunnery

Lane, and the north side of an alley fifteen feet wide, said point of beginning

being distant 128 feet, more or less, as measured easterly along the north

side of said fifteen foot alley from the point of intersection thereof with the

east side of said Nunnery Lane, said last mentioned point being distant 584

feet, more or less, as measured northerly along said east side of Nunnery

Lane from its intersection with the north side of Merrill Road, sixty feet

wide, and running thence binding on the east side of said first-mentioned

alley, (1) S 08° 50' 20" E - 183 feet, thence (2) S 29° 22' E - 105 feet,

thence (3) S 47° 55' E - 35 feet, more or less, thence (4) N 02° 13' W -

298 feet, more or less, and thence (5) S 87° 47' W - 95 feet, more or less,

to the place of beginning.

HWG/jc

J.O. #65028

4/26/65



RE: PETITION FOR RECLASSIFICATION :
FROM R-G zone to B-L zone, and
Special Exception for Use Permit:
for Parking
E/S Nunnery Lane 584' N. of
Merrill Road
1st District
Paul Panella,
Petitioner

BEFORE THE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 66-36-R

ORDER OF DISMISSAL

Petition of Paul Panella for reclassification from an R-G zone to a B-L zone, and special exception for use permit for parking, on the East Side of Nunnery Lane 584' North of Merrill Road, in the 1st District of Baltimore County.

Whereas, the Board of Appeals is in receipt of a letter of Dismissal of Appeal filed June 14, 1966 from the attorney representing the petitioner-appellant in the above entitled matter.

Whereas, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of June 14, 1966.

It is hereby ORDERED this 15th day of June, 1966 that said appeal be and the same is Dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

LAW OFFICE
W. LEE HARRISON
807 LOYOLA FEDERAL BUILDING
120 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

August 11, 1965

John G. Rose, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification from R-G zone to B-1 zone.
Petition for Special Hearing for Use Permit for Parking in
Residential Zone - E/S Nursery Lane 584' N. of Merrill Road,
1st District - Paul Panella, No. 66-36-R - SPH.

Dear Mr. Rose:

Please note an appeal to the Board of Appeals from your Order
denying the above requested Petition dated August 5, 1965 on behalf
of the Petitioner.

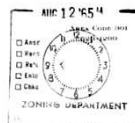
I enclose herewith my check in the amount of \$75.00 to cover the
costs of the appeal.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

b

Enc.



CERTIFICATE OF PUBLICATION

STATE OF MARYLAND
CITY OF BALTIMORE

On July 19, 1965

personally appeared before me, the undersigned,
a Notary Public within and for said city and State,
R. Schnackenberg, Chief Accountant
of the News American,
a newspaper published in the City of Baltimore,
State of Maryland, who, being duly sworn, states
on oath that the advertisement of

Baltimore County,
Office of Central Services

a true copy of which is hereto attached, was
published in said newspaper in its issue dated
July 19, 1965.

Subscribed and sworn to before me on

No. 4-4

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

July 1, 1965

W. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Maryland 21204

Reclassification from R-G to B-1
for Paul Panella, located E/S
Nursery Lane N of Merrill Road
1st District
(Item 8 June 22, 1965)

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

BUREAU OF TRAFFIC ENGINEERING: Will review the proposed plan and submit any necessary
comments at a later date.

OFFICE OF PLANNING AND ZONING: Will review the proposed site plan and submit comments
at a later date.

BUREAU OF PROTECTION:

Water - Existing 10" water in Nursery Lane.
Sewer - Existing 8" sewer in Nursery Lane.
Adequacy of existing utilities to be determined by developer or his engineer.
Roads - All roads on which this property fronts are existing improved roads to which
no further improvements are necessary.
Storm Drain - There is an existing storm drain system in Nursery Lane.

The following members had no comment to make:

Board of Education
Fire Bureau-Plans Review
Health Department
Industrial Commission
Buildings Department
State Roads Commission

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
plan 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.

cc: Richard Moore-Bureau of Traffic Engineering
Albert Gushy-Office of Planning and Zoning
Carlyle Brown-Bureau of Engineering

Very truly yours,

James S. Rose
James S. Rose, Chief
Permit and Petition Processing

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: July 12, 1965
Posted for: Release R-G to B-1 E/S Nursery Lane (Planning)
Petitioner: Paul Panella
Location of property: E/S Nursery Lane 584' N of Merrill Rd

Location of Signs: E/S Edmondson Rd. E/S E/S N of Nursery Lane

Remarks: J. S. Rose
Posted by: J. S. Rose Signature Date of return: July 22, 1965

2 signs

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: Aug 31, 1965
Posted for: Appeal
Petitioner: Paul Panella
Location of property: E/S Nursery Lane 584' N of Merrill Rd

Location of Signs: E/S Nursery Lane 650' N of Merrill Rd

Remarks: J. S. Rose
Posted by: J. S. Rose Signature Date of return: Aug. 26, 1965

1 sign

TELEPHONE 825-3000
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 31961
DATE 7/9/65

TO: W. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Md. 21204
BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
1	Petition for Reclassification for Paul Panella #66-36-R	50.00
		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 825-3000
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 32009
DATE 7/29/65

TO: W. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Md. 21204
BILLED BY: Planning Dept. of Baltimore Co.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
1	Advertising and posting of property for Paul Panella #66-36-R	73.38
		73.38

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 825-3000
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 32041
DATE 8/12/65

TO: W. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Maryland 21204
BILLED BY: Office of Planning & Zoning
119 County Office Bldg.
Towson, Md. 21204

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
1	Cost of appeal - Paul Panella, petitioner, #66-36-R posting	75.00
		75.00

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.

W. Lee Harrison, Esq.,
607 Loyola Federal Building
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

32nd day of June, 1965

Owners Name: Paul Panella

Reviewed by: James S. Rose

JOHN G. ROSE
Zoning Commissioner

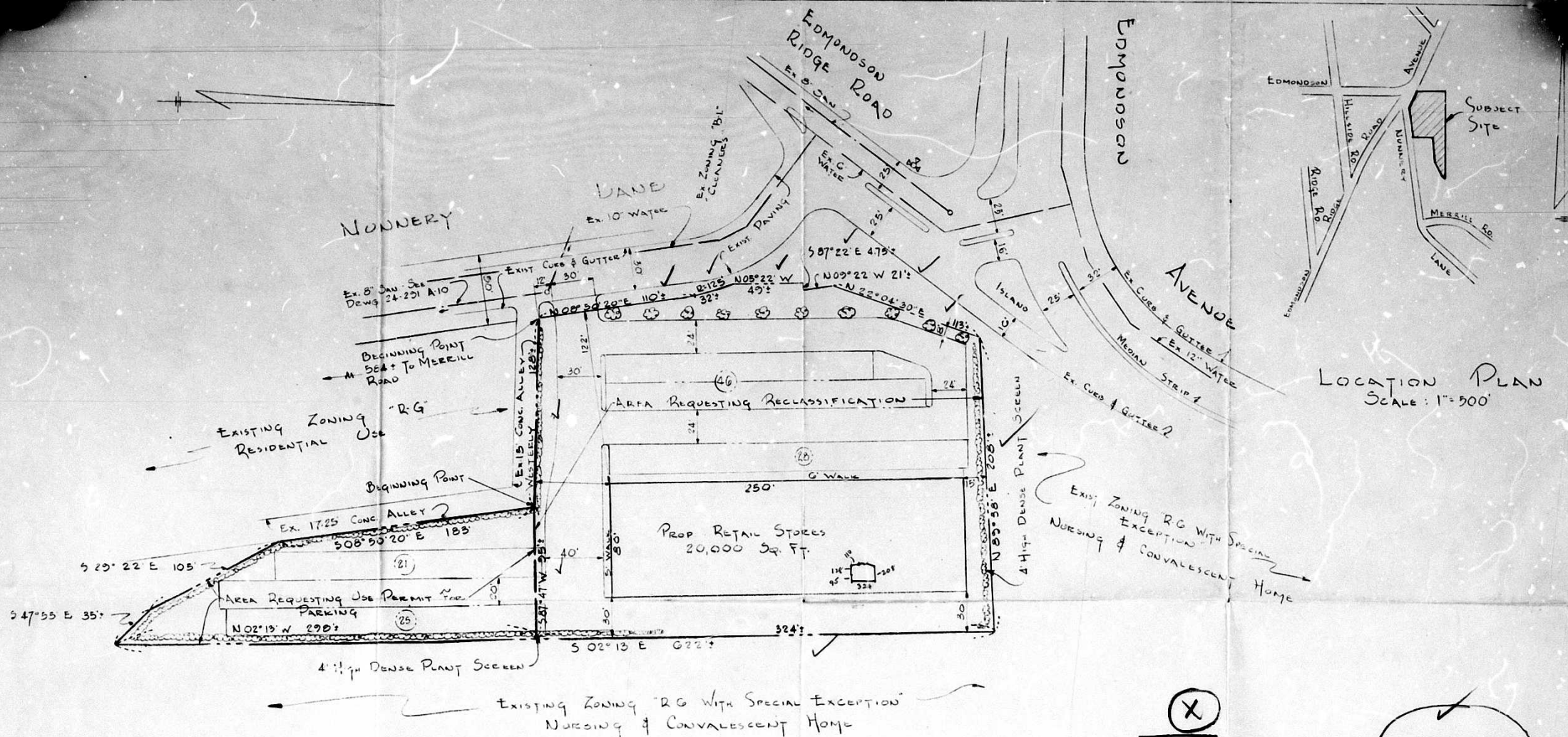
CERTIFICATE OF PUBLICATION

TOWSON, MD. 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 in each
of successive weeks before the 1st day of
1965, the first publication
appearing on the 1st day of 1965.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$...



GENERAL NOTES

1. ACREAGE OF TRACT EQUALS 2.18 ACRES:
2. EXISTING ZONING OF TRACT "R-G"
3. EXISTING USE OF TRACT "RESIDENTIAL"
4. PROPOSED ZONING OF TRACT "B-L" & "R-G" WITH USE PERMIT FOR PARKING
5. PROPOSED USE OF TRACT "RETAIL STORES"
6. TOTAL RETAIL FLOOR AREA EQUALS 20,000 SQ. FT.
7. REQUIRED OFF-STREET PARKING (8 1/2 x 20) EQUALS 100 UNITS
8. PROPOSED OFF-STREET PARKING (9 x 20) EQUALS 120 UNITS
9. WATER MAINS SHOWN BUILT BY BALTO. CITY; DWG. REFERENCES ARE NOT AVAILABLE IN CO. FILES
10. EXISTING STRUCTURES ON TRACT TO BE REMOVED.

#66-36R
MAP
#1
SEC. 2-A
SW-2-E

(X)
OFFICE
COPY

MAP
#1
SEC. 2-A
SW-2-E
BL

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
NUNNERY LANE & EDMONDSON RIDGE ROAD
ELECTION DISTRICT 1
BALTIMORE COUNTY, MD.
MARCH 23, 1965
REVISED APRIL 21, 1965

