

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCES

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, JULIUS W. DANIELCZYK, and
MARIE A. DANIELCZYK, 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 reclassified, pursuant
to the Zoning Law of Baltimore County, from an R-6 zone to an R-A zone for the following reasons:

For purposes of Professional Offices.
VARIANCES:
Variance of Section 217.2 of the Regulations:
1. Front yard set-back of 48.6 feet from the center line of the
Street, rather than 60 feet as required.
Variance of Section 217.2 of the Regulations:
2. Front Building Line 23.6 feet from the front line, rather
than 30 feet as required.
Variance of Section 217.3 of the Regulations:
3. Rather than 25 feet from any building to a side property
line, to be 20 feet.
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for Professional Offices.

Property is to be posted 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.

Albert Lichtman Contract purchaser
Address 7155 Holabird Avenue
Baltimore, Md. 21222
Julius W. Danielczyk
Marie A. Danielczyk
Address 7151 Helobird Ave.
Baltimore, Md. 21222
Maguire & Brennan
325 Eastern Blvd.
Baltimore, Md. 21221

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th day
of July, 1965, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in a newspaper 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 30th day of August, 1965, at 11:00 o'clock
A.M.

Re-scheduled, August 24, 1965
Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION
From R-6 to R-A Zone - S/S
Holabird Ave. 50' W. of East
Ave., 12th District -
Julius W. Danielczyk and
Marie A. Danielczyk,
Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-52-RXA

ORDER OF DISMISSAL
It is this 25th day of October, 1965, by the
Zoning Commissioner of Baltimore County, ORDERED that the foregoing
petition is hereby dismissed without prejudice to the petitioner.

John N. Maguire
Zoning Commissioner of
Baltimore County

MAGUIRE AND BRENNAN
ATTORNEYS AT LAW
825 EASTERN BOULEVARD
ERSEX, BALTIMORE 21, MD. 21221
667-3434

October 22, 1965

Honorable John G. Rose, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Rose:

Re: Petition for reclassification &
special exception & variance for
Julius Danielczyk-66-52-RXA

On behalf of my client, we wish to withdraw
the Petition for reclassification in the above entitled
matter.

Thank you very much for your kind cooperation.

Very truly yours,

John N. Maguire

JNM:aw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James A. Dyer - Chairman
TO: Zoning Advisory Committee
FROM: Mr. Charles F. Nettis, Sr.
SUBJECT: Property owner - Julius W. Danielczyk
Location - S/S Holabird Avenue
50' W. of East Avenue
Dist. 12 Present Zoning - R-6
Proposed Zoning - R-A Special Exception for offices & variances.

1. Water and hydrant located 100' from site.
2. Advise clearance of 10' from adjoining houses
located on East Avenue of auto parking.

FRJ:jls

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12 Date of Posting 7-15-65
Posted for Hearing 7:30 AM 7/15/65
Petitioner: Julius W. Danielczyk
Location of property: S. Holabird Ave. 50' W. of East Ave.
Location of Sign: 30' from front lawn of 7151 Holabird Ave.
Remarks: 1st floor of building to be used for offices.
Posted by: [Signature] Date of return: 7-20-65

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12 Date of Posting 7-15-65
Posted for Hearing 7:30 AM 7/15/65
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Location of property: S. Holabird Ave. 50' W. of East Ave.
Location of Sign: 30' from front lawn of 7151 Holabird Ave.
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Posted by: [Signature] Date of return: 7-20-65

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

John N. Maguire & Brennan
825 Eastern Ave.
Towson 21, Md.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY 1
TOTAL AMOUNT \$5.00
Posting for reclassification, Special Exception & Variance for
Julius Danielczyk

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Holabird Pharmacy
7155 Holabird Ave.
Baltimore, Md. 21222

REPORT TO ACCOUNT NO. 01-622
QUANTITY 1
TOTAL AMOUNT \$5.00
Advertising and posting of property for Julius Danielczyk
66-52-RXA

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.

John Maguire, Esq.
825 Eastern Blvd.
Baltimore, 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 July, 1965

Owner Name: Julius W. Danielczyk

Reviewed by: [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 20, 1965
FROM: George E. Cavrellis
SUBJECT: 66-52-RXA R-6 to R-A. Special Exception and variances for offices and
office buildings. Owner: Danielczyk.
12th District
HEARING: Monday, August 30, 1965 (11:00 A.M.)

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

In view of the R-6 zoning on one side of the subject property and the
B-L zoning on the other, the R-A classification with a special exception
for offices appears to be a rational, transitional zoning status for this
property. Further, because of the shape and size of the lot as well as
the existence of a commercial structure on the adjacent lot, we offer
no objection to the variance.

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

John Maguire, Esq.
825 Eastern Boulevard
Baltimore, Maryland 21221

Dear Sir:

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

THE PLANNING STAFF: This bureau will submit comments at a later date.

THE BUREAU OF PLANNING:

Water - Existing 10" water in Holabird Avenue.
Sewer - Existing 8" sewer in Holabird Avenue. Existing 8" sewer in East Avenue.
Adequacy of existing utilities to be determined by developer or his engineers.
Roads - Holabird Avenue is an existing improved road to which no further improvements
are necessary.

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:

Office of Planning and Zoning
Board of Education
Buildings Department
Health Department
Industrial Development Commission
State Roads Commission
Bureau of Traffic Engineering

Very truly yours,

James S. Dyer
JAMES S. DYER, CLERK
Petition and Permit Processing

cc: Mr. Morris-Fire Bureau-Plans Review
County Bureau-Bureau of Engineering

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCES—15TH DISTRICT

ZONING: From R-6 to R.A. Zone.
Petition for Special Exception for
Offices and Office Building.
Petition for Variances for front
yard, side yard and from building
line.

LOCATION: South side of Holabird
Avenue 50 feet West of East Ave-
nue.

DATE & TIME: Monday, August 30,
1965 at 11:00 A.M.

PUBLIC HEARING: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Present Zoning: R-6.
Proposed Zoning: R.A. with Special
Exception for Offices and Office
Building.

**Petition for Variance to the Zon-
ing Regulations of Baltimore Coun-
ty to permit front yard setback
of 48.6 feet from the center line
of the street instead of the re-
quired 50 feet; to permit front
yard line instead of the required
25 feet; to permit Zero feet from
building line to a side property
any building to the required 25
feet.**

The Zoning Regulation to be ex-
cepted as follows:

Section 217.2—Front Yard 30 feet
from the front lot line and 60
feet from the center line of the
front street.

**Section 217.3—Side Yard—not less
than 25 feet from any building
to a side property line.**

All that parcel of land in the
Twelfth District of Baltimore County,
Beginning for the same on the

south side of Holabird Avenue at
the distance of 50 feet measured
along the south side of Holabird
Avenue and thence running and
binding on the south side of Holo-
bird Avenue South 87 degrees 44
minutes 25 seconds West 50 feet
thence leaving Holabird Avenue and
thence running South 87 degrees 15
minutes East 222.10 feet to the
north side of a 15 foot alley thence
running and binding on the north
side of said 15 foot alley North 87
degrees 44 minutes 25 seconds East
50 feet and thence running North
2 degrees 15 minutes 35 seconds
West 221.40 feet to the place of
beginning.

Containing 11,085 square feet of
land.

Being the property of Julius W.
Danielczyk and Marie A. Danielczyk
as shown on plat plan filed with
the Zoning Dept.

Hearing Date: Monday, August 30,
1965 at 11:00 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

TOWSON, MD., August 23, 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 1 time successive weeks before the 30th
day of August, 1965, the first publication
appearing on the 23th day of August
1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE 12th DISTRICT

ZONING: From R-6 to R.A. Zone.
Petition for Special Exception for
Offices and Office Building.
Petition for Variance for front yard, front
building line and side yard.

LOCATION: South side of Hol-
abird Avenue 50 feet West of
East Avenue.

DATE & TIME: WEDNESDAY,
OCTOBER 27, 1965 at 11:00 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: R.A.

**Petition for Special Exception
for Offices and Office Building.**

**Petition for Variance to the
Zoning Regulations of Baltimore
County to permit front yard set-**

back of 48.6 feet from the center
line of the street instead of the
required 60 feet; to permit front
building line 23.8 feet from the
front line instead of the required
30 feet; to permit Zero feet
from any building to a side
property line instead of the re-
quired 25 feet.

The Zoning Regulations to be
excepted as follows:

Section 217.2—Front Yard -
30 feet from the front lot line
and 60 feet from the center line
of the front street.

Section 217.3—Side Yards -
Not less than 25 feet from any
building to a side property line.

All that parcel of land in the
Twelfth District of Baltimore
County.

Beginning for the same on the
south side of Holabird Ave-
nue at the distance of 50 feet
measured along the south side of
Holabird Avenue from the west
side of East Avenue and thence
running and binding on the south
side of Holabird Avenue South 87

degrees 44 minutes 25 seconds
West 50 feet thence leaving Ho-
labird Avenue and running South
2 degrees 15 minutes 35 seconds
East 222.10 feet to the north side
of a 15 foot alley thence running
and binding on the north side of
said 15 foot alley North 87 degrees
44 minutes 25 seconds East 50
feet and thence running North 2
degrees 15 minutes 35 seconds
West 221.40 feet to the place of
beginning.

Containing 11,085 square feet of
land.

Being the property of Julius W.
Danielczyk and Marie A. Daniel-
czyk as shown on plat plan filed
with the Zoning Department.

Hearing Date: Wed. Oct. 27,
1965 at 11:00 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

OFFICE OF

The Community Press

DUNDALK, MD., October 6,

19 65

THIS IS TO CERTIFY, that the annexed advertisement of
"Julius W. Danielczyk"
was inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
for 1 successive weeks before the
5th day of October 1965; that is to say,
the same was inserted in the issues of 10-6-65

Stromberg Publications, Inc.

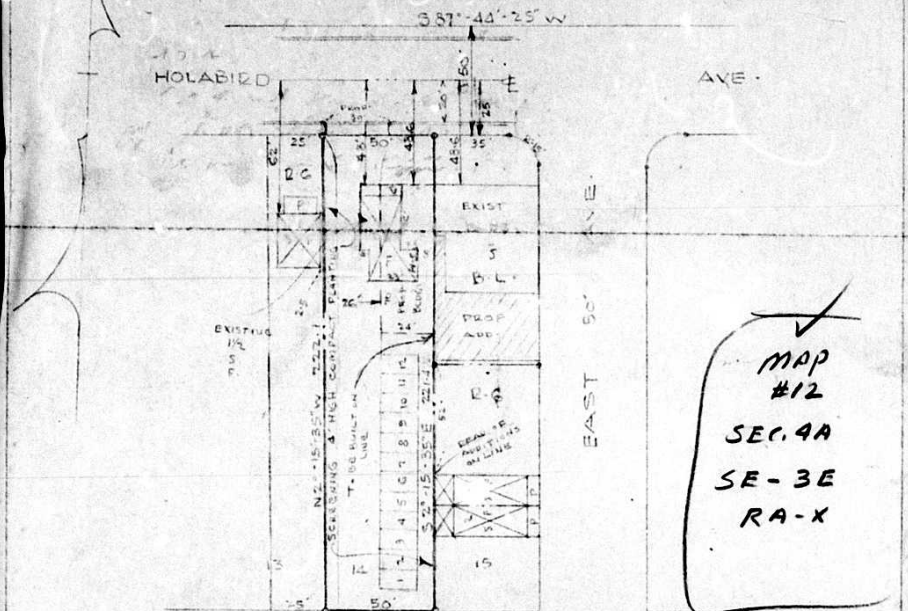
Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price

LOT 14
JUSTUS MARTEL PLAT

12TH District, Baltimore Co., Maryland
Scale: 1"=50'
Date: 5-20-65



MAP
#12
SEC. 4A
SE-3E
RA-X

N 87°-44'-25" E

R-C

PRESENT USE - RESIDENCE
PROPOSED USE - MEDICAL CENTER
PRESENT ZONING -

PROPOSED ZONING - RA, SPECIAL EX FOR OFFICES

AREA OF LOT - 11,085 SQ. FT.

AREA OF PROP. BLDG. 1680 SQ. FT.

PARKING DATA

1 PARKING SPACE FOR EACH 300 SQ. FT. FLOOR SPACE

NO. REQUIRED - 6

NO. SHOWN - 12

PARKING AREA TO BE PAVED WITH A
DURABLE DUSTLESS SURFACE



Willard M. Lee
REG. CIVIL ENGR.

