PETITION FOR ESCLASSIFICATION : MEFORE THE #60
Ne/cor. of Mekharty Street and
Bendford Avenue - 3rd District : DEPUTY ZONING COMMISSIONER
Playland Realty, Inc.

#66-71R

PIPP BALTIMORE COUNTY/ #3 C SE(2.F NW-8-F

.

The Petitionorts property, consisting of approximately a acre of land, is the subject of a Weelaseffication petition from RacO some to Bi some. Plans call for the construction of a Weelkel of the Sublinia RA

At the hearing the Deputy Zowing Commissioner was requested by comman representing both the Petitioner and Protestants to make a personal inspection of the subsection of the control of t

The protectants were encoursed with the extension of sith conserval solars show feeling Steet and were affined of the potential uses that could be developed in a convertal zone. Moleony Street is somewhat herevan and there is no question but that certain type of convertal two pormitted in a BL zone could contribute greatly to a traffic mixem in this meliphorhood.

On the other hand, it cannot be expected that the Patitioner develop his property within the confines of 8-20 zoning. Indeed, the Denty Zoning Commissioner has little difficulty in reaching a cunclusion that 8-20 is in error here. Mosever, it does not appear that 81 zoning wealth be appropriated wither.

After listening to testiment, reviewing the zening many, and corsonally visiting the property, it is the opinion of the Bootsy Zening Commissioner that the most Legical and appropriate zening for the subject tract while he had, which would not be also and the real entail swellpasm to the work of the tract, do not another real entail alwayingment to the whof the tract, do the Real manne in itself does not permit the construction of a modified building, which additionly, according to the plans as described, could be an asset to the meighborhood two there is nothing to be provided a consideral constitutions.

August 16, 1965

BALTHOOM COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUTFAING TOUSON, MANTLAND 2120h

SUBJECT: Reclassification From R-6 to RL And Side yard variances for Playland Realty, Inc., Located RU/Cor Heisamry and Bedford Ares. 3rd District (Ites 9 August 10, 1965)

Zoning Advisory Committee has reviewed the subject petition and makes

BUREAU OF TRAFFIC ENGINEERING: This bureau will review and submit comments at a later date

NUMBER OF ENGINEERING:
Nation - Existing 15" and 36" mater in Neighborous Road. Existing 8" mater in Clorelly Road.
Adequacy of existing unther to be determined by developer or his engineer.
Source - To serve that site with manifary sense tell require an extension of the existing
senser near Rarden Leas approximately 2000 feet between of the subject property.
Storm irrain - Storm drain my-trees exist as shown on the enhanced pitter Road on a 50'
Read - Rolling Asseme is to be developed as a minimum 30' cart and gutter Road on a 50'

OFFICE OF PLANTISM AND ZORIES - ZORIES ANTINENTATION DAYNORS: Prior to the bearing the following should be indicated on a revised plant (13) A 5° widening from Redemy, Avenue, (2.) Drawing number and correct location of the exteriors sweet in Bardon Lancadjacent to residential property, (b.) A 8° buffer between the right of way line of Redemy Avenue and the parking spaces.

The above comments are not intended to initiate the appropriateness of the solice requested, but to assure that all parties are made sears of plans or problem on the plans of the office of the requested soning 10 days before the Zoning commendations to be surprepriateness of the requested soning 10 days before the Zoning commendations to be surprepriateness.



For the aforagoing reasons it is hereby OMEREOD by the Deputy Zening Commissioner this 1965, that the horacited property or area be and the same is hereby reclassified from an R-20 come to an R-4 zone, subject to approval of the same by the Bureau of Public Services and the Office of Planning and Zoning.

BALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissionq September 3, 1965

FROM. George E. Gavrelis, Director

SURNEXT #66-71-R. Reclassification from R-20 to B-L Zoning. Northeast corner of McHenry Street and Bedford Avenue. Being the property of Playland Realty, Inc.

3rd District

HEARING: Thursday, September 16, 1965 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-2° to B-L Zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The 3rd District Zowing Map established R-20 zoning potentials along the northerly side of McHenry Avenue. The frontage along Reisterstown Road was zoned for commercial purposes. Along the southerly side of McHenry Avenue. commercial zoning was extended in depth from Reisterstown Road and apartment zoning was introduced at Before the for transitional purposes. The provided of the state of the store with paking provided to the rear of the stores westerly to Bedford Avenue.

2. From a Planning viewpoint, retention of R-20 zoning alongside McHenry Avenue to the rear of Zone 3-BR-11 now seems questionable. The frontage seems to be affected by the commercial usage along Reisterstown Road and on the south side of McHenry Avenue.

McHenry Avenue is narrow and its potentials for widening are limited. Introduction of additional commercial potentials along McHenry Avenue might result in adverse in compounding the present adverse traffic conditions here. Transitional apartment zoning could have the same traffic consequences.

4. If the petitioner can make his case justifying commercial reclassification, possible granting should be extremely sensitive to the larger lot zoning potentials and uses which exist along Clowelly Road to the north. Commercial use potentials should not be granted for the entire depth of the

GEG:bms

AE COUNTY, MARY AND Ne.32061 O. FICE OF FINANCE Division of Collection and Receipt COURT ISOUSE TOWSON, MARYLAND 21204

DATE 8/18/65

Masura, Mainicova, Aoch, Greenberg & Kaufman 1215 Noryland National Book Building Baltimers, Md. 21202

QUANTITY	DETACH US	PER RECTION AND RETURN WITH YOUR REMITTAN'S	\$50,00
	Potition for Reclassi	iffcation for Playland Realty, Tax.	50.00
	#66-71-R		
-		Projection to Cons	officers
		6-1965 See • 32061 LIP-	50.00
	4		
MPORTAN	MAKE CHECKS PAYA	BLE TO BALTIMURE COUNTY, MARYLAND	
MAIL TO PLEASE F	DIVISION OF COLLECT	CTION & RECEIPTS, COURT HOUSE, TOWSON	4, MARYLAND

66-71 R

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	Terrori, maryiona
District. 3 RD	Date of Posting Aug 28 1953
Posted for Rulass fisation	1 R-20 to S.L.
Petitioner Playland Re	Date of Porting Lety 50 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Location of property: NE. Con.	19mc Kenry St & Sedfal Rel
Location of Signs NE Con	Mc Hung St & Beeford RC
	Ø 1
Remarks: O. O. O.	<i>(</i>
Posted by Jasse	Date of return Supt 2 1965
Signature	

1 sign

PETITION FOR ZONING RE-CLASSIFICATION 16 71R AND/OR SPECIAL EXCEPTION

County, to use the herein described property, for

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:	/
1, SOCK Playland Realty, Inc. legal owner of the property situate in Baid	more MAD
County and which is described in the description and plat attached hereto and made a part he	ereof. 4 ?
herecy petition (1) that the zoning status of the herein described property be re-classified, pur	suant
to the Zoning Law of Baltimore County, from an R-20 zone	SE (. 2-C
B-L *(Business-Local) tone; for the following reasons:	NW-8F
 This property is continguous with, and directly acres. McHenry Street from land presently zoned B-L and used 	BL
for those purposes - A direct extension of the present	3/1165
B/L demarcation line would include this property.	
	OA

Petitioner contends change of circumstances in the crounding area and error in the zoning map.

See attached description and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore

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

Playland Realty, Inc. Hymon Kuylan All Legal Owner Address 1503 East North Avenue Joseph S. Kaufman Dough S. Karfman Petitioner J. Horney 127-2300 Address 1215 Maryland Nat'l Bank Bldg.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th ___day 196. 5, 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 et Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2.0 55 PM 55th, day of September 1965 × 2109, o'clock

has IN Goe Zoging Commissioner of Baltimore County.

TELEPHONE

BALTIMORE COUNTY, MARYLAND

No.33413 OFFICE OF FINANCE DATE 9/16/65 Division of Coll ction and Receipt COURT HOUSE TOWSON, MARYLAND 21206

vertising and posting of property for Playland Coalty, Inc. 51.85 466-71-4 51.85 9-17-65 1 8 8 3 9 33813 TEP-

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.

ust 17, 1965

Joseph S. Kaufman, Esq. 1215 Maryland National Bank Bu Baltimore, Nd. 21202

SALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing this

Owners Name: Play; and Realty, Inc.
Reviewed by: Aurus S Agr

WOL. DATE JULY 26th, 1957 ZONING DESCRIPTION

Northeast corner Mollanny Street and Bedford Avenue.

5EC.2-6 NW-BF

Containing 0.966 of an acre of land more or less.

Being all of the property which by a Beed dated June 10th, 196h and recorded among the Land Records of Baltimore County in Liber B.R.D. No. 1312 follo 628 was conveyed by Errett Bagar and Arate Bagan, his wife, to Playland Realty, Inc.

Mm O Luetteh. William C. Luette, Jr. F.E. 4 L.S. # 2005

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND \ STATE OF BALTIMORE \ " On August 23, 1965

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

Baltimore County,

a true copy of which is hereto attached, was

Subscribed and sworn to before me on Just 33. 1965 Jusas Helmenist

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, and, ancocinceach of: 1 tirm successive weeks before the ... 16th day of ____September _____, 1955__, the ***** publication appearing on the ... 26th ... day of ... August

> THE JEFFERSONIAN, H. Leank Street

Cost of Advertisement, \$...

BE

Office of Central Service

August 23, 1965

TION, MED DECEMBER.

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

The Zaning Commissioner of Barti-mers County, by authority of the Zen-ing Act and Propulsions of Baltimore County, will had a public hearings

For the control of th

Heing the frequency of Playland Ready, Inc. 2, shown on pict pick from the Princip Department. Hearing: Thoroday, September 18, 1365 at 2 200 P.A.

Public Hearing: Rooms 158, Count Office Building, 111 W. Cheaspeak, Avenue, Tempon, 344,

Belleville.

DATE & TIME: Thursday, ber 16, 1945 at 2:00 P. M. PUBLIC HEARING: Room County Offic Building, Chasprane Avenue.

