

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we John H. & Mary N. Sipe, 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-4 zone, for the following reasons:

Property is now and has been for the last 50 years operated as a Grocery Store.

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 in a Commercial Zone.

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 the 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

Address 132 Third Ave.

Baltimore 27, Maryland

Petitioner's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of August 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 13th day of September 1965, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

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

Mr. John H. Sipe
132 Third Avenue
Baltimore, Maryland 21227

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing 12" water in Third Avenue.
Sewer - Existing 6" sewer in Third Avenue.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Third Avenue to be developed as a minimum 30' curb and gutter road on a 50' right of way.

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

OFFICE OF PLANNING AND ZONING - ZONING ADMINISTRATION DIVISION: There is not adequate on-site maneuvering space for the four spaces shown on the petitioners site plan. The parking set-up as it presently exists, requires that vehicles back out into the right of way of Third Avenue.

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 them 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 Commission's hearing.

The following members had no comment to offer:

Board of Education
Health Department
Public Works Department
Commercial Development Commission
Fire Bureau-Plans Review
State Roads Commission

Very truly yours,

John H. Sipe
Petitioner and Permit Processing

cc: Mr. Carlisle Brown-Bureau of Engineering
Mr. Richard Moore-Bureau of Traffic Engineering
Mr. James H. Dyer-Office of Planning and Zoning
Zoning Administration Division

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

the above Reclassification should be had; and it further appearing that by reason of the requirements of Section 507.2 of the Baltimore County Zoning Regulations having been met,

a Special Exception for a Living Quarters in a Commercial Zone should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of September 1965, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an R-4 zone, and a Special Exception for a Living Quarters in a Commercial Zone 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.

Deputy 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 day of September 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 zone, and/or the Special Exception for

be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District 13TH Date of Posting Sept. 4, 1965

Posted for: Baltimore County, Md. R-6 to R-4 Special Exception

Petitioner: John H. Sipe

Location of property: 132 Third Ave. 100' W. of Washington Ave.

Location of Sign: 132 Third Ave. 125' W. of Washington Ave.

Remarks:

Posted by: J. Sipe Date of return: Sept. 7, 1965

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 2, 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

two successive weeks before the day of September 1965, the first publication appearing on the day of September 1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$...

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
400 YORK ROAD - TOWSON, MD. 21204

DATE: JULY 26th, 1965

CONTINUED DESCRIPTION

John H. & Mary N. Sipe-- 132 Third Ave., Landowne, Baltimore County, Md.

BEING all of the same at a point on the north side of Third Avenue (50 feet wide) at the distance of 100.00 feet measured westerly along the north side of Third Avenue from the west side of Washington Avenue (50 feet wide) and running thence westerly along the north side of Third Avenue, North 10' West 75.00 feet, thence at a right angle, North 90° 00' East 100.00 feet thence parallel to Third Avenue, South 90° 00' East 75.00 feet, thence South 50' West 100.00 feet to the place of beginning.

Containing 7500 square feet of land.

Being all of lots 311, 312, 313 Block 9 of the Plat of Landowne as recorded among the Land Records of Baltimore County in Plat Book No. 7 Folio 17.

William C. Luetkef
11111 N. 1st St. # 2025



PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 13th DISTRICT

ZONING: From R-6 to R-4.

Petition for Special Exception for Living Quarters in a Commercial Zone.

LOCATION: North side of Third Avenue 100 feet West of Washington Avenue.

DATE & TIME: THURSDAY, SEPTEMBER 23, 1965 at 10:00 A.M.

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 B.L. Proposed Zoning: R-4 with Special Exception for Living Quarters in a Commercial Zone.

At that parcel of land in the Thirteenth District of Baltimore County

Beginning for the same at a point on the north side of Third Avenue (50 feet wide) at the distance of 100.00 feet measured westerly along the north side of Third Avenue from the west side of Washington Avenue (50 feet wide) and running thence westerly along the north side of Third Avenue, North 10' West 75.00 feet, thence at a right angle, North 90° 00' East 100.00 feet, thence parallel to Third Avenue, South 90° 00' East 75.00 feet, thence South 50' West 100.00 feet to the place of beginning.

Containing 7500 square feet of land.

Being all of lots 311, 312, 313 Block 9 of the Plat of Landowne as recorded among the Land Records of Baltimore County in Plat Book No. 7 Folio 17.

Being the property of John H. Sipe and Mary N. Sipe, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 23, 1965 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 Chesapeake Avenue, Towson, Md.

By Order Of John G. Rose, Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. September 2, 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

two successive weeks before the day of September 1965, the first publication appearing on the day of September 1965.

THE TIMES,

Manager.

Cost of Advertisement \$ 21.00

Purchase order 53704

Registration No. F8096

TELEPHONE 822-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 32068

DATE 8/24/65

To: John H. Sipe
132 3rd Ave.
Baltimore 27, Md

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification & Special Exception for John H. Sipe

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

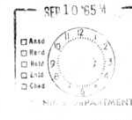
TO: Mr. John G. Rose, Zoning Commissioner Date: September 10, 1965

FROM: George E. Gorrilla

SUBJECT: Petition 66-76-RX, to reclassify from an R-6 to a B-L Zone, property on the North side of Third Avenue, 100 feet West of Washington Avenue, and for a Special Exception for living quarters in a commercial zone - 13th District. (John H. Sipe and Mary N. Sipe; hearing: September 23, 1965.)

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

The subject property is in the middle of a residential neighborhood and does not have the characteristics which would make it suitable for commercial use. It was undoubtedly for this reason that the Comprehensive Zoning Map for the 13th District did not designate it as a commercial zone. If the present use of the subject property is non-conforming, then it should remain so; we do not believe that non-conforming status of a property is in any way a proper reason for reclassification.



TELEPHONE 822-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 33428

DATE 9/23/65

To: John H. Sipe
132 Third Ave.
Baltimore, Md. 21227

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property/ 66-76-RX

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Your petition has been received and accepted for filing this

10th day of August 1965

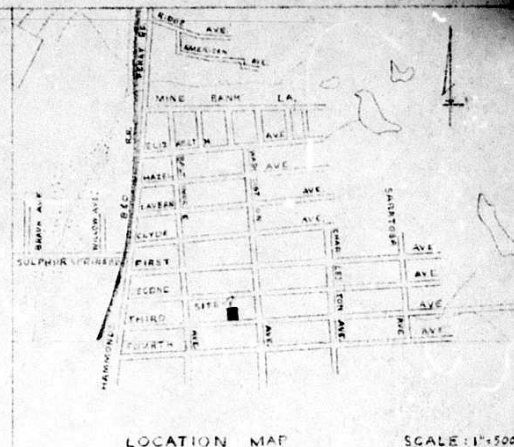
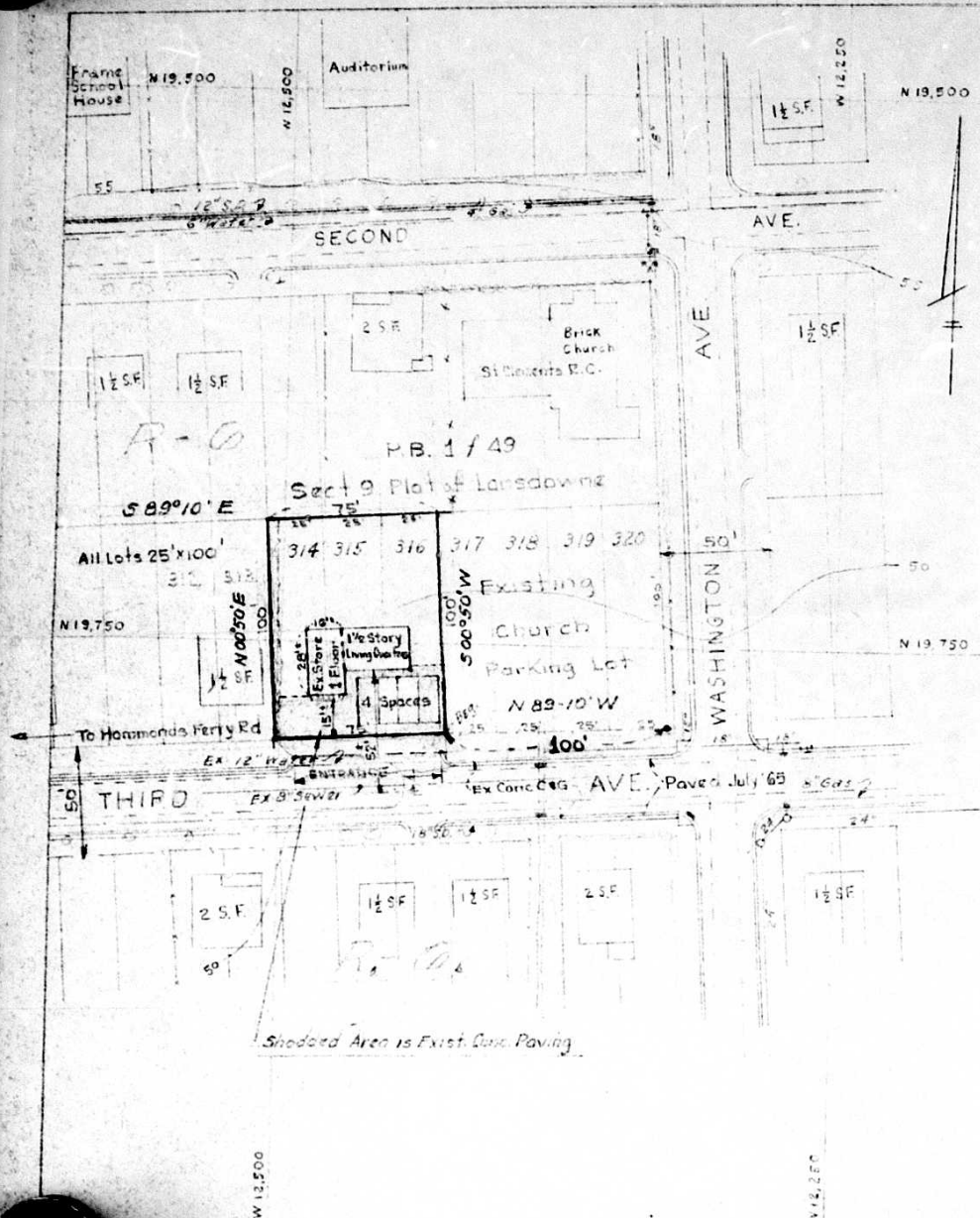
JOHN G. ROSE

Zoning Commissioner

Ownen Name: JOHN H. SIPE

Reviewed by: J. Sipe

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



Zoning: Exist: R-G
 Proposed: B.L. with special exceptions for
 Living Quarters in Comm. Zone
 Use Retail Trade Building 448⁰ floor Area.
 Parking Required 2 spaces
 Provided 4 spaces (9'x20')

Being Lots 314, 315, 316 - Sect 9 Lansdowne - P.B. 1/43
 All Utilities available. Third Ave improved.

MAP #13
 SEC. 2A 13A
 SW-5-C
 13L-X

Plot for Zoning Purposes
 Grocery Store

Property of John W. & Mary N. Super Lots 314, 315, 316
 132 Third Ave., Balto 27, Md.

Dist. #13
 Scale 1"=50'

Plotted by C. M. M.
 July 26, 1965

JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 400 YORK ROAD
 TOWSON, MD. 21204

