

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Mercantile-Safe Deposit and Trust Company, Trustee under the Last Will
of Charles C. Schorck, deceased, of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
her by 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:
1. There is an error in the original Zoning Map, in that the original Zoning
Map does not reflect the change in the character in the neighborhood from
residential to commercial, and that adjacent and surrounding properties have,
in fact, been granted Zoning Re-classification from R-6 to B-1.
2. The proposed Comprehensive Zoning Map for the area taken into cognizance
of the error in the original Zoning Map and this property is now proposed for
B-1 Classification.
3. The proposed Comprehensive Zoning Map for the area taken into cognizance
of the error in the original Zoning Map and this property is now proposed for
B-1 Classification.
4. The proposed Comprehensive Zoning Map for the area taken into cognizance
of the error in the original Zoning Map and this property is now proposed for
B-1 Classification.

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.

Morton S. Weinberg
Address: 165 Main Avenue
Baltimore, Md. 21202
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day
of September 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 through-
out 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, Baltimore
County, on the 25th day of October, 1965, at 10:00 o'clock
A. M.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner
FROM: GEORGE E. GAVELIN, Director
SUBJECT: PETITION FOR RE-CLASSIFICATION, R-6 to B-1 Zone. Northwest corner of Harford Road
and Fifth Avenue, being the property of Mercantile Safe Deposit and Trust
Company
6th District
RECEIVED: Monday, October 25, 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:
The Comprehensive Rezoning Map for the Northeastern Planning Area,
which has received its final approval by the Planning Board and has been
forwarded to the County Council, would rezone only the front 150 feet
of the subject property to the B-1 classification. This would result in
an alignment with the B-1 zone depth of adjoining properties and
property on the other side of Fifth Avenue. Rezoning as proposed under
the subject petition would result in commercial property facing residential
property across Fifth Avenue. Therefore, we recommend that the 150-foot
depth shown on the Comprehensive Map be adhered to.
In view of the fact that the petitioner, according to the plat submitted,
would not be utilizing the rear portion of the property for commercial
purposes, there would appear to be no real conflict between the Comprehensive
Map and the petitioner's desires. The Zoning Commissioner could grant a
use permit for the rear portion of the property for use as a parking area
(which we assume is the purpose of the area shown as "paving.")

Pursuant to the advertisement, posting of property, and public hearing on the above petition and
it appearing that by reason of changes in the neighborhood

the above Reclassification should be had, and no further appearing that by reason of

Special Exception for
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19 day of November, 1965, that the herein described property or area should be and
the same is hereby reclassified, from a B-6 zone to a B-1
zone, and no Special Exceptions
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.
Joseph D. Thompson, P.E. & L.S. No. 1150
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 changes in the neighborhood
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 19 day
of November, 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 B-6 zone, and/or the Special Exception for RECLASSIFICATION
be and the same is hereby DENIED
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 33484 DATE 10/27/65
TO: Herbert Goldman 25th Floor Rayland National Bank Building Baltimore, Md. 21202		BILLED BY: Zoning Dept. of Balto. Co.
DEPOSIT TO ACCOUNT NO. 01-422		TOTAL AMOUNT \$43.50
QUANTITY	DETACH UPPER SECTION A, B, RETURN WITH YOUR REMITTANCE	CHG.
Advertising and posting of property for Mercantile-Safe Deposit & Trust Co.		43.50
66-100-2		
4278 3877 • 33484 T14-		4350

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.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 33432 DATE 9/29/65
TO: Herbert Goldman 25th Fl. Maryland National Bank Bldg Baltimore, Md. 21202		BILLED BY: Zoning Dept. of Balto. Co.
DEPOSIT TO ACCOUNT NO. 01-422		TOTAL AMOUNT \$50.00
QUANTITY	DETACH UPPER SECTION A, B, RETURN WITH YOUR REMITTANCE	CHG.
Petition for Reclassification for Mercantile-Safe Deposit Co.		50.00
66-100-2		

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.

JOSEPH D. THOMPSON, P.E. & L.S.
CIVIL ENGINEER & LAND SURVEYORS
1150
101 SHELL BUILDING • 209 EAST JOPPA ROAD
TOWSON • 4 • MARYLAND • VAIL, 3-8820
ZONING DESCRIPTION
NORTHWEST CORNER HARFORD ROAD & FIFTH AVENUE

BEGINNING for the same on the southwest side of Fifth Avenue (50 feet wide) at
the end of the curve from Harford Road, thence binding on the southwest side of Fifth Avenue
North 44 degrees 47 minutes West 176.40 feet thence leaving the southwest side of said Avenue
and running South 42 degrees 50 minutes West 109.00 feet and South 50 degrees 23 minutes
East 293.32 feet to the northwest side of Harford Road thence binding on the northwest side of
Harford Road, North 40 degrees 24 minutes 46 seconds East 66.40 feet and northeasterly by a
line curving to the northwest with a radius of 25.00 feet for a distance of 37.17 feet to the
place of beginning.

JOSEPH D. THOMPSON, P.E. & L.S. NO. 1150



Martin Kleiman, Esq.
712 Court Square Building
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this

21st day of September, 1965.

Petitioner: Mercantile Safe Deposit & Trust Co.

Petitioner's Attorney: Martin Kleiman

Reviewed by: James S. Rye, Chairman of Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 19, 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 successive weeks before the 22nd day of October, 1965, the last publication
appearing on the 22nd day of October, 1965.

THE JEFFERSONIAN,

Manager:

Cost of Advertisement, \$.....

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

September 22, 1965

Martin Kleiman, Esq.
712 Court Square Building
Baltimore, Maryland 21202
Dear Sir:

SUBJECT: Reclassification from R-6 to B-1
for Mercantile Safe Deposit & Trust Co.
located on the Northwest corner of
Harford Road and Fifth Avenue-7th Dist.
(Item 1 - September 21, 1965)

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

STATE ROADS COMMISSION: The entrance as shown on the petitioner's site plan located
on Harford Road must be depressed curb type. The curb return into Fifth Avenue must
have a radius of 30'. The entrance on Harford Road is subject to the approval of
the State Roads Commission.

BUREAU OF TRAFFIC ENGINEERING: Since the two properties appear to be serviced by a
common driveway, it is considered desirable that this remain as the access to Harford
Road for both properties.

BUREAU OF ENGINEERING: Water - Existing 12" water in Harford Road
Sewer - Existing 8" sewer in Fifth Avenue
Existing 6" sewer in Harford Road
Adequacy of existing utilities to be determined by the developer or his engineer.
Road - Fifth Avenue is to be developed as a minimum 30' curb and gutter road on a
50' right of way.

OFFICE OF PLANNING AND ZONING, ZONING ADMINISTRATION DIVISION: 1' High compact
screening should be indicated along the rear and side property lines that bound
the adjoining residential zone. The position of the proposed store should be
relocated 10' from the south 50' 23' east 203.32' property line. This would allow
the side of the proposed store to be in line with the adjoining residential house
to the rear.

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 numbers had no comment to offer:

Board of Education
Fire Bureau, Plans Review
Health Department
Industrial Development Commission
Buildings Department
Office of Planning and Zoning, Project Plans

Very truly yours,

James S. Rye, Chief
Petitioner and Permit Processing

cc: Mr. J. Myers, State Roads Comm.
Mr. H. Moore, Bur. of Tr. Eng.
Mr. G. Brown, Bur. of Eng.
Mr. J. Rye, Office of Pl. & Zoning,
Zoning Administration Div.

PETITION FOR RECLASSIFICATION

9th DISTRICT

ZONING: From R-6 to B-1 Zone

LOCATION: Northwest corner of Harford Road and Fifth Avenue

DATE & TIME: MONDAY, OCTOBER 25, 1965 at 10:00 A.M.

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

Proposed Zoning: B-1

All that parcel of land in the North District of Baltimore County

Beginning for the same on the southwest side of Fifth Avenue (50 feet wide) at the end of the curve from Harford Road, thence binding on the southwest side of said Avenue and running South 42 degrees 50 minutes West 109.00 feet and South 50 degrees 23 minutes East 293.32 feet to the northwest side of Harford Road thence binding on the northwest side of Harford Road, North 40 degrees 24 minutes 46 seconds East 66.40 feet and northeasterly by a line curving to the northwest with a radius of 25.00 feet for a distance of 37.17 feet to the place of beginning.

Being the property of Mercantile-Safe Deposit and Trust Company, as shown on plat also filed with the Zoning Department.

Witness my hand and the Seal of Baltimore County, this 25th day of October, 1965.

By Order of: Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD.

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 1 successive weeks before the 22nd day of October, 1965, the first publication appearing on the 22nd day of October, 1965.

THE TIMES

Manager:

Cost of Advertisement, \$ 17.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Date of Posting: 10-25-65
Posted for: Heating Man. Oct. 25-65 at 10:00 A.M.
Petitioner: Mercantile Safe Deposit & Trust Co.
Location of property: NW Corner of Harford Rd. & Fifth Ave.
Location of Sign: On Harford Rd. & Fifth Ave.
Remarks: Sign to be removed 10-30-65
Posted by: Robert W. Rye Date of return: 10-14-65

