

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, **MORGAN L. GIES**, 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 _____ zone to an _____ zone, for the following reasons:

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 building (to increase from two dwelling units to 4 units)

Property is to be posted and advertised as provided 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.

Contract purchaser _____ Address _____
Legal Owner _____ Address: c/o DOWNES & DELTZ, Attys., 212 Washington Avenue, Towson 4, Maryland
Protestant's Attorney _____ Address: _____

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 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 25th day of October, 1965, at 1:30 o'clock P.M.

Zoning Commissioner of Baltimore County

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

September 27, 1965

Messrs. Downes & Delitz
212 Washington Avenue
Towson, Maryland 21204

SUBJECT: Special Exception for Living Quarters in a Commercial Building for Morgan L. Gies, located Southwest side of Westminster Road, 103 feet West of Reisterstown Road, 10th Dist. (Item 2, September 21, 1965)

Gentlemen:

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

STATE BOARD COMMISSION: If there are proposed improvements to the existing entrances, they will be subject to the approval of the State Roads Commission.

THE BUREAU OF PLANS REVIEW: This Bureau will review and comment at a later date, if necessary.

HEALTH DEPARTMENT: The petition should show means of sewage disposal.

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:

Bureau of Traffic Engineering
Industrial Development Commission
Bureau of Engineering
Bureau of Planning and Zoning, Project Plan.
Office of Planning and Zoning, Zoning Administration Div.

Very truly yours,

James S. Myers
James S. Myers, Chief
Petitioner and Petitioner's Representative

cc: Mr. J. Myers, State Roads Comm.
Messrs. Downes & Delitz, Fire Bureau
Mr. W. Greenblatt, Health Dept.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____ the requirements of Section 502.1 herein have been met.

the above Reclassification should be had, and it further appearing that by reason of _____

a Special Exception for _____ should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1965, that the herein described property or area should be and the same is hereby reclassified from _____ zone to _____ zone, and/or a Special Exception for _____ should be and the same is hereby granted, from and after the date of this order, subject to a parcel of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Robert C. Harris
Robert C. Harris, 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 _____, 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 to remain a _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND
CITY OF BALTIMORE

On October 4, 1965

personally appeared before me, the undersigned, a Notary Public within and for said City and State, **Re. Schnackenberg**, Chief Accountant of the News American 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 Ser

a true copy of which is hereto attached, was published in said newspaper in its issue dated October 4, 1965

Arthur S. Myers
Arthur S. Myers, Notary Public

NO. 4-11

Robert C. Harris, Zoning Commissioner
Old Court Road, Baltimore 7, Md.

Sept. 3, 1965

Description for a parcel of land on the Westminster Road, Reisterstown, Md. Beginning for the same at a point on the Southwest side of the Westminster Road, 103 ft. from the intersection of the Southwest side of said road and the West side of the Reisterstown Road, on the Southernmost boundary line of the land owned by Morgan L. Gies and conveyed in a deed from Margaret Gies, on Jan. 5, 1962 and recorded among the Land Records of Baltimore County, Md., in Liber 101, folio 101 etc. thence running and binding on said Southernmost boundary line North 83 degrees 30 minutes East 314.0 ft.; thence running and binding on the outline of said land North 02 degrees 50 minutes East 72.50 ft. and North 47 degrees 44 minutes East 137.70 ft. to the Southwest side of the Westminster Road; thence running and binding on the Southwest side of said road South 47 degrees 24 minutes East 166.0 ft. to the point of beginning. Containing 0.59 of an acre more or less and being a part of the land conveyed in the second and third parcels, described in the above mentioned deed.

Robert C. Harris
Robert C. Harris, Zoning Commissioner, 107-704

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 7, 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 _____ day of _____, 1965, the first publication appearing on the _____ day of _____, 1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$ _____

PETITION FOR SPECIAL EXCEPTION FOR THE BUREAU OF PLANS REVIEW
ZONING: Petition for Special Exception for Living Quarters in a Commercial Building
LOCATION: Southwest side of Westminster Road, 103 feet West of Reisterstown Road, 10th Dist.
DATE & TIME: Monday, October 11, 1965 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing for Special Exception for Living Quarters in a Commercial Building.

TELEPHONE 823-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE 10/27/65

To: Morgan L. Gies
12 Westminster Road
Reisterstown, Md.

FILED BY: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 88-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
Advertising and posting of property		\$67.13
66-103-X		47.13
		713

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

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Gonnelli, Director, Office of Planning and Zoning

Date: October 15, 1965

SUBJECT: Petition 66-103-X, Special Exception for Living Quarters in a Commercial Building, Southwest side of Westminster Road, 103 feet West of Reisterstown Road, Being the property of Morgan L. Gies.

4th District

HEARING: Monday, October 25, 1965 (1:30 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

TELEPHONE 823-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 33433

DATE 9/28/65

To: Morgan L. Gies
12 Westminster Road
Reisterstown, Md.

FILED BY: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 87-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
Petition for Special Exception		50.00
66-103-X		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.

Messrs. Downes & Delitz
212 Washington Ave.
Towson, Md. 21204

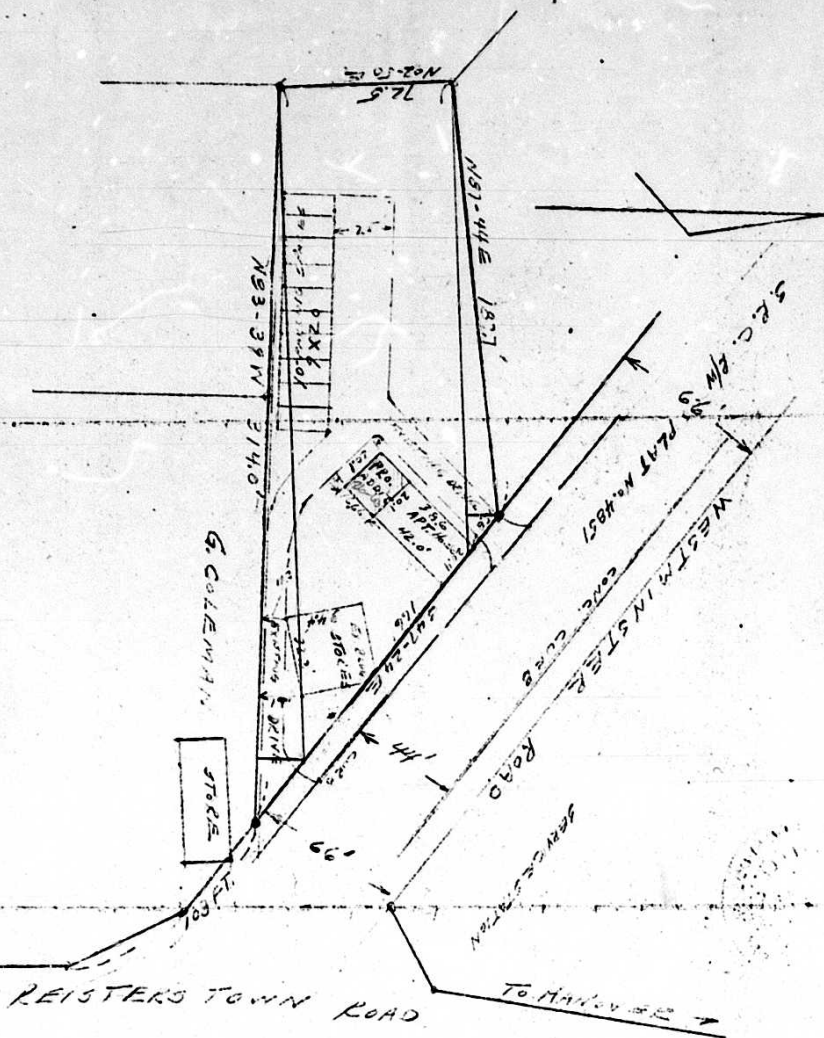
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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: Morgan L. Gies
Petitioner's Attorney: Downes & Delitz

John G. Rose
John G. Rose, Zoning Commissioner
Chairman, Zoning Advisory Committee



Plat of a lot owned by Morgan L. Ries,
Reisterstown, Ath. District, Balto. Co., Md.

Proposed addition to Apt. house, to house 4 tenants

Area of stores, 1100 sq. ft. parking spaces needed 6

Proposed Apt. house for four tenants, 4 parking spaces needed.

Scale 1 in. to 50 ft. Feb. 13, 1965

Robert C. Morris, P.E. Surveyor
Old Court Road, Balto. # 7, Md.

File # 66-103

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: W. L. Lundy

DATE: 1/13/66

0 30 28 26 24 22 20 18 16 14 12 10 8 6 4 2 0

0 12 10 8 6 4 2 0 12 10 8 6 4 2 0

66-103-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District

4th

Date of Posting

OCT 9 1965

Posted for:

Special Exception for Lining Q to in Comm. Bldg.

Petitioner:

Jorgan L. H. Des

Location of property

SW/4 of Westminster Rd 103' W of Rustlawn Rd

Location of Signs

SW/4 of Westminster Rd 107' W of Rustlawn Rd

Remarks:

Posted by

J. Borse

Signature

Date of return

OCT 14 1965

1 sign

MICROFILMED