

PETITION FOR ZONING RE-CLASSIFICATION AND SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ralph DeChiaro Enterprises, Inc., the 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 SEC. 2C zone to an NW-BD 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 doctors offices on terrace floor...

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.

Contract purchaser Ralph DeChiaro Enterprises, Inc. Legal Owner
Address Address 700 Fairmount Avenue
Towson, Md. 21204
Petitioner's Attorney Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of October, 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 10th day of November, 1965, at 11:00 o'clock A.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John A. Rees, Zoning Commissioner
Mr. George E. Gavrelli, Director
FROM: Office of Planning and Zoning

SUBJECT: Petition No. 33460, Petition for Special Exception for Offices and Office Building Southwest corner of Smith Avenue and Sanzo Road, Being the property of Ralph DeChiaro Enterprises, Inc.

Re: District

RECEIVED: Wednesday, November 10, 1965 (11:00 A.M.)

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

The Zoning Regulations set forth parking requirements for medical offices that are not inadequate for sites in business districts or in locations where large numbers of parking spaces are already available. But we believe that it is a proper consideration under special exception procedures to inquire whether more parking spaces may be needed in specific cases that would be required for medical offices permitted as of right. In this instance, we question that 70 - or even 33 - spaces would be a sufficient number to accommodate the doctors, secretaries, nurses, and patients that would use 6020 square feet of medical-office space.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and appearing thereby, the petitioner having met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, a special exception for doctor's office on terrace floor, should be granted.

The above reclassification should be had and a further advertisement should be made.

A Special Exception for doctors offices on terrace floor should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of November, 1965, that the herein described property be re-classified from SEC. 2C to NW-BD and/or a Special Exception for a doctor's offices should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Office of Planning and Zoning and the Bureau of Public Services.

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 10th 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 SEC. 2C zone, and/or the Special Exception for doctors offices on terrace floor be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 33460	
Division of Collection and Receipts		COURT HOUSE		TOWSON, MARYLAND 21204		DATE 10/15/65	
To: <u>Ralph DeChiaro Enterprises, Inc.</u> <u>700 Fairmount Ave.</u> <u>Towson, Md. 21204</u>							
REMIT TO ACCOUNT NO. <u>33460</u>							
QUANTITY		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT		DUE	
Petition for Special Exception		<u>66-117-X</u>		<u>50.00</u>		<u>50.00</u>	
Advertising and posting of property		<u>66-117-X</u>		<u>50.00</u>		<u>50.00</u>	
TOTAL				<u>100.00</u>		<u>100.00</u>	
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.							

INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 33492	
Division of Collection and Receipts		COURT HOUSE		TOWSON, MARYLAND 21204		DATE 11/15/65	
To: <u>Ralph DeChiaro Enterprises, Inc.</u> <u>700 Fairmount Ave.</u> <u>Towson, Md. 21204</u>							
REMIT TO ACCOUNT NO. <u>33492</u>							
QUANTITY		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT		DUE	
Advertising and posting of property		<u>66-117-X</u>		<u>50.00</u>		<u>50.00</u>	
TOTAL				<u>50.00</u>		<u>50.00</u>	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND							

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1080 Crosswell Bridge Rd., Baltimore, Md. 21204. Tel. 301/823-0800

Lester Matz, P.E.
John C. Childs, L.E.
Associates
George W. Bushby, L.E.
Robert W. Graham, P.E.
Leonard M. Green, P.E.
Norman F. Harman, L.E.
Paul L. Lee, P.E.
Paul S. Smith

DESCRIPTION

PARCEL ON SOUTHWEST CORNER OF SMITH AVENUE
AND SANZO ROAD, PICKWICK APARTMENTS, THIRD
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Existing Zoning: R-A
Proposed Zoning: R-A with Special Exception

Beginning for the same at a point on the west side of Sanzo Road, as laid out sixty feet wide, at the distance of 10.00 feet, as measured southerly along said west side of Sanzo Road from its intersection with the south side of Smith Avenue, both streets being shown on the plat entitled "Addition to and Resubdivision Plat of Part of Plat 1, Section 3, Pickwick" and recorded among the Land Records of Baltimore County in Plat Book R R G. 30, Page 58, and running thence, binding on said west side of Sanzo Road, (1) S 01°05'48" E 180.06 feet, thence (2) S 88°45'00" W 177.68 feet, thence along the outlines of "Pickwick", as shown on said plat, (3) N 01°15'00" W 203.45 feet, and (4) N 82°00'00" E 179.52 feet to a point in line with said west side of Sanzo Road, and thence (5) S 01°05'48" E 44.49 feet to the place of beginning.

Containing 0.8743 of an acre of land.

Subject to the proposed widening of Smith Avenue, as shown on the aforementioned plat.

HGW/1:1b 3.O. 62277-A
Water Supply & Sewerage > Highways & Structures > Developments > Investment



Ralph DeChiaro Enterprises, Inc.
700 Fairmount 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 5th day of October, 1965.

Petitioner Ralph DeChiaro Enterprises, Inc.
Petitioner's Attorney James E. Jones
Reviewed by John C. Reese
Zoning Commissioner
Chairman of Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3RD
Date of Posting Oct. 23, 1965
Posted for Special Exception - Office & Office Building
Petitioner: Ralph DeChiaro Enterprises, Inc.
Location of property: Southwest corner of Smith Ave. & Sanzo Rd.
Location of Signs: 36 Smith Ave. 25 W. of Sanzo Rd. 36 W. of Sanzo Rd. 25 S. of Sanzo Rd.
Remarks: See above
Posted by James E. Jones
Signature James E. Jones
Date of return Oct. 28, 1965

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND
CITY OF BALTIMORE

On October 10, 1965, personally appeared before me, the undersigned, a Notary Public within and for said city and State, Phillip J. Jones, Jr., Asst. Atty. General, Chairman of the Board of Appeals a 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 10, 1965

Subscribed and sworn to before me on October 19, 1965
James E. Jones
Notary Public

NO. A-4

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 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., on each of 10 successive weeks before the 19th day of October, 1965, the first publication appearing on the 10th day of October, 1965.

THE JEFFERSONIAN
James E. Jones
Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION AND SPECIAL EXCEPTION
ZONING DEPARTMENT OF BALTIMORE COUNTY
LOCATION: Southwest corner of Smith Avenue and Sanzo Road, Pickwick Apartments, Third Election District, Baltimore County, Maryland.
DATE & TIME: Wednesday, November 10, 1965, 11:00 A.M.
PUBLIC HEARING: 11:00 A.M. in the County Office Building, Room 106, County Office Building, Towson, Maryland.
The Zoning Commissioner of Baltimore County, in accordance with the provisions of the Zoning Law of Baltimore County, will hold a public hearing and Special Exception for all the purposes of land in the Third District of Baltimore County, on the west side of Sanzo Road, as laid out sixty feet wide, at the distance of 10.00 feet, as measured southerly along said west side of Sanzo Road from its intersection with the south side of Smith Avenue, both streets being shown on the plat entitled "Addition to and Resubdivision Plat of Part of Plat 1, Section 3, Pickwick" and recorded among the Land Records of Baltimore County in Plat Book R R G. 30, Page 58, and running thence, binding on said west side of Sanzo Road, (1) S 01°05'48" E 180.06 feet, thence (2) S 88°45'00" W 177.68 feet, thence along the outlines of "Pickwick", as shown on said plat, (3) N 01°15'00" W 203.45 feet, and (4) N 82°00'00" E 179.52 feet to a point in line with said west side of Sanzo Road, and thence (5) S 01°05'48" E 44.49 feet to the place of beginning.
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