PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Chester P. Farthing and Figure 1. The Chester P. Farthing Note: we, 1933 to Apple and legal owners of the property situate in mainteners.

County and which is described in the description and plat attached hereto and made a part hereof, County and which is described in the description and plat attached hereto and made a part hereof, thereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ R-6_____ __zone; for the following reasons: BL B-L

(a) Error in zoning, as exemplified by

(b) Charges occurring in the neighborhood since adoption of the Thirteenth F. Election District Land Use Map of Baltimore County. 1969

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 ...

Property is to be posted and advertised as prescribed by Zoning Regulations.

Lorwe, agree to pay expenses of above re-classification and/or Special Exception advertising. or we, agree to jusy expenses of above re-classification and or special exception advertuing, posting, etc., upon filing of this petition, and further agree to and are to be bound by the roning posting, etc., upon ning of this petition, and futurer agree to any are to be ordined by the colour regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore Whenter for faithing.

Address

John W. Armiger Petit Adress - 200 Padonia Road East Cockeysville, Maryland 21030

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ORDERED By The Zoning Commissioner of Baltimore County, this..... 15th ., 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 required by the Zoning Law or Bailtmore County, in two newspapers or general circulation incough-out Baltimore County, that preperty be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore Con'ty, on the 29th 29th 196 S at 1900 clock

you

Midland Read-Balto Legal C

Tothe H. Kotagust Sigle

1658 Early St Belfiz

issioner of Baltimore County

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and to appearing that the present of the subject for cutting through and opening Patapsco Thruway creates a major change in this neighborhood. The petitioners'

property lying in Baltimore County would be completely unusable in any of the R-6 contexts by virtue of its geographical size, shape and isolation, therefore,

the above Reclassification should be had; and its further appearing that by reason of

Beg. 152.90 the Balto.

66-152 R

IT IS ORDERED by the Zoning Commissioner of Baltimore County this.

zone to a_B=L. the same is hereby reclassified; from a.u. B>6

zone. Wyłączu Speciał Brzepnies zna urzekkarakary krzykarkkarkarkarkarakakaka zna zaka zna zaka zaka z Extend, from and after the date of this order, subject to approval of the site plan by Bureau of Public Services and the Office of Planning of Conjung.

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... , 196 ..., that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and zone; and/or the Special Exception for

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT. Petition 66-152-R. From R-ú to B.L. Zone Beginning 152.50 feet Southwest

HEARING: Wednesday, December 29, 1965. (10:0J a.m.)

ture in the grea of the subject property

The planning staff of the Office of Planning and Zoning has reviewed the subject

It is our opinion that the Comprehensive Rezoning Map for the 13th District established sufficient commercial zoning for the foreseeable

We do not see that there have been any changes in the area or that there is any prospect of a change that would justify the rezoning proposed.

Residential last fronting on Smith Avenue back onto the subject property. If the property were to be recorded as requested, this adjacency would not necessarily be bad in itself; the rear boundary of residential property can, raided, be the best place to establish adjacent commercial zoning—but only if extensive screening is provided and related properly to the residential sites. The Boltimore Courty Zoning Regulations on our contain provisions for screening at this nature, nor can such screening be required as a condition

Further, it appears that the patitioner's property ext- ds to Smith Avenue. Although B. L. zoning is not requested for this extension of the property, the Smith Avenue fontage nevertheless could be used for accessy but Smith Avenue is not in the least suited for access to a shopping center. Again, polithibition of access to a condition of reclassification would not be possible.

Commercial development of the subject property would thus appear to be an

In view of the size of the subject tract and of the fact that the City parties of the petitioner's land is zoned residentially, the question arises as to whether reclassification would constitute improper soot zoning.

3. Residential lots fronting on Smith Avenue back onto the subject prop

TO. Mr. John G. Rose, Zoning Commissioner

of Patapsco Avenue Chester P. Farthing.

Date December 17, 1965

be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

SALTINGRE COUNTY OFFICE OF PLANSING AND ZAVING COUNTY OFFICE BUILDING TOMSON, MANYLAND 2120h

Reclassification From H-6 to Hi. For Chester P. Farthing Located Sw of Pateness Avenue and Baltimore City Line 13th District (Item 2, October 19, 1965)

66-152 A

Zoning Advisory Committee has reviewed the subject petition and make

U OF TRAFFIC PUREERING: The plan as shown is satisfactory, provided there is

Very truly yours

ALANEVANS & ASSOCIATES

#13

SURVEYORS AND

Cetober 1 1965.

DESCRIPTION FOR ZONING RECLASSIFICATION FROM RESIDENTIAL R 6

TO RUSINESS LOGAL

EMBRING for the same at a point in the third line of the land which by de September 4, 1945 and recorded among the Land Records of Baltimore City in Liber No. 6784 folio 545 was conveyed by Frank J. Schwartz to J. Harpor Kelbaugh, said point being situate referring all courses to the true meridian as established by the Baltimore City Survey Control System South 03 degrees 33 minutes 51 seconds Bust 252.90 feet neasured along a part of said third line from the southwest side of Fatapace Avenue, 100 feet wide, said place of beginning also being situate at the intersection of said thirs line with the southwest boundary line of Baltimore lity, thence leaving said place of beginning and running the four following courses and distances, vin: South 03 degrees 33 minutes 51 seconds East 365.26 feet, 'hence North 26 degrees 36 minutes 09 seconds Zast 369.20 feet, thence North 03 degrees 16 minutes 51 2-20nds West 50.00 feet and thence North 86 degrees 38 minutes 09 seconds East 120.43 feet to intersect said southwest boundary of Baltimore City said point being situate South 86 degrees 36 minutes C9 seconds West 54.57 feet from the west side of Gable Avenue, 30 feet wide, thence running and binding on raid acuthwest boundary of Baltimore city North 60 degrees 33 minutes 50 r ands West 563.55 Feet to the place of beginning.

Containing 2.48 meres of land more or less.

This description has been property to be used for conveyance

100 I. Wan Evan

only and is not intended

1. WONNEMAN, STYLES & McConkey

ATTORNEYS ...T LANGE ATTORNEYS CENTRE STREET
BALTIMORS. Mp. 21202

OF PLANTING & ZUNING

FEB 8- 156 AM

Baltimor. County Office of Planning and Zoring County Office Building 111 West Chesapeake Avenue Towson, Maryland, 21204

RZ: Fetition for Seclastifusion from R-6 Zone to S-L Zone Prop. Beg. - Apd S/N of Fetappec Ave. and Satistive Gity Line, like District - Chas. F. Ferbing, Rissbork F. Farthing, Obr. H. Selbaugh metality 1. Selbaugh, Petitioners - No. 64-15-R

Attn: Edward D. Hardesty

LEONAPD R. WONNE ALBERT W. STILES ELMER L. McCONKET

On the 26th day of January 1966, we forwarded to your office an order to enter an Appeal from the ruling of the Zoning Commissioner is the captioned matter, and enclosed our check in the amount of Seventy Dollars (\$70.00).

Mease be advised that we wish to withdraw the Appeal and request that if in any way possible the \$70.00 be refunded to this office.

Yery truly yours,

WONNEMAN, STYLES & McCONKEY

Albert W. Styles

AWS:jgh cc: hrs. Harriet Fritz 2117 Smith Avenue Baltimore, Haryland, 21227 John Warfield Armiger, Esquire

BALTIMORE COUNTY OFFICE OF FLANNING AND ZONING

John W. Armiger, Esquire 200 Padonia Road East

owesber 22. 1965

66-152 R

Chester Farthing Reclassification Adde

The Zoning Advisory Committee has reviewed the petition and have the following comments to offer:

REMIRE SHEET CHARTCH LEVELIGH: The subject petition is approved for a hearing date with the following notations regarding that portion of the track which lies in Beltimore City, and is to be utilized as a the track which lies in Haltimore City earling area for the shopping center.

The oxisting soming is residential and will require a City Ordinance for a parking une.

The projected gening is MI i.e. a manufacturing restricted some that would previt only high types of industrial uses that would tend to protect the adjoining residential uses in Beltimore County. The MI love would not permit conserval uses.

Very truly yours.

Jarylb

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CERTIFICATE OF PUBLICATION

Cost of Advertisement, \$....

CERTIFICATE OF TODARDITION		
TOWSON, MD Percender 9, 1965	DEPOSIT TO	
THIS IS TO CERTIFY, that the annexed advertisement was	EUANTITY	
published in THE JEFFERSONIAN, a weekly newspaper printed	7.	Ad
and published in Towson, Baltimore County, Md. one The cuch		66-
at 1 time xucrossivenuceks before the 29th	Mary and the	
lay of Becember, 19.55, the SMS publication		
appearing on the 9th day of Bacamber		
19 65		
D. Leank Streetin		
Distant survey	Section Assets	A

BALTIMORE COUNTY, MARYAND
OFFICE OF REAL COUNTY, MARYAND
Deliver of Collection and Randyle
COURT HOUSE
TOWSON, MARYLAND 2104
TO: Stanley I. Penitz
TOWSON, MARYLAND 2104
TO: Ourings milita, nd. 21117

DEFORM TO ACCOUNT NO. 01-521.

DEFORM TO ACCOUNT

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Juba W. Arafgar, Est.
230 Padenia Read East
Codesyaville, Rd. 21890

RALTIMORE COUNT OFFICE OF FLANKING AND ZONING
County Office Building
111 W. Chesapaka Avenue
Tomon, M. ryland 21204

Your petition has been received and accepted for filing this

15th day of Received And accepted for filing this

15th day of Received And accepted for filing this

25th Annual County Coun

BALTIMORE COUNTY, MARY AND
OFFICE OF FINANCE
Division of Californ and Sandjo.

No.33552

WSON MARYLAND 21204

o: John Varffold Analgar, Ex 200 Yadmin Read East Confermal No. 76, 21070

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INPRITANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, WARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLASE REVIEWS UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

66-152

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

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District /3 7	n Closedistrin D	0 01 +	Date of Posting Alec 11	965
	ater P. Fares			
Petitioner: _C-22	1520	ung, wal.		
			e are and sette city.	
Location of Signs	160 N of South	an 335 W/	1 Selle 25 01601	N
Remarks - Ha	He are I da	1-60 an (3) 16	5 N of Bath are 385 W.	<i>ქ</i>
Posted by	Signature	Del	de at return 1860 16 196	5

signs

