

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Roy and Rachel T. Farmer, 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:

Error in map and change in neighborhood

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 commercial building.

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

I, or we, agree to pay expenses of above re-classification 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: 723 Old North Point Rd.
Baltimore, Maryland 21224

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of January, 1966, 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 28th day of February, 1966, at 10:00 o'clock a.m.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
(A-9000)

GEORGE E. GAVELLIS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Mr. Roy Farmer
723 Old North Point Road
Baltimore, Maryland 21224

January 27, 1966

RE: Reclassification From RA to BL and Special Exception Living Quarters in a Commercial Building, N/S Old North Point Rd 28' from Centerline of Carson Street, 15th District (Item 2, January 25, 1966)

Dear Sirs:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 days nor more than 90 days after the date on the filing certificate will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 353.

Very truly yours,

James S. Hays
JAMES S. HAYS, Principal
Zoning Technician

JSD:ylb

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 map

the above Reclassification should be had; and it further appearing that by reason of Section 502.2 of the Baltimore County Zoning Regulations

a Special Exception for a living quarters in a commercial building should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of February, 1966, that the herein described property or area should be and the same is hereby reclassified; from an RA zone to a BL zone and/or a Special Exception for a living quarters in a commercial building

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. 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 25th day of January, 1966, 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 to remain a RA zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

MICROFILMED

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

Mr. Roy Farmer
723 Old North Point Road
Baltimore, Maryland 21224

RE: Reclassification From RA to BL and Special Exception Living Quarters in a Commercial Building, N/S Old North Point Rd 28' from Centerline of Carson Street, 15th District (Item 2, January 25, 1966)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing 12" water in Old North Point Road.
Sewer - Existing 8" sewer in Old North Point Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Old North Point Road is a State Road.

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 members had no comment to offer:

Fire Bureau - Fire Review
Health Department
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission
Office of Planning and Zoning
Bureau of Traffic Engineering

Very truly yours,

James S. Hays
JAMES S. HAYS, Principal
Zoning Technician

JSD:ylb

cc: Mr. Carlyle Brown-Bureau of Engineering

DESCRIPTION OF LOT NO. 723 OLD NORTH POINT ROAD,
15TH DISTRICT, BALTIMORE COUNTY, MARYLAND, BELONGING
TO ROY T. FARMER, FOR CHANGING THE PRESENT ZONING.

Beginning for the same at a point in the northernmost side of Old North Point Road, laid out 30 feet wide, at a distance of 28 feet measured along said side from the center line extended of Carson Street running thence the following four courses and distances:

N 17° 56 minutes East 193.6 feet,

N 71° 25 minutes West 44.0 feet,

S 17° 56 minutes West 192.88 feet to a point in the northernmost side of Old North Point Road thence along said road South 70° 29 minutes

East 44.0 feet to the place of beginning.

Containing 17,005 square feet, with the following notes:

Present Zoning: RA

Proposed Zoning: B-1 to conduct a beauty parlor

Area of Parlor: 405 square feet

Required Parking: 3 spaces

Parking Shows: 4 spaces

Surveyed by A. Alexis Rayhel - Reg. L.S. 6-13
523 Allegheny Avenue
Towson, Maryland 21204
January 6, 1966

Mr. Roy Farmer
723 Old North Point Road
Baltimore, Maryland 21224

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

25th day of January, 1966.

Petitioner Roy Farmer

Petitioner's Attorney

John G. Rose

Zoning Commissioner

Reviewed by

Chairman of

Advisory Committee

TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 35755

DATE Feb. 1, 1966

To: Roy W. Farmer
723 Old North Point Road
Baltimore, Md. 21224

cc: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-422

QUANTITY

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification & Special Exception

46-188-RX

2-366 75.2 * 35755 TIP-

50.00

4

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

Date: February 18, 1966

FROM: Mr. George E. Gavellis, Director of Planning

SUBJECT: Petition #66-188-RX. "North side of Old North Point Road from Carson Street. Petition for Reclassification from R.A. to B.L. Zone. Petition for Special Exception for living quarters in a commercial building." Roy Farmer - Petitioner

15th District

HEARING: Monday, February 28, 1966. (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 Patapsco Neck Planning Area established RA zoning on the northernly side of Old North Point Road to preserve the residential character of properties to the south and to prevent undesirable strip commercial development. Adequate commercial frontage was provided north of the RA zoning, facing on North Point Boulevard, where a measure of control would be assured through the subdivision process (the North Point Boulevard frontage is in considerably large parcels). The boundary between commercial and RA zoning was determined generally by a topographical separation between the Boulevard and the Road frontages.
- We believe that the BL-RA-R-6 transition from North Point Boulevard to the south of Old North Point Road represents an excellent example of land-use planning, sensitive to a variety of factors. The result is a properly harmonious transition from greater to lesser land-use potentials, with the points of change located exactly where they should be. The subject petition would not only disturb this pattern, but would lead to a series of changes likely to nullify the whole effect.
- While the subject reclassification would not be a "classic" case of spot zoning, from a planning viewpoint it is very closely akin to it. It would appear that the request stems only from a desire to establish a particular commercial use on a residential lot. From the standpoint of the public interest, we can see nothing that would warrant the reclassification proposed.

TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 35773

DATE 2/18/66

To: Roy W. Farmer
723 Old North Point Road
Baltimore, Md. 21224

cc: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-422

QUANTITY

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property

46-188-RX

39.90

4

2-1266 8141 * 35773 TIP-

34.90

4

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.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15th

Date of Posting 2-10-66

Posted for Henry W. Rose Feb. 23-66 at 2:00 P.M.

Petitioner: Roy Farmer

Location of property: N/S Old North Point Rd. 28' from Carson St.

Location of Sign: Van front lawn of 723 Old North Pt. Rd.

and opposite S. from State Bank

Remarks: Robert Lee Bullen

Posted by Robert Lee Bullen

Signature

Date of return: 2-17-66

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 15TH DISTRICT

ZONING: From R.A. to D.L. Zone.
Petition for Special Exception for
Living Quarters in a Commercial
Building.

LOCATION: North side of Old North
Point Road 28 feet from Carson
Street.

DATE & TIME: Monday, February
28, 1966 at 10:00 A.M.

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

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.A.
Proposed Zoning: D.L.
Petition for Special Exception for
Living Quarters in a Commercial
Building.

All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same at a point in the northernmost side of Old North Point Road, laid out 30 feet wide, at a distance of 28 feet measured along said side from the center line extended of Carson Street, running thence the following four courses and distances: N 17° 16' 25" minutes East 193.6 feet, N 71° 25' 17" minutes West 44.0 feet, S 17° 16' 25" minutes West 192.88 feet to a point in the northernmost side of Old North Point Road thence along said road South 70° 29' minutes East 44.0 feet to the place of beginning. Containing 17,005 square feet.

Being the property of Roy Farmer and Rachel Farmer as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday February 28, 1966 at 10:00 A.M. County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County

Feb. 10.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 10, 1966.

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 a week~~ ~~for 1 time~~ ~~successive weeks~~ before the 28th day of February, 1966, the first publication appearing on the 10th day of February 1966.

THE JEFFERSONIAN,

H. Frank Stricker
Manager.

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 15th District

ZONING: FROM R.A. TO B.L.
ZONE.

Petition for special exception
for living quarters in a commercial building.

LOCATION: Northside of Old North Point Road 28 feet from Carson street.

DATE AND TIME: Monday, Feb. 28, 1966, at 10 a.m.

PUBLIC HEARING: Room 108, County Office Bldg. 111 W. Chesapeake Ave., Towson, Md.

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.A.

Proposed Zoning: B.L.

Petition for special exception for living quarters in a commercial building.

All that parcel of land in the 15th District of Baltimore County, Beginning for the same, at a point in the northernmost side of Old North Point Rd., laid out 30 feet wide, at a distance of 28 feet measured along said side from the center line extended of Carson St., running thence the following 4 courses and distances:

N17 degrees 56 minutes east 193.6 ft.,

N71 degrees 25 minutes west 44.0 ft.,

S17 degrees 56 minutes west 192.88 ft. to a point in the northernmost side of Old North Point Rd. thence along said road South 70 degrees 29 minutes east 44.0 ft. to the place of beginning, containing 17,005 square feet, being the property of Roy Farmer and Rachel Farmer as shown on plat plan filed with the zoning department.

HEARING DATE: Monday, Feb. 28, 1966, 10 a.m.

PUBLIC HEARING: Room 108, County Office Bldg., 111 West Chesapeake Ave., Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

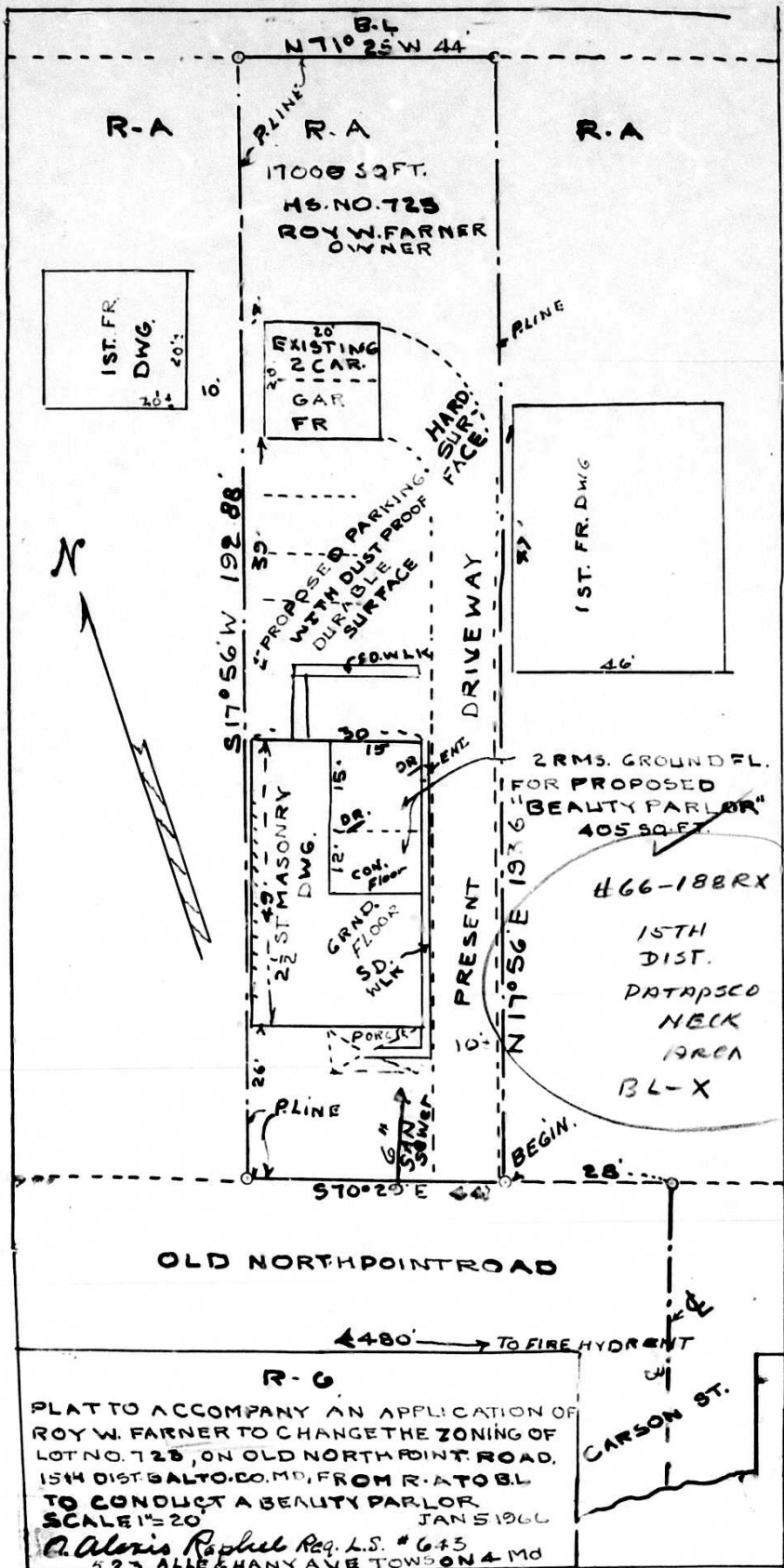
DUNDALK, MD., February 2, 1966

THIS IS TO CERTIFY, that the annexed advertisement of "Roy Farmer" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 8th day of February 1966; that is to say, the same was inserted in the issues of 2-2-66

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price



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