

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Bealand Corp., 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-2A zone, for the following reasons:

Error in map

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. 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: Bealand Corp.
Address: 308 W. Redwood Street, Baltimore, Maryland
Legal Owner: Bealand Corp.
Address: 308 W. Redwood Street, Baltimore, Maryland
Petitioner's Attorney: John G. Hone
Protestant's Attorney: James E. Hone

ORDERED BY The Zoning Commissioner of Baltimore County, this 8th day of February, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of March, 1966, at 2:00 o'clock P.M.



(over)

Bealand Corp.
308 W. Redwood Street
Baltimore, Maryland

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 8th day of February, 1966.

John G. Hone
Zoning Commissioner

Petitioner: Bealand Corp.
Petitioner's Attorney: James E. Hone
Reviewed by: James E. Hone
Chairman of Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th
Posted for: Reclassification from R-6 to R-2A
Petitioner: Bealand Corp.
Location of property: 403.4 ft. of Old Washington Rd. 1039.4 ft. of Washington Blvd.
Location of Signs: at 403.4 ft. of Old Washington Rd. 1039.4 ft. of Washington Blvd.
Remarks: at 403.4 ft. of Old Washington Rd. 1039.4 ft. of Washington Blvd.
Posted by: John G. Hone
Date of return: March 16, 1966

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

the above Reclassification should be had, and error, above

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of March, 1966, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an R-2A zone, and error, above 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 error, above

the above reclassification should NOT BE MADE, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of March, 1966, 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 zone, and/or the Special Exception for error, above be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 35789 DATE 2/25/66
To: Albert Weitzman 393 Washington Boulevard Baltimore 27, Md.		Billed By: Zoning Dept. of Balto. Co.
DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT
Petition for Reclassification for Bealand Corp.	1	50.00
46-203-2		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.		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 37623 DATE 3/17/66
To: Stanley Craft Hys. Co. Inc. 373 Washington Blvd. Baltimore 27, Md.		Billed By: Zoning Dept. of Balto. Co.
DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT
Advertising and posting of property for Bealand Corp.	1	50.00
46-203-2		50.00

L. ALAN EVANS & ASSOCIATES 4200 ELSBRODE AVENUE - BALTIMORE, MD. 21214 - HAMILTON 6-2144 BRANCH - OFFICE 100 POPLAR STREET - CAMBRIDGE, MD. 21613 - AC 8-3380		SURVEYING & CIVIL ENGINEERING #66-203R APP #13 SEC. 2A 23A 3/4/66
L. ALAN EVANS, L.S. 244 S. BALTIMORE R.D. NO. 2887	J. CARROLL HAGAN SITE PLANNER	NORMAN C. EMERICK, P.E. ENGINEERING OF JUDICIAL R.D. NO. 2887
January 26 1966.		
DESCRIPTION OF OLD WASHINGTON ROAD PROPERTY		
RECLASSIFICATION FROM R-6 TO R-2A		
BEGINNING for the same at a point in the center of Old Washington Road, said point being situate 1039.4 feet measured northeasterly along said center of Old Washington Road from its intersection with the southeast side of Washington Boulevard, thence leaving said place of beginning and said center of Old Washington Road North 45 degrees 06 minutes West 122 feet more or less to a point 115 feet measured northeasterly at right angles to said center of Old Washington Road, thence running parallel to and 115 feet measured northwesterly at right angles from said center of Old Washington Road the two following courses and distances, viz: North 60 degrees 58 minutes 57 seconds East 332 feet more or less and North 32 degrees 13 minutes East 86 feet more or less, thence South 48 degrees 06 minutes East 117 feet more or less to said center of Old Washington Road, thence running and binding thereon the two following courses and distances, viz: South 32 degrees 13 minutes West 93.56 feet and South 60 degrees 58 minutes 57 seconds West 321.70 feet to the place of beginning.		
The above description has been prepared for zoning purposes only and is not intended to be used for conveyance.		
L. Alan Evans		

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. March 3, 1966
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 one successive weeks before the 21st day of March, 1966, the first publication appearing on the 3rd day of March 1966.

THE TIMES

Manager: John M. Martin

Cost of Advertisement \$ 25.00
Purchase Order B2363
Requisition No. K9016

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date: March 11, 1966
FROM Mr. George E. Gavrillis, Director of Planning
SUBJECT: Petition #66-203-R. "NW/4 Old Washington Road 1039.4 feet NE of Washington Boulevard. Petition for Reclassification from R-6 to R-2A. Bealand Corporation-Petitioners
13th District
HEARING: Monday, March 21, 1966. (2:00 P.M.)
The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- Recent studies by the planning staff indicate that the subject property's R-6 Zoning along Old Washington Road should be affirmed. This zoning is intended to provide a buffer strip for residential development on the southeasterly side of the road, while allowing reasonable small-lot residential development or controlled parking along the northwesterly side. Fully developed as presently zoned, the subject property would have housing and commercial uses "back-to-back"; reclassification would result in "face-to-face" commercial-residential development. As we have stated many times before, a back-to-back orientation is far more desirable.
- It would appear that reclassification could be avoided if the petitioner were to re-orient his proposed building. Certainly, the area of R-2A Zoning on the subject property is sufficient for alternative site plans.

Bealand Corp.
308 W. Redwood Street
Baltimore, Maryland
Dear Sir:
The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
MAIN REASON: The method for providing sewage disposal should be indicated prior to the hearing.
STATE REASON: The proposed entrance from Washington Boulevard should be a minimum width of 25 feet. The radius of curb returns must be 20 feet. Entrance details are subject to State Road Commission approval.
REASON OF OPPOSITION: "Water in Washington Boulevard. Existing 12" water in Old Washington Rd. Sewer - Not available.
Road - Washington Avenue is to be developed as a minimum 30' road on a 50' right of way.
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 - Lane Review
Industrial Development Commission
Board of Education
Buildings Department
Bureau of Traffic Engineering
Office of Planning and Zoning

Very truly yours,

James E. Hone
Chairman of Advisory Committee

cc: Mr. William Irons - Health Department
Mr. John Hopper - Public Works Department
Mr. Larkie Irons - Bureau of Engineering

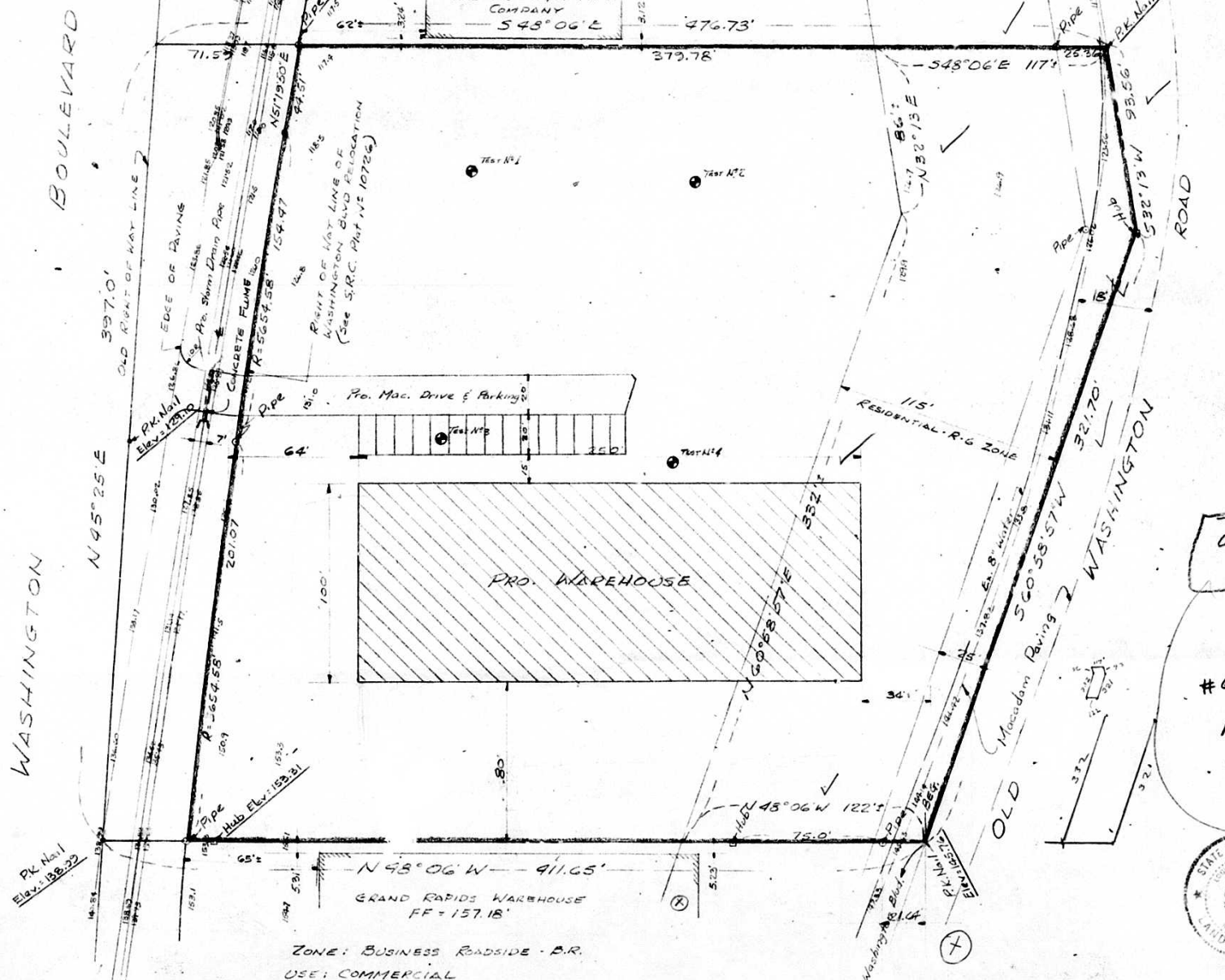
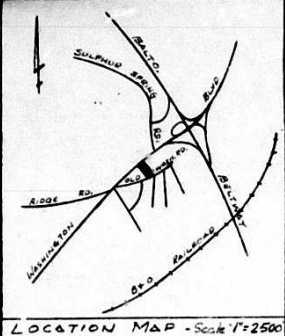
CERTIFICATE OF PUBLICATION

TOWSON, MD. March 3, 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 in each of one successive weeks before the 21st day of March, 1966, the first publication appearing on the 3rd day of March 1966.

THE JEFFERSONIAN

Manager: L. Alan Evans

Cost of Advertisement, \$.....



Notes

PRESENT ZONE: B.R. & R.G.
 PROPOSED ZONE: RECLASSIFICATION OF R.G. TO B.R.
 PRESENT USE: VACANT
 PROPOSED USE: WAREHOUSE
 NO. OF EMPLOYEES - 35
 REQUIRED PARKING: 1 SPACE FOR EACH 3 EMPLOYEES. = 12
 PROPOSED PARKING: 15
 ELECTION DISTRICT NO. 13



OFFICE COPY

#66-203R
 MAP #13
 SEC. 2A 13A
 BR



L. Alan Evans
 REG. NO. 2527

L. ALAN EVANS
 SURVEYORS & CIVIL ENGINEERS
 4200 ELSRODE AVE. - PHONE HA 6-2144
 BALTIMORE 14, MARYLAND
 DATE: JAN. 26, 1966 SCALE: 1" = 40'