

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Walter S. Stefanowicz & Sons, Inc., legal owner of the property situated 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 Business Local zone to an SE-13-D zone and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for:

That the proper use of the property is for business roadside and that it has for many years been used for purposes as allowed in business roadside prior to the adoption of the present zoning laws and to deny its use would be confiscatory.

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.

BY Walter S. Stefanowicz & Sons, Inc.
Contract purchaser
Address 100 Jefferson Building, Towson, Md. 21204
BY James F. Offutt, Jr.
Petitioner's Attorney
Address 100 Jefferson Building, Towson, Md. 21204
BY Walter S. Stefanowicz & Sons, Inc.
Legal Owner
Address 100 Jefferson Building, Towson, Md. 21204
BY James F. Offutt, Jr.
Protestant's Attorney
Address 100 Jefferson Building, Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of April, 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, Room 108, County Office Building in Towson, Baltimore County, on the 16th day of May, 1966, at 11:00 o'clock A. M.



(over)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

GEORGE E. GARRETT
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

James F. Offutt, Jr., Esquire
107 Jefferson Building
Towson, Maryland 21204

April 11, 1966

Re: Walter S. Stefanowicz & Sons, Inc.
(Item 4, April 12, 1966)

Dear Sir:

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 60 days after the date on the filing certificate will be furnished 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 F. Offutt, Jr.
Zoning Technician

JFO:ym

ORDER RECEIVED FOR FILING

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 the zoning map should be corrected

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16 day of May, 1966, that the herein described property or area should be and the same is hereby reclassified, from a Business Local zone to SE-13-D zone and/or a Special Exception should be granted.

from and after the date of this order, subject to approval of the site plan by the Board 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 in the original zoning map

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 16 day of May, 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 to and remain a Business Local zone; and/or the Special Exception for Business Local zone be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting April 12, 1966
Posted for Walter S. Stefanowicz & Sons, Inc.
Petitioner Walter S. Stefanowicz & Sons, Inc.
Location of property 466.61 feet from Cockeyville Rd. NW-17-B
Location of Sign at the intersection of York Rd. and Cockeyville Rd.
Remarks Reclassification from Business Local to SE-13-D
Posted by James F. Offutt, Jr. Date of return May 5, 1966

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

To: James F. Offutt, Jr., Esq.
Jefferson Building
Towson, Md. 21209

INVOICE No. 37683 DATE 4/22/66

DEPOSIT TO ACCOUNT NO.	QUANTITY	UNIT PRICE	TOTAL AMOUNT
61-422			\$50.00
Petition for Reclassification for Walter S. Stefanowicz & Sons, Inc.			50.00
#66-252-R			
			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.

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
400 YORK ROAD - TOWSON, MD.
BY Walter S. Stefanowicz & Sons, Inc.
DATE 3/17/66 Description for Zoning Purposes
SHEET 1 of 1
PLAT 1-1187
SE-13-D
NW-17-B

All that piece or parcel of land situate, lying or being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same at a point on the West side of York Road in the Cockeyville Rd. first line of the parcel of land which by a deed dated June 12, 1964, and recorded among the Land Records of Baltimore County in Liber R.R. No. 4311, folio 361, was conveyed by John Lealty Co., to David Rosen and Gertrude Rosen, his wife, at the distance of 104.66 feet Southeasterly measured along said line from a pipe in concrete heretofore set at the beginning of said line and running thence binding on the West side of York Road (1) South 11 degrees 01 minutes East 104.61 feet to an iron bolt heretofore set, thence still binding on the line of said conveyance (2) North 83 degrees 36 minutes West 110.43 feet (3) South 3 degrees 22 minutes West 71.00 feet (4) South 11 degrees 52 minutes West 111.67 feet to the Northeast side of Beaver Dam Road, thence binding on the Northeast side of said road, (5) North 62 degrees 15 minutes West 56.76 feet to the East side of the right of way of the Northern Central Railroad, thence binding on the East side of said Railroad (6) by a line curving to the right for a distance of 253.8 feet and a chord bearing North 11 degrees 06 minutes East 253.8 feet to intersect a line drawn south 80 degrees 27 minutes West from the place of beginning, thence reversing said line so drawn and passing over an iron pipe at the end of 171.87 feet, (7) North 80 degrees 27 minutes East 171.87 feet to the place of beginning.

CONTAINING 0.7 acres of land, more or less.

SUBJECT to the right to the use in common of the adjoining property to the North of a road 20 feet in width, the center line of which is described as follows:

BEGINNING at the beginning of the above described parcel of land and running reversely along the last line thereof for a distance of 161.0 feet.



CERTIFICATE OF PUBLICATION

TOWSON, MD. April 23, 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. 21204, on 1 day of May, 1966, 1 time, successive weeks before the 16th day of May, 1966, the first publication appearing on the 23rd day of April, 1966.

THE JEFFERSONIAN

Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION

ZONING: FROM B.L. to B.M.
Zone:
LOCATION: West side of York Road, 466.61 feet from Cockeyville Rd.
DATE & TIME: MONDAY, MAY 16, 1966 at 11:00 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 Petitioner: B.L.
Proposed: B.M.
All that parcel of land in the Eighth District of Baltimore County.

BEGINNING for the same at a point on the West side of York Road 466.61 feet from Cockeyville Rd. in the first line of the parcel of land which by a deed dated June 12, 1964, and recorded among the Land Records of Baltimore County in Liber R.R. No. 4311, folio 361, was conveyed by John Lealty Co., to David Rosen and Gertrude Rosen, his wife, at the distance of 104.66 feet Southeasterly measured along said line from a pipe in concrete heretofore set at the beginning of said line and running thence binding on the West side of York Road (1) South 11 degrees 01 minutes East 104.61 feet to an iron bolt heretofore set, thence still binding on the line of said conveyance (2) North 83 degrees 36 minutes West 110.43 feet (3) South 3 degrees 22 minutes West 71.00 feet (4) South 11 degrees 52 minutes West 111.67 feet to the Northeast side of Beaver Dam Road, thence binding on the Northeast side of said road, (5) North 62 degrees 15 minutes West 56.76 feet to the East side of the right of way of the Northern Central Railroad, thence binding on the East side of said Railroad (6) by a line curving to the right for a distance of 253.8 feet and a chord bearing North 11 degrees 06 minutes East 253.8 feet to intersect a line drawn south 80 degrees 27 minutes West from the place of beginning, thence reversing said line so drawn and passing over an iron pipe at the end of 171.87 feet, (7) North 80 degrees 27 minutes East 171.87 feet to the place of beginning.

CONTAINING 0.7 acres of land, more or less.

SUBJECT to the right to the use in common of the adjoining property to the North of a road 20 feet in width, the center line of which is described as follows:

BEGINNING at the beginning of the above described parcel of land and running reversely along the last line thereof for a distance of 161.0 feet.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 6, 1966

FROM: George E. Garrett, Director of Planning

SUBJECT: Petition #66-252-R. West side of York Road 466.61 feet from Cockeyville Rd. to B.M. Walter S. Stefanowicz & Sons, Inc. - Petitioners

8th District

HEARING: Monday, May 16, 1966. (11:00 A.M.)

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

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Riverton, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

May 6, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of James F. Offutt, Jr., Esquire, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 16th day of May, 1966, that is to say the same was inserted in the issues of April 20, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

Editor and Manager

Petitioner: Walter S. Stefanowicz & Sons, Inc.

Petitioner's Attorney: James F. Offutt, Jr.

Zoning Commissioner

County of Baltimore

April 28

Your petition has been received and accepted for filing this

16th day of April, 1966

James F. Offutt, Jr., Esquire
Zoning Technician

April 28

April 14, 1966

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

James F. Offutt, Jr., Esquire
107 Jefferson Building
Towson, Maryland 21204

SUBJECT: Reclassification From R1 to RM
For Walter S. Stefanowicz &
Sons, Inc., located 1/8 York
Road N of Cockeysville Road
8th District
(Item 4, April 14, 1966)

Dear Sir:

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

BUREAU OF ENGINEERING:

Sewer - Not available
Water - Existing 12" water in York Road, existing 8" in Cockeysville Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Cockeysville Road is to be developed as a minimum 40' road on a 50' right of way.
York 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 Commission's hearing.

The following members had no comment to offer:

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

Very truly yours,

James E. Deen
JAMES E. DEEN, Principal
Zoning Technician

JED:ylm

cc: Mr. Carlyle Brown-Bureau of Engineering

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 38617

DATE 5/16/66

To: James F. Offutt, Jr., Esq.
Jefferson Building
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 81-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
		\$62.75
	Advertising and posting of property for Walter S. Stefanowicz & Sons, Inc. #66-252-R	62.75
		62.75

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.

PETITION FOR RECLASSIFICATION - 8TH DISTRICT

ZONING: FROM R1 to R.M. 2
LOCATION: West side of York Road
466.81 feet from Cockeysville Road.
DATE & TIME: Monday, May 16, 1966 at 11:00 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: R1.
Proposed Zoning: R.M.
All that parcel of land in the 8th District of Baltimore County, beginning for the same at a point on the West side of York Road 466.81 feet from Cockeysville Rd. in the first line of a parcel of land which by a Deed dated June 12, 1944, and recorded among the Land Records of Baltimore County in Liber R.G. No. 4214, folio 161, was conveyed by John Healy Co. to David Rosen and Crane Rosen, his wife, at the distance of 104.06 feet Southeastly measured along heretofore set at the beginning of said line and running thence binding on the West side of said land (1) South 13 degrees 03 minutes East 104.61 feet to an iron bolt on the line of said conveyance (2) North 88 degrees 16 minutes West 140.61 feet (3) South 3 degrees 12 minutes West 73.00 feet (4) South 11 degrees 15 minutes West 141.87 feet to the Northeast side of Beaver Dam Road, thence said road, (5) North 85 degrees 15 minutes West 16.76 feet to the East side of the right of way of the Northern Central Railroad, thence binding on the East side of said Railroad (6) by a line curving to the right for a distance of 155.4 feet and a chord bearing North 4 degrees 06 minutes East 255.86 feet to intersect a line drawn south 89 degrees 37 minutes West from the place of beginning, thence reverting said line so drawn and passing over an iron pipe at the end of 171.27 feet, (7) North 40 degrees 37 minutes East 184.47 feet to the place of beginning.
Containing 0.7 acres of land, more or less.

Subject to the right to the use in common of the adjoining property to the North of a road 20 feet in width, the center line of which is described as follows:

Beginning at the beginning of the above described parcel of land and running reversely along the last line thereof for a distance of 162.0 feet.

Being the property of Walter S. Stefanowicz and Sons, Inc., as shown on plat filed with the Zoning Department.

Hearing Date: Monday, May 16, 1966 at 11:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

Apr. 28.

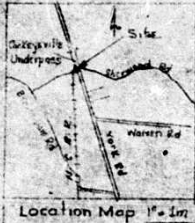
CERTIFICATE OF PUBLICATION

TOWSON, MD., 1966

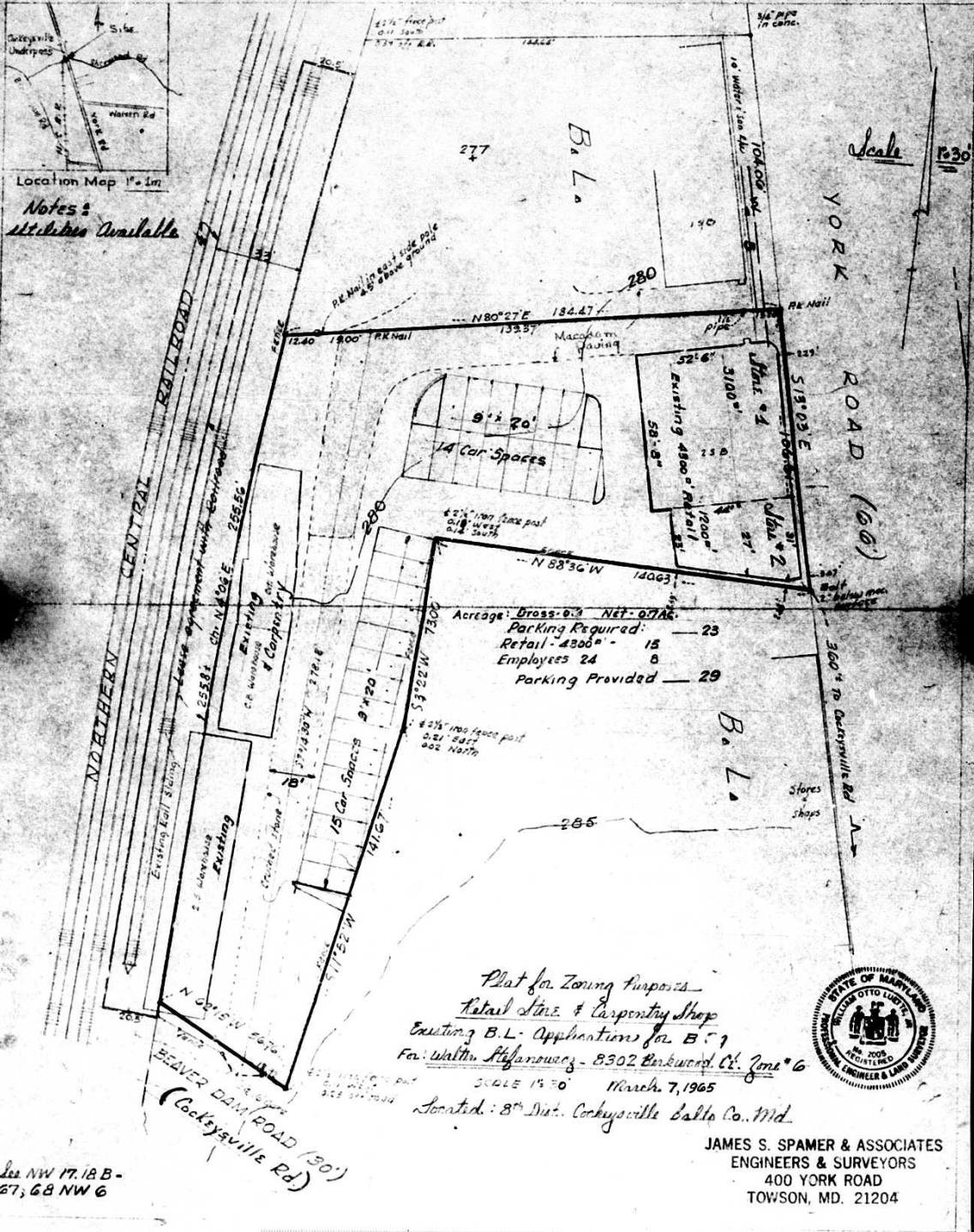
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 14th day of 1st successive weeks before the 14th day of 1st 1966, the first publication appearing on the 2nd day of April 1966.

THE JEFFERSONIAN,
G. Frank Smith
Manager.

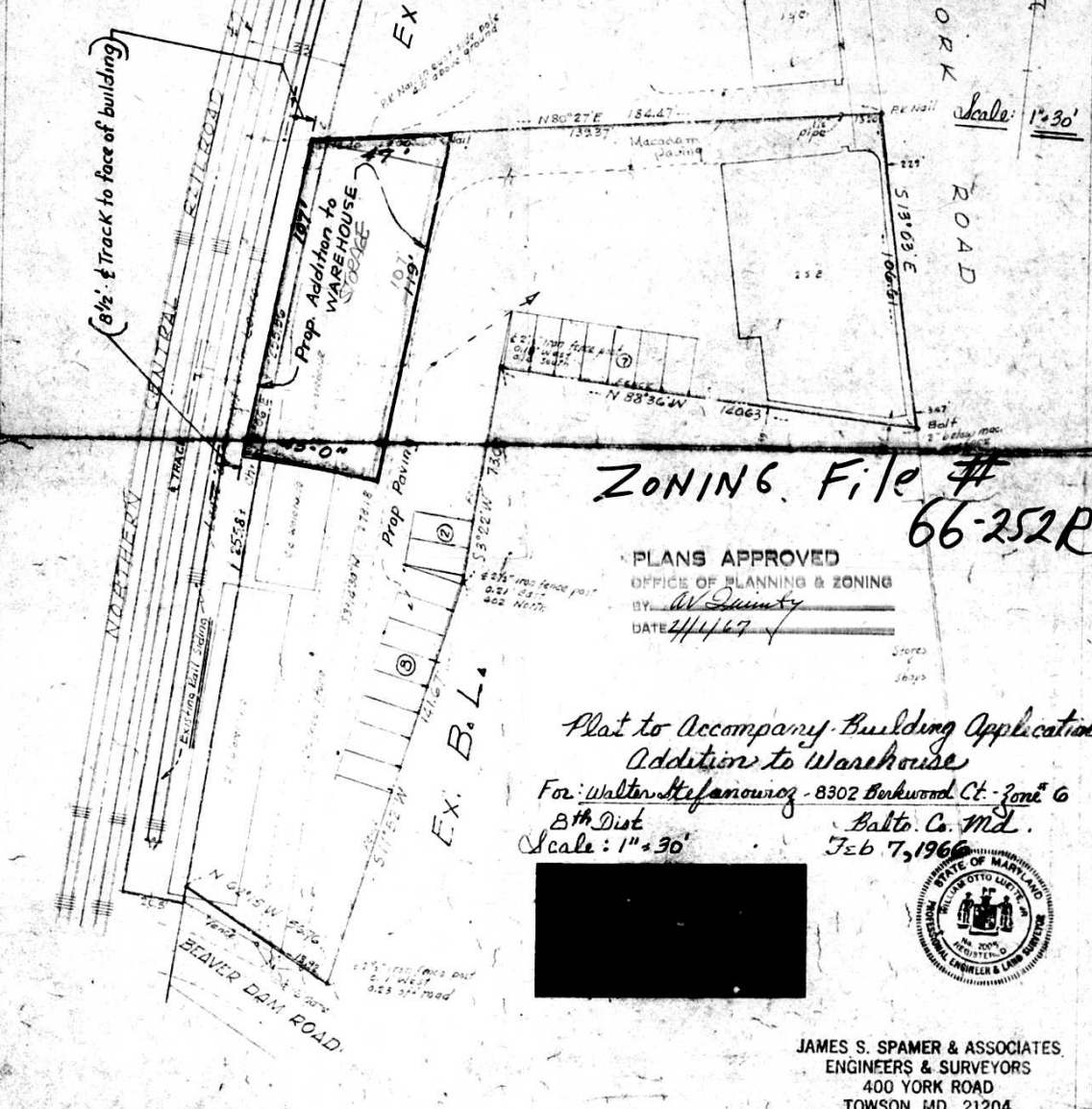
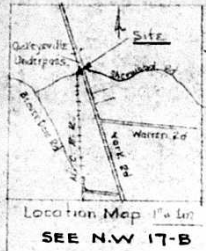
Cost of Advertisement, \$...



Notes:
Utilities Available



JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
400 YORK ROAD
TOWSON, MD. 21204



JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
400 YORK ROAD
TOWSON, MD. 21204

