

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
James W. Anderson, Marguerite A. Anderson, Howard G. Anderson and
I, or we, Bertha E. Anderson, legal owners, 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 "R-6" zone to an
"B-1" zone, for the following reasons:

Variance to Sect. 222.2 to permit a side yard setback of 12 feet instead of the
required 25 feet along the northernmost property line.

1. Substantial changes in neighborhood since the adoption of the 8th District Zoning Map

2. Error in the Original Zoning

3. And for such further reasons as may be shown at the time of the hearing

4. Practical difficulty

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 commercial that requires street

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: 31 1/2 E. Seminary Avenue
1623 York Road
Lutherville, Maryland 21204

Legal Owner
Address: 1524 York Road
Lutherville, Maryland 21204

Petitioner's Attorney
Protestant's Attorney

Address: 1524 York Road
Lutherville, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day
of May, 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 through-
out 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 22nd day of June, 1966, at 2:00 o'clock
P. M.

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 substantial changes in neighborhood since the adoption of the 8th District Zoning Map

the above Re-classification should be had; and it further appearing that by reason of substantial changes in neighborhood since the adoption of the 8th District Zoning Map

a Variance to permit a side yard setback of 12 feet instead of the required 25 feet
along the northernmost property line should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day
of May, 1966, that the herein described property or area should be and
the same is hereby reclassified; from an "R-6" zone to an "B-1"

zone, and no Special Exception is required.

From and after the date of this order and a Variance to permit a side yard setback of 12
feet instead of the required 25 feet along the northernmost property line, subject to
approval of the site plan by the
State Roads Commission, Bureau of
Public Services and 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 substantial changes in neighborhood since the adoption of the 8th District Zoning Map

DATE BY
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 22nd day
of May, 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 "R-6" zone; and/or the Special Exception for commercial that requires street
be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 10, 1966
FROM: George E. Gavrelli, Director of Planning
SUBJECT: Petition #66-283-RX. West side of York Road 535 feet North of Seminary Avenue.
Petition for Re-classification from R-6 to B-1.
Petition for Variance to permit side yard of 12 feet instead of the required 25 feet
along the north property line.
James W. Anderson, et al - Petitioner.

8th District

HEARING: Wednesday, June 22, 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:

County planning policy is against increments of strip-commercial zoning.
Instead, for certain arterial roads, transitional RA zoning or radial commercial
zoning has been encouraged, depending upon the circumstances. In the case
of the subject property - since, in fact, R-6 zoning is no longer realistic - some
adjustment should probably be made. But the property is not adjacent to a
commercial node (such as that established at York Road and Seminary Avenue).
The correct solution, therefore, is reclassification as an RA zone with the
possibility of a special exception for office use. This solution was applied to
adjacent property on the north, and there is no reason that more intensive use
should be permitted for the subject property.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
Tel. 28-0000

George E. Gavrelli
Director
John G. Rose
Zoning Commissioner

Donald Gilmore, Esquire
101 Washington Avenue
Towson, Maryland 21204

Re: James W. Anderson et al
(1524 York Road, Towson)

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 E. HYD, Principal
Zoning Technician

JED:yla

Donald Gilmore, Esquire
101 Washington Avenue
Towson, Maryland 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
17 day of MAY, 1966.

Petitioner James W. Anderson et al

Petitioner's Attorney Donald Gilmore

Reviewed by James E. Hyd, Chairman of Advisory Committee

JAMES BROCKETT ASSOCIATES CONSULTING ENGINEERS - LAND SURVEYORS 2433 MARYLAND AVENUE BALTIMORE, MARYLAND 21218

DESCRIPTION OF PARCEL OF LAND AT
1524 YORK ROAD IN THE EIGHTH ELECTION DISTRICT OF
BALTIMORE COUNTY FOR WHICH RECLASSIFICATION FROM
R-6 ZONE-RESIDENCE TO B-1 ZONE-BUSINESS, LOCAL IS REQUESTED

BEGINNING AT A POINT ON THE WEST SIDE OF YORK ROAD, said point being
located 535 feet more or less from the North side of Seminary Avenue
AT its intersection with the West side of York Road; thence South
72 degrees 00 minutes 00 seconds West 136.00 feet to a point, thence
North 18 degrees 07 minutes 00 seconds West 75.00 feet to a point;
thence North 72 degrees 00 minutes 00 seconds East 136.00 feet to
intersect the West side of York Road; thence running with and abutting
along said West side of York Road South 10 degrees 07 minutes 00
seconds East 75.00 feet to the point of beginning, containing 10,200
square feet more or less.

BEING parts of Lot Nos. 17, 18 and 19, Plat of Lutherville Heights
as shown on plat plan filed with the Zoning Department being property
of Howard G. Anderson, et al.

Note: This description is written for purposes of zoning only
and is not to be used for conveyance of property.

RHP:f
4/22/66
1265-L



BRANCH OFFICE: 25 WEST COURTLAND STREET • BEL AIR • MARYLAND • TEARAGE 8-9368

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: June 3, 1966
Posted for: James W. Anderson et al
Petitioner: James W. Anderson et al
Location of property: 1524 York Road, 535' N. of Seminary Ave.
Location of Sign: 1524 York Road, 535' N. of Seminary Ave.
Remarks: 3 signs
Signed by: James E. Hyd Date of return: June 3, 1966

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 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 1 successive weeks before the
day of June, 1966, the first publication
appearing on the 3rd day of June, 1966.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridewater, Md.
THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

June 8, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Hyd, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one successive week before
the 10th day of June, 1966, that is to say
the same was inserted in the issues of

June 3, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.

PETITION FOR RECLASSIFICATION AND VARIANCE

ZONING: From R-6 to B-1,
Zone, Petition for Variance for
Side Yard.

LOCATION: West side of York
Road 535 feet North of Seminary
Avenue.

DATE & TIME: WEDNESDAY,
JUNE 22, 1966 at 2:00 P.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, 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-6
Proposed Zoning: B-1.

Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a side yard
setback of 12 feet instead of the
required 25 feet along the north-
ernmost property line.

The Zoning Regulations to be
excepted as follows:

Section 222.2 - Side Yards -
For commercial buildings, none
required on interior lots, except
that where the lot shall be in a
residential zone there must be a
side yard set back not less than
the minimum width required for a
dwelling on the abutting lot and
on corner lots the side yard set
back shall be not less than
10 feet in width.

All flat parcels of land in the
8th District of Baltimore County
beginning at a point on
the WEST SIDE OF YORK ROAD,
said point being located 535 feet
more or less from the North side
of Seminary Avenue AT its inter-
section with the West side of
York Road; thence South 72 de-
grees 00 minutes 00 seconds
West 136.00 feet to a point,
thence North 18 degrees 07 min-
utes 00 seconds West 75.00 feet
to a point; thence North 72 de-
grees 00 minutes 00 seconds
East 136.00 feet to intersect the
West side of York Road; thence
running with and abutting along
said West side of York Road
South 10 degrees 07 minutes 00
seconds East 75.00 feet to the
point of beginning, containing
10,200 square feet more or less.

BEING parts of Lot Nos. 17,
18 and 19, Plat of Lutherville
Heights as shown on plat plan
filed with the Zoning Department
being property of Howard G. An-
derson, et al.

Being the property of James W.
Anderson, et al, as shown on
plat plan filed with the Zoning
Department.

Hearing Date: Wednesday, June
22, 1966 at 2:00 P.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER

GENERAL COMMISSIONER

May 23, 1966

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

Donald Gilmore, Esquire
101 Washington Avenue
Towson, Maryland 21204

SUBJECT: Re-classification from R-6 to B-1
For James W. Anderson et al
Located - 1/2 York Road N of
Seminary Avenue, 8th District
(1524 York Road, Towson)

Dear Sirs:

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

ADVICE OF HEARING

DATE - HEARING OF 6:00 PM in York Road.
Water - existing 12" and 30" water in York Road.
adequacy of existing utilities to be determined by developer or his engineer.
Road - York Road is a "A" type Road.

REMARKS OF PLANNING ENGINEER: This Bureau will comment at a later date.

REMARKS OF ZONING ENGINEER: This Bureau will review and make comment at a later date.

ZONING ADVICE COMMITTEE: As a result of the meeting with petitioner's attorney
and engineer, the Bureau of Traffic Engineering, State Roads Commission and the Bureau
of Engineering, it was decided that a northernly 25 foot extension should be abandoned
and relocated as a common 25 foot extension at the south 125' west property line. This
will require relocating the proposed structure to within 12 feet of the north property line
and will also require a variance to permit a 12 foot side yard instead of the required
25 foot side yard adjacent to the 1/2 acre on the north. Upon receipt of revised plans,
a petition will be scheduled for a hearing date.

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 City Director
of the Office of Planning and Zoning will submit recommendations on the appropriateness
of the requested zoning 20 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau/Police Review
Health Department
Industrial Development Commission
Board of Education
Buildings Department

Very truly yours,

James E. Hyd, Principal
Zoning Technician

Mr. Charles Brown-Bureau of Engineering
Mr. C. Edward Brown-Bureau of Traffic Engineering
Mr. John Brown-Bureau of Planning

JOHN G. ROSE,
ZONING COMMISSIONER

PHONE
8000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No.38690

DATE 6/20/66

TO: JILL KENNES
1633 York Road
Lutherville, Md. 21093

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY		COST
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		
Advertising and posting of property for James W. Anderson, et al #66-283-BA		62.50
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.**

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No.38652

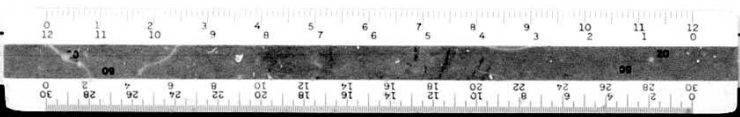
DATE 5/27/66

TO: Donald J. Gilmore, Esq.
Masonic Building
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY		COST
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		
Petition for Reclassification & Variance for James W. Anderson, et al #66-283-BA		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.**



1 SCALE 1" = 30'

2 8TH ELECTION DISTRICT

3 EXISTING ZONING R-G

4 PROPOSED ZONING B-L

5 PROPOSED USE - COMMERCIAL PHOTOGRAPHERS STUDIO

6 AREA OF PARCEL = 10,200 SQ. FT. OR 0.23 AC ±

7 OFF STREET PARKING DATA

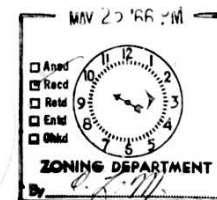
USE - STUDIO	
TOTAL FLOOR AREA	= 2,128 SF
NUMBER OF SPACES REQUIRED	
2,128 ÷ 300	= 7 RS.
NUMBER OF SPACES PROVIDED	13 PS.

8 FIRE HYDRANTS LOCATED AT INTERSECTIONS OF BELLONA AVE. & YORK RD. AND AT SEMINARY AVE. & YORK RD.

9 NO STREAMS OR DRAINAGE COURSES ON OR WITHIN 50 FT. OF PROPERTY

10. PARKING SPACES INDICATED THUSLY (5)

MRP
#9
SEC. 3-C
NW-12-1



PLAT TO ACCOMPANY
ZONING PETITION
NO. 1524 YORK ROAD
COMMERCIAL PHOTOGRAPHERS STUDIO
EIGHTH ELECTION DISTRICT
LUTHERVILLE
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20' APRIL 19, 1966

5-19-66 4-30-66 4-25-66 PRINT DATE: 4-19-66

Existing Zoning 2G
Existing use Residential

Existing Zoning 2G
Existing use Vacant

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *W. J. Smith*
DATE: 7/17/67

Notes

1. The Contractor shall cap off all utilities, remove all existing structures, foundations, paving, entrance port, and trees, etc. from site. He shall remove from the site all debris and the site shall be completely clear before the starting of new work.

2. Automobile paving, seeding & planting by Owner

3. Replace any damage to existing sidewalks, driveway & curbs caused by new construction

Existing Zoning 2A
Existing use Eastern office

SITE INFORMATION

Taken from Survey or prepared by Jamer Crockett Reed
Consulting Engineering Surveyors
Baltimore, Maryland W.O. 3166A
dated 4.19.1966

Plot for Commercial Photographers Studio
1524 York Road
Eighth Election District
Lutherville, Baltimore, Maryland

SITE PLAN

Scale 1" = 20' 0"

STUDIOS FOR MIYAMOTO &
VENNES - PHOTOGRAPHERS, INC

1524 York Rd. Baltimore county, Maryland

JOHN M. HILLIARD Architect

112 N. Charles Street Baltimore, city, Maryland

Structural Engineer
Landscape Consultants

Mechanical Engineer
Jamer L. Doherty

Comm no

Date
April 20 1967

Scale
as noted

Drawing no

SITE

