

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Joseph A. Miller and
Virginia B. Miller, legal owner of the property situate in Baltimore County and as 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-10 zone to an S-L zone, for the following reason:

numerous changes in immediate 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 a commercial building

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

As 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: 2346 York Road, Timonium, Maryland
Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of June, 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 27th day of July, 1966, at 10:30 o'clock A. M.

DEPUTY Zoning Commissioner of Baltimore County.

COUNTY OFFICE OF PLANNING AND ZONING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Mr. Joseph A. Miller
2346 York Road
Timonium, Maryland

Dear Sir:

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

RECLASSIFICATION: Washington Street is to be set up as a 30 ft. roadway to a 30 ft. right of way with a curb and gutter along the entire frontage of the property with the exception of an entrance on Washington Street which is to meet County standards.

RECLASSIFICATION: The adequacy of the private disposal system should be determined for the proposed activities.

RECLASSIFICATION: Side bureau request that complete plans of the basement be submitted at the building permit stage.

RECLASSIFICATION: Water - Existing 12" water in front yard. Discharge of water in Washington Street.

RECLASSIFICATION: Adequacy of existing utilities to be determined by developer or his engineer.

RECLASSIFICATION: Sewer - Not available.

RECLASSIFICATION: Road - Washington Street is to be developed as a minimum 30' road on a 40' right of way.

The above comments are not intended to indicate the unacceptance 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 action. The Director and/or the Deputy Director of the Office of Planning and Zoning will advise recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission

Very truly yours,

James E. Hagan
Zoning Commissioner

Mr. Richard Moore-Bureau of Traffic Engineering
Mr. William Greenleaf-Bureau of Health Department
Mr. Morris-Fire Bureau
Mr. Carole Brown-Bureau of Engineering

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of...
and it further
the above Reclassification should be had; and it further
requirements of Section 506.2 of the Baltimore County Zoning Regulations have been met.

A Special Exception for living quarters in a commercial building...
IT IS ORDERED BY the Zoning Commissioner of Baltimore County this 27th day of July, 1966, that the herein described property or area should be and the same is hereby reclassified; from an R-10 zone to an S-L zone, and/or a Special Exception for living quarters in a commercial building.

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 21st day of June, 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 an R-10 zone, and/or the Special Exception for...

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 15, 1966

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition #67-17-RX. Northwest corner of York Road & Washington Ave. Petition for Reclassification from R-10 to S-L Zone. Petition for Special Exception for Living Quarters in a commercial building. Joseph A. Miller - Petitioner.

Bth District

HEARING: Wednesday, July 27, 1966. (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification together with a Special Exception for living quarters in a commercial building and has the following advisory comments to make regarding pertinent planning factors.

1. Examination of zoning and land use data indicates that the subject property is completely surrounded by residential zoning and uses. Commercial zoning here would not be an extension of such zoning. Commercial zoning here would establish a precedent for this property which are grossly out of character with those of adjoining properties. Commercial zoning here would not be in accordance with the comprehensive plan for this area. This adds up to a conclusion that granting of this petition would constitute spot zoning.

CEG:sm

Robert C. Morris, Reg. Surveyor
Old Court Road, Balto. 7, Md.

Description for the property of Joseph A. Miller and Virginia B. Miller.
Beginning for the same at the Northwest corner of Washington St. and the York Road, thence running along and binding on the West side of the York Road North 12 degrees 18 minutes West 126 ft., thence running South 77 degrees 42 minutes West 120 ft. to the East side of a 12 foot alley there situate; thence running and binding on the East side of said alley South 12 degrees 18 minutes East 126 ft. to the North side of Washington St.; thence running along the North side of said street North 77 degrees 42 minutes East 120 ft. to the point of beginning. Containing 0.35 of an acre more or less.

Robert C. Morris
Robert C. Morris, Reg. Surveyor, No. 759

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 39411 DATE 7/1/66
TO: Mr. J. E. DeLoach 2346 York Road Timonium, Maryland		BILLED: Zoning Dept. of Balto. Co.
DEPOSIT TO ACCOUNT NO. 67-422	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE \$20.00
QUANTITY		COST
Petition for Reclassification & Special Exception		\$20.00
#67-17-RX		
7-106 3014 * 39411 TIP-		\$20.00

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. 39464 DATE 7/1/66
TO: Joseph A. Miller 2346 York Road Timonium, Maryland		BILLED: Zoning Dept. of Balto. Co.
DEPOSIT TO ACCOUNT NO. 67-422	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE \$25.00
QUANTITY		COST
Advertising and posting of property		\$25.00
#67-17-RX		
8-126 7253 * 39464 TIP-		\$25.00

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 ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	
District: 8TH	Date of Posting: July 1, 1966
Posted for: Reclassification & Special Exception	
Petitioner: Joseph A. Miller	
Location of property: Northwest York Rd. & Washington Ave.	
Location of Signs: Front of 2346 York Rd.	
Remarks: J. E. DeLoach	Date of return: July 14, 1966
Posted by: J. E. DeLoach	

Mr. Joseph A. Miller
2346 York Road
Timonium, 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 21 day of June, 1966.

John G. Rose
Zoning Commissioner

Petitioner: Joseph A. Miller

Petitioner's Attorney: James E. Hagan
Reviewed by: James E. Hagan
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

GEORGE E. GAVRELIS
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

Mr. Joseph A. Miller
2346 York Road
Timonium, Maryland

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 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. Hagan
Zoning Technician

JED:ylm

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Bridgetown, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

July 19, 1966

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County

was inserted in the BALTIMORE COUNTIAN, a group of these weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 19th day of July, 1966, that is to say the same was inserted in the issues of July 7, 1966.

THE BALTIMORE COUNTIAN

By: Paul J. Morgan
Editorial Manager R.W.

