RE: PUTITION FOR RECLASSIFICATION, SPECIAL EXCEPTION and VAPIANCE SW/S 011 North Point Road 155 SE from the center of German Hi! Road 12th District lessph P, Berchetti, Petitioner NO, 67-54-RXA

13

\*\*\*\*\*\*\*\* ORDER OF DISMISSAL

Educat D. Harlet DEPUTY ZONING COMMISSIONER JOSEPH P. BECCHETT! SW/S Old North Point the center of German

t Rd. 155'

9/15/11

George D. Edwards, Esquire 6903 Dunnarsay Baltimore, Maryland 21222

(July 14, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenua Towson, Maryland 21204

Your petition has been received and accepted for filing this

day of Jun

Petitioner \_ Joseph P. Recchetti

Petitioner's Attorney George De Edwards Reviewed by Assessment Chairman

BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE

No.39444

Dencembey Inore, Hd. 21222

BELEPHONE 823-3000

m:y	DETACH UPPER SECTION AND SETURN WITH YOUR RENITTANCE	150,00
	Pattion for Section/Floring, Vertices & Special Emphism for Joseph P., Section 5. Sectio	9.0
	7-2666 es az • 35444 7.p-	50.00

NATIANTI MAKE CHECKS PAYABLE TO BALTIMOPT COUNTY, MARYLAND MAK TO VISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON READER RETURN UPPER SECTION OF THIS BELL WITH YOUR RESULTANCE.

AND/OR SPECIAL EXCEPTION S VASIANCE 67 SALTIMODE COLOR PETITION FOR ZONING RE-CLASSIFICATION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Joseph P. and Eleanor M. Becchetti Co. by any which is described in the description and pits attached a reto and made a part percet, given bereby petition (i) that the works wature of the percent attached a reto and made a part percet, ggg. 4.4 hereby pelition (1) that the zoning status of the herein described property be re-classified, SE-2F to the Zoning Law of Baltimore County, from an \_\_\_\_\_\_R-6 B L-Y B-L zone; for the following reasons:

For the purpose of altering and modernizing the existing one story siding dwelling for a restaurant.

Petition for Variance from Section 409.2 Sub-Section 8-3 to permit nine (9) parking spaces instead of the required twenty (20).

## 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. 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.

Joseph P Benchett. - leanor M. Buckette. Contract purchaser Address 2501 Old North Point Rd.

b Edward. Sur Petitioner's Attorney
George D. Edwards Address 6903 Dunmannray, Balto., Md. 21222 ATwater 5-0800

Protestant's Attornoy

MIG 5 SE SM

Baltimore, Maryland 21222

8/1/60

....... 196.6., 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 10s, County Office Building in Towson, Baltimore County, on the 15th

A. M. See M. day of August 196, 6, at 10:00o'clock

DEPUTY Londing Commissioner of Baltimore County 34,

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

8 6 3 4 TO. Mr. Edward D. Hardesty,
Deputy Zoning Commissioner
FROM George E. Gavrelis, Director of Planning Date August 5, 1966 - - BEPARTMENT

Petition (G7-34-BXA. Southwest side of Old North Point Boos 155 feet southeast from the center of Germon Hill Road. Petition for Reclassification from R-6 to B.L. Petition for Special Exception for Using Guarrier in a commercial building. Petition for Variance to penmit 9 packing spaces insteed of the required 20 spaces. Joseph P. Becchetti - Petitionen

12th District

HEARING: Monday, August 15, 1966. (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following consensus.

Granting of the subject petition would result in a situation leading to an increase in strip-commercial zoning. Reclassification of the subject property as requested would by no means: "fill in a gap" in such zoning; there is no commercial classification adjoining - or ever across the street from - this property.

In connection with its enactment of the Comprehensive Zoning Map for the North-eastern Planning Area, the County Council adopted a report containing the following statements:

The Council specifically endorses the Planning Board's stand against further lengthening of existing strip-commercial zoning... The Council fair it realists to fill in gaps... The Council start realists to fill in gaps... The Council start realists to fill in gaps... The Council start produced by declars its intent to prevent new commercial strips unequivocally declars its intent to prevent new commercial strips and lengthening of existing strips, in recognition of the incalculade damage such zoning and development can do and has done in the wast: in Baltimone County...

Despite its connection with a specific comprehensive zoning map, there can be no question that the policy enunciated by the Courcil applies to the County as a whole and, thus, acts as a condition upon its delegation of the power to ruclassify

- With regard to the requested variance, the Planning staff recifims its comments
  submitted in connection with Patitions \$67-27-A and \$67-28-A. Neverthaluss,
  the basic impropriety of the reclassification leads us to the belief that comment
  upon the variance is most.
- 3. In view of the above considerations, we must recommend that the subject petition

#67-34RYA PIAP SEL.4A

5E- 2F

BENIMINE for the same on the southersterment side of Old North Fouri Read at a point distant 155 continents by Free the center of German Hill Read, said point distant leads as a few points distant and the same of the same

COMPAINING 7hOl square feet or 0.170 acres of land more or less

BEUN Lot 21 as shown on the Amended Flat of Fart of Gray Manor as filed among the Land Records of Saltimore County in Flat Book No. 12 volto 112.



July 6, 1966

BALTINGRE COUNTY OFFICE OF PLANEING AND ZONING COUNTY LETTICE BUILDE NO TORSUS, ELRYLAND 2120h

George D. Edwards, Esquire 6903 Dummanay Baltimore, Maryland 21222

SUNJUL: Reclassification From R-6 to H. and Parking Variance for Joseph P. Nochotsti, located SW/S Cld Borth Feint Road 157 th Ref German Hill Road Design Country of the C

Door Sire

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

STATE ROAIS CONSIDERION: The entrance must be of a depressed curb type, the width thereof to be a minimum of 25 feet. The entire frontage on Old Horth Foint Head must be curbed atth continuation curb and gutter. The free aft he curb to be 30 feet from and parallel to the centerline of Old Horth Foint Houd. The ditch fronting the property must be care at 25 inch Rai/O.P. It will be difficult for whichies imperion spaces and 3 to knew the after exthest beeding out of the entrance onto Old Horth Toim Houdy therefore, the parting place must be rewined.

PROJECT PLANTING DIVISION: Parking is grossly insidentate for the proposed use. The Proposed the Lot and position of the Louse makes orderly parking extremely difficulty, especially if the resturning operation should be nucessful.

BREAU OF TRAFFIC MICHIGEN HIS The marking as shown is not satisfactory. The engineer and/or putitioner should contact Fr. C. Michigal Hours at M. 3-2000, Extension 595 before re-substiting new plot plans. The entrence or Draywood head must be 35 fort maximum if the driveway is to be used in common with the adjacent raidential property. If the entrence is not to be in common, then tendent to the Baltisore County Regulations as partains to driveways. The Burseu of Traffic Engineering is in complate agreement with Project Planning.

REMAIOF ENCHANCES OF SECTION AND ASSESSED AS A SECTION OF SECTION AND ASSESSED ASSESSED AS A SECTION AS A

ZONING ABSTRACTION DIVELOUS: The petitioners petition must be revised to indicate a Special Exception for living quarters in a commercial building.

The above communic are not intended to inducate the appropriateness of the saming action requested, but to assure that all particle are node source of plans or problems that may have a beauting on this case. The Uncort nad/or the boaty Director of the Office of Flanting and Joning will substit recommendations on the appropriateness of the requested souning 10 days before the Soning Considerationer's hearing.

The following numbers had no comment to offers

Fire Buyeau Health Department Industrial Development Commission Board of Education Buildings Department

Jenryla

co: John Neyers-State Roads Corndetion Albert V. Quinby-Project Hamming Tivision G. Richard Roors-Eureau of Freffic Angineer Carlyle Proventures: of Engineering

GEORGE D. EDWARDS



August 24, 1966

Edward B. Harocsty, Deputy Zoning Commissioner County Office Building Towson, Maryland 1204

RE: Petition for Reclassification and Special Exception for Joseph P. Becchetti, #67-34-RXA

Dear Mr. Hardesty:

In accordance with my conversation with you of last week the reference to the captioned matter, will you please the draw the peading Pettion for Reclassification and Specification in this matter as Mr. Becchetti has passed away and Mrs. Becchetti does not wish to proceed.

Thank you for your cooperation

Very truly yours, zerned Edur

George D. Edwards

gDE/dg CC-Mrs. Joseph P. Becchetti

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 42974

4 67.341

DETACH ALONG PERFORATION AND KEEP

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON MARYLAND 2

3 segno

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland

District 12 de	Date of Posting 7.28-66
Posted for Agenting	Mon. Cupits-66 A-12:00 A
Petitioner:	Beechitti
SE/from the Co	to I germon sil te
Location of Signa: 30 Gm the	part lann y 2501 all
Renarks Tresere	il apparent I from the living
	Breddy interest of the P. 4-61

Politics for VarianSpaces, Continuent and Continu

19.56...

PETITION FOR DECI ING: From B.6 to B.L. See tition for Spor'al Exception for sing Quarters in a Commercia

Annual Control of the Control of the

order of EDWARD D. HARDS Deputy Zoning Com of Bailimere County

PRITTION POR A CONTROL OF THE PRINTING PORT OF THE

County.

And that pared of their new control of Billiment County.

BEGINNING for the same on the condensections and of their condensections and their condensections. It is considered to the control of their con

est. Ved Zoning DepartHeating Date: Menday, Auact 15, 1986, at 1997 AM.
Public Hearing: Room 100,
ounty Office Building, 111 W.
BY ORDER OF
DEPUTY ZONING
COMMISSIONER OF

## CERTIFICATE OF PUBLICATION

TOWSON, MD., July 28 19 66.

THIS IS TO CERTIFY, that the annexed advertisement was

shed in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once the each ofs 1 2200 successive weeks chefore the 1.5th

day of \_\_\_\_\_\_, 19\_66., the first publication 

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$ .....

## CERTIFICATE OF PUBLICATION

OFFICE OF

## Community Press

DUNDALK, MD., July 27, 19 66

THIS IS TO CERTIFY, that the anaexed advertisement of "Joseph P. Becchetti"
was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week

for successive week**x** before the 26th day of July 19 66 that is to say, the same was inserted in the issues of 7-27-66

> Stromberg Publications, Inc. Publisher.

Ву\_\_\_\_ Mrs. Palmer Price

