

PETITION FOR ZONING RE-CLASSIFICATION AND SPECIAL EXCEPTION VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, George L. Torrey, 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 B-1 zone, for the following reasons:

- There was error in the original zoning; and
- Change in the character of the neighborhood;

and (2) for a variance pursuant to section 232.2 and 232.3 of the Zoning Regulations to permit a side yard set back of 3 feet and a rear yard set back of 3 feet instead of the required 12 feet and 20 feet respectively.

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 of Baltimore County.

Contract purchaser: George L. Torrey
Address: 202 Campbell Bldg., Towson, Md. 21204
Legal Owner: George L. Torrey

Address: Richard C. Murray
Professional's Attorney: Richard C. Murray

Address: 202 Campbell Bldg., Towson, Md. 21204
Zoning Commissioner of Baltimore County, this 11 day of November, 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 in Room 106, County Office Building in Towson, Baltimore County, on the 11 day of November, 1966, at 11:00 o'clock.

ORDERED BY The Zoning Commissioner of Baltimore County, this 11 day of November, 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 in Room 106, County Office Building in Towson, Baltimore County, on the 11 day of November, 1966, at 11:00 o'clock.

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 error in the zoning map

the above reclassification should be had; and it further appearing that by reason of practical difficulty

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11 day of November, 1966, that the herein described property or area should be and the same is hereby reclassified, from a R-6 zone to a B-1 zone, and/or a Special Exception for a side yard of 3' should be and the same is instead of the required 12' and to permit a rear yard of 3' instead of the required 20' granted, 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.

DEPUTY 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 error in the 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 11 day of November, 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 remain a R-6 zone; and/or the Special Exception for side yard of 3' be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an R-6 zone to a B-1 zone, : COUNTY BOARD OF APPEALS
VARIANCE from Sections 232.2 : OF
and 232.3 of the : BALTIMORE COUNTY
Zoning Regulations, :
SE corner of Lake Avenue : No. 67-36-RA
and Falls Road, :
9th District :
George L. Torrey, et al, :
Petitioners :
DATE: 11/11/66
FILE: 67-36-RA
SUBJECT: RECLASSIFICATION
OFFICE: PLANNING & ZONING

ORDER OF DISMISSAL

Petition of George L. Torrey, et al, for reclassification from an R-6 zone to a B-1 zone, and variance from Sections 232.2 and 232.3 of the Zoning Regulations, on property located on the southeast corner of Lake Avenue and Falls Road, in the Ninth District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of appeal filed March 28, 1968 from the attorney representing the protestors-appellants in the above entitled matter.

WHEREAS, the said attorney for the said protestors-appellants requests that the appeal filed on behalf of said protestors be dismissed and withdrawn as of March 28, 1968.

It is hereby ORDERED this 2nd day of April, 1968 at said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Acting Chairman
Walter A. Keiter, Jr.
John A. Miller

APPLICATION OF : BEFORE THE
GEORGE L. TORREY, ET AL. : COUNTY BOARD OF
Case No. 67-36-RA : APPEALS

ORDER OF DISMISSAL

Mr. Chairman:
Please dismiss the appeal entered in the above matter in behalf of the Protestors.

I HEREBY CERTIFY that on this 11 day of March, 1968 a copy of the foregoing order was mailed to R. Taylor McLean, Esq., 102 W. Pennsylvania Avenue, Towson, Maryland 21204, attorney for Protestors.

Richard C. Murray
Attorney for Protestors

BRIZENDINE AND MURRAY
ATTORNEYS AT LAW
22 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

December 5, 1966



John G. Rose, Esquire
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition No. 67-36-RA--
Southeast corner of Lake
Avenue and Falls Road, 9th
District George Torrey,
Petitioner.

Dear Mr. Rose:

Please enter an appeal in the above entitled case from the decision and order of the Deputy Zoning Commissioner dated November 29th to the County Board of Appeals on behalf of Roy C. Parsons, 1212 Lake Falls Road.

A check in the amount of \$70.00 payable to the order of Baltimore County, Maryland, is enclosed.

Sincerely yours,
Richard C. Murray

RCM/s
CC: R. Taylor McLean, Esquire

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 23, 1966

FROM: George E. Gavellis, Director of Planning

SUBJECT: Petition #67-36-RA, Southeast corner of Lake Avenue and Falls Road. Petition for Reclassification from R-6 to B-1. Petition for Variance to permit a side yard of 3 feet instead of the required 12 feet; and to permit a rear yard of 3 feet instead of the required 20 feet. George L. Torrey - Petitioner

9th District

HEARING: Monday, October 3, 1966. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- The establishment of B-1 zoning at the subject location would contravene the principles employed both by the Planning Board and by the County Council in the preparation and adoption of comprehensive zoning maps. Both the Board and the Council have set forth a policy of "containment" of strip commercial zoning. It follows from Board and Council actions that no new strip commercial zoning - or commercial zoning that will become strip zoning - should be established until vastly improved standards of accessibility in site planning are implemented.

Containment of the commercial zoning across Lake Avenue from the subject property can be accomplished by reclassification of the petitioner's land as R-6. This method is one which is specifically endorsed by the County Council.

For the reasons set forth above, we can only recommend that the petition be withdrawn and that a new petition for R-6 zoning be filed. If the petition is not withdrawn, we must recommend that it be denied.

- We note that the proposed use of the subject property is for an office building. Such a use would be permitted by special exception in an R-6 zone. We would tend to look with favor upon a petition for a special exception for office use combined with a petition for R-6 zoning. It is probable that a variance would also be requested in this procedure. Should the petitioner withdraw the present petition and file a petition for the correct zoning classification, we recommend that he consult with the Project Planning Division of this office regarding his site plan as it relates to the topography of the land and the protection of adjacent properties.

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

June 2, 1966

Zoning Description

All that piece or parcel of land situated, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the corner formed by the intersection of the east side of Falls Road with the south side of Lake Avenue and running thence and binding on the east side of Falls Road South 8 degrees 30 minutes East 93.4 feet, thence leaving said Road and binding on the outlines of a parcel of land conveyed in a deed from Arthur R. Padgett, executor to J. Carroll Torrey dated August 14, 1917 and recorded among the Land Records of Baltimore County in Liber A.P.C. No. 887 folio 11 the two following courses and distances viz: North 80 degrees 30 minutes East 78.26 feet and North 8 degrees 00 minutes East 84.7 feet to the south side of Lake Avenue and thence binding on the south side of said Avenue South 8 degrees 00 minutes East 79.4 feet to the place of beginning.

Containing 0.16 of an acre of land more or less.

R. Taylor McLean, Esquire
202 Campbell Building
Towson, Maryland 21204

Reclassification from R-6 to B-1, Side and Rear Yard Variance for George L. Torrey et al located 1/2 Lake Avenue, 9th District (Plan 1, July 15, 1966)

Dear Sirs:

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

BUREAU OF ENGINEERING:

Water - Existing 10" water in both Lake Avenue and Falls Road.
Sewer - Existing 10" sanitary in both Lake Avenue and Falls Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Lake Avenue is to be developed as a minimum 60' road on a 60' right of way.
Storm Drain - A storm drain system exists in Falls Road.

STATE BOARD COMMISSION: The face of the roadside curb must be 20 feet from and parallel to the centerline of the existing Falls Road. The entrance to Falls Road must have a radius of 10 feet minimum. There must be a minimum of 5 feet tangent from the property line to the P.C. of the curb into the end wall. The curve into Lake Avenue must have a radius of 30 feet. The plan must be dimensioned as indicated above.

ZONING ADMINISTRATION DIVISION: Screening should be initiated along the southernmost, easternmost, and westernmost property lines. The parking area must be paved with a durable outdoor surface preferably macadam providing for proper drainage.

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 Department
Health Department
Industrial Development Commission
Bureau of Education
Baltimore Department
Bureau of Traffic Engineering

Very truly yours,

James E. Hays
Zoning Technician

JED:hs

cc: Carole Brown-Bureau of Engineering
John Rogers-State Roads Commission

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

TO: Richard C. Harvey, Esq.
Lapack Building
20 W. Pennsylvania Avenue
Towson, Maryland 21204

DATE: 12/3/66

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY: 1

Cost of copy -- George Torrey, petitioner
No. 67-36-BA

TOTAL AMOUNT: \$70.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 1, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

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

TO: Messrs. Rayston, Mueller, Thomas & McLean
Campbell Building
Towson, Md. 21204

DATE: 10/7/66

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY: 1

Advertising and posting of advertisement property for Geo. L. Torrey, et al
#67-36-BA

TOTAL AMOUNT: \$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.

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

TO: Messrs. Rayston, Mueller, Thomas & McLean
Campbell Building
Towson, Md. 21204

DATE: 7/25/66

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY: 1

Petition for Reclassification & Variance
#67-36-BA

TOTAL AMOUNT: \$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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th

Date of Posting: Sept. 17, 1966

Posted for: George L. Torrey, et al

Petitioner: George L. Torrey, et al

Location of property: SE corner of Lake Ave. & Falls Rd.

Location of Signs: SE corner of Lake Ave. & Falls Rd.

Remarks: 2 signs

Posted by: J. S. [Signature]

Date of return: Sept. 22, 1966

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th

Date of Posting: Dec. 29, 1966

Posted for: George L. Torrey, et al

Petitioner: George L. Torrey, et al

Location of property: SE corner of Lake Ave. & Falls Rd.

Location of Signs: SE corner of Lake Ave. & Falls Rd.

Remarks: 2 signs

Posted by: J. S. [Signature]

Date of return: Nov. 22, 1966

NOTICE OF HEARING
Re: Petition for Reclassification & Variance for
George L. Torrey
#67-36-BA

TIME: 11:30 A.M.

DATE: Monday, October 3, 1966

PLACE: ROOM 105 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND.

Edward D. Hardisty
DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

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
12 day of July, 1966.

Petitioner: George L. Torrey et al

Petitioner's Attorney: Taylor McLean

Reviewed by: James S. [Signature]
Chairman of Advisory Committee

CERTIFICATE OF PUBLICATION
TOWSON, MD., September 15, 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 consecutive weeks before the 10th day of September, 1966, the first publication appearing on the 15th day of September, 1966.

THE JEFFERSONIAN
B. Leach Struthers
Manager.

Cost of Advertisement: \$.

PETITION FOR RECLASSIFICATION AND A VARIANCE
NO. DISTRICT
ZONING: From R-1 to R-1.5
Zone: Petition for Variance for a side and rear yard.
LOCATION: Southeast corner of Lake Avenue and Falls Road.
DATE & TIME: MONDAY, OCTOBER 3, 1966 at 11:30 A.M.
PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed zoning R-1.5.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard of 3 feet instead of the required 12 feet and to permit a rear yard of 3 feet instead of the required 20 feet.
The Zoning Regulations to be excepted as follows:
Section 222.2 - Side Yard: Where the lot is less than a residence zone there must be a side yard not less than 3 feet and not more than 12 feet in width.
Section 222.3 - Rear Yard: 20 feet.
All that parcel of land in the Ninth District of Baltimore County, bounded by the intersection of the east side of Lake Avenue and the south side of Lake Avenue and running thence and blinding on the east side of Lake Avenue and thence blinding on the south side of Lake Avenue South 87 degrees 00 minutes West 73.4 feet to the place of beginning, containing 0.16 of an Acre of land more or less.
Being the property of George L. Torrey, et al as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, October 3, 1966 at 11:30 A.M.
Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
EDWARD D. HARDISTY,
DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY.
Sept. 15

OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
September 15, 1966

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardisty, Deputy 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 consecutive week before the 10th day of September, 1966, that is to say the same was inserted in the issue of September 15, 1966.

THE BALTIMORE COUNTIAN
B. Paul J. Morgan
Editor and Manager

PETITION FOR RECLASSIFICATION AND A VARIANCE
NO. DISTRICT
ZONING: From R-1 to R-1.5
Zone: Petition for Variance for a side and rear yard.
LOCATION: Southeast corner of Lake Avenue and Falls Road.
DATE & TIME: MONDAY, OCTOBER 3, 1966 at 11:30 A.M.
PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed zoning R-1.5.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard of 3 feet instead of the required 12 feet and to permit a rear yard of 3 feet instead of the required 20 feet.
The Zoning Regulations to be excepted as follows:
Section 222.2 - Side Yard: Where the lot is less than a residence zone there must be a side yard not less than 3 feet and not more than 12 feet in width.
Section 222.3 - Rear Yard: 20 feet.
All that parcel of land in the Ninth District of Baltimore County, bounded by the intersection of the east side of Lake Avenue and the south side of Lake Avenue and running thence and blinding on the east side of Lake Avenue and thence blinding on the south side of Lake Avenue South 87 degrees 00 minutes West 73.4 feet to the place of beginning, containing 0.16 of an Acre of land more or less.
Being the property of George L. Torrey, et al as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, October 3, 1966 at 11:30 A.M.
Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
EDWARD D. HARDISTY,
DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY.
Sept. 15

OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
September 10, 1966

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardisty, Deputy 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 consecutive week before the 10th day of September, 1966, that is to say the same was inserted in the issue of September 10, 1966.

THE BALTIMORE COUNTIAN
B. Paul J. Morgan
Editor and Manager

PETITION FOR RECLASSIFICATION AND A VARIANCE
NO. DISTRICT
ZONING: From R-1 to R-1.5
Zone: Petition for Variance for a side and rear yard.
LOCATION: Southeast corner of Lake Avenue and Falls Road.
DATE & TIME: MONDAY, OCTOBER 3, 1966 at 11:30 A.M.
PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed zoning R-1.5.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard of 3 feet instead of the required 12 feet and to permit a rear yard of 3 feet instead of the required 20 feet.
The Zoning Regulations to be excepted as follows:
Section 222.2 - Side Yard: Where the lot is less than a residence zone there must be a side yard not less than 3 feet and not more than 12 feet in width.
Section 222.3 - Rear Yard: 20 feet.
All that parcel of land in the Ninth District of Baltimore County, bounded by the intersection of the east side of Lake Avenue and the south side of Lake Avenue and running thence and blinding on the east side of Lake Avenue and thence blinding on the south side of Lake Avenue South 87 degrees 00 minutes West 73.4 feet to the place of beginning, containing 0.16 of an Acre of land more or less.
Being the property of George L. Torrey, et al as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, October 3, 1966 at 11:30 A.M.
Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
EDWARD D. HARDISTY,
DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY.
Sept. 15

