

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Margaret A. Sanders, 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-10 zone to an BL-X zone, for the following reasons:

Change in character of 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 Real Estate Operations Office.

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.

Contract purchaser: James L. Sullivan Legal Owner: Margaret A. Sanders - widow  
Address: Windsor Hill in Arwood Road Address: 2420 York Road  
Petitioner's Attorney: James L. Sullivan Protestor's Attorney: James L. Sullivan  
Address: 344 E. 3rd Street Address: 344 E. 3rd Street

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of July, 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 30th day of September, 1966, at 10:30 A.M.

Edward D. Hardisty  
Zoning Commissioner of Baltimore County.

## CERTIFICATE OF PUBLICATION

TOWSON, MD. 19  
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 two successive weeks before the day of July, 1966, the first publication appearing on the 19th day of July, 1966.

THE JEFFERSONIAN,  
L. L. Smith  
Manager.

Cost of Advertisement, \$ 1.00

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 876 Date of Posting: July 24, 1966  
Posted for: Margaret A. Sanders  
Petitioner: Margaret A. Sanders  
Location of property: 2420 York Rd. & Roosevelt St.  
Location of Sign: 2420 York Rd. & Roosevelt St.  
Remarks: Sign  
Posted by: Sign Date of return: Aug. 1, 1966

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of changes in the area

the above Reclassification should be had; and in furtherance of the public interest

IT IS ORDERED BY the Zoning Commissioner of Baltimore County, this 15th day of September, 1966, that the herein described property or area should be and the same is hereby reclassified, from an R-10 zone to an BL-X zone, and that the same be and the same is hereby DENIED, 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, and the State Road Commission.

Pursuant to the advertisement, posting of property and public hearing, on the above petition and it appearing that by reason of

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 15th day of September, 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 to remain an R-10 zone, and/or the Special Exception for Real Estate Operations Office be and the same is hereby DENIED.

MICROFILMED Commissioner of Baltimore County

## OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS  
Riversdown, Md.  
THE HERALD - ARGUS  
Catonsville, Md.  
No. 1 Newburg Avenue  
CATONSVILLE, MD.  
August 29, 1966

THIS IS TO CERTIFY, that the annexed advertisement of Advertisement and posting of property for Margaret A. Sanders was inserted in the BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for two successive weeks before the 19th day of July, 1966, that is to say the same was inserted in the issues of

## THE BALTIMORE COUNTEAN

By Paul J. Morgan  
Editor and Manager

MULLER, RAPHEL & ASSOCIATES, INC.  
PROFESSIONAL ENGINEERS - LAND SURVEYORS - CIVIL CONSULTANTS  
201-209 CLEVELAND AVENUE, TOWSON, MARYLAND 21204  
822-3608 - 822-1351

ZONING DESCRIPTION  
88 ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the intersection formed by the northern side of Roosevelt Street and the westernmost side of York Road, running thence and binding on the westernmost right-of-way line of York Road N12°18' W 46' feet to the division line between lots 2 and 3 of Block I as shown on the plat of Timonium Heights and recorded among the land records of Baltimore County in Liber WPC 5, Folio 82, thence leaving the westernmost right-of-way line of York Road and binding on the division line between lots 2 and 3 as shown on the aforesaid plat S80°42' W 126 feet to the centerline of a 12' alley running thence and binding on the centerline of the 12' alley and on the westernmost right-of-way line of Roosevelt Street, running thence and binding on the northernmost right-of-way line of Roosevelt Street as shown on the aforesaid plat, N80°42' E 126 feet to the place of beginning.

CONTAINING 0.133 acres of land more or less.

BEING lots 1 and 2 as shown on plat of Timonium Heights and also all the land which by deed dated January 23, 1958 and recorded among the land records of Baltimore County in Liber CTR 3301, Folio 406 was conveyed by Fifty-Six Corporation to Vernon C. Sanders and Margaret A. Sanders, his wife.

JUL 1 1966  
DATE

JAMES L. MULLANEY, Esquire  
344 E. 3rd Street  
Baltimore, Maryland 21204

July 26, 1966  
Petitioner's Attorney James L. Mullane Reviewed by James E. Spence  
Chairman of Advisory Committee

## 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

2nd day of July, 1966.

Petitioner: Margaret A. Sanders

Petitioner's Attorney James L. Mullane

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 40642  
DATE 8/15/66

TO: B.L.S. Inc.  
Manager 1111 & Second Roads  
Baltimore, Md. 21207

| QUANTITY | REMARKS                                                     | TOTAL AMOUNT |
|----------|-------------------------------------------------------------|--------------|
| 1        | Advertising and posting of property for Margaret A. Sanders | \$2.25       |
| 1        | 136 8714 • 40642 DP-                                        | \$225        |

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

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty  
Deputy Zoning Commissioner  
FROM: George E. Gavett, Director of Planning  
SUBJECT: Petition #67-55-R, Northwest corner of York Road and Roosevelt Street. Petition for Reclassification from R-10 to B.L. Margaret A. Sanders - Petitioner  
8th District  
HEARING: Thursday, September 15, 1966. (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B.L. zoning. It has the following advisory comments to make with respect to pertinent planning factors:

- Baltimore County has a choice to make regarding land use along York Road. Either the County decides that ribbon commercial development is undesirable and not to be allowed, or it chooses to accept the problems of further congestion, additional traffic hazard and inappropriate development which has marked commercial strips elsewhere in the County. The Planning staff strongly believes that the choice must be against further strip commercial zoning. The County Council strongly, unequivocally declared its intention to prevent new commercial strips and lengthening of existing strips, in recognition of the incalculable damage such zoning and development can do and has done in the past in Baltimore County. This statement was made by the County Council in connection with its adoption of the Comprehensive Zoning Map for the Northeastern Planning Area. The Planning staff feels that the subject petition for commercial reclassification should be denied.
- In spite of the fact that there were findings to the contrary, the Planning staff does believe that the subject property has been adversely affected by the granting of commercial zoning with a Special Exception for gasoline service station on the tract immediately to the north. We agree that the service station now makes this property untenable for single family residential purposes. The maximum relief required here is creation of apartment zoning with Special Exception for offices.

GEG:ms

James L. Mullane, Esquire  
344 E. 3rd Street  
Baltimore, Maryland 21204

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

BUREAU OF ENGINEERING: This office will review and submit any necessary comments at a later date.

HEALTH DEPARTMENT: The means of sewage disposal must be indicated on revised plans prior to a hearing. Its being assigned.

BUREAU OF TRAFFIC ENGINEERING: Roosevelt Street must be developed as a 30' median on a 50' right of way. The entire frontage of the property must be curbed except the entrance to the parking area. This proposed entrance must meet Baltimore County Standards.

ZONING ADMINISTRATION DIVISION: In keeping with the policy of this office, due to the size of the petitioners property, it is suggested that the petitioner change his request of BL to request a reclassification from R-10 to B.L. with a Special Exception for offices and office building.

The parking area must be paved with a durable dustless surface providing for proper drainage. The parking as indicated on the petitioners plot plan does not provide for maneuverability for the vehicles. This situation must be rectified prior to a hearing date being assigned.

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 action requested of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Fire Bureau  
Industrial Development Commission  
Board of Education  
Building Department  
State Roads Commission

Very truly yours,  
James E. Spence  
Chairman of Planning Commission

J.Dyke  
cc: Carlyle Brown-Bureau of Engineering  
William Greenwell-Health Department  
C. Richard Moore-Bureau of Traffic Engineering

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 39477  
DATE 8/19/66

TO: Master Realty, Inc.  
200 York Road  
Towson, Md. 21209

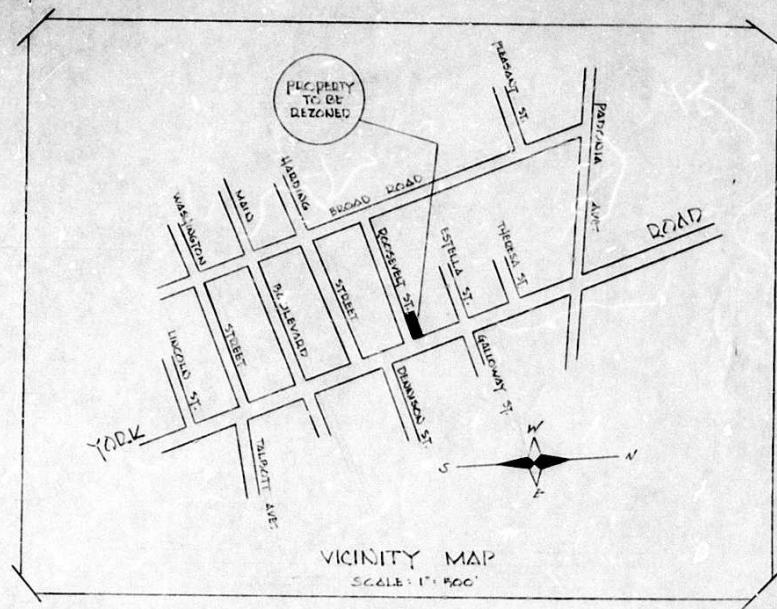
| QUANTITY | REMARKS                                           | TOTAL AMOUNT |
|----------|---------------------------------------------------|--------------|
| 1        | Invoice for National Plan for Margaret A. Sanders | \$0.00       |
| 1        | 8-226 8714 • 39477 TIP-                           | \$0.00       |

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.



PARKING :

SPACES REQUIRED: 4  
SPACES PROVIDED: 4



VICINITY MAP  
SCALE: 1" = 500'

# 67-55R

map  
#8

SEC. 3-D  
NW-15-A

BL



PLAT TO ACCOMPANY ZONING PETITION  
property of  
VERONICA SANDERS

8<sup>th</sup> ELECTION DIST.  
SCALE: 1" = 20'

BALTIMORE CO., MD.  
JUNE 30<sup>th</sup> 1966

**MICROFILMED**

MULLER, DANIEL & ASSOC. INC.  
reg. professional engineers & land surveyors  
201 GOWTLAND AVE.  
TOWSON 4, MD.