

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Estate of Irvin S. Keyser, 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:

- Error in zoning map.
- Change in the neighborhood.
- For other reasons to be established at the time of hearing.

Variance to Section 232.3 - To permit a rear yard of Zero feet instead of the required 20 feet.

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

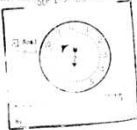
Property is to be posted as advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

John G. Rose, Zoning Commissioner of Baltimore County

Frank E. Glone, Attorney

Robert P. Wright, Protestor's Attorney

ORDERED BY The Zoning Commission of Baltimore County, this 13th day of September, 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 17th day of October, 1966, at 1:30 o'clock P. M.



OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Rosedown, Md.

THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue
CATONVILLE, MD.

October 3, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 successive week before the 2nd day of October, 1966, that is to say the same was inserted in the issues of September 29, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editorial Manager

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, which is hereby recommended to the Zoning Commission.

VARIANCE to permit a rear yard of Zero feet instead of the required 20 feet. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10 day of October, 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/or a Special Exception to permit a rear yard of Zero feet instead of the required 20 feet, 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.

Edward D. Harberty
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

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 13th 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-6 zone, and/or the Special Exception for Zero feet be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 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 a week before the 17th day of October, 1966, the first publication appearing on the 29th day of September, 1966.

THE JEFFERSONIAN,
John G. Rose
Manager.

Cost of Advertisement, \$.....

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 13 day of Sept, 1966.

John G. Rose
Zoning Commissioner

Petitioner Estate of Irvin S. Keyser

Petitioner's Attorney Frank E. Glone

Reviewed by James S. Ryan
Chairman of
Advisory Committee

ATTENTION:

THE APPROVED PLAN FOR THIS SITE HAS BEEN INSERTED IN

THE FILE OF ZONING PETITION #66-193 SP. H.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3RD Date of Posting Oct 1, 1966

Posted for Reclassification & Variance

Petitioner Estate of Irvin S. Keyser

Location of property 175 Southview Road, Towson, Md.

Location of Signs at intersection of 175 Southview Road & Linden Terrace

Remarks: 2 signs

Posted by John G. Rose Date of return Oct 6, 1966

MCA

MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1010 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301-621-6000

DESCRIPTION

0.057 more or less, ACRE PARCEL, SOUTHEAST SIDE OF LINDEN TERRACE - SOUTHWEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Present Zoning - R-6 Proposed Zoning - B-1

Beginning for the same at a point in the center line of Linden Terrace, at the distance of 175 feet, as measured along said center line, from its intersection with the center line of Reisterstown Road, thence by a line parallel to and 175 feet from the center line of Reisterstown Road, and binding on the existing zoning line, which divided the "R-6" and "B-1" areas, S 37°05'00" E., 193 feet, more or less, thence leaving said zoning line and running the two following courses and distances, (1) S 52° 55'00" W., 13 feet, more or less, (2) N 37°05'00" W., 193 feet, more or less, to the center line of Linden Terrace, thence binding thereon, N 52° 46'10" E., 13 feet, more or less to the place of beginning.

Containing 0.057, more or less, of an acre of land.

RLS:jmp

J.O. #64188

11/25/66



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Investigations ■ Reports

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

TO: Frank E. Glone, Esq.
121 W. Chesapeake Ave.
Towson, Md. 21204

DATE: 10-27-66

DEPOSIT TO ACCOUNT NO. 66-422

QUANTITY: 66-87-RA

Advertising and posting of property for Estate of Irvin S. Keyser

RETURN THIS PORTION WITH YOUR REMITTANCE

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

NO. 40655
DATE: 9/23/66

TO: Frank E. Glone, Esq.
121 W. Chesapeake Ave.
Towson, Md. 21204

DATE: 9/23/66

DEPOSIT TO ACCOUNT NO. 66-422

QUANTITY: 66-87-RA

Advertising and posting of property for Estate of Irvin S. Keyser

RETURN THIS PORTION WITH YOUR REMITTANCE

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. John G. Rose, Zoning Commissioner Date: October 7, 1966

FROM: Leslie H. Graef, Deputy Director of Planning

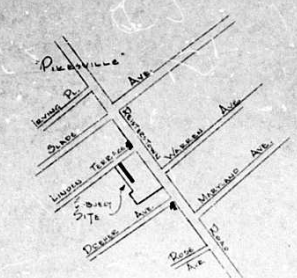
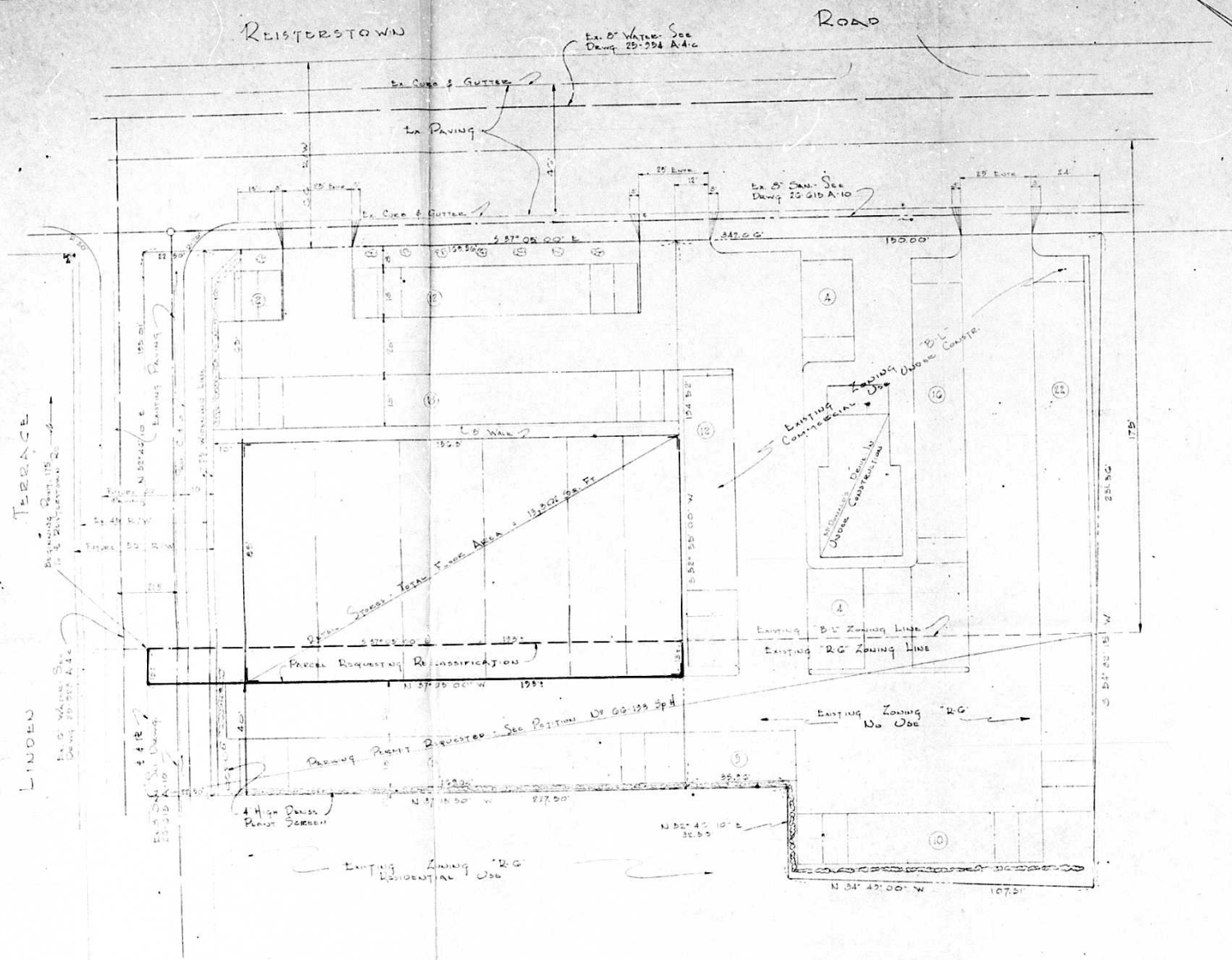
SUBJECT: Petition #67-87-RA, Southeast side of Linden Terrace 175 feet Southwest of Reisterstown Road. Petition for Reclassification from R-6 to B-1. Petition for Variance to permit a rear yard of Zero Feet instead of the required 20 feet. Estate of Irvin S. Keyser - Petitioner

3rd District

HEARING: Monday, October 17, 1966, (1:30 P.M.)

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

- We have no objection to the reclassification proposed in that it constitutes, from a planning viewpoint, a relatively minor "adjustment" to the Comprehensive Zoning Map for this area.
- From a planning viewpoint, the requested variance would not be undesirable, provided that it is conditioned upon final approval by this office of the plan for parking submitted pursuant to Petition #66-193-XPH. It should be noted, however, that this office cannot approve the parking plan until the number of access points to Reisterstown Road is decreased.
- Should it be decided to grant the requested variance, we request that the grant also be conditioned upon approval of the site plan for the tract by this office.



LOCATION PLAN
Scale 1"=200'

OFF-STREET PARKING REQUIREMENTS				
Site	Area	Ft. Area	Req. Parking	Prop. Parking
McDonald's	0.4815 Ac	1050 Sq. Ft.	60 Units	75 Units
Ryan's	1.0178 Ac	13,205 Sq. Ft.	57 Units	90 Units
Total	1.5003 Ac	14,221 Sq. Ft.	99 Units	123 Units

- GENERAL NOTES
1. EXISTING ZONING OF TRACT "B-1" & "R-2"
 2. AREA OF TRACT REQUESTING RECLASSIFICATION EQUALS 0.007 AC.
 3. EXISTING USE OF TRACT "NO USE" & RESIDENTIAL USE.
 4. PROPOSED USE OF TRACT "RETAIL STORES"
 5. PETITIONER HAS REQUESTED A PERMIT FOR PARKING IN A RESIDENTIAL ZONE FOR THAT PORTION OF THE TRACT ZONED "R-2"; SEE PETITION NO. GG-195 S.P.H.

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
REISTERSTOWN RD. & LINDEN TERRACE
ELECTION DISTRICT 3 BALTIMORE COUNTY, MD.
Scale: 1"=20'
Aug. 20, 1966

