

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Edward E. Lipinski & Alice M. Lipinski, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reasons:

(No Change)

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 a Contractor's Equipment Storage Yard.

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.

Contract purchaser

Address: _____
Robert E. Carney, Jr.,
Petitioner's Attorney

Address: 408 Jefferson Building
VA 3-2900

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 through-out 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 _____ day of _____, 1966, at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Robert E. Carney, Jr., Esq.
To: Jefferson Building
Towson, Md. 21204

No. 42330

DATE: Dec. 10, 1966

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 61-422
QUANTITY
COST

Advertising and posting of property for Edward E. Lipinski
67-134-X

\$5.20

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 14th
Date of Posting: 12-15-66
Posted for: Hearing Wed. Jan. 11, 1967, 9:00 A.M.
Petitioner: Edward E. Lipinski
Location of property: NW/4 Sec. 22, T. 33N, R. 22E, S. 34
Remarks: _____
Signed: _____
Date of return: 12-22-66

Map
SE 1/4 B
NORTH
EASTERN
AREA

RUSSELL M. HERBERT
3003 N. Calvert Street
Baltimore 18, Md.

November 25, 1966

Description of Lee Foundation Property for Resolving

Beginning for the same at a point on the Northwest corner of Old Philadelphia Road at the distance of 300 ft. more or less from the intersection formed by the northwesterly side of Old Philadelphia Road and the southwesterly side of Hamilton Ave. at the west face of the wall surrounding the Robert Carney and running thence North 22 degrees 10 minutes West 250.8 ft. thence South 68 degrees 36 minutes West 355.98 ft. thence South 35 degrees 15 minutes East 253.75 ft. to the side of Old Philadelphia Road thence thence line on said road North 55 degrees 45 minutes East 301.95 ft. to the place of beginning.

PETITION FOR SPECIAL EXCEPTION
14th DISTRICT
ZONING: Petition for Special Exception for Contractor's Equipment Storage Yard.
LOCATION: Northwest side of Old Philadelphia Road 300 feet west of 11th Avenue, January 11, 1967 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for Contractor's Equipment Storage Yard.

All that parcel of land in the Fourteenth District of Baltimore County.

Beginning for the same at a point on the Northwest corner of Old Philadelphia Road at the distance of 300 ft. more or less from the intersection formed by the northwesterly side of Old Philadelphia Road and the southwesterly side of Hamilton Ave. at the west face of the wall surrounding the Robert Carney and running thence North 22 degrees 10 minutes West 250.8 ft. thence South 68 degrees 36 minutes West 355.98 ft. thence South 35 degrees 15 minutes East 253.75 ft. to the side of Old Philadelphia Road thence thence line on said road North 55 degrees 45 minutes East 301.95 ft. to the place of beginning.

Hearing Date: Wednesday, January 11, 1967 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
RUSSELL M. HERBERT
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

731 Eastern Ave.
Baltimore, Md. 21, Md.

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception - Edward E. Lipinski was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) successive weeks before the 11th day of January 1967; that is to say, the same was inserted in the issue of December 14.

Stromberg Publications, Inc.

Publisher.

By: _____

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 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 2 times successive weeks before the 11th day of January 1967, the first publication appearing on the 15th day of December 1966.

THE JEFFERSONIAN

L. L. Lankford
Manager.

Cost of Advertisement, \$ _____

ORDER RECEIVED FOR FILING
DATE: 12/10/66
BY: J. E. Carney, Jr.

RE: PETITION FOR SPECIAL EXCEPTION: For Contractor's Equipment Storage Yard - NW/4 Side Old Philadelphia Road 300' S. of Hamilton Ave., 14th District - Edward E. Lipinski and Alice M. Lipinski, Petitioners.

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 67-134-X

The petitioners have requested a special exception for a Contractor's Storage Yard to be located on the north side of Old Philadelphia Road 300 feet south of Hamilton Avenue, in the Fourteenth District of Baltimore County.

Section 502 of the Zoning Regulations of Baltimore County points out that some special exceptions must be located with discrimination and some are inherently objectionable.

Testimony of the petitioners, plus an actual inspection of the property, indicate that the requested special exception would be most objectionable and would be detrimental to the general welfare of the locality involved.

For the above reasons the special exception should NOT BE GRANTED.

It is this 14th day of January, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Robert E. Carney, Jr., Esquire
408 Jefferson Building
Towson, Maryland 21204

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 29 day of Nov, 1965.

Robert E. Carney, Jr., Esquire
Petitioner's Attorney
Reviewed by: _____
Chairman of Advisory Committee

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

DATE 12/9/66

TO: Robert E. Carney, Jr., Esq.
Jefferson Building
Towson, Md. 21204

ALL: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 61-422
QUANTITY
COST

Petition for Special Exception for Edward E. Lipinski
67-134-X

\$50.00

12266 3433 • 42288 11P • 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.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Date: December 16, 1966

FROM: George E. Carrells

SUBJECT: Petition 67-134-X. Special Exception for Contractor's Equipment Storage Yard. Northwest side of Old Philadelphia Road 300 feet South of Hamilton Avenue. Being the property of Edward E. Lipinski.

14th District

HEARING: Wednesday, January 11, 1967 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a contractor's storage yard. It is unclear as to whether or not the proposed facility will be used in connection with present greenhouse or landscaping service activities currently existing on the site or if storage area is unrelated, non-landscape oriented contracting purposes.

If the contracting activities are general contracting and not related to the present greenhouse operation, the planning staff is of the opinion that the Special Exception is inappropriate and would have an adverse effect on abutting and nearby residential properties. If the facility is directly related to landscaping activities, the planning staff is of the opinion that the Special Exception has merit especially since controls on the nature of the use and provision of proper screening can be imposed.

It is suggested that the possible granting of a Special Exception be conditioned on relationship of the contractor's storage yard to greenhouse and landscaping activities only and that a definitive and precise plan of screening be made part of the order.

GEC:jmc

DEC 30 1966 PM

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Robert E. Carney, Jr., Esquire
408 Jefferson Building
Towson, Maryland 21204

SUBJECT: Special Exception for Contractor's Equipment Storage Yard. Located at the NW/4 Old Philadelphia Rd. 300' west of Hamilton Ave. For Edward E. Lipinski. 14th District. (Item 5 - November 29, 1966)

DEAR SIR:

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

STATEMENT OF COMMISSIONER:
The entrance fronting on Old Philadelphia Road must be curved with combination of curb and gutter. The face of the curb to be 20' beyond parallel to the center line of Old Philadelphia Road.

The entrance must be of a depressed curb type, a minimum width of 25', with 1/4" transitions. The right-of-way line must be curved from the east property line to the existing greenhouse to the East.

ZONING ADMINISTRATION:
If granted issuance of a building permit will be subject to approval of site plans.

BUREAU OF ENGINEERING:
Water - Existing 12" water in Old Philadelphia Road.
Sewer - Existing 12" sanitary sewer along the street adjacent to this site. Adequacy of existing utilities to be determined by developer or its engineer.

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 make recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

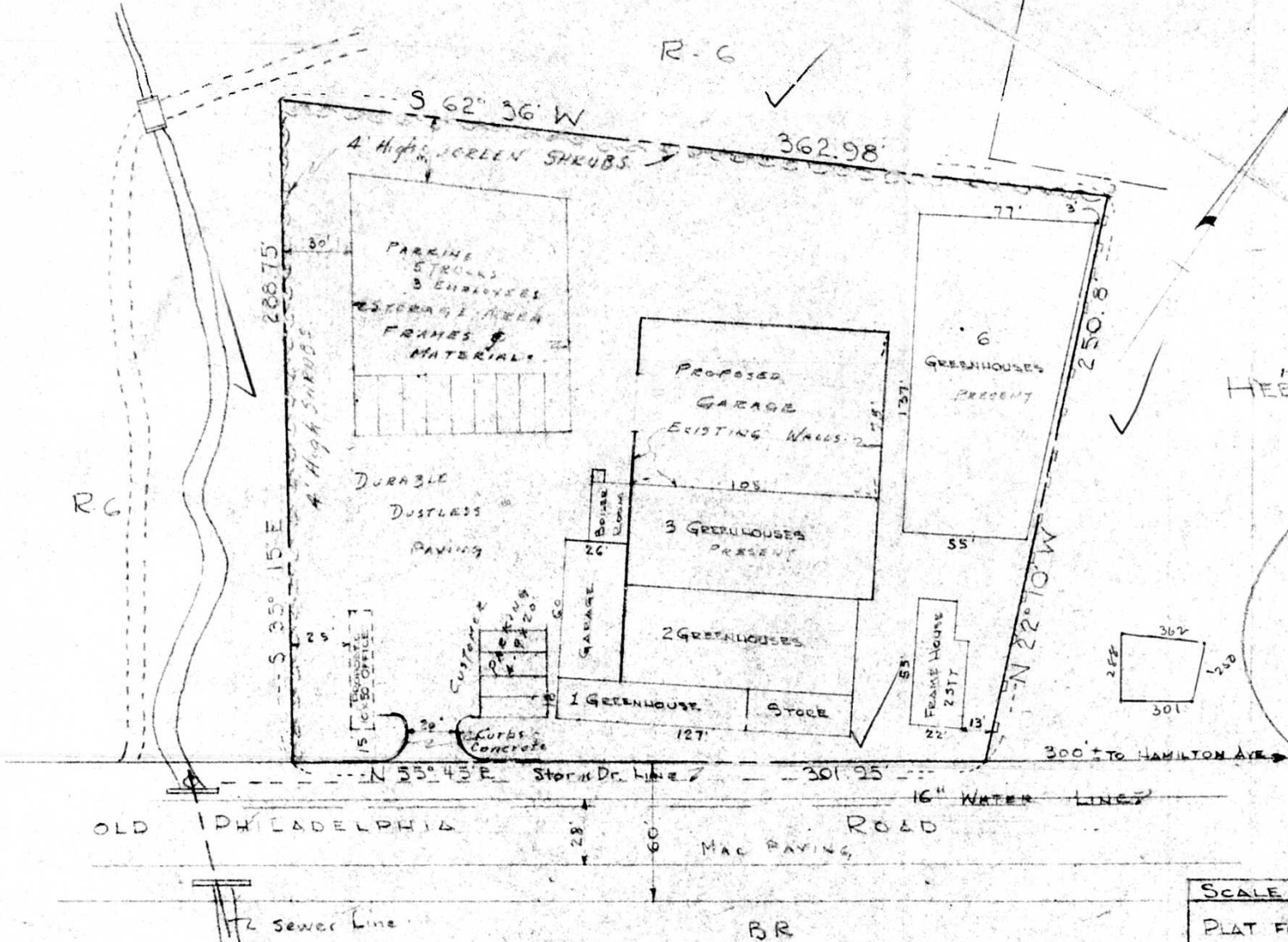
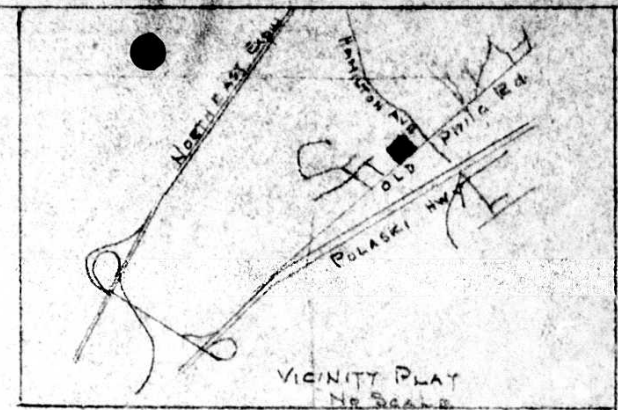
The following agencies had no comment to offer:

Bureau of Traffic Engineering
Project Planning Division
Health Department
Fire Department

Very truly yours,
James E. Hays
Zoning Technician

JED/jm

cc: John Meyers - State Roads Commission
Carl E. Brown - Bureau of Engineering
James S. Over - Zoning Administration



HEBREW CEMETERY

MAP #1114A
"BR-X"
SEC. 4-E
NORTHEASTERN AREA

PRESENT ZONE BR-2
PROPOSED ZONING BR-2 Special Exception
FOR STORAGE AND REPAIR
CONTRACTOR EQUIPMENT &
MATERIALS

PARKING DATA
Employees 9
Spaces 3 - 9' x 20'
TRUCKS 5
SPACES 5 - 10' x 22'

300' TO HAMILTON AVE

OWNER: LEE FOUNDATION

SCALE 1"=50'
PLAT FOR ZONING
DISTRICT 14
BALTO. COUNTY
Russell M. Herbert
Surveyor 3690



Rev. Oct 26, 1966
APRIL 6, 1965
RUSSELL M. HERBERT
SURVEYOR
3005 N CALVERT ST
BALTO. MD, 21218

