

67-138-R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lillian D. Maydwell, 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... B-1 and R-6... to... B-1 and R-6...

To operate and conduct a lumber yard in that there was an error in the original zoning and there are changes in the character of the neighborhood and for other reasons to be assigned at the hearing hereof.

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 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 regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Lillian D. Maydwell Address 127 Patapsco Avenue Baltimore, Md. 21222
Petitioner's Attorney George D. Edwards Address 6903 Dunmarway, Balto., Md. 21222
ATwater 5-0800

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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... day of... 1966, at... o'clock...

10th January 11:00
Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lillian D. Maydwell, 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 for a Variance from Section... 236.3, 238.1 and 238.2... 4. 236.2 - Warehouse - To permit a 3.2' side yard and a 3.6' rear yard instead of the required 30 feet...

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
1. 236.3 To permit a lumber yard to abut a residential zone instead of being located at least 50 feet from the residential zone boundaries at the end of the commercially zoned frontage.

2. 238.1 To permit a set back of 12.25 feet to the front property line and 37.25 to the center line of the street instead of the required 25 feet and 50 feet respectively.
3. 238.2 To permit a side yard set-back instead of the required 30'.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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 Lillian D. Maydwell Address 127 Patapsco Avenue Baltimore, Md. 21222
Petitioner's Attorney George D. Edwards Address 6903 Dunmarway, Balto., Md. 21222
ATwater 5-0800

ORDERED By The Zoning Commissioner of Baltimore County, this... 13th... day of... December... 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... 18th... day of... January... 1966, at... 11:00 o'clock...

18th January 11:00
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner Date: January 6, 1967

FROM: George E. Gervais, Director of Planning

SUBJECT: 67-138-A. Re-classification from B-1, & R.G. to B.R. Zone. Petition for Variance to permit a lumber yard to abut a residential zone instead of the required 50 feet; to permit 12 feet 25 inches to the front property line and 37 feet 25 inches from the center line of the street instead of the required 25 feet and 50 feet; and to permit zero feet side yard instead of the required 30 feet; and to permit a side yard of 3 feet 2 inches and a rear yard of 3 feet 6 inches for the warehouse instead of the required 30 feet. South side of Patapsco Avenue 146.88 feet East of Willow Spring Avenue. Being the property of Lillian D. Maydwell.

12th District

HEARING: Wednesday, January 18, 1967 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from B-1 and R.G. to B.R. zoning together with a petition for variances for side and rear yards. It has the following advisory comments to make with respect to pertinent planning factors:

1. This petition proposes to extend commercial zoning from its present boundary to include the unit in a group house. It seeks also appropriate zoning (B.R.) so as to permit a lumber yard with appropriate variances. From a planning viewpoint, we consider the petition to be questionable, noting that the 50 feet distance between a lumber yard and a residential zone is included in Section 236.3 - a section of the use regulations in the B.R. Zone. Can a use variance be granted?
2. Similarly, we question extending commercial zoning partially into established housing group. The clash between commercial and residential activity can only work to the detriment on residential potentials for the remainder of the housing in this block.

GEG:dms

RE: PETITION FOR RECLASSIFICATION From B-1 and R-G Zones to B-R Zone - Variances to Sections 236.2, 236.3 and 238.1 of Zoning Regulations. 3/3 Patapsco Ave. 146.88' E. of Willow Spring Ave., 12th District - Lillian D. Maydwell, Petitioner No. 67-138-A

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn her petition and the matter is DISMISSED without prejudice.

Zoning Commissioner of Baltimore County

Date: January 29, 1967

December 15, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21206

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

SUBJECT: Re-classification from B-1 and R-G zoning to B-R zoning. And Variance to Sections 236.2, 236.3 and 238.2, located 3/3 Patapsco Ave., 146.88' East of Willow Spring Ave. For Lillian D. Maydwell. 12th District. (File 2 - December 13, 1966)

Dear Sir:

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

ZONING ADMINISTRATION: An on site field inspection indicated that the only access to the garage that is proposed to be used for a warehouse, is by way of the alley, which serves the adjoining group homes in the area.

In the event that the subject request's are granted, it will be necessary to alter the garage to provide access from the interior of the lot. No access will be permitted from the alley.

It should also be noted, that the legality of the variance to Section 236.3 is questionable, since this would be a use variance.

BUREAU OF ENGINEERING: Water - Existing 12" water main in Patapsco Avenue. Sewer - Existing 12" and 18" sanitary sewer lines in Patapsco Avenue. Adequacy of existing utilities to be determined by the developer or his engineer. Road - Patapsco Avenue is to be developed as a maximum 30' Road on the existing 50' right-of-way.

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 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:

State Roads Commission
Bureau of Traffic Engineering
Health Department

Very truly yours,

JAMES E. DYER, Principal
Zoning Technician

JED/hm

cc: Carlyle Brown - Bureau of Engineering

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1023 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

0.1774 ACRE ON THE SOUTH SIDE OF PATAPSCO AVENUE, EAST OF WILLOW SPRING AVE, TWELFTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PRESENT ZONING B-1
PROPOSED ZONING B-R

WITH VICINITY AND YARD VARIANCES

Beginning for the same on the south side of Patapsco Avenue, 50 feet wide, said point of beginning being N85°27'00"E - 66.28 feet from the intersection of the east side of Willow Spring Avenue, 70 feet wide and the south side of Patapsco Avenue, thence binding on the south side of Patapsco Avenue N85°27'00"E - 59 feet more or less to the second line of Baltimore County Zoning Description 12 - B-1 - 69, thence binding on said second line of the aforementioned Zoning description in a southerly direction S04°33'00"E - 131.00 feet to the north side of a 16 foot alley thence binding on the north side of said 16 foot alley S85°27'00"W - 59 feet more or less thence leaving the north side of said alley N04°33'00"W - 131.00 feet to the place of beginning.

Containing 0.1774 Acre of Land.

J.O. #63262

EG:jmp

9/22/66

Water Supply ☐ Sewerage ☐ Drainage ☐ Highways ☐ Structures ☐ Development ☐ Planning ☐ Reports ☐

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21206

Your petition has been received and accepted for filing this

13 day of DEC, 1966.

Petitioner Lillian D. Maydwell

Petitioner's Attorney George D. Edwards

Reviewed by James S. Dyer Chairman of Advisory Committee

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

No. 4229

DATE 12/29/66

To: George D. Edwards, Esq.
6903 Dunmarway
Baltimore, Md. 21222

By: James S. Dyer, Acting Sup. of Bldg. Div.

REMARKS: Payment for Re-classification & Variance for Lillian Maydwell

PAID - Baltimore County 144-00 Office of Finance

12-1966 3482 • 42275 DP-

RECEIVED BY BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
DIVISION OF COLLECTION AND RECEIPTS
COURT HOUSE
TOWSON, MARYLAND 21204

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

No. 42949
DATE Jan. 19, 1967

REPORT TO ACCOUNT NO. 01-632
NANTY

Advertising and posting of property
867-138-8A

PAID	TOTAL AMOUNT
74.80	74.80
74.80	74.80
74.80	74.80

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
IL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR RECLAMIFICATION AND VARIANCE
12th DISTRICT
ZONING: From R.L. and R.G. to R.L. Zone. Petition for Variance for side and rear yards.
LOCATION: South side of Patapago Avenue 146.88 feet East of Willow Spring Avenue.
DATE & TIME: WEDNESDAY, JANUARY 18, 1967 at 11:00 A.M.
PUBLIC HEARING: Room 108, 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:
Present Zoning: R.L. and R.G.
Proposed Zoning: R.L.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a lumber yard to abut a residential zone instead of being located at least 30 feet from the residential zone and to permit a setback of 12 feet 23 inches to the front property line and 37 feet 23 inches to the side of the street instead of the required 25 feet and 30 feet respectively; to permit 200 feet side yard setback instead of the required 36 feet.
To permit a side yard of 3 feet 2 inches and a rear yard of 2 feet 8 inches for the Warehouse instead of the required 30 feet.
The Zoning Regulations to be excepted as follows:
Section 238.2 - Side and Rear Yards - 30 feet.
Section 238.3 - 30 feet from the residential zone boundaries at the rear of the commercially zone frontage.
Section 238.1 - Front Yard - Not less than 25 feet from the front property line and not less than 30 feet from the center line of the street.
All that parcel of land in the Twelfth District of Baltimore County,
Beginning for the same on the south side of Patapago Avenue 50 feet wide and N83 degrees 27' 00" E - 146.88 feet from the intersection of the east side of Willow Spring Avenue 70 feet wide and the south side of Patapago Avenue thence bearing said south side of Patapago Avenue S84 degrees 27' 00" E - 131.00 feet to the north side of a 16 foot alley, thence binding on the north side of said 16 foot alley, S85 degrees 27' 00" W - 22 feet more or less to the third line of the Baltimore County Zoning Description 12 RG 15 thence binding on said third line of the aforementioned zoning description to a northerly direction N 04 degrees 37' 00" W - 131.00 feet to the south side of Patapago Avenue S84 degrees 27' 00" E - 22 feet more or less to the place of beginning.
Containing 0.062 Acres of Land.
R.L. Zone
Beginning for the same on the south side of Patapago Avenue, 50 feet wide, said point of beginning being N83 degrees 27' 00" E - 66.28 feet from the intersection of the east side of Willow Spring Avenue, 70 feet wide and the south side of Patapago Avenue, thence binding on the south side of Patapago Avenue N83 degrees 27' 00" E - 30 feet more or less to the second line of Baltimore County Zoning Description 12 R-L-09, thence binding on said second line of the

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press
DUNDALK, MD., December 21, 19 66

THIS IS TO CERTIFY, that the annexed advertisement of "Lillian Maywell" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 20th day of December 19 66; that is to say, the same was inserted in the issues of 12-21-66

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer D. Price
Dundalk, Md.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12
Posted for: *Hanging Wood, Jan. 18-67 at 11:00 A.M.*
Petitioner: *Lillian Maywell*
Location of property: *3/4 Patapago Ave. 146.88' E 1/4 Willow Spring Ave.*
Location of Signs: *Signs on the side of the property and on the side of the street.*
Remarks: *Signs on the side of the property and on the side of the street.*
Posted by: *Robert L. Smith* Date of return: *12-22-66*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12
Posted for: *Hanging Wood, Jan. 18-67 at 11:00 A.M.*
Petitioner: *Lillian Maywell*
Location of property: *3/4 Patapago Ave. 146.88' E 1/4 Willow Spring Ave.*
Location of Signs: *Signs on the side of the property and on the side of the street.*
Remarks: *Signs on the side of the property and on the side of the street.*
Posted by: *Robert L. Smith* Date of return: *1-12-67*

PETITION FOR RECLAMIFICATION AND VARIANCE
12th DISTRICT
ZONING: From R.L. and R.G. to R.L. Zone.
Petition for Variance for side and rear yards.
LOCATION: South side of Patapago Avenue 146.88 feet East of Willow Spring Avenue.
DATE & TIME: WEDNESDAY, JANUARY 18, 1967 at 11:00 A.M.
PUBLIC HEARING: Room 108, 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:
Present Zoning: R.L. and R.G.
Proposed Zoning: R.L.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a lumber yard to abut a residential zone instead of being located at least 30 feet from the residential zone and to permit a setback of 12 feet 23 inches to the front property line and 37 feet 23 inches to the side of the street instead of the required 25 feet and 30 feet respectively; to permit 200 feet side yard and set back instead of the required 36 feet.
To permit a side yard of 3 feet 2 inches and a rear yard of 2 feet 8 inches for the warehouse instead of the required 30 feet.
The Zoning Regulations to be excepted as follows:
Section 238.2 - Side and Rear Yards - 30 feet.
Section 238.3 - 30 feet from the residential zone boundaries at the rear of the commercially zoned frontage.
Section 238.1 - Front Yard - Not less than 25 feet from the front property line and not less than 30 feet from the center line of the street.
All that parcel of land in the Twelfth District of Baltimore County,
Beginning for the same on the south side of Patapago Avenue 50 feet wide and N83 degrees 27' 00" E - 146.88 feet from the intersection of the east side of Willow Spring Avenue 70 feet wide and the south side of Patapago Avenue thence bearing said south side of Patapago Avenue S84 degrees 27' 00" E - 131.00 feet to the north side of a 16 foot alley, thence binding on the north side of said 16 foot alley, S85 degrees 27' 00" W - 22 feet more or less to the third line of the Baltimore County Zoning Description 12 RG 15 thence binding on said third line of the aforementioned zoning description to a northerly direction N 04 degrees 37' 00" W - 131.00 feet to the south side of Patapago Avenue S84 degrees 27' 00" E - 22 feet more or less to the place of beginning.
Containing 0.062 Acres of Land.
R.L. Zone
Beginning for the same on the south side of Patapago Avenue, 50 feet wide, said point of beginning being N83 degrees 27' 00" E - 66.28 feet from the intersection of the east side of Willow Spring Avenue, 70 feet wide and the south side of Patapago Avenue, thence binding on the south side of Patapago Avenue N83 degrees 27' 00" E - 30 feet more or less to the second line of Baltimore County Zoning Description 12 R-L-09, thence binding on said second line of the

CERTIFICATE OF PUBLICATION

TOWSON, MD., 19 66
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 for 1 successive weeks before the 12th day of January 19 66, the first publication appearing on the 12th day of January 19 66.

THE JEFFERSONIAN

Frank Strickland
Manager

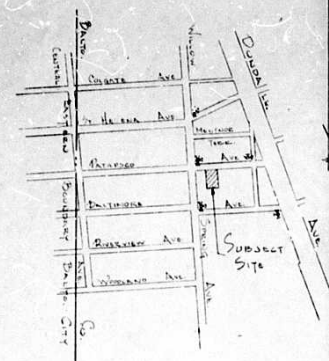
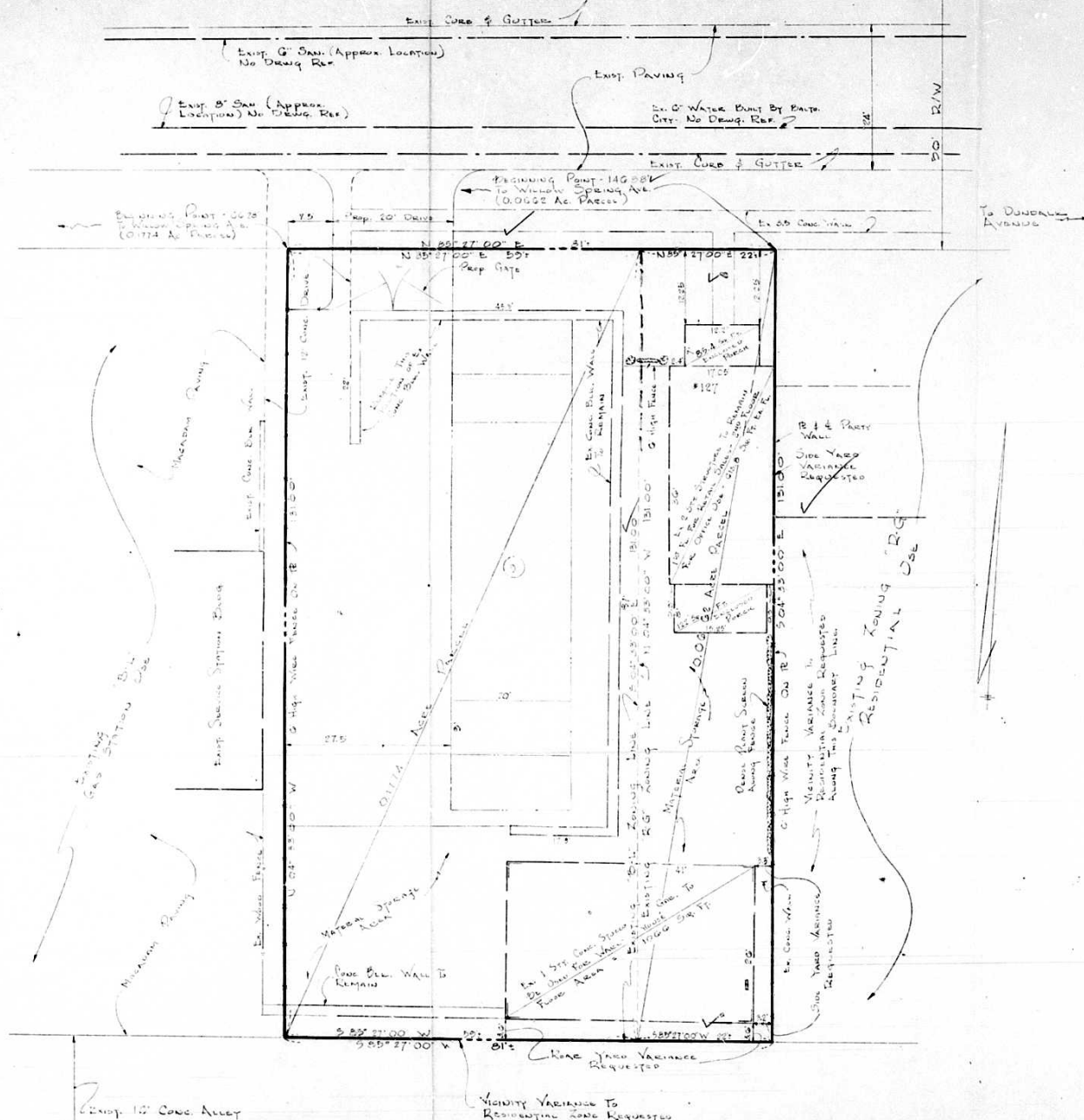
Cost of Advertisement, \$

PETITION FOR RECLAMIFICATION AND VARIANCE
12th DISTRICT
ZONING: From R.L. and R.G. to R.L. Zone.
Petition for Variance for side and rear yards.
LOCATION: South side of Patapago Avenue 146.88 feet East of Willow Spring Avenue.
DATE & TIME: WEDNESDAY, JANUARY 18, 1967 at 11:00 A.M.
PUBLIC HEARING: Room 108, 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:
Present Zoning: R.L. and R.G.
Proposed Zoning: R.L.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a lumber yard to abut a residential zone instead of being located at least 30 feet from the residential zone and to permit a setback of 12 feet 23 inches to the front property line and 37 feet 23 inches to the side of the street instead of the required 25 feet and 30 feet respectively; to permit 200 feet side yard and set back instead of the required 36 feet.
To permit a side yard of 3 feet 2 inches and a rear yard of 2 feet 8 inches for the warehouse instead of the required 30 feet.
The Zoning Regulations to be excepted as follows:
Section 238.2 - Side and Rear Yards - 30 feet.
Section 238.3 - 30 feet from the residential zone boundaries at the rear of the commercially zoned frontage.
Section 238.1 - Front Yard - Not less than 25 feet from the front property line and not less than 30 feet from the center line of the street.
All that parcel of land in the Twelfth District of Baltimore County,
Beginning for the same on the south side of Patapago Avenue 50 feet wide and N83 degrees 27' 00" E - 146.88 feet from the intersection of the east side of Willow Spring Avenue 70 feet wide and the south side of Patapago Avenue thence bearing said south side of Patapago Avenue S84 degrees 27' 00" E - 131.00 feet to the north side of a 16 foot alley, thence binding on the north side of said 16 foot alley, S85 degrees 27' 00" W - 22 feet more or less to the third line of the Baltimore County Zoning Description 12 RG 15 thence binding on said third line of the aforementioned zoning description to a northerly direction N 04 degrees 37' 00" W - 131.00 feet to the south side of Patapago Avenue S84 degrees 27' 00" E - 22 feet more or less to the place of beginning.
Containing 0.062 Acres of Land.
R.L. Zone
Beginning for the same on the south side of Patapago Avenue, 50 feet wide, said point of beginning being N83 degrees 27' 00" E - 66.28 feet from the intersection of the east side of Willow Spring Avenue, 70 feet wide and the south side of Patapago Avenue, thence binding on the south side of Patapago Avenue N83 degrees 27' 00" E - 30 feet more or less to the second line of Baltimore County Zoning Description 12 R-L-09, thence binding on said second line of the

JOHN G. ROSE
Zoning Commissioner of Baltimore County

AVENUE

To Willow Spring
— AVENUE



LOCATION PLAN
Scale: 1"=500'

GENERAL NOTES

1. AREA OF PARCEL EQUALS 0.2222 ACRES
2. EXISTING ZONING OF TRACT "B1" & "R2"
3. EXISTING USE OF TRACT "RESIDENTIAL"
4. PROPOSED ZONING OF TRACT "B1" WITH VARIANCE & TWO VARIANCES.
5. PROPOSED USE OF TRACT "LUMBER SALES & STORAGE"
6. EXISTING BUILDING ON TRACT TO BE RETAINED AS SALES & OFFICE USE. EXISTING YARD AREA TO BE USED FOR OFF-STREET PARKING & LUMBER STORAGE.
7. REQUIRED OFF-STREET PARKING EQUALS 7 UNITS (85.10')
8. PROPOSED OFF-STREET PARKING EQUALS 9 UNITS (97.20')
9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 230.3 OF THE ZONING CODE FROM 30' TO 0' & 30' (VICINITY TO RESIDENTIAL HOME)
10. PETITIONER IS REQUESTING A VARIANCE TO SECTION 230.1 OF THE ZONING CODE FROM 25' TO 1225' (FOOT YARD)
11. PETITIONER IS REQUESTING A VARIANCE TO SECTION 230.3 OF THE ZONING CODE FROM 30' TO 0' (SIDE YARD) & FROM 30' TO 30' (REAR YARD)

* Proposed Regain Flood Area = 521.2 Sq. Ft. Requiring 5 Injts
Proposed Office Floor Area = 613.8 Sq. Ft. Requiring 2 Injts

44-7-138RA

OFFICE
COPY

MAP #12
SEC. 4-A
SE-4-E
BR-A

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
KNOWN AS
137 PATAPSCO AVENUE
ELECTION DISTRICT 13
BARTOW COUNTY, MO.
SCALE: 1"=10'
SEPT. 22, 1966

