

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Kyrie W. Preis, Jr. &
 I, or we, Marilyn M. Preis, his legal owners, 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 R-6 zone to an B.R. zone, for the following reasons:

We desire to use the property as a Garden shop with outdoor sales area, for the sale of garden supplies, shrubs, shrubbery, plants, seeds, supplies, garden or farm motor equipment, accessories and service.

See attached description

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

Contract purchaser: Kyrie W. Preis, Jr.
 Address: Marilyn M. Preis, Legal Owners
 Box 109, Stockdale Rd.
 Kingsville, Maryland
 Protestant's Attorney:

ORDERED By The Zoning Commissioner of Baltimore County, this 20th 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of January, 1967, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
 Baltimore, Md.
 No. 1 Newburg Avenue
 CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of [redacted] was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for [redacted] consecutive weeks before the 25th day of January, 1967, that is to say the same was inserted in the issues of [redacted]

THE BALTIMORE COUNTIAN

By [redacted]
 Editor and 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 Re-classification should be had, and it further appearing that by reason of

Special Exception for [redacted] should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of January, 1967, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an B.R. zone, and a Special Exception for [redacted] should be 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, and the State Roads Commission.

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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this [redacted] day of [redacted], 1966, that the above re-classification 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 a [redacted] zone; and/or the Special Exception for [redacted]

Zoning Commissioner of Baltimore County

STATE OF MARYLAND STATE ROADS COMMISSION

300 WEST FREDERICK STREET
 BALTIMORE, MD. 21201

February 2, 1967

Mr. John G. Rose, Zoning Commissioner
 County Office Building
 Towson, Maryland 21204
 Re: Petition for Reclassification
 Southeast side Belair Road
 3606' north of Bradshaw Road
 11th District
 Kyrie W. Preis et al
 Petition No. 57-141-R

Dear Mr. Rose:

At the Zoning Advisory Committee Meeting of December 23, 1966, this office made comments with respect to the subject petition. We have reviewed the zoning order dated January 23, 1967 in which the Reclassification was granted. However, it was noted that reference to State Roads Commission comments were omitted from the order.

Therefore, it is requested that the Order be amended to be subject to construction of the entrance to conform to State Roads Commission standards under permit from this office.

Thank you for your cooperation.

Very truly yours,
 Charles Lee, Chief
 Development Engineering Section
 by: John E. Meyers
 Asst. Development Engineer

CLEJENSK

WILLARD H. LEE
 4604 HAINFIELD AVENUE
 BALTIMORE 14, MARYLAND

November 24, 1966

9.E.S. Belair Road 3,696 feet N.E. Bradshaw Road
 11th District Baltimore County, Maryland

Beginning for the same on the southeast side of Belair Road at the distance of 3,696 feet measured northeasterly along the southeast side of Belair Road from the north side of Bradshaw Road and thence running and binding on the southeast side of Belair Road North 23 degrees 35 minutes East 241.63 feet thence leaving Belair Road North three lines of division as follows: South 39 degrees 49 minutes East 330 feet, South 3 degrees 49 minutes East 199 feet and North 54 degrees 31 minutes West 390.70 feet to the place of beginning.

Containing 1.50 acres of land.

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

Nelson A. Keri, Esquire
 210 West Pennsylvania Avenue
 Towson, Maryland 21204

SUBJECT: Reclassification from R-6 to B.R. For Kyrie W. Preis, Located 8 1/2 of Belair Rd., North 11th District.
 (Item 5 - December 20, 1966)

Dear Sir:

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

HEALTH DEPARTMENT:
 The proposed site will be subject to the Health Department regulations pertaining to water and sewer.

BUREAU OF TRAFFIC ENGINEERING:
 The proposed site if zoned B.R. could ultimately generate approximately 2000 trips per day.

STATE POLICE DEPARTMENT:
 The entrance must be curved with 8' x 20' concrete curb. The roadside face of the curb to be 23' from and parallel to the center line of Belair Road. The curb must extend along Belair Road to the South property line. The entrance width must be a minimum of 24', and no indicated or revised plans. The proposed entrance will be subject to State Roads Commission approval by a permit.

BUREAU OF ENGINEERING:
 Water and Sewer not available.

ZONING ADMINISTRATION DIVISION:
 It should be noted that Section 236.3 of the Zoning Regulations requires that farm implement sales and service must be located at least 50' from any residential zone. In addition, Section 244.2 does not permit the display of material beyond 15' of the front building line.

The above comments are not intended to indicate the appropriateness of the rezoning 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:
 Industrial Development
 Project Planning

Very truly yours,

James E. Lee
 JAMES E. LEE, Principal
 Zoning Technician

cc: William Greenwalt - Health Department
 G. Richard Moore - Bureau of Traffic Engineering
 John Meyers - State Roads Commission
 Carlyle Brown - Bureau of Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 13, 1967

FROM: George E. Gervolts

SUBJECT: 57-141-R, Reclassification from R-6 to B.R. Southeast side of Belair Road 3696 feet North of Bradshaw Road. Being the property of Kyrie W. Preis, Jr.

11th District

HEARING: January 23, 1967 (1:00 P.M.)

The staff of the Office of Planning and Zoning have reviewed the subject petition for reclassification from R-6 to B.R. zoning. It notes that the B.R. zone is the most permissive of all of the commercial zones and feels that establishment of those board potentials here would not be in harmony with the potentials of adjoining properties.

GEG:bms

TELEPHONE
 823-3000
 EXT. 387

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 42305

DATE: 2/22/67

Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204

TO: Kyrie W. Preis, Jr.
 Kingsville, Md. 21087

REPORT TO ACCOUNT NO. 01-632

QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE

COST

50.00

50.00

122266 3410 = 42905 TIP = 5000

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204, 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., [redacted] successive weeks before the [redacted] day of [redacted], 1966, the first publication appearing on the [redacted] day of [redacted], 1966.

THE JEFFERSONIAN

Manager.

Cost of Advertisement, \$.

PETITION FOR RECLASSIFICATION.
 ZONING: From R-6 to B.R. Zone.
 LOCATION: Southeast side of Belair Road 3696 feet North of Bradshaw Road 11th District.
 DATE & TIME: Monday, January 23, 1967 at 1:00 P.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the above petition for reclassification of the property of Kyrie W. Preis, Jr. and Marilyn M. Preis, at 1:00 P.M. on Monday, January 23, 1967, at the County Office Building, Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.
 Beginning for the same on the southeast side of Belair Road at the distance of 3,696 feet measured northeasterly along the southeast side of Belair Road from the north side of Bradshaw Road and thence running and binding on the southeast side of Belair Road North 23 degrees 35 minutes East 241.63 feet thence leaving Belair Road North three lines of division as follows: South 39 degrees 49 minutes East 330 feet, South 3 degrees 49 minutes East 199 feet and North 54 degrees 31 minutes West 390.70 feet to the place of beginning.
 Containing 1.50 acres of land.
 Being the property of Kyrie W. Preis, Jr. and Marilyn M. Preis, as shown on plat plan filed with the Zoning Department, Hearing Order Number, January 23, 1967 at 1:00 P.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.
 JOHN G. ROSE,
 Zoning Commissioner of Baltimore County
 Dec. 23, 1966

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District 11th Date of Posting 12-28-66
Posted for: Hearing Mon. Jan. 23-67 AT 11:00 P.M.
Petitioner: K. Yale W. Paine Jr.
Location of property: SE 1/4 of Baker Rd. 3696' N 1/4
Bradenhurst Rd.
Location of Sign: 8' posted on front of house opposite
8' from the driveway
Remarks: _____
Posted by: Robert L. Butler Date of return: 1-5-67
Signature

Melvin P. Hays, Esq.
210 West Pennsylvania Avenue
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

20 day of Dec., 1967.

John G. Ross
Zoning Commissioner

Petitioner Kyle W. Paine

Petitioner's Attorney Melvin P. Hays

Reviewed by James S. Hays
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

42955

PROPERTY OR ADDRESS IN BALTIMORE COUNTY	DETACH ALONG PERFORATION AND MAIL THIS PORTION FOR YOUR BUSINESS	MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204
Advertising and posting of property 22-26-2		
	1-350	3950
	1-350	3950
4		

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

