

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION CONTRACT-ORS EQUIPMENT STORAGE YARD - N/S Old Philadelphia Road 604' S. Hilltop Road, 15th Dist., Raymond J. Krul, Petitioner No. 67-157-RX

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn his petition and the matter is DISMISSED without prejudice to the petitioner.

[Signature]
Zoning Commissioner

Date: *Feb 14 1967*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 25, 1967
FROM: George E. Gervelis

SUBJECT: Petition 67-157-RX, Reclassification from B.L. and R-6 to B.R. Zoning. Petition for Special Exception for Contractor's Equipment Storage Yard. Being the property of Raymond J. Krul, North side of Old Philadelphia Road 604 feet South of Hilltop Road.

15th District

HEARING: Wednesday, February 8, 1967 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from B.L. and R-6 to B.R. zoning together with a Special Exception for a contractor's storage yard. It has the following advisory comments to make with respect to pertinent planning factors:

- 1) The Northeastern Area Zoning map affirmed B. L. zoning for the subject tract. It is to be noted that the B. L. Zone is the most restrictive of the commercial zones. To the west of the subject property for exists the Rosedale Elementary School; to the east, there is a swimming club.
- 2) The Planning staff believes that the current zoning map is absolutely correct and that no error was made by not establishing B. R. Zoning here. Creation of B. R. Zoning here would establish land use potentials not in harmony or compatible with those of adjoining properties and would constitute spot zoning.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

67-157-RX

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Raymond J. Krul 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 & B-6 zone to an B-R zone; for the following reasons:

REASON IN MAP

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 Contractors Equipment Storage Yard.

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 Raymond J. Krul Legal Owner
Address 8120 Old Philadelphia Rd.
Zone 21206 Ph. 687-2666
Petitioner's Attorney
Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 24 day of JANUARY, 1967, 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 25 day of FEBRUARY, 1967, at 11:00 o'clock A.M.



Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 1-26-67
Posted to: Hearing Wed Feb 8 8:00 AM 11:00 AM
Petitioner: Raymond J. Krul
Location of property: N/S Old Philadelphia Rd. 604' S of Hilltop Rd.
Location of Signs: on grass field on back of property
Remarks: Robert E. Gervelis
Posted by: Robert E. Gervelis Signature Date of return: 1-26-67

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 10, 1967
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 2 day of FEBRUARY, 1967, the 100th publication appearing on the 10th day of JANUARY, 1967.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$.....

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

January 4, 1967

Raymond J. Krul
8120 Old Philadelphia Road
Baltimore, Maryland 21206
Reclassification from B-L and R-6 to B-R. Special Exception for Contractor's Equipment Storage Yard. For Raymond J. Krul. Located N/S Old Philadelphia Rd. S of Hilltop Road, 15th District. (Item 1 - January 3, 1967)

Dear Sirs:

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

REASON FOR RECLASSIFICATION:
Water - Existing 8" water in Old Philadelphia Road.
Sewer - Existing 8" sanitary sewer in Old Philadelphia Road approximately 100' Northeast of the subject site.
Adjoining of existing utilities to be determined by developer or his engineer.
Road - Old Philadelphia Road is to be developed as a 10' road on a 50' right-of-way. The alignment of the proposed improvements should be indicated on the submitted plan.

ADJACENT PROPERTY: The 10' right-of-way is to be developed as a 10' road on a 50' right-of-way. The alignment of the proposed improvements should be indicated on the submitted plan.

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 accept representations on the appropriateness of the proposed zoning to be made before the Zoning Commissioner's hearing.

The following members had no comment to offer:

State Parks Commission
Bureau of Traffic Engineering
Health Department
Bureau of Fire Prevention
Project Planning

Very truly yours,

[Signature]
JOHN G. ROSE, Zoning Commissioner

cc: Carolyn Brown - Bureau of Engineering

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., January 16, 1967

THIS IS TO CERTIFY, that the annexed advertisement of "Raymond J. Krul"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 19th day of January 1967; that is to say, the same was inserted in the issues of 1-18-67

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price
[Signature]

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

3 day of Jan, 1967.

Petitioner Raymond J. Krul
Petitioner's Attorney
Reviewed by *[Signature]*
Zoning Commissioner

WILLARD M. LEE
4604 MAINFIELD AVE.
BALTIMORE 14, MARYLAND
Phone: HA 6-2811

December 7, 1966

N.S. Old Philadelphia Road 604 feet S.W. Hilltop Road
15th District Baltimore County, Maryland

Beginning for the same on the north side of Old Philadelphia Road at the distance of 604 feet measured southwesterly along the north side of Old Philadelphia Road from the south side of Hilltop Road and thence 73 degrees 12 minutes West 140.23 feet thence leaving Old Philadelphia Road for three lines of division as follows: North 32 degrees 51 minutes West 251.2 feet, North 27 degrees 45 minutes East 170.60 feet and South 30 degrees 44 minutes East 374.06 feet to the place of beginning.

Containing 1 acre of land.



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

No. 4229
DATE 12/7/66

To: Cash
DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for Reclassification & Special Exception for Raymond J. Krul
50.00
4229 3732 4229 3732 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.

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

No. 42
DATE 12/7/66

To: Cash
DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Advertising and posting of property for Raymond J. Krul
67-157-RX
50.00
4229 3732 4229 3732 50.00

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

