NW- 1-E BL zone; for the following reasons: BL VARIANCE TO SECTION 409.2 (b) (3) To permit 18 parking spaces for a tavern instead of the required 24 parking spaces

(a) Error in zoning map

(b) Change in neighborhood HARDSHIP AND PRACTICAL DIFFICULTY 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 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 youing multilate and settleties. regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

		flyen wind	dui
	Contract purchaser	Ziron 16	Legal Owner
Address		Address 1 9910	Kd 2015
Frank E. Ci	cone Petitioner's Attorney	Pi	testant's Attorney
Address Jan	Molecul Bak	Baltimore County, this	28th da
of February	1967, that the su	bject matter of this petitio	n be advertised, a

required by the Zoning Law of Baltimore County, in two newspapers of general circulation th out Baltimore County, that property be posted, and that the public hearing be had before the Zoning ner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rdfB 28 07 PM __day of . April ... 196 7. at __1:00'clock



nt Zoning: R-4 used Zoning: B.L. on for Variance

Proposed Zenias: B.L.
Petition for Variance from the
Zouing Regulations of Baltimore
County to permit 1: parking
spaces instead of the required 24
parking spaces.
The Zoning Regulation to be exrepted as follows.
Section 409.2 (b) 3.—Parking—1 for
each 10 square feet of total floor
each 10 square feet of total floor

at parcel of land in the First of Baltimore County

Native of Baltimers Courty
Beginning for the first on the east
tide of The Frankly. Turnyable Frost
125 feet, more yet less from the leerrection of the north side of Allisers, more yetsen from the leerrection of the north side of Allisers, more yetsen from the leerrection of the north side of Allisers, the second side of the second sized, there running northerly on the cast side of Depresed Randseries for the second sized of the second sized in the second sized in the second sized size

CERTIFICATE OF PUBLICATION

19.67

THE JEFFERSONIAN,

RE: PETITION FOR RECLASSIFICATION :
AND VARIANCE

3

ES

STEEN P.

235

-191-RA

DATE

E/S Dogwood Road 235 feet N of Allison Street - 1st District Jerome Stein, Petitioner NO. 67-191-P.A

BEFORE THE DEPUTY ZONING #67-1918 COMMISSIONER

BALTIMORE COUNTY WE STEAM OF

NW-I-E

This is a Petition to rezone two parcels of land from an BL-This is a Petition to rezone two parcels of land from an R-6 zone to a BL zone. The Petitioner also requests a Variance to permit 18 parking spaces instead of the required ?. parking spaces.

1::::::::::::

The subject lots, unimproved, lie on the east side of Dogwood Road 255 feet north of Allison Street. Within several hundred feet to the south is a combination garage-service station. Physical observation leads one to believe that this operation is more in the nature of a garage rather that the ordinary service station. In passing through the neighborhood recently, it was noticed that approximately 50 cars were lined up on both sides of the road apparently waiting to be serviced,

Between the subject tract and Security Boulevard, a major Between the subject tract and Security Joulevard, a majo artery, is a narrow strip of land bo rdored by a stream, which runs adjacent to Dogwood Road. Just across Security Boulevard and within 300 feet of the subject property there is currently being constructed a large apartment complex, (Petition NO, 65-69).

This case has an interesting history. The purchaser obtained this tract in February, 1962 at which time it was zoned commercial. When the new zoning map was adopted in the latter portion of 1942, the zoning was changed from BL to R-6, and it is unfortunate that the Petitioner was unaware the map was adopted to the detriment of his property rights. In January 1963, the Petitioner sought to have his property reclassified from an R-6 zone to a BL zone but this Petition was denied by the Zoning Commissioner. The Zoning Commissioner's denial was upheld by the Board of Appeals on March 4, 1964.

Dogwood Road in general houses many fine homes. Howe ir, Dogwood Road in general houses many fine homes. Howe 'r, when one approaches the neighborhood of the subject property, he is confronted with some dilapidated structures, the aforementioned service garage, a tavern (presently owned by the Petitioner), and an unattractive overpass leading from Forest Park Avenue to Ingleside Avenue. One can hardly conceive of leaving this particular section in a residential zone. Changes in the area include the aforementioned overpass and the large apartment complex just across Security Boulevard at Ingleside Avenue.

After reviewing the testimony and exhibits, the Deputy Zoning Commissioner feels the Petitioner has not only shown error but has also shown substantial charge in the area, and for these reasons the Petition should be Granted.

ZONING: From R-6 tt. B.L. Zone Fettition for Variance for Parking. LOCATION: East side of Degreed Read 225 feet North of Allison Street. DATE & THE: Monday, June 5, 1947 at 19-96 A.M. Present Zoning: R-4
Proposi Zoning: R-4
Proposi Zoning: R-L
Petition for Variance from the
Zoning Regulations of Baltimore
County to permit 1s parking
spaces - uste. 2 of the required 24 County spaces.

The Zendar Regulation to crepted as follows:

Fettion (92. (b) 1.—Parking—1 for Section (92. (b) 1.—Parking—1 for his square feet of total floor in the First County in th such is square feet of total floor.

All that period visual in the First
District of Satismon County

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PETITION FOR RECLASSIFICATION

CERTIFICATE OF PUBLICATION

Hay 18. 19.67.

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 cachsuppossive weeks before the 5th day of _____ June ______ 19.67_, the first publication appearing on the 18th day of Nay....

THE JEFFERSONIAN, L. Frank Struction

For the aforegoing reasons, IT IS ORDERED by the Deputy For the atoregoing reasons, IT IS ORDERED by the Deputy
Zoning Commissioner of Baltimore Courty this _____ / day of July, 1967
that the herein described property or area should be and the same is
hereby reclassified from an R-6 zone to a BL zone. The Variance to
permit 18 parking spaces instead of the required 24 parking spaces should
to GRANTED. This Petition's site plans are subject to approval of the
site plan by the Bureau of Public Services and the Office of Planning

> Edward D. Harde & DEPUTY ZONING COMMISSIONER

DAT

OFFICE OF

one. Petition for Variance for Parking.
LOCATION: East side of
Dogwood Road 235 North of Al-

County, will hold a public hearing. Protection F.-6.
Protection F.-6.
Protection Towns F.-6.
Petition for Variance Tom the Zoning Regulations of Baltimore County to permit 19 partiting spaces instead of the required 29 perilog rapez. Common County of the Protection of the Protectio

ORIGINAL THE BALTIMORE COUNTIAN

CATONSVILLE, MD.

March 20. 1967

THIS IS TO CERTIFY, that the annexed advertis John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of brazz weekly newspapers published in Baltimore County, Merysuccessive weeks before land, once a week for One the 20th day of 19 67. that is to say the same was inserted in the issues of lard 16, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Manager Cm.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Your petition has been received and accepted for filing this

Zoon. To the distance of the Parkings of Markings of Parkings of P

Petitioner's Attorney Frank E. Cicone.

67-191 RA

CERTIFICATE OF POSTING NG DEPARTMENT OF BALTIMORE (

Date of Posting May 20, 1967. Richar fiction home 6 to BL & Variance Jeronal Stein Lecation of property 6/2 Negentel Rob 235' N of allegon St. Lordin of Sign Els Mygerred Rd. 245 N. of allern St. @ Kestansenty NE for young At and allerne St.

1) Borne Date of return Hay 25, 1967

OFFICE OF

THE BALTIMORE COUNTIAN

CATONSVILLE, MD No. 1 Newburg Avenue

May 22. 19 67

THIS IS TO CERTIFY, that the annexed advertisement of

as inserted in THE BALTIMORE COUNTIAN, a group of weekly news papers published in Baltimore County, Maryland, once a week for ONE coessive weeks before the 22nd day of May, 1967 , that is to av the same was inserted in the issues of

May 18, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morga

BALTIMORE COUNTY, MARY

INTER-OFFICE CORRESPONDENCE

Hr. James S. yer, Chairman TO Zonio: Advisory Corrittee	Date. Haron 7, 1907
FROM Californ County Fire Bureau	

SUBJECT TODOTY (Year.
Location: _/o Legwood
Listrict: 2nd
Frozent Zoning: a 6
Froposed Schieg: d lavern -/s some work, 235' ha of Allison street 2nd

shall be required to meet al. fire department regulations.

No. 44338 BALTMORE COUNTY, MARKAND DATE No. 13, 1967 OFFICE OF FINANCE of Collection and COURT HOUSE BULLED TOWSON, MARYLAND 21204 ng Dest. of Bolto. Co. Frank E. Cicone, Esq. 1st Mational Bank Building Tomann, Md. 21204

DETACH ALONG PERFORATE Pain_ :-10-6. · · · · · +81,338 FP-50.00 1-14-FT * *\$1538 55-50.00 1

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

823-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Me. 45585 Jana 5, 1967

Dicision of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

DEPOSIT TO ACCOUNT NO. 01-622 \$139.50 DETACH ALONG PE, FORATH Advertising and posting of property for Je #67-191-RA 6-5-57 13950 1-50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MAR/LAND 2:204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MD. 21204

Frank Z. Cicene, Esquire First National Bank Building Towson, Maryland 21204

March 20. 1967

Subject: Reclarsification from R-6 to BL and parking variance for Jereme Stain, E/S Dogwood Road NW Allison Street - 2nd Dist. (Item 6, March 7, 1967)

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

BUREAU OF ENGINEERING
Water - To serve this property with water facilities would require a public water main
extension of approximately 1000'
Sewer - Existing 30" sanitary sewer in Dogwood Road. Adequacy of existing utilities to be
determined by developer or his engineer.
Road - Dogwood Road is to be developed as a minimum 30' road on a 40' R/W.

FIRE BUREAU - Shall be required to meet all fire department regulations

STATE ROADS COMMISSION - Since there are so state roads involved, this Office has

HEALTH DEPARTMENT - Water and sewer lines should be indicated on seviced plans prior to the hearing. Prior to the approval of a building application, complete plans and specification including toilet facilities, kitchen facilities and equipment must be submitted

TRAFFIC ENGINEERING AND PROJECT PLANNING - This Office is of the opinion that the Baltimore County Zoning Regulations as to parking are minimum and any variance to parking is undestrable. Parcel A could generate 300 trips per day and Parcel B could generate 300 trips per day. The access to Parcel B is not satisfactory because access as shown could not be expected to handle the anticipated traffic.

ZONING ADMINISTRATION DIVISION - A field investingation of the site indicated that Parcel B is located on a very steep grade and would be unreable unless a great deal of grading were to be done. Access to the site has not be clearly indicated on the plan. A grading plan will be required for this Parcel as well as clarifications of access. The above comments must be compiled with prior to the hearing.

If the Petition is granted, no occupancy may be made until such time as plan-have been submitted and approved and the property inspected for c-impliance to the approved plan.

The above comments are not intended to indicate the appropriate ness of the soning 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 Jointy will submit recommendations on the appropriateness of the requested soning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer: Industrial Development, Board of Education, Building Engineer/

Very truly yours, JAMES E. DYED.
Principal Zoning Technician

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO.	Mr. John G. Rose,	Zoning Commissioner	Date.	March 23,	1967

FROM Leslie H. Graef, Deputy Director

SUBJECT Petition # 67-191-RA. East side of Dogwood Road 235 feet North of Allison Street
Petition for Reclassification from R-6 to B.L. Zone. Petition for Variance to per
18 parking spaces instead of the required 24 spaces.
Jeroma Stein - Petitioner:

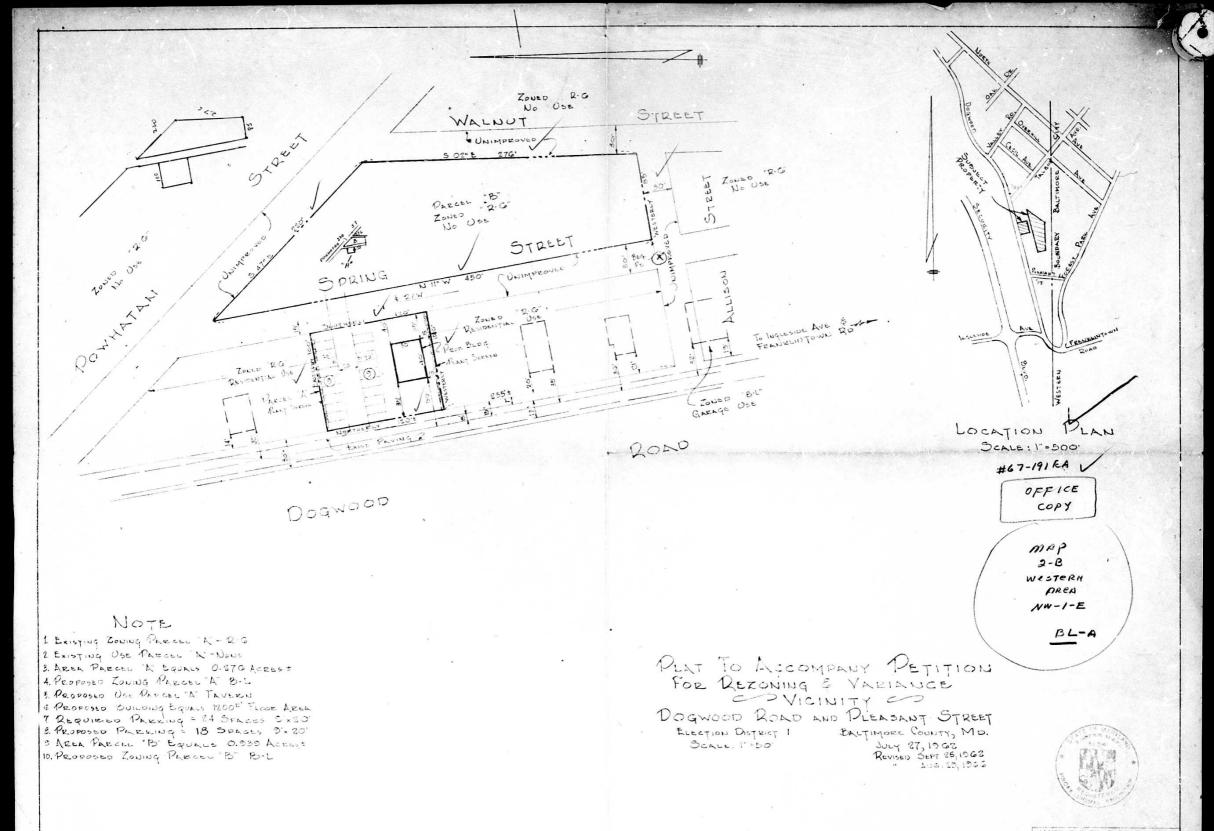
1st Cistrict

HEARING:

Monda, April 3, 1967. (1:00 P.M.)

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

- This request was previously submitted under Petition #5762-RV. Staff comments regarding the earlier petition sta ad, "Reconing to 8-L at this location would introduce in spet of commercial zoning which seems unwarranted It is our feeling that "Degwood Road should be retailed in a retidential category except for the area -loce to Ingleited Ave. which was recognized with 8-R. zoning when the Max was adopted " That petition was denied by the Zoning Commissione and by the Board of Appeals.
- We do not see that any changes have taken place since the 1964 Board of Appeals decision that would justify the rezoning which is now requested



MATZ CHILLE & ASSOCIATES
2120 CHARLES STREET
ELITHOSE ID MARYLIND
COLOR RESTORMENT
GRIGI RLS PLL