PETITION FOR RECLASSIFICATION BEFORE PETITION FOR ZONING RE-CLASSIFICATION from an R-6 zone to an R-A zone and SPECIAL EXCEPTION for +67-198RX COUNTY BOARD OF APPEALS AND/OR SPECIAL EXCEPTION Offices and Office Building, SE corner York Road and vans Avenue, TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 8th District
Michael K. Quint BALTIMORE COUNTY L or we Michael N. Quinn. S. Cathi-legal owner, of the property situate in Saltimore Mac County and which is described in the description and plat attached hereto and made a part hereof, # 9 No. 67-198-RX 500.3-4 County and which is described in the description and position and property be re-classified, pursuant hereby petition (1) that the roning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an......RG...... Mm -13. NW-13-A ORDER OF DISMISSAL ...B.A....zone; for the following reasons: RA-X The present zoning works an undue hardship on the owners and the Petition of Michael K. Quinn for reclassification from an R-6 zone to an R-A zone, and a special exception for offices and office building on property located on Agreet financial hardship and olss is being occasioned and prac-light of the state the southeast corner of York Road and Evars Avenue, in the Eighth District of Baltimore hereof) from the protestants-appellants in the above entitled matter. and the for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for. offices, and office building..... Property is to be posted and advertised as prescribed by Zoning Regulations Lor we, agree to pay expenses of above re-classification and or Special Exception advertising. appeal be and the same is DISMISSED. posting, etc. upon filing of this petition, and further agree to and are to be bound by the roning regulations and restrictions of Bultimore County adopted pursuant to the Zoning Law for Bultimor OF BALTIMORE COUNTY Michael K. Quinn (1200) Catherine M. Quinn Legal Owner
Address 1927 There my ned 408 Bosley Ave. Towson 21201 ORDERED By The Zoning Commissioner of Baltimore County, this 14th ...day York ..., 196.7., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughrequired by the Zoning Law of Baltimore County, in two newspapers of general carculation throughout Baltimore County, that properly be posted, and that the public hearing be had before the Zoning coal Baltimore County in Roum 196, County office Building as Towson, Baltimore County, on the 1851 1759 day of 49011 196, 2, of 20.28 clock à Evans join - V toe 8-18 nissioner of Baltimore County BALTIMORE COUNTY OFFICE OF PLANNING AND ZCHING \$67-198 County Office Building DOLLENBERG BROTHERS 111 W. Chesapeake Avenu Towson, Maryland 21204 Registered Professional Engineers & Land Surveyor TO:VSON, MD. 21204 SE(.3-C Your petition has been received and accepted for filing this February 29, 1967 NW-13-11 14th day of March Zoning Description all that piece or parcel of land situate, lying and being in the sighth election District of Seltimone County, Stats of Varyland and described as follows to wit: Beginning for the same at the corner formed by the intersection of the same in the of tory local with the sorth side of Evysia Avenue and running there, and the same for the theory to the same and the Petitioner Michael K. Quinn Petitioner's Attorney Thomas L. Her Containing 0.36 of an ore of land more or less. Being lots los. 1, 2, 3 and 4 Section H as laid out on the plat of Torkshire, which plat is recorned among the wand Records of Baltimore County in Plat Book N. 7, 5, 80. 7 feelto 21. CERTIFICATE OF POSTING COMING DEPARTMENT OF BALTIMORE COUNTY Townon, Maryland

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed December 22, 1967 (a copy of which is attached hereto and made a part WHEREAS, the said protestants-appellants request that the appeal filed on behalf of said protestants, be dismissed and withdrawn as of December 22, 1967. It is hereby OR DERED this 3rd day of January, 1968 that said Chairman of Advisory Committee Posted for Helisany Then Wash 12.1. Petitioner Machael & K. Classerse Location of property: 50/200 M. Jak Tol . 6 30 na. of Signs: (Sector outside 21 the Links Ourse paratite land are forces yente Tex Date of return 4-6-67

ANDERSON, COE & KING ATTORNEYS AT LAW

G C A ANDERSON WARD B COE JR JOHN F. KING PRANK J VECELLA

POO FIDELITY BUILDING CHARLES AT LEXINGTON BALTIMORE MARYLAND 21201

December 20, 1967

7-198104

IVED

944-3000 FYT 787

Baltimore County Board of Appeals

Re: No. 67-198-RX Michael K. Quinn

Please dismiss the appeal in the above matter, I have been authorized to take this action on behalf of Mr. and Mrs. V. Andrew Shore, Mr. and Mrs. Donald W. HadGlashan, Mr. and Mrs. Frank Vecella, Mr. and Mrs. Anthony lanniel to, Mr. and Mrs. Koward Downing and The Morthemoton Community Association.

Very truly yours. Frank J. Vecella

cc: Thomas L. Hennessey, Esq. 408 Bosley Avenue Baltimore, Maryland 21204

BALTMORE COUNTY, MARY AND OFFICE OF FINANCE

Me. 44351

1-27-07-7 * *H1351 79-

MFORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWS IN, MARYLAND

and there binding on the Scoth adds and there were a six of the second of the place of beginning. 3.52 feet to the place of beginning. 5.56 fm Acre of land more or less. Containing 5.56 fm Acre of land more or less. Section 1.50 fm Acre of the Section 1.50 fm Acre of the Section 1.50 fm Acre of the of Vorkshire, which Make in order of the section of the Containing of the Land Receive of Containing County in Plat Book Williams of the Land Receive of Sattenore County in Plat Book MPIC. No. solid 21.

Being the property of Michael K.
Quina and Cetherine M. Quina, as

Contage Department.

Bearing Date: Monday. April 17.

1961 at 1969 A.M.

Fublic Hearing: Room 164, Countly

Office Building, 111 W. Chempeake

Avenue, Tweson, Md.

By orden of

CERTIFICATE OF PUBLICATION

THIS IS TO CER?TFY, that the annexed advertisement was ublished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., Some in Seath day of ______April ______, 1967_, the first publication appearing on the 30th day of March 19.67

THE JEFFERSONIAN,

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
SE/corner of York Road venue - 8th District

NO. 67-198-RX

BEFORE THE

BALTIMORE COUNTY

111111111111111111111

The Potitioner seeks a reclassification of . 36 acres of land From an R-6 zone Petitioner seeks a reclassification of .30 acres of land from an R-6 zone to an RA social Exception to use the property for an office building. The property is now and has been used for a combination dwelling and medical office by the Petitioner. He desires to move from the area but wishes to maintain medical facilities for himself and several associates.

Just across Evans Avenue on the corner of York Road is a "donut shop". This ope ation apparently has created a great deal of commodon in the area due to noise. lights, etc. It is primarily for this reason the doctor wants to move his residence to another neighborhood, It would be appropriate to quote the comments of the Director or Planning It would be appropriate to quote the comments of the Director or Planning for Baltimore County which state as follows: "In view of the Rusiness, Local zoning granted under Petition #8179, the R. A. zoning an special exception requested for the subject property would provide for an appropriate land-use trensition."

At the hearing, it was apparent to the Deputy Zoning At the hearing, it was apparent to the Deputy Zoning Commissioner that this was the type of case that could be worked out by way of restrictions. Subsequently thereto, this Office received a letter dated June 15, 1967, from the Greater Timonium Community Council, Inc., setting forth certain props ved restrictions, On June 21, 1967, Counsel for the Petitioner submitted his proposed restrictions. It would have been much more appropriate if both sides could have gotten together and communication was present of exercisions. promised on one set of restrictions. At any rate, the Petitioner is promised on one set or restrictions. At any rate, the Petitioner is entitled to relief because of the nature of the business just across the street from his home. For this reason the Deputy Zoning Commissioner has decided to grant the reclassification from an R-5 cone to an RA zone with a Special Exception to use the premises as an office building.

For the aforegoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Beltimore Country that L2 day of July, 1967, that the hereia described property or area should be and the same is hereby reclassified from an R-t zone to an RA zone and the Sp. ...l Exception for an olice and office building should be and the same is granted, from and after the date of this Order, subject to the following restrictions:

- Only one sign not in excess of six square feet, Adequate shrubbery shall be provided so as to
- screen neighboring property.

 There shall be no external alterations to the
- There shall be no external state. Account of the surface existing building.

 The site plan is subject to approval of the Bureau of Public Services, State Roads Commission and the Office of Planning and Zening.

Edward D. Hardesty Deputy Zoning Commissioner

BAICIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 44382

	DETACH ASONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	SS3.13
Advertising and / ant		59.13
	\$ \$120	5113

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, "OWSON, MARY AND 21204

ie7	BALTIMORE COUNTY, MARYLAN	D No. 4843
	OFFICE OF FINANCE	DATE Ag. 23
	TOWSON, MARYLAND 21204 Books	LLED Y Sept. of Seles, Os.

75.00

MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COURTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND RIEDS

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Publishes for Speechs Acceptanted for Control of Control for Control of Control for Control of Control for Control

folio 3.

fileing the property of
Michael & Quinn and Catherine M. Qvinn, as shown on
plat plan filed with the Zoning

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

No. I Newburg Aven

CATONSVILLE, MD.

Apr.1 3,

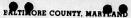
19 67.

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

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Mary succession weeks before land, once a week for 19 67, that is to say the 3rd day of April, the same was inserted in the issues of

March 30, 1967. THE BALTIMORE COUNTIAN

By Paul J Morgery Editor and Manager R.M.



INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissiones Date April 6, 1967

FROM Leslie H. Graef, Deputy Director of Planning

SUBJECT. Petition #67-198-RX. Southeast corner of York Road and Evans Avenue.

Petition for Reclassification from R-6 to R.A. Petition for Special Exception for Offices and Office Building.

8th District

HEARING: Monday, April 17, 1967 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition

- In view of the Business, Local zoning granted under Petition *5179, the R.A. zoning and special exception requested for the subject property would provide for an appropriate land-use transition.
- Should it be decided to grant this petition, we request that the grant be conditioned upon approval of the site plan by this office, so as to assure the provision of adequate screening, etc.



INTER-OFFICE CORRESPONDENCE

er. James S. Syer, Chairman 10 Soning advisory Committee Lieutenant Charles F. Korris, Sr.

Date_____arch 14, 1967

FROM /ire ureau

SUBJECT Property where ichael a value location Softener forward and swarp Avenue forward and swarp Avenue from the forward and swarp avenue forward swarp are seen forward to be seen fo

1. Until be required to most all fire department regulations for effice

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

Thomas L. Hennessey, Esquire 408 Bosley Avenue

March 20, 1967

Subject: Reclassification from 2.6 to RA.
Special Exception for Offices and
Office Building for Michael R. Cutton,
located SE/corner York Reed and
Arms Avenue - 8th District
(Item 2, March 14, 1967)

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

ENGINEERING BUREAU
Water - Existing 12 and 37 water in York Road
Existing 6" water in Evras Avenue
Sewer - Existing 6" sanitary sawer in both York Road and Evras Avenue
60 degree - Existing 6" sanitary sawer in both York Road and Evras Avenue 60
Soud - Evras Avenue is to be developed as a minimum 20 road and a 557/W
Adequacy of existing utuative to be determined by developer or his engineer.

TRAFFIC ENGINEERING - TD- parking as shown is not satisfactory. The Three spaces beside the origing garage are not acceptable. It is suggested that the Petitioner's engineer content Mr. C. Richard Morre, Sureau of Traint Engineering, prior to revising the plane. Evans Avenue is to be widened to a 50° R/N with a 30° parking.

HEALTH DEPARTMENT - Since public water and sewer are available to the subject site, this Office has no comment.

STATE ROADS COMMISSION - The existing entrance from York Road must either be closed with a permanent barrier or be re-constructed in accordance with the State Roads Commission specification for commercial entrances,

ZONING ADMINISTRATION DIVISION - If the Petition is granted, no occupancy may be made until such time as plans have been pubmitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the The above comments are so: intended to indicate the appropriateness 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 Poning will submit recommendations on the appropriateness of the Orlice of Flanning and Anning will submit recommendations on the ap of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer: Project Planning, Fire Bureau, Building Engineer, Board of Education, Ini ustrial Development

> Yarry truly yours, JAMES E. DYER. Principal Zoning Technician

JED/jdr

cc; Carlyle Brown, Engineering; C. Richard Moore, Traffic; Mr. Greenwalt, Health; John Meyers, State Roads Commission

