

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
IN DISTRICT

TO: Mr. John G. Rose, Zoning Commissioner
Baltimore, Md.

FROM: Mr. John G. Rose, Zoning Commissioner
Baltimore, Md.

DATE: April 17, 1967

LOCATION: Southeast corner of York Road and Evans Avenue.

DATE & TIME: MONDAY, APRIL 17, 1967 at 10:00 A.M.

PUBLIC HEARING: Room 100, County Office Building, 100 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by order of the Board of Zoning Appeals, has reviewed the petition for reclassification and special exception for the subject property and has found that the same is in compliance with the provisions of the Baltimore County Zoning Ordinance.

Therefore, the Board of Zoning Appeals, on this day of April, 1967, has ordered that the petition for reclassification and special exception be granted.

Beginning for the same at the corner formed by the intersection of the east side of York Road with the south side of Evans Avenue and running thence and blading on the east side of York Road South 11 degrees 45 minutes East 128.75 feet, thence leaving said road and running the two following courses and distances viz:

North 78 degrees 15 minutes East 150 feet and North 11 degrees 45 minutes West 82.77 feet to the south side of Evans Avenue and thence blading on the south side of Evans Avenue North 85 degrees 15 minutes West 133.50 feet to the place of beginning.

Containing 0.26 of an Acre of land more or less.

Being lots Nos. 1, 2, 3 and 4 section 11 as laid out on the plat of Yorkshire, which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7.

Being the property of Michael K. Quinn and Catherine M. Quinn, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, April 17, 1967 at 10:00 A.M.

Public Hearing: Room 100, County Office Building, 100 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY.

March 26,

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

April 3, 1967.

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

was inserted in THE BALTIMORE COUNTIAN, a group of ~~three~~ weekly newspapers published in Baltimore County, Maryland, once a week for ~~one~~ ~~successive~~ week before the 3rd day of April, 1967, that is to say the same was inserted in the issues of

March 30, 1967.

THE BALTIMORE COUNTIAN

By *Paul J. Meyer*
Editor and Manager R.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Leslie H. Graef, Deputy Director of Planning

SUBJECT: Petition #67-198-BX. 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. Michael K. Quinn - Petitioner

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 and offers the following comments:

- 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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James E. Dyer, Chairman Date: March 14, 1967

FROM: Mr. John G. Rose, Zoning Commissioner

SUBJECT: Petition #67-198-BX. 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. Michael K. Quinn - Petitioner

- shall be required to meet all fire department regulations for office building.

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

Thomas L. Hennessey, Esquire
408 Bosley Avenue
Towson, Maryland 21204

March 20, 1967

Dear Sir:

Subject: Reclassification from R-6 to R.A. Special Exception for Offices and Office Building for Michael K. Quinn located SE corner York Road and Evans 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 30" water in York Road
Existing 6" water in Evans Avenue

Sewer - Existing 6" sanitary sewer in both York Road and Evans Avenue
Road - Evans Avenue is to be developed as a minimum 30' road and a 50' R/W

Adequacy of existing utilities to be determined by Developer or his engineer.

TRAFFIC ENGINEERING

The parking as shown is not satisfactory. The three spaces beside the existing garage are not acceptable. It is suggested that the Petitioner's engineer contact Mr. C. Richard Moore, Bureau of Traffic Engineering, prior to revising the plans. Evans Avenue is to be widened to a 50' R/W with a 30' paving.

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 submitted and approved and the property inspected for compliance to the approved plan.

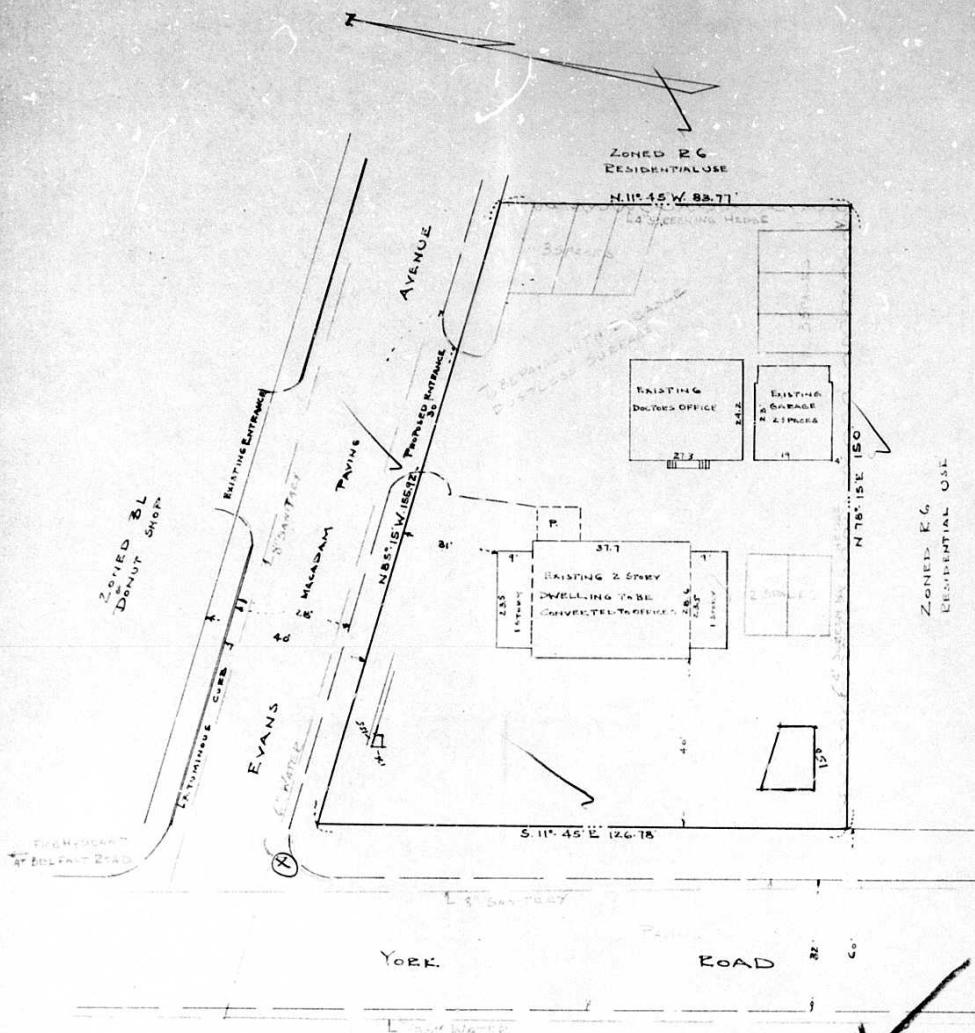
The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

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

Very truly yours,
James E. Dyer
JAMES E. DYER,
Principal Zoning Technician

JED/4r

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



ZONING PLAT
LOTS Nos 1,2,344 SECTION H
"YORKSHIRE"
LOCATED IN
8TH DISTRICT BALTO. CO. MD.
0.36 ACRES ±

EXISTING ZONING R6
PROPOSED ZONING R6 WITH SPECIAL EXCEPTION
FOR OFFICES

PARKING DATA
1ST FLOOR 2160' 300' 27 SPACES
2ND FLOOR 1080' 500' 2
TOTAL SPACES REQUIRED = 9
SPACES PROVIDED = 10

ZONED MR
PARKING LOT

#67-198RX ✓

OFFICE
COPY

MAP #9
SEC. 3-C
NW-13-A

RA-X



SCALE 1"=20' FEBRUARY 28, 1967
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON MD.

