9-30 3- · + 10(50 0)-0

BALTIMORE COUNTY, MARYLAND

TO Mr. John G. Rose, Zoning Commissioner Date..... May. 5, 1967... PROM George E. Govrelis

SUBJECT. Epition 6/7-220-RA. Reclassification from R-6 to B.L. Variance to permit a side yard of 12 feet instead of the required 25 feet. North side of Baltimore National Pike 92 feet West of Alexand. 7 Avenue. Being the property of Max 8. Furman.

1st Dietrict

Monday, May 15, 1767 (10:00 A.M.)

The planning staff of the Office of Planting and Zoning has reviewed the subject perition and offers the following comments:

- 1. With regard to Petition *66-229-RXA, under which a lot to the east of the subject property was reclassified as R.A., we said, "We view the subject petition as a proposal for transitional zoning to provide an adjustment between the commercial land on the sides of the property and the residential development on the rither sides...." The petition now before up, however, request commercial zoning, and to a far greater depth than the R.A. rezoning granted under the earlier petition.
- Rezoning as requested would represent an intrusion rather than a transition. It would not meet criteria used by the Planning Board in determining where commercial zoning should be located and would not be in accordance with a Comprehensive Plan.

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

Frank E. Cicone, Esquire lot National Bank Building Towson, Maryland 21204

Dear Sir

to BL and side yard Variance for Max B. Furman, located N/5 Rich Avenue 92' W of

The Zoning Advisory Committee has reviewed the subject petition and makes

BUREAU OF ENGINEERING Water - Existing 8 water in Rich Avenue
Sewer- Sewer exists on the opposite side of Baltimore National Pike. Extension of this
sewer, however, would require tunneling under Baltir ore National Pike. Adequacy of
existing utilities to be determined by developer of his engineer.
Road - Rich Avenue is to be developed as a minimum 80 roof on 50 R/W.

TRAFFIC ENGINEERING - This Office will review and make any necessary comment

STATE ROADS COMMISSION - Since there are no state roads involved, this Office has

HEALTH DEPARTMENT - The proposed building must be connected with available metropolitan water. The method of sewage disposal must be indicated on revised

ZONING ADMINISTRATION DIVISION - This Office is withholding approval of a hearing date until revised plans are received showing the means of this proposed sewage dis-

The above comments are not 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 or the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested aming 10 days before its Zoning Commissioner's bearing.

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

FIRE BUREAU - This Office will make any necessary comment at a later date.

Very truly yours, JAMES E. DYES, Principal

PETITION R ZONING RE-CLASSFICATION AND/OR SPECIAL EXCEPTION - VALANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1, or we. Max. B. Futonan A wife. ... legal owner... of the property situate in Baltimore MAP
County and which is described in the description and plat attached hereto and made a part hereot. 2-12
hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant. to the Zoning Law of Baltimore County, from on _____ R-6 tope to an ARCA

Sw-2-6

BL-A

PETITION FOR RECLASSIF
AND VARIANCE
1ST DISTRICT

18T DISTRICT

CONING: From R.6 to B.1.
Futtion for Variance for a Side

LOCATION. North side of Raitmare

National Fide 37 feet West of

Alexander Avenue.

DATE & TIME: Monday, May 15,

1967 at 10:00 A.M.

PUBLIC HEARING. Room 101, Ceunty Office Building, 111 W. Chenprake Avenue, Townon, Marjanel.

smore County, will hold a public searing: Sering: R4 Prop sed Zoning: S.L. Petition for Volume from the Loning Regulations of Baltimore County to permit a side yard CJ 12 feet instead of the required 23 feet.

effored to.

Bring improved by a two story and
circ stone dwalling known 22 No.
102 Rich Avenue.

Being the property of Max B. Furnan and Ruth Furman as shown
on plat plan filed with the Zoning

eriment. sering Date. Non-tay, May 1 at 10:00 A.M.

Public Hearing: Roces 194, Con Office Building, 111 W. Cheaspe Avenue, Towner, Md.

By order of JOHN C. ROSE, Zoning Commissioner of Ballippire County

Section 232. 2 - Side Yard -- Request 12' instead of required 25'

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. ting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

Millumen Suth Farman Contract purchaser Address 17 . V Caton in

nmissioner of Baltimore County, this 4th

., 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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoring Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of May 196 7, at 10100

Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

ublished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in such of 1.100 successive weeks before the15th ... day of _______ 1957_, the first publication appearing on the ____27th ___day of __

THE JEFFERSONIAN

67-220 RA

CERTIFICATE OF POSTING G DEPARTMENT OF BALTIMORE CO

Date of Posting Spril 29, 1967. Posted for Kulansfiestion & Variance
Petitioner Hax B. Furman Location of property 1/5 Bullineas Hatried Poke 92' w of alexander are. Location of Signs: N/3 Rich are 100 " of alexander are

Daie at return Many 4 1967

2 segns

KELLER & KELLER

State Registered Land Surveyor 3914 WOODLEA AVENUE BALTIMORE 6, MARYLAND PESCRIPTION

June 2nd, 1964

BEGINNING for the same at an iron pipe driven in the ground on the North side of Rich Avenue at the distance of 92° Westerly from the Northwest corner of Rich Avenue, 40' wide and Alexander Avenue, 40' wide, as laid out on the Plat of Douglas Park, which Plat is duly recorded among the Plat Records of Baltimore County in Plat Book W.P.C. #7 folio 170; ad running thonce binding on the North side of Rich Avenue, North 82°30' West 76.10' to an iron wipe and to the division line between lots \$2+1 and \$2+2 on the Plat above referred to; thence running shi binding on the westermost outline of Act #42 North 07-30' East 200' to an iron pipe and North 04-20' East 145.2' to an iron pipe and to the Northern outline or low #42 of said plat; thence running and binds on said outline, South 82°30' East 76.10' to an iron pipe; thence running for lines of division the two following courses and distances, viz:- South 04-201 West 145.2' to an iron pipe and South 07.30' West 200' more grees to the place of beginning. /

BEING and comprising the westernmost 76110° of lot #42 as shown upon the Plat of Douglas Park above referred to.

BEING improved by a two story and attic stone dwelling known as #6102

CATONSVILLE, MD

OFFICE OF

THE BALTIMORE COUNTIAN THE COMMUNITY NEWS

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DATE A THE MODDAY.

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THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Gossilssioner of Baltimore Gounts was inserted in THE BALTIMORE COUNTIAN, a group of threex weekly newspapers published in Baltimore County, Mary sacressiva weeks/before 050

the lat day of the same was inserted in the issues of

Mari 1 27, 1967. THE BALTIMORE COUNTIAN

By Paul I Mougan Editor and Manager & m

2012/016

