

RE: PETITION FOR RECLASSIFICATION
AND VARIANCE
N/5 Estella Street 119 feet, 379 feet
and 539 feet west of York Road
8th District
Carl and Edward Julio, Petitioners
NO. 67-222-RA

ORDER OF DISMISSAL

The Petitioner in the foregoing case has withdrawn
his Petition and the matter is DISMISSED without prejudice.

Edward R. Hauler
Deputy Zoning Commissioner

May 15, 1967
DATE

CARL AND EDWARD JULIO
N/5 Estella St.
119', 379' and 539'
8th

67-222-RA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 5, 1967
FROM: George E. Greenwalt, Director

SUBJECT: Petition 67-222-RA, Reclassification from R-10 to B.L. Variance-Parcel A
to permit 10 parking spaces instead of the required 12 spaces; Parcel B to permit
14 parking spaces instead of the required 20 spaces; Parcel C to permit 10 parking
spaces instead of the required 13 spaces. North side of Estella Street 119
feet, 379 feet and 539 feet West of York Road. Being the property of Carl
Julio and Edward Julio.

8th District

HEARINGS: May 15, 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:

- From a planning viewpoint, reclassification as requested under this petition
would create three spot zones which would result in a wastage of the land
between the separate parcels, having rendered it prospectively unusable.
- It may be argued that the relocation of Padonia Road is a "change in con-
ditions" in this vicinity; but it is a change that was indignantly taken into
account in developing the Comprehensive Zoning Map for the 8th District
in that relocation was actually shown on the master plan overlay for that
map. The later modification of alignment in no way affects the correctness
of the zoning applied by map.
- Re-examination of topography, natural features, and road pattern reinforce
the view that the present zoning of the subject properties must be retained.
Adequate access can be made available for cottage development at R-10
density from local streets to the south; in contrast, the arterial access needed
for commercial development cannot be made available from either new Padonia
Road or York Road. Topographically, the subject properties relate to
residential land to the south, not to Padonia Road or to the commercial front-
age on York Road. The properties are further buffered from the Padonia
Road highway by a strip of County-owned land 95 to 135 feet wide, in
which a stream is located.
- We see no indication that existing commercial zoning in the vicinity of the
subject property is inadequate to serve the needs of the area.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Chairman Date: April 16, 1967
FROM: Mr. George E. Greenwalt, Director

SUBJECT: Property owned by Carl Julio and Edward Julio
Location: N/5 York Road, north of Roosevelt Street
District: 8th
Present zoning: R-10
Proposed zoning: B.L.

1. Shall be required to meet all fire department regulations in construction
of building.



PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carl Julio & Edward Julio, legal owners 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 re-classified, pursuant
to the Zoning Law of Baltimore County, from R-10 to B.L.
R.L. for the following reasons:

Petitioners desire to construct retail stores on this property.
Section 409.2 (b) (6) : To permit 34 parking spaces instead of the required
46 parking spaces.
Parcel A - To permit 10 parking spaces instead of the required 13 spaces.
Parcel B - To permit 14 parking spaces instead of the required 20 spaces.
Parcel C - To permit 10 parking spaces instead of the required 13 spaces.

See attached descriptions
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 zoning
regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore
County.

Contract purchaser Address: 3021 Spaulding Avenue
Baltimore, Maryland 21215
Petitioner's Attorney Address: Francis T. Peach
First National Bank Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day
of April, 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 through-
out 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 15th day of May, 1967, at 1:00 o'clock
P. M.

Zoning Commissioner of Baltimore County.



CONSULTING
ENGINEERS
320 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/623-0000

DESCRIPTION

PARCEL A, 0.2314 OF AN ACRE LOCATED WEST OF YORK ROAD AND
NORTH OF ROOSEVELT STREET, EIGHTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND.

Present Zoning R-10
Proposed Zoning B-L

Beginning for the same at a point located northerly 282 feet and
westerly 119 feet from the intersection of the north side of Roosevelt
Street as laid out 30 feet wide, and the west side of York Road, said point
of beginning being at the intersection of the southern most lot line of Lot 13,
Block "J" and the west side of a 12 foot driveway as shown on the Plat of
Timonium Heights as recorded among the Land Records of Baltimore County
in Plat Book W.P.C. 5, Page 82, thence westerly binding on the northern-
most line of Estella Street, in all 80 feet to the division line between Lots
16 and 17 of said Block "J", thence binding on said division line, in a
northerly direction 120 feet to the south side of a 12 foot driveway, thence
binding on the south side of said 12 foot driveway and the northernmost lot
lines of Lots 13, 14, 15 and 16, Block "J" of the aforementioned plat in an
easterly direction 111 80 feet to the west side of the 12 foot driveway
first herein mentioned, thence southerly binding on the west side of said

Water Supply ☐ Sewerage ☐ Drainage ☐ Highways ☐ Structures ☐ Developments ☐ Planning ☐ Reports

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

Subject: Reclassification from R-10 to B.L.
for Carl Julio, located W/5 York
Road N of Roosevelt Street
8th District
(Item 3, April 4, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING -
Sewer - Sanitary sewer which will provide service to these properties is under construction
at this time.
Water - Existing 12" and 30" water in York Road
Road - Estella Road is to be developed as a minimum 40' road on a 60' R/W.

FIRE BUREAU - Shall be required to meet all fire department regulations in construction
of building.

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

TRAFFIC ENGINEERING - Parcel A and C would generate approximately 200 trips per
day. Parcel B could generate approximately 300 trips per day if fully developed. Estella
Street is the only access to the subject parcels, since there is a stream between the sites
and Padonia Road. Estella Street is only a paper street.

This Bureau is of the opinion that the Baltimore County Zoning regulations pertaining to
parking are a minimum and any Variance on this site is undesirable.

STATE ROADS COMMISSION - Estella Street is non-existent, however, it appears from the
plan that access to the site is proposed at that point. The acceleration lane from Padonia
Road fronts the subject site on York Road. Therefore, access to this point would be
extremely hazardous.

ZONING ADMINISTRATION DIVISION - The side yard setbacks for Parcel A and B are
incorrect. The setbacks must be a minimum of 15'.

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, Building
Engineer, State Roads Commission, Board of Education

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

cc: Carolyn Brown, Engineering; Lt. Morris, Fire; Mr. Greenwalt, Health; C
Morse, Traffic; John Meyers, etc.

first mentioned 12 foot driveway 120 feet to the place of beginning,
Containing 0.2314 of an acre of land.

EO:je

J. O. #66061

Francis T. Peach, Esquire
First National Bank Building
Towson, Maryland 21204

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

4th day of April, 1967.

Petitioner Carl Julio

Petitioner's Attorney Francis T. Peach

Reviewed by *James E. Dyer*
Chairman of
Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 45545
DATE May 12, 1967
REPORT TO ACCOUNT BY: 00-022
QUANTITY: 1
ADVERTISING AND POSTING OF PROPERTY FOR CARL AND EDWARD JULIO
TOTAL AMOUNT: \$156.50
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
363-5000
EXT. 387

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

No. 45303
DATE April 24, 1967
Zoning Dept. of Balto. Co.

TO: Francis T. Pardo, Esq.
First National Bank Building
Baltimore, Md. 21204

08-422
EXHIBIT TO ACCOUNT NO.

RETURN THIS PORTION TO YOUR RESIDENT
DETAILS ALONG EXPLANATION AND KEEP THIS PORTION FOR YOUR RECORDS
COURT

67-232-04
Petition for Reclassification & Variance for Carleton Carl Jaffe
TOTAL AMOUNT \$28.00

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8TH Date of Posting April 28, 1967
Posted to Richard Jaffe, Esq. 8TH St. Bldg. of Variance, a.s.c.
Petitioner Carl Jaffe, Esq.
Location of property 1300 S. of E. 11th St. and 330 S. of York Rd.
Location of Signs 1300 S. of E. 11th St. and 330 S. of York Rd.
Remarks 1300 S. of E. 11th St. and 330 S. of York Rd.
Posted by J. Jaffe
Signature J. Jaffe
Date of return May 4, 1967

PETITION FOR RECLASSIFICATION AND VARIANCE
8th DISTRICT
ZONING FROM R-10 TO R-11
Petition for Variance from the Zoning Regulations of Baltimore County to permit 10 parking spaces on Parcel A instead of the required 12 spaces, and to permit 10 parking spaces on Parcel B instead of the required 12 spaces, and to permit 10 parking spaces on Parcel C instead of the required 12 spaces.
The Zoning Commission of Baltimore County, by authority of the Board of Commissioners, will hold a public hearing on the above-captioned petition at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Monday, May 15, 1967, at 1:00 P.M.
Public Hearing Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, May 15, 1967, at 1:00 P.M.
By order of JOHN G. ROSE, Zoning Commissioner of Baltimore County
April 27, 1967

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 27, 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., once in each of successive weeks before the day of May, 1967, the first publication appearing on the day of May, 1967.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Ridgely, Md.
THE HERALD-ARGUS
Catonsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTEAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One week before the last day of May, 1967, that is to say the same was inserted in the issues of April 27, 1967.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager

area devoted to retail trade - 1 for each 200 square feet of total floor area.

PANEL A
Present Zoning R-10
Proposed Zoning R-11
Beginning for the same at a point located northerly 282 feet and westerly 120 feet from the intersection of the north side of Roosevelt Street as laid out 30 feet wide, and the west side of York Road, said point of beginning being at the intersection of the southernmost lot line of Lot 13, Block "D", and the west side of a 12 foot driveway as shown on the Plat of 11-manum Heights as recorded among the Land Records of Baltimore County in Plat Book W.P.C. 5, Page 82, thence westerly along the northernmost line of Easala Street, in all 80 feet to the division line between Lots 16 and 17 of said Block "D", thence binding on said division line in a northerly direction 120 feet to the south side of a 12 foot driveway, thence binding on the south side of said 12 foot driveway and the northernmost lot line of Lots 13, 14, 15 and 16, Block "D", of the aforementioned plat in an easterly direction in all 80 feet to the west side of the 12 foot driveway first herein mentioned, thence northerly binding on the west side of said first mentioned 12 foot driveway 120 feet to the place of beginning.
Containing 0.2314 of an acre of land.

PANEL B
Present Zoning R-10
Proposed Zoning R-11
Beginning for the same at a point located northerly 282 feet and westerly 379 feet from the intersection of the north side of Roosevelt Street as laid out 30 feet wide, and the west side of York Road, said point of beginning being at the division line between Lots 25 and 26, Block "D", as shown on the Plat of 11-manum Heights as recorded among the Land Records of Baltimore County in Plat Book W.P.C. 5, Page 82, thence westerly binding on the northernmost side of Easala Street in all 120 feet to the division line between Lots 31 and 32 of said Block "D", thence binding on said division line in a northerly direction 120 feet to the south side of a 12 foot driveway, thence binding on said 12 foot driveway and the northernmost lot line of Lots 26, 27, 28, 29, 30 and 31, Block "D", of the aforementioned plat in an easterly direction in all 120 feet to the division line between Lots 25 and 26 of said Block "D", thence binding on said division line in a southerly direction 120 feet to the place of beginning.
Containing 0.2306 of an acre of land.

PANEL C
Present Zoning R-10
Proposed Zoning R-11
Beginning for the same at a point located northerly 282 feet and westerly 529 feet from the intersection of the north side of Roosevelt Street as laid out 30 feet wide and the west side of York Road, said point of beginning being at the division line between Lots 33 and 34, Block "D", as shown on the Plat of 11-manum Heights as recorded among the Land Records of Baltimore County in Plat Book W.P.C. 5, Page 82, thence westerly binding on the northernmost line of Easala Street, in all 85 feet to the westernmost side of Broad Avenue, thence binding on said westernmost line in a northerly direction 120 feet to the south side of a 12 foot driveway, thence binding on the south side of said 12 foot driveway and the northernmost lot line of Lots 34, 35, 36 and 37, Block "D", of the aforementioned plat in an easterly direction 85 feet to the division line between Lots 32 and 33 of said Block "D", thence binding on said division line in a southerly direction 120 feet to the place of beginning.
Containing 0.2312 of an acre of land.

Being the property of Carl Jaffe and Edward Jaffe as shown on plat plan filed with the Zoning Department, Hearing Date: Monday, May 15, 1967 at 1:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY
April 27, 1967

PETITION FOR RECLASSIFICATION AND VARIANCE
8th DISTRICT
ZONING FROM R-10 TO R-11
Zone.
Petition for Variance from the Zoning Regulations of Baltimore County to permit 10 parking spaces on Parcel A instead of the required 12 spaces; and to permit 10 parking spaces on Parcel B instead of the required 12 spaces; and to permit 10 parking spaces on Parcel C instead of the required 12 spaces.
The Zoning Commission of Baltimore County, by authority of the Board of Commissioners, will hold a public hearing on the above-captioned petition at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Monday, May 15, 1967, at 1:00 P.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY
April 27, 1967

YORK

ROAD

Variable Right of Way

To Towson

ROAD

PACONIA

West Bound Lane

Existing Paving

Existing Paving

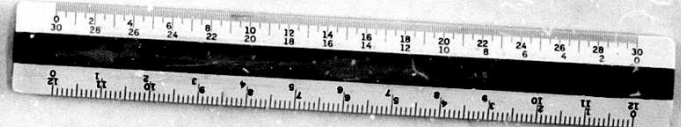
Existing 10' Water See
Drawg. 06-050 A-4Ex. 12' Water See
Drawg. 06-050 A-4Ex. 12' Water See
Drawg. 06-050 A-4Ex. 12' Water See
Drawg. 06-050 A-4Ex. 12' Water See
Drawg. 06-050 A-4Ex. 12' Water See
Drawg. 06-050 A-4Ex. 12' Water See
Drawg. 06-050 A-4Ex. 12' Water See
Drawg. 06-050 A-4Ex. 12' Water See
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Drawg. 06-050 A-4Ex. 12' Water See
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Drawg. 06-050 A-4Ex. 12' Water See
Drawg. 06-050 A-4Ex. 12' Water See
Drawg. 06-050 A-4Ex. 12' Water See
Drawg. 06-050 A-4Ex. 12' Water See
Drawg. 06-050 A-4Ex. 12' Water See
Drawg. 06-050 A-4LOCATION PLAN
Scale: 1"=500'

GENERAL NOTES

1. EXISTING ZONING OF PARCELS R-10
2. EXISTING USE OF PARCELS No Use
3. PROPOSED ZONING OF PARCELS B-1
4. PROPOSED USE OF PARCELS "RETAIL STORES"
5. ESTELLA STREET TO BE IMPROVED WITH A 30' PAVED SECTION WITH CURB & GUTTER ON A 50' R/W
6. BROAD AVE. TO BE IMPROVED WITH A 30' PAVED SECTION WITH CURB & GUTTER ON A 50' R/W

PARCEL	AREA	BLOS AREA	REQD PARKING	PROP. PARKING
A	0.734 AC.	2800 SQ. FT.	12 UNITS	10 UNITS*
B	0.330 AC.	3900 SQ. FT.	20 UNITS	14 UNITS*
C	0.242 AC.	2475 SQ. FT.	12 UNITS	10 UNITS*

* PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.2 (b)(6) OF THE ZONING CODE, OFF-STREET PARKING FOR RETAIL STORES



PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
ESTELLA STREET & YORK ROAD
ELECTION DISTRICT 8 BALTIMORE COUNTY, MD.
SCALE: 1"=50'
FEB. 3, 1967
REVISED MARCH 13, 1967

MATZ, CHINDS & ASSOCIATES
1025 ORCHARD BRIDGE ROAD
BALTIMORE, MARYLAND 21204
PLS PL

