

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Thomas J. Seibold and Frances E. Seibold, 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 an R-6 zone to an R-A zone, for the following reasons:

Genuine change in condition and error in original zoning

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 an office building.

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
Morton W. Feldman
Address: 2441 Maryland Avenue
Baltimore, Maryland 21218

Legal Owner
Thomas J. Seibold
Address: 22 W. Pennsylvania Avenue, Towson, Md.
21204 823 1200

Protestant's Attorney
Charles E. Brooks
Address: 22 W. Pennsylvania Avenue, Towson, Md.
21204 823 1200

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th 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 throughout 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 22nd day of May, 1967, at 11:00 o'clock.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Kase, Zoning Commissioner Date: May 12, 1967
FROM: George E. Gavrilis, Director

SUBJECT: Petition #67-228-RXA. Reclassification from R-6 to R-A. Special Exception for Office and Office Building. Variance to permit a side yard of 10 feet instead of the required 25 feet. Southeast side of Slade Avenue 460 feet West of Reisterstown Road. Being the property of Thomas J. Seibold.

3rd District

HEARING: Monday, May 22, 1967 (11:00 A.M.)

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

In our opinion, the zoning changes in the vicinity of the subject property do not justify what, from a planning viewpoint, would be a spot case. (There is a proposal, presently of uncertain status, to connect Slade Avenue to an interchange with the proposed Northwest Expressway via Milford Mill Road. If and when this proposal is implemented, the rezoning requested under this petition might be logical; until then, the request is definitely premature.)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Thomas J. Seibold and Frances E. Seibold, 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 for a Variance from Section 217.3 of the Zoning Code for Baltimore County in permit a 100 foot side yard variance in lieu of a twenty-five (25) foot side yard variance.

Reasons for the petition:
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

Existing structure is to be retained on the premises thereby causing extreme hardship and practical difficulty.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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
Morton W. Feldman
Address: 2441 Maryland Avenue
Baltimore, Md. 21218

Legal Owner
Thomas J. Seibold
Address: 22 W. Pennsylvania Avenue, Towson, Md.
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Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Charles E. Brooks, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204

Dear Sir:

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

CONTRACT FOR CONSTRUCTION
Water - Existing 8" water in Slade Ave.
Sewer - Existing 8" sanitary sewer in Slade Ave.
Road - Linden Terrace is to be developed as a minimum 30' road on a 50' h/w.
Proposed relocated Milford Mill Road will pass through the Northeastern portion of the subject property. The alignment of this State Road project should be indicated on the zoning plat.

STATE ROAD COMMISSION: The entrance along re-located Slade Avenue will be subject to State Road Commission approval and permit. This office will review the revised plans and submit any necessary comments at a later date.

BUREAU OF TRAFFIC ENGINEERING: This office will review and will make any necessary comment at a later date.

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

FOOD 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 appropriate course of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Davis, Principal
Zoning Technician

cc: Carlisle Brown-Bureau of Engineering
Richard Moore-Bureau of Traffic Engineering
Albert Quinby-Office of Planning and Zoning
John Myers-State Roads Commission

MCA MATZ, CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS

DESCRIPTION

0.5212 ACRE PARCEL LOCATED WEST OF REISTERSTOWN

ROAD, BETWEEN SLADE AVENUE AND LINDEN TERRACE.

THIRD ELECTION DISTRICT, BALTIMORE COUNTY,

MARYLAND.

Present Zoning R-6

Proposed Zoning R-A

With Special Exception & Side Yard Variance

Beginning for the same at a point on the southeast side of Slade Avenue as laid out 40 feet wide, said point of beginning being located westerly 460 feet more or less along the southeast side of said Slade Avenue from the intersection of the southwest side of Reisterstown Road and the southeast side of said Slade Avenue, thence binding on the southeast side of Slade Avenue (1) S 62°13'00" W - 49.86 feet, thence leaving the southeast side of Slade Avenue for the three following courses and distances (2) S 27°17'00" E - 105.09 feet, (3) S 50°10'00" W - 55.21 feet, and (4) S 48°27'00" E - 173.59 feet to the center line of Linden Terrace as laid out 45 feet wide, thence binding thereon (5) N 61°30'00" E - 95.50 feet, thence leaving said centerline for the three following courses and distances (6) N 28°27'00" W -

Water Supply ■ Sewerage ■ Drainage ■ High ways ■ Structures ■ Developments ■ Planning ■ Reports

RE: PETITION FOR RECLASSIFICATION, BEFORE THE
SPECIAL EXCEPTION AND VARIANCE DEPUTY ZONING
SE/8 of Slade Avenue 460 feet W of Reisterstown Road - 3rd District
Thomas J. Seibold, Petitioner COMMISSIONER
NO. 67-228-RXA OF
BALTIMORE COUNTY

This is a Petition to reclassify 1/2 acre of ground from an R-6 zone to an RA zone. This Petition also seeks a Special Exception to use the subject tract for an office building.

Plans call for the demolition of an existing house and a construction of a two-story office building with 21 off-street parking spaces. The only protest was based on fear of traffic congestion resulting from vehicles entering and leaving the proposed office building.

Advisory comments from the Office of Planning staff in part. There is a proposal, presently of uncertain status, to connect Slade Avenue to an interchange with the proposed Northwest Expressway via Milford Mill Road. If and when this proposal is implemented, the rezoning requested under this petition might be logical; until then, the request is definitely premature.

The Deputy Zoning Commissioner agrees with the Planning comment in that this Petition is premature and, therefore, feels the Petition should be dismissed at this time.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 23 day of June, 1967, that the above Petition be DISMISSED without prejudice.

Edward D. Harkins
DEPUTY ZONING COMMISSIONER

MCA MATZ, CHILDS & ASSOCIATES, INC.

193.91 feet, (7) S 62°08'30" W - 10.91 feet and (8) N 27°17'00" W -

94.92 feet to the place of beginning.

Containing 0.5212 Acres of Land more or less.

J.C. #67029

F.G. #67029

2/21/67



INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 44212	
Division of Collection and Receipts		COURT HOUSE		TOWSON, MARYLAND 21204		DATE: June 21, 1967	
TO: Morton W. Feldman 2441 Maryland Ave. Baltimore, Md. 21218		BILLED BY:		Zoning Dept. of Balto. Co.			
REPORT TO ACCOUNT NO. 01-422		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT		\$23.50	
QUANTITY	ADVERTISING AND POSTING OF PROPERTY FOR THOMAS J. SEIBOLD	DATE: 6/21/67	COST				
1	Advertising and posting of property for Thomas J. Seibold	6/21/67	\$23.50				
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND				MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 45515	
Division of Collection and Receipts		COURT HOUSE		TOWSON, MARYLAND 21204		DATE: May 2, 1967	
TO: Morton W. Feldman 2441 Maryland Ave. Baltimore, Md. 21218		BILLED BY:		Zoning Dept. of Balto. Co.			
REPORT TO ACCOUNT NO. 01-422		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT		\$20.00	
QUANTITY	PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION & VARIANCE FOR THOMAS J. SEIBOLD	DATE: 5/2/67	COST				
1	Petition for Reclassification, Special Exception & Variance for Thomas J. Seibold	5/2/67	\$20.00				
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND				MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

Charles E. Roake, Esq.
27 W. Chesapeake Avenue
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

1967, day of April, 1967.

JOHN G. ROSE
Zoning Commissioner

Petitioner Thomas J. Selfhold

Petitioner's Attorney Charles E. Roake

Reviewed by James S. Myers
Chairman of
Advisory Committee

67-228-RX4

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3RD
District
Posted for Reclassification - Special Exception - Variance
Petitioner Thomas J. Selfhold
Location of property 475' N of Rustington Rd. 450' W of Rustington Rd.
Location of signs 475' N of Rustington Rd. 450' W of Rustington Rd.
Remarks
Posted by James S. Myers
Signature
Date of return May 11, 1967

PETITION FOR RECLASSIFICATION,
SPECIAL EXCEPTION AND
VARIANCE—RD DISTRICT

ZONE: From R-4 to R-A
Petition for Special Exception for
Offices and Office Building
Petition for Variance for a Side
Yard

LOCATION: Southeast side of
Shade Avenue 450 feet West of
Rustington Road

DATE & TIME: Monday, May 21,
1967 at 11:00 A.M.
PUBLIC HEARING: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County will hold a public
hearing.

Present Zoning: R-A
Proposed Zoning: R-A
Petition for Special Exception for
Offices and Office Building
Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a side yard of
15 feet instead of the required 25
feet

The Zoning Regulations to be ex-
cepted as follows:
Section 217.2 - Side Yard - 25 feet
instead of 15 feet

All that parcel of land in the Third
District of Baltimore County, a part
of the southeast side of Shade Ave-
nue as laid out 45 feet wide, and
point of beginning being located
westward 45 feet more or less along
the southeast side of said Shade
Avenue from the intersection of the
southeast side of said Shade
Avenue, thence running on the south
east side of Shade Avenue 151.87
feet to the center line of Linden
Terrace as laid out 45 feet wide,
thence bearing said center line for
the three following courses and
distances (1) 27 degrees 17' 00" E -
100.00 feet, (2) 55 degrees 00' 00" E -
151.87 feet, and (3) 27 degrees 17' 00" W -
100.00 feet, to the place of be-
ginning.

Containing 0.5212 Acres of Land
more or less.

Being the property of Thomas J.
Selfhold and Francis E. Selfhold as
shown on plat filed with the Zoning
Department.

Hearing Date: Monday, May 21,
1967 at 11:00 A.M.
Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

JOHN G. ROSE,
Zoning Commissioner of
Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 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 three consecutive weeks before the 22nd day of
May, 1967, the first publication
appearing on the 14th day of May, 1967.

THE JEFFERSONIAN,

L. Leach Smith
Manager.

Cost of Advertisement, \$.....

OFFICE OF
THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Hagerstown, Md

THE HERALD - ARBUS
Catonville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

May 8, 1967

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 news-
papers published in Baltimore County, Maryland, once a week for one
consecutive weeks before the 21st day of May, 1967, that is to
say the same was inserted in the issues of
May 4, 1967.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager

PETITION FOR
RECLASSIFICATION,
SPECIAL EXCEPTION
AND VARIANCE
RD DISTRICT

ZONE: From R-4 to R-A
Petition for Special Exception for
Offices and Office Building
Petition for Variance for a Side
Yard

LOCATION: Southeast side of
Shade Avenue 450 feet West of
Rustington Road

DATE & TIME: MONDAY,
MAY 21, 1967 at 11:00 A.M.
PUBLIC HEARING: Room
108, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of
Baltimore County, by au-
thority of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing.

Present Zoning: R-4
Proposed Zoning: R-A
Petition for Special Ex-
ception for Offices and Of-
fice Building.

Petition for Variance from
the Zoning Regulations of Bal-
timore County to permit a
side yard of 15 feet instead of
the required 25 feet.

The Zoning Regulations to be
excepted as follows:
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25 feet

All that parcel of land in the
Third District of Baltimore
County

Beginning for the same at a
point on the southeast side
of Shade Avenue as laid out
45 feet wide, said point of
beginning being located west-
ward 450 feet more or less
along the southeast side of
said Shade Avenue from the
intersection of the southeast
side of Rustington Road and
the southeast side of Shade
Avenue, thence running on the
southeast side of Shade Ave-
nue (1) 55 degrees 15' 00" E -
W - 49.86 feet, thence bearing
the southeast side of Shade
Avenue for the three follow-
ing courses and distances (2)
55 degrees 17' 00" E - 100.00
feet, (3) 55 degrees 00' 00" E -
W - 55.25 feet, and (4) 27 de-
grees 17' 00" E - 172.50 feet
to the center line of Linden
Terrace as laid out 45 feet
wide, thence bearing said
center line for the three fol-
lowing courses and distances
(5) N 24 degrees 27' 00" W -
150.00 feet, (6) S 42 degrees
00' 00" W - 10.91 feet and (7)
N 27 degrees 17' 00" W -
94.92 feet to the place of be-
ginning.

Containing 0.5212 Acres of
Land more or less.

Being the property of
Thomas J. Selfhold and Francis
E. Selfhold, as shown on plat
filed with the Zoning De-
partment.

Hearing Date: Monday, May
21, 1967 at 11:00 A.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

JOHN G. ROSE,
Zoning Commissioner of
BALTIMORE COUNTY

RD DISTRICT

