

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ada M. Dempsey, legal owner... 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 RA zone to an BL zone; and for the following reasons:

1. Error in original Zoning Map

BL zoning existed on this tract and was removed in part and substituted with RA zoning in connection with adoption of the Eastern Area Zoning Map.

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

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.

BY Ada M. Dempsey
Contract purchaser Address Box 33, Chase, Maryland
Legal Owner Address Box 33, Chase, Maryland

John E. Diering
Petitioner's Attorney Address 1444 FIDELITY BLDG BALTIMORE
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of June, 1967, at 10:00 o'clock a.m.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 13, 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 successive weeks before the 13th day of June, 1967, the first publication appearing on the 10th day of June, 1967.

THE JEFFERSONIAN

Cost of Advertisement, \$

Pursuant to the advertisement, posting of property, and public hearing on the above petition and ~~supporting documents~~ as the Office of Planning and Zoning concurred that an error was made in the preparation of 4-B Eastern Area Map.

the above Re-classification should be had, and it is further appearing that the reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of July, 1967, that the herein described property or area should be and the same is hereby reclassified; from an RA Zone to an BL Zone.

State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of , 1967, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

MICROFILMED

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. June 14, 1967

THIS IS TO CERTIFY, that the annexed advertisement of "Ada M. Dempsey" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 13th day of June, 1967 that is to say, the same was inserted in the issues of 6-14-67

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

Beginning for the same at a point in the centerline of Eastern Avenue; at a distance of 1019.6', more or less, from the intersection formed by the centerline of Eastern Avenue with the centerline of Ebenezer Avenue; said point being easternmost corner of the land of C. Ernest Sigler property, as recorded among the land records of Baltimore County in Liber 3054 Folio 314; thence running and binding on the outline of the aforesaid Sigler property in a Northwesterly direction 210', more or less; thence leaving the aforesaid Sigler property and running Northeasterly 100', more or less; thence Southeasterly 215', more or less to the centerline of Eastern Avenue; thence running and binding on the centerline of Eastern Avenue southwesterly 100', more or less to the place of beginning.

Containing 0.482 acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date June 23, 1967
FROM: George E. Gavrellis, Director of Planning
SUBJECT: Petition # 68-4-R, Northwest side of Eastern Avenue 1019.6 feet South of Ebenezer Road. Petition for reclassification from R.A. to P.L.
Ada M. Dempsey - Petitioner.
15th District
HEARING: Friday, July 7, 1967 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R.A. to P.L. zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. Prior to the adoption of the Eastern Area Zoning Map, the subject property was zoned for B.L. purposes. The planning staff and Board recommended substitution of apartment zoning here in light of the office use (Post Office) that existed on the property. Unfortunately, the Post Office was relocated and other office use appears not to be feasible.
2. The Planning staff would admit error in its recommendation for apartment zoning here. An in depth review of this property indicates that the commercial zoning should have been retained.

GEG:bms

John L. Maguire, Jr., Sec.
1444 Fidelity Building
Baltimore, 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 day of June, 1967.

John L. Maguire, Jr.
John L. Maguire
Zoning Commissioner
Petitioner Ada M. Dempsey
Petitioner's Attorney John L. Maguire R. viewed by James S. Hays
Chairman of Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting July 7, 1967
Posted for Hearing Friday July 7, 1967 at 10:00 A.M.
Petitioner Ada M. Dempsey
Location of property NW 1/4 of Eastern Ave. 1019.6' S of Ebenezer Rd.
Location of Signs On Eastern Ave. on front of the Cold Post Office
Remarks Robert E. Balle
Posted by Robert E. Balle Signature Date of return 6/23/67

TELEPHONE 363-3000 EXT. 367
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COUNTY HOUSE
TOWSON, MARYLAND 21204
TO: Ada M. Dempsey
Box 33
Chase, Maryland
DATE June 23, 1967
FILED BY
Zoning Dept. of Baltimore County

REPORT TO COUNTY NO. 01-622
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
DETAIL ALL NO. PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD
Advertising of property for Reclassification
TOTAL 33.00

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

June 9, 1967

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

John E. Magers, Jr., Esq.
1424 Fidelity Building
Baltimore, Maryland 21210

SUBJECT: Reclassification from an R.A.
Zone to B.L. Zone, for E.A. M.
Dempsey, Located on the NW/4
of Eastern Avenue, 942' SW
of Ebaneser Road
15th District
(Item 4 June 6, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:

Water - A 20" water main is presently under construction in Eastern Avenue.
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Not available.

TRAFFIC ENGINEERING: The plan as shown appears to be satisfactory if improved as indicated on the plan.

FIRE PREVENTION: It shall be required to meet all Fire Department regulations.

STATE ROADS COMMISSION: The entire frontage must be curbed with 8" x 22" concrete curb. The entrance must be of a curve return type with radii of 5' minimum. There must be a minimum of 5' tangent from the property line to the p.c. of the curve return. Entrance is subject to State Roads Commission approval and permit.

HEALTH DEPARTMENT: Since this is a critical area for sewage disposal systems, and the improved properties adjacent to the subject site have failing systems which are creating a serious health hazard and nuisance, an evaluation of the soil should be made to determine the suitability for underground disposal prior to any commercial or other use of this property.

ZONING ADMINISTRATIVE 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.

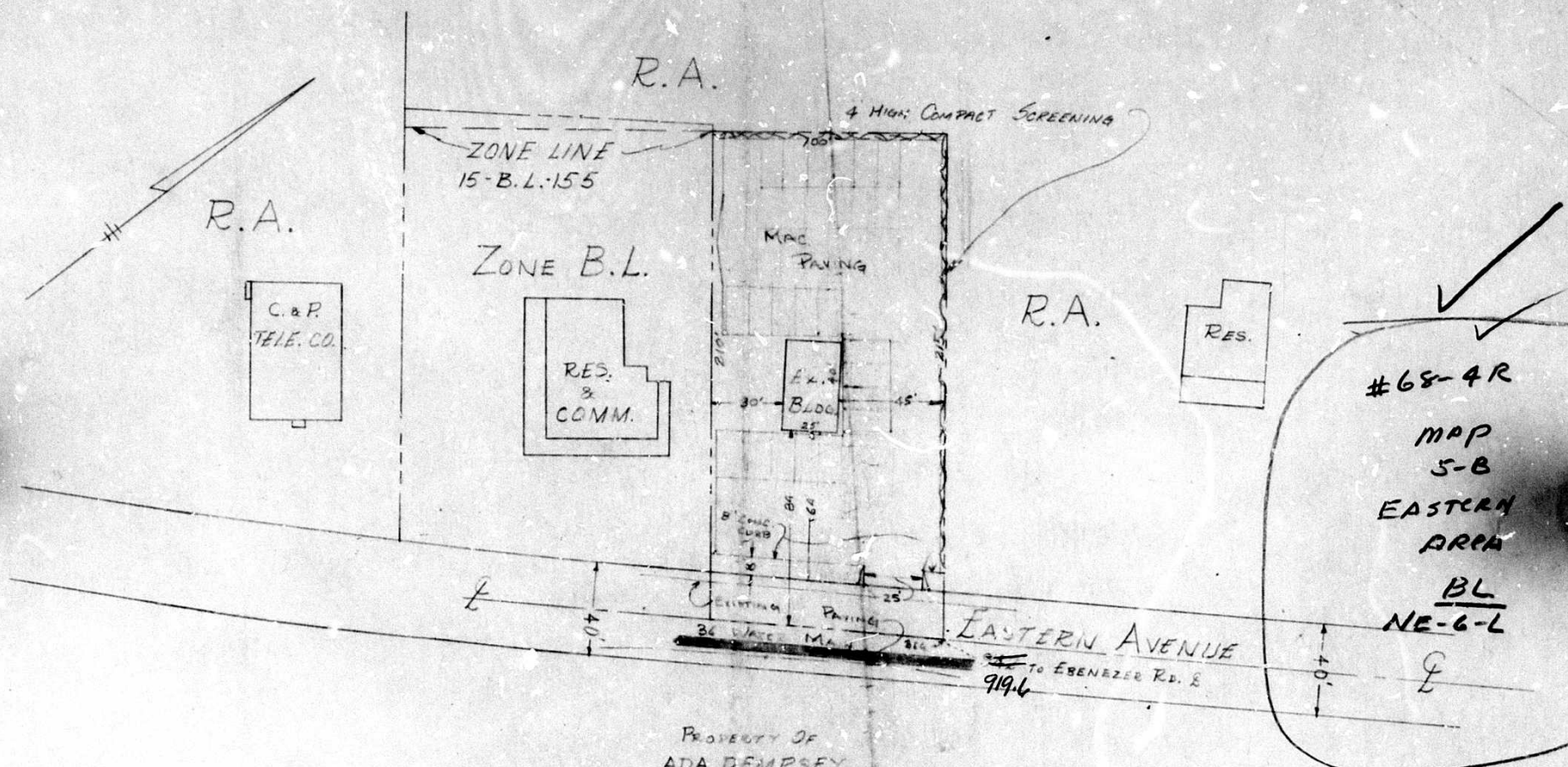
The following members had no comment to offer:

Project Planning Division
Building Engineer
Board of Education
Industrial Development

Very truly yours,


JAMES E. DYER, Principal
Zoning Technician

cc: Carlyle Brown-Bureau of Engr.
C. Richard Moore-Bureau of Traffic Engr., Lt. Charles Morris-Fire Prevention;
John Meyers-State Roads Commission; William Greenwalt-Health Department



#68-4R
 MAP
 5-B
 EASTERN
 AREA
 BL
 NE-6-L
 40'

R.A.

ZONE LINE
 15-B.L.-155

ZONE B.L.

R.A.

C.&P.
 TELE. CO.

RES.
 &
 COMM.

MAC
 PAVING

R.A.

RES.

4 HIGH COMPACT SCREENING

PROPERTY OF
 ADA DEMPSEY

FEAT TO
 ACCOMPANY
 ZONING PETITION

EASTERN AVENUE
 TO EBENEZER RD. E
 919.6

DATA
 PRESENT ZONING: R.A.
 PROPOSED ZONING: B.L.
 PRESENT USE: VACANT (FORMER U.S. POST OFFICE)
 PROPOSED USE: CARRY-OUT
 AREA OF TRACT: 21,000 SQ. FT.
 PARKING REQUIRED: 20 SPACES
 PARKING PROVIDED: 20 SPACES
 ALL PARKING SPACES 10' x 20'

15TH ELEC. DIST.
 SCALE: 1"=50'

