

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

LeRoy B. Spurrier and
 LeRoy B. Spurrier and
 Viola M. Spurrier, 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-10 zone to an BL zone; for the following reasons:
 [1] That there is an error in the Zoning Map regarding the present zoning of this land. [2] That since the Zoning Map was adopted numerous major changes have taken place in the area surrounding this property effecting significantly the logical and best use of this land. [3] That since the Zoning Map was adopted there has been an extension of Old Court Road running directly through this property; and that a shopping center has been built and erected immediately adjacent to this property; and that the best and most logical use of this property is for commercial purposes for it is not, since these significant changes have taken place, conducive to residential use of any type.

See attached description

and 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. 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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: *LeRoy B. Spurrier*
 Address: *Rockwood Rd*
 Legal Owner: *LeRoy B. Spurrier*
 Address: *Rockwood Rd*
 Petitioner's Attorney: *Frank H. Newell, III*
 Address: *22 West Pennsylvania Avenue, Towson, Maryland 21284*
 Protestor's Attorney: *Robert J. ...*
 Address: *...*

ORDERED By The Zoning Commissioner of Baltimore County, this 5th 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 had before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 7th day of August, 1967, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

10767

LEROY B. SPURRIER (Petitioner) 22 West Pennsylvania Avenue, Towson, Md. 21284

ORDER RECORDED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above Re-classification should be had; and it further appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of August, 1967, that the herein described property or area should be and the same is hereby reclassified; from an R-10 zone to a BL zone, and/or a Special Exception from

is granted, from and after the date of this order, subject to approval of the site plan by the 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 5th day of July, 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 R-10 zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21284

July 7, 1967

Frank H. Newell, III
 22 West Pennsylvania Avenue
 Towson, Maryland 21284
 SUBJECT: Re-classification from R-10 to BL for LeRoy B. Spurrier, located 8 1/2 Old Court Rd., 775' East of Reisterstown Road 3rd District (Item 7, July 5, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:
 Order - Existing 8" sewer in Old Court Road.
 Adequacy of existing utilities to be determined by developer or his engineer.
 Sewer - Existing 8" sanitary sewer in Old Court Road.
 Road - Dutton Avenue is to be developed as a minimum 30' road on a 10% grade.

BUREAU OF TRAFFIC ENGINEERING:
 The two eastmost parking spaces in front of the proposed building are not satisfactory due to the size of the site, only one entrance will be approved. Revised plans must be submitted to this office prior to the hearing.

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

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:

- Zoning Administration Division
- Project Planning Division
- Bureau of Fire Prevention
- State Roads Commission
- Building Engineer
- Board of Education
- Industrial Development

Very truly yours,

James E. Dyer
 JAMES E. DYER, Principal
 Zoning Technician

cc: Carlyle Brown-Bureau of Engineering
 C. Richard Moore-Traffic Engineering
 William Greenhall-Health Department

MICROFILMED

TELEPHONE 822-3000 EXT. 927 INVOICE No. 48409

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21284

DATE: Aug. 4, 1967

TO: LeRoy B. Spurrier
 Cockeysville Road
 Cockeysville, Md.

MAILED
 Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 06-222 TOTAL AMOUNT \$53.00

QUANTITY	DESCRIPTION	AMOUNT
1	Advertising and posting of property 68-31-2	\$53.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 28, 1967

FROM: George E. Gavrelis, Director

SUBJECT: Petition #68-31-R, Re-classification from R-10 to B.L. South side of Old Court Road (Relocated) 775 feet east of Reisterstown Road. Being the property of LeRoy B. Spurrier.

3rd District

HEARING: Monday, August 7, 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:

- This petition represents a request for just the kind of incremental commercial zoning that would be likely ultimately to result in strip-commercial development for the entire frontage of recently relocated Old Court Road. It is our view that zoning of this nature will lead to a substantial waste of the public investment made in relocating this portion of Old Court Road.
- Here, as elsewhere, we believe that the appropriate zoning for at least this portion of the Old Court Road frontage would be apartment zoning. Such zoning would allow a reasonable use of the property, while preventing the kind of day-time traffic congestion that would inevitably result from a commitment of the remainder of the frontage to commercial use.

MICROFILMED

68-31-R

JAMES CROCKETT ASSOCIATES
 CONSULTING ENGINEERS - LAND SURVEYORS
 2452 HAVENLY AVENUE
 BALTIMORE, MARYLAND 21218

PHONE 7-2941

JAMES C. CROCKETT, P.E.
 ALEXANDER L. LATTIN, L.S.
 JOHN W. WILSON, L.S.
 GEORGE W. WILSON, L.S.
 GEORGE W. WILSON, L.S.

DESCRIPTION OF THE PROPERTY AT THE SOUTH SIDE OF OLD COURT ROAD, THIRD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SPACE at a point on the southerly right of way line of Old Court Road as witness and shown on the Plan to Accompany Right of Way Agreement K W 64-005-3; said point of beginning being situate at the intersection of said southerly right of way line of Old Court Road with the last or north 04 degrees 30 minutes East 200-foot line of a parcel of land which by Deed dated August 1966 and recorded among the Land Records of Baltimore County in Liber 0.16, No. 4664 page 406 was conveyed by Ralph C. Hoffman, Trustee, to Viola H. Spurrier and LeRoy B. Spurrier, thence leaving said point of beginning and running with and binding along said southerly right of way line of Old Court Road, referring all courses to said before-mentioned Plan, north 78 degrees 25 minutes 42 seconds East 155.08 feet to intersect the second line of said before-mentioned Deed, thence leaving said Old Court Road and running with and binding along the outlines of said before-mentioned Deed the following three courses and distances: (1) South 04 degrees 39 minutes 40 seconds East 145.01 feet, (2) South 86 degrees 23 minutes 20 seconds West 155.08 feet, and (3) North 03 degrees 36 minutes 30 seconds West 123.02 feet to the point of beginning.

APR: 4/12/67 3267-A

This description is for zoning purposes only, and for the conveyance of property.

MICROFILMED



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21284

Frank H. Newell, III, Esq.,
 22 W. Pennsylvania Avenue
 Towson, Maryland 21284
 SUBJECT: Re-classification from R-10 to B.L. for LeRoy B. Spurrier, located 8 1/2 Old Court Road, E. of Reisterstown Road 3rd District (Item 7, June 27, 1967)

Dear Sir:

Addendum to Zoning Advisory Committee comments of June 27th:

PROJECT PLANNING: The need for further B.L. zoning along this new County road is not apparent, but if granted, one access point will be allowed. The westmost opening will be blocked whenever cars in the last 5 or 6 spaces are backing out, and this is a most unsatisfactory solution.

Very truly yours,

James E. Dyer
 JAMES E. DYER, Principal
 Zoning Technician

cc: Albert V. Quinby, Project Planning

MICROFILMED

IN THE MATTER OF THE ZONING APPLICATION OF LEROY B. SPURRIER

Mr. Sheriff:

Please issue a summons for GEORGE E. GAVRELIS, c/o Baltimore County Office of Planning and Zoning, County Office Building, Towson, Maryland, to be and appear before the Zoning Commissioner on Monday, August 7, 1967, at 11:00 a.m.

Frank H. Newell, III
 Attorney for Petitioner

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21284

Your petition has been received and accepted for filing this 5th day of July, 1967

John G. Rose
 John G. Rose,
 Zoning Commissioner

Petitioner: LeRoy B. Spurrier

Petitioner's Attorney: Frank H. Newell, III
 Reviewed by: *James E. Dyer*
 Chairman of Advisory Com.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 3RD Date of Posting: July 22, 1967
 Posted for: Reclassification from R-10 to R-1
 Petitioner: L. Roy B. Spurrer
 Location of property: Sp. of Old Court Rd (located) 775 E. of Rockstown Rd
 Location of Signs: Sp. of Old Court Rd (located) 775 E. of Rockstown Rd
 Remarks: _____
 Posted by: [Signature] Date of return: July 24, 1967

PETITION FOR RECLASSIFICATION 3rd DISTRICT

ZONING: From R-10 to R-1

LOCATION: South side of Old Court Road (located) 775 feet from the East side of Hatterstone Road.

DATE & TIME: Monday, August 7, 1967 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

THE Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance of Baltimore County, will hold a public hearing on the following:

Present Zoning: R-10

Proposed Zoning: R-1

All that parcel of land in the Third District of Baltimore County, BEGINNING FOR THE SAME at a point on the southerly right of way line of Old Court Road as widened and shown on the Plan to accompany said Petition; and

thence along the southerly right of way line of Old Court Road with the last or North 04 degrees 20 minutes East 200-foot line of a parcel of land which by Deed dated August 1865 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4694 page 466 was conveyed by Ralph C. Hoffman, Trustee, to Viola M. Spurrer and Leroy B. Spurrer, thence leaving said point of beginning and running with and bounding along said southerly right of way line of Old Court Road, referring all courses to said before-mentioned Plan, North 78 degrees 25 minutes 42 seconds East 155.4 feet to intersect the second line of said before-mentioned Deed, thence leaving said Old Court Road and running with and bounding along the outlines of said before-mentioned Deed the following three courses and distances: (1) South 04 degrees 20 minutes 40 seconds East 145.01 feet, (2) South 85 degrees 23 minutes 30 seconds West 155.4 feet, and (3) North 02 degrees 36 minutes 30 seconds West 126.62 feet to the point of beginning.

Being the 2.4073 acres of Leroy B. Spurrer and Viola M. Spurrer, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, August 7, 1967 at 11:00 A.M., Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF

JOHN G. BONE,

ZONING COMMISSIONER OF BALTIMORE COUNTY,

July 20, 1967.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
 Baltimore, Md

THE HERALD - ARGUS
 Columbia, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

July 24, 1967

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

was inserted in **THE BALTIMORE COUNTIAN**, a group of weekly newspapers published in Baltimore County, Maryland, once a week for **One** ~~week~~ **week** before the **24th** day of **July, 1967**, that is to say the same was inserted in the issues of

July 20, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
 General Manager

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 20, 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 one ~~several~~ **week** before the 7th day of August, 1967, the first publication appearing on the 20th day of July, 1967.

THE JEFFERSONIAN,

[Signature]
 Manager

Cost of Advertisement, \$ _____

PETITION FOR RECLASSIFICATION 3rd DISTRICT

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THE JEFFERSONIAN,

[Signature]
 Manager

Cost of Advertisement, \$ _____

TELEPHONE 223-3000 EXT. 387

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 44263

DATE July 14, 1967

Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204

FILED

Zoning Dept. of Balto. Co.

TO: **Leroy B. Spurrer**
 Oakdown 111 Road
 Rockstown, Maryland

REPORT TO ACCOUNT NO. 03-432

QUANTITY TOTAL AMOUNT

1 \$6.00

1 \$6.00

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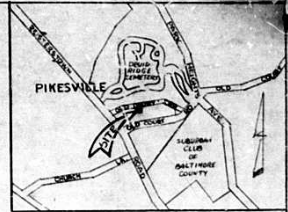
1 \$6.00

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1 \$6.00

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

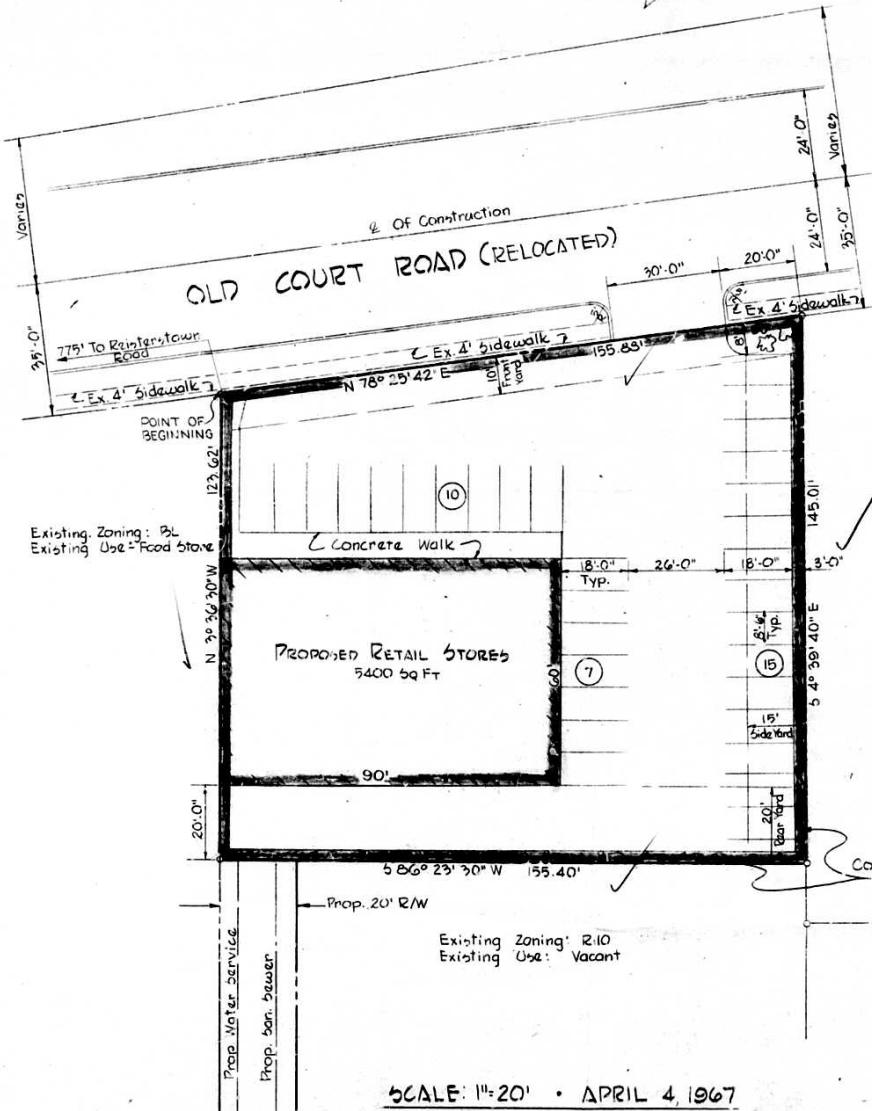
Existing Zoning: R-20
Existing Use - Cemetery



VICINITY MAP

ZONING NOTES

- 1) Scale: 1" = 20'
- 2) 3rd Election District
- 3) Existing Zoning: R-10
- 4) Proposed Zoning: PL
- 5) Existing Use: Vacant
- 6) Proposed Use: Retail stores
- 7) Area Of Parcel 20,580 SQ. FT. Or 0.47 Ac.±
- 8) Off Street Parking Data
Use: Retail stores
Total Floor Area = 5400 sq. Ft.
No Of Spaces Required
 $5400 \div 200 = 27$ P.S.
No Of Spaces Provided: 32 P.S.
Parking spaces Indicated
Thubly (10)
- 9) No Stream, Or Drainage
Courses On Or Within 50 Ft.
Of Parcel
- 10) 6" Water & 8" sanitary sewer
Available
Original Bed Of Old Count
Rd. 350' South Of Parcel
Alt. 16" Water & 8" sanitary
sewer Available In Reister-
stown Rd



Existing Zoning: R-10
Existing Use: Vacant

#68-31R ✓

MAP
#3
SE1.2-C
NW-8-F

BL

SCALE: 1" = 20' • APRIL 4, 1967



CROCKETT ASSOCIATES
Engineers-Surveyors
2616 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218
NO. 7-2841 W.D. 3267-A

PLAT TO ACCOMPANY ZONING PETITION
SOUTH SIDE OF OLD COURT ROAD 775'±
EAST OF REISTERSTOWN ROAD
3RD ELECTION DISTRICT - PIKESVILLE
BALTIMORE COUNTY - MARYLAND
OWNER: VIOLA M. SPURRIER, ETAL.