### PETITION FOR ZONING RE-CLASSIFICATION #68-63R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

TO THE ZONING COMMISSIONER OF BALLTMORE COUNTY:
Schuefer

[I or we. Albert R. A. Frácula, G. J. ... legal owners of the property situate in Faltimore MAP
County and which is described in the description and plat attached her to and made a part hereof
hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant zone to an 3-D NW-14-A zone; for the following reasons

See attached description

and 12 for a English Proportion under the said Zoning Law and Zoning Regulations of Raltimore ... County to use the horsen described proberty 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. Securing ate once figure of the notition, and further arress to and are to be bound by the voting regulations and restrictions of Saltimore County adopted pursuant to the Zoning Law for Baltimore

> allast P. Schooler Legal Owner Contract butchaser

Address. 101: Bulancy Valley Road Towson, Maryland 21204

Petitioner's Attorney Protestant's Attorney CLAUDE A HANLEY ORDERED By The Zenime Commissioner of Politimore County this 1555 day

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 Baltimory County in Room 106, County Office Puilding in Towson, Baltimore County, on the are an 19830 day of September 1967, at 2100 o'clock

16h-216 Voe Zon's Commissioner of Baltimore County

### BALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

# 68-63R

TO Mr. John G. Rose, Zoning Commissioner Date September 8, 1967

PROM George E. Gavrelis, Director

SUBJECT Petition #68-63-R. Re-lassification from R-20 to B.L. East side of York Road 565 feet South of Talbott Avenue. Being the property of Albert P. Schoefer

8th District

HEARING: September 18, 1967 (2:00 P. M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 to B.L. zoning and has the following advisory comments to make with respect to pertinent planning factors:

The subject property is shorted at the rebe of a residential enclave on the east side of York Nod extendin, partnerly from the Sunces station to Dennison Street. Although changes to commercial zoning nave occurred in the general content that extending should not be established here. It notes that that permit a staff is of the firm conviction that commercial many should not be established here. It notes that this portion of some size of the service of the state of the service of the The subject property is situated at the edge of a residential enclave

GFG-hm

... Claude A. Hanley, Esquire First National Bank Building Towen Maryland 21204

Pursuant to the advertisement, posting of property, and nublic hearing on the above petition and it appearing that by reason of changes in the area the shows Reclassification should be had: IT IS ORDERED by the Zoning Commissioner of Baltimore County this. of September ..... 196.7. that the horein described property or area should be and the same is hereby reclassified; from a R-20 20ne to a BL grantack from and after the date of this order, subject to approval of the site plan by of Planning and Zoning.

DEPUTY Zoning Commissioner of Billimere Count of Planning and Zoning.

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

the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE CHANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this\_\_\_\_\_ 196 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 zone: and/or the Special Exception for be and the same is hereby DENIED.

MICROFILMED Zoning Commissioner of Baltimore Counts

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E/S York

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7 88

DOLLENBERG BROTHERS Resistant Professional Engineers & Lond Common

1468-6312

TOWSON, MD. 21204 August 14. 1967

#### Zoning Description

All that piece or parcel of land situate, lying and being in the bightm Election District of Saltinore County, State of Maryland and de-ecribed as Toplows to wit:

Containing 1.804 Acres of land more or less.

Feing the property of Mr. and Mrs. Albert P. Schaefer, as shown on the plan filed with the Zoning Department.

F COUNTY OFFICE OF PLANNING AND ZONING

Subject: Reclassification from an R-20 sone to a B. L. sone for Albert P. Scheefer, located on the E/S of York Pond 565' 8 of Talbott Avenue - 9th District fitem 3. August 22, 1967)

The Zoning Advisory Committee has reviewed the subject petition and the following con

BUREAU OF EXGINEERING: Water - Existing 12" and 30" water in York Road

Waier - Existing 18" and 50" water in York Road Sewer - Design is under way on a sanitary sewer line which will serve the subject site. However, construction of this facility may be several years away. Storm Drain - Portions of this properly may its within the flood plain of the stream to the north. A study will be required to determine the 50 year flood limits of this stream Lefore

this property can be developed.

Adequacy of the existing utilities to be determined by developer of his engineer.

BUREAU OF TRAFFIC ENGINEERING:
The proposed site will generate approximately 1350 trips per day when ultimately developed.
Based on recent studies by the Sureau of Traffic Engineering it is considered underirable to increase trip density along York Road until such time as York Road is improved to andle existing and future traffic.

HEALTH DEPARTMENT:
City water is available to this site. The sewage system for the existing house is failing and discharging sewage into a ditch along York Road. Since the soil in this area is not conductive for underground sewerage systems it is recommended that a complete soil evaluation be conducted prior to any use other than residential.

PROJECT PLANNING:

The parking arrangement as indicated on the Petitioner's plan is unsatisfactory. If this nestition should be granted it will be necessary to submit vevised plans showing satisfactory neress and egrees and parking arrangement

STATE ROADS COMMISSION:
One was points of access on a non-divided highway do not function well. The area proposed
to be developed is part of a larger tract, therefore, only one point of access will be permitted
at this time. The entrance must consist of a depressed curb type with 36' transitions.

Frontage of the site must be curbed with State Roads Commission type "A" combination
curb und gutter. The roadside face of curb to be 24' from and parallel to the conterline
of York Road. Entrance will be autject to State Roads Commission approval and permit.
It is requested that the plans be revised in accordance with the above comments prior

FIRE BUREAU: The office building must comply with all Fire Department Regulations.

ZONING ADMINISTRATION DIVISION:

ZONING ADMINISTRATION DIVISION:
Prior to submitting revised plans it is requested that the Petitioner indicate on these plans
the type of use. The parking dats indicated that the use would be for offices, however, this
can cally be derived by the number of spaces required as computed for the first and second

BALTIMORE COTTY OFFICE OF PLANNING A. ZONING

Clarde A. Hanley, Esq., First National Bank Fuilding Towner, Maryland 2120h

County Office Building III W Chesaneake Avenue Towson Maryland 21204

Your petition has been received and accepted for filing this 15th day of August

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

territion of Signs 9 fort 5 from Wolking , 23 9 feel hord day der fort of recorder from

Posted for Hacung Monday Sept 14 1967 at 200 PM.

Location of property E/S Merel Rd 565'S. of Tallett over

Petitioner allert To Scharfer

Posteri by Must Head

the Sel Gree John G. Rose.

Petitioner Albert P. Scheefer

Petitioner's Attorney Claude A. Hanley, Eeq. Reviewed by Advisory Com
Chairman of Advisory Com

#168-63-R

Date of Posting Guy 31 - 1967.

Date of return Sept 1" 1967.

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 soning The above comments are not intended to indicate the appropriateness of the soning action requested, but to sasure that all parties are made aware of plans or problems that may have a bearing on this care. 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: Building Engineer Board of Education

Very truly yours.

JAMES E. DYER, Principal Zoning Technisian

cc: Carlyle Brown. Engineering: John Myers, State Roads Commission, Richard Moore, Traffic Engineering; Mr. Greenwalt, Health Department; Lt. Morris, Fire Bureau Albert Quimby, Project Planning

Mh DiSTRICT
ZONING: From R. To to R. I. Zone
LOCATION. East sade of Vors Road
36: feet South of Tailout Avenue.
DATE & THIRE Monday. S'-tember
18: 18-7 at 200 F.M.
PUBLIC INCARING Rosen: 109. County Office Outsides, 211 W. Counpract Avenue, Towner, Maryland

PETITION FOR RECLASSIFICATION

PETITION FOR
RECLASSIFICATION
8th DISTRICT
CONING: From E-20 to B, L,

Zone, LOCATION: East side of York Read 565 feet South of Talbott Average

Avenue,
DATE & TIME: MONDAY,
SEPTEMBER 18, 1967 at 2:00

DATE & THME: MONDAY.
SEPTIMENT IS, 1967 at 2500
P. FIRE C. HEARING: Roem 108, County Office "Middle, 111 W. Cheangach version, 111 W. Cheangach vers

CERTIFICATE OF PUBLICATION

The Zoning Commissioner of Bai timore County, by authority of the Zoning Act and Regulations of Bailt and Soning Act and Regulations of Bailt more county, will had a public hear. Personal Zoning, \$1.50.

All that parties of interest in the Earth Notice of the All that parties of the Earth Notice of the Eart TOWSON Mp 44 met 31st 19.57 THIS IS TO CERTIFY that the annexed advertisement was of one time sees see weeks before the 30th day of Soptember

10 37 the first publication appearing on the Plat day of August North 2: degrees 20 minutes East manutes West Living 1 met in the piece of acceptance of the Control of the Con

THE JEFFERSONIAN. I Leanh Street

OFFICE OF
THE BALTIMORE COUNTIAN

THE HERALD - ARGUS

No. I Newburn Avenue

CATONSVILLE MD

Sertember 4. 19 67

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 personne weeks before the 4th day of Sept., 19 67, that is to say the same was inserted in the issues of

August 31, 1967.

THE BALTIMORE COUNTIAN

By Paul J Morgany

f beginning. Containing 1,804 Acres of

TELEPHONE 823-3000 EXT. 387

INVOICE

# BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 48441

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

To'Claude A. Henlay, Esq. First National Bank Building Touson, Nd. 21204

TOTAL AMOUNT DEPOSIT TO ACCOUNT NO 01-622 QUANTITY DETACH ALONG PERFORATION AND XEEP THIS PORTION FOR YOUR RECORDS Petition for Roclassification for Albert Schaefer 50.00 #68-63-2

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 823-3000 EXT. 387

# BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 48478

Division of Collection and Receipts

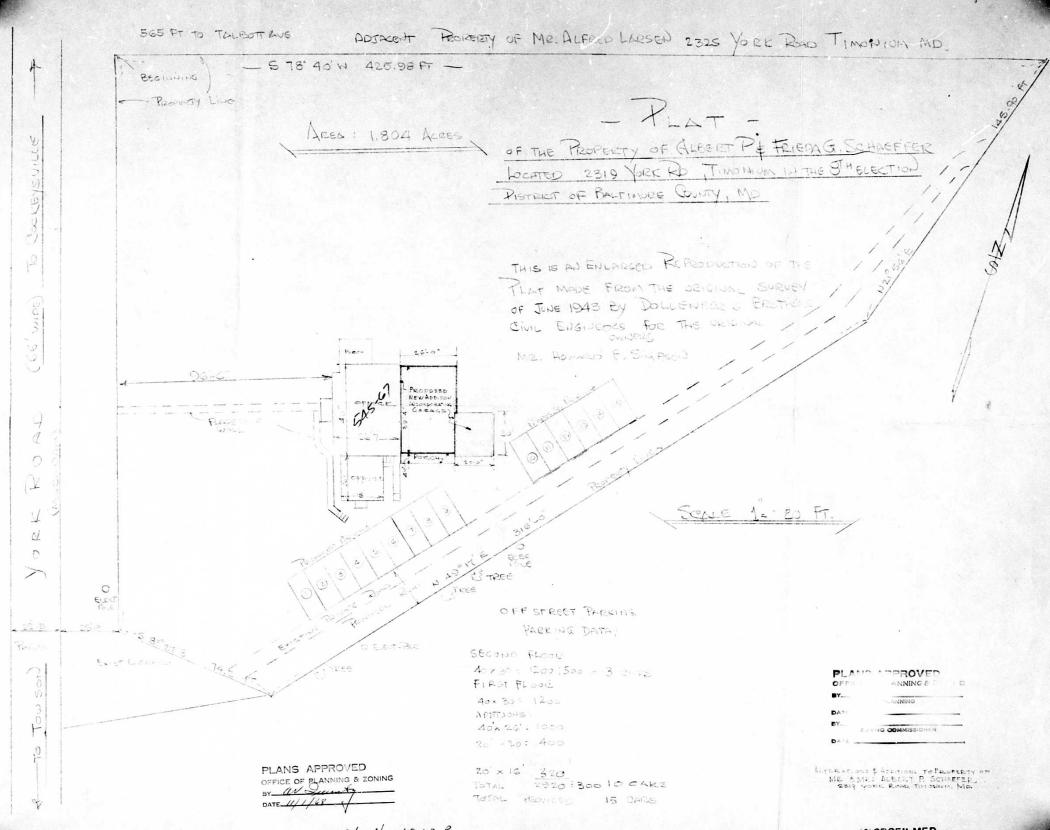
COURT HOUSE

TOWSON, MARYLAND 21204

DEPOSIT TO	ACCOUNT NO. 91-622 ACTURN THIS PORTION WITH YOU'S REMITTANCE	SAS-75
UANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
	Advertising and posting of property fr. Albert P. Schooler #68-63-8	¥1.75
	PR - we will also be in	-
	\$ 1947 en - 1 + +10173 272-	11.75
	4-14-57 and to a contract to con-	19175
	4	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



File No. 68-63 R

MICROFILMED

565 FT TO TALBOTT AVE ADJACENT PROPERTY OF Mr. ALFRED LARSEN 2325 YORK ROAD, TIMONIOM MD 5 78"40'W 425.98 FT \_ - PROPERTY LINE TOTALLY BORDERED BY WOODEN CORRAL TYPE FENCE K Beginning AREA: 1.804 ACRES - PROPERTY LINE U Hiveya OF THE PROPERTY OF ALBERT P. E TRIEDA G. SCHAEFER LOCATED AT 2319 YORK ROAD, TIMONIUM IN THE 8THELECTION DISTRICT OF BALTIMORE COUNTY MD. V. 0 0 THIS IS AN ENLARGED MEPRODUCTION OF THE Lo PLAT MADE . FROM THE CRIGINAL SURVEY OF JUNE 1943 BY DOLLENBERG BROTHERS (30, W- 3) CIVIL ENGINEERS FOR THE ORIGINAL OWNER PROPOSED ADDITION Mr. HOWARD E. SIMPSON. EXISTING PORCH SCALE: LINCH = 20 Ft. EXISTING BRICK -- 18'-> O DWELLING 2 CAR BRICK PATHWAY T DAM) GARAGE PROPOSED X K 0 WTREE 0 MACADAM + OFF STREET PARKING PARKING DATA: -22'5"->< PAVING O ELECTRI C SECOND FLOOR. EXISTING 40 x30 = 1200:500 = 3 CARS Z F"TRANCE FIRST FLOOR Tous 40 × 30 = 1200 ADDITIONS: 13:2 × 16: 210 20'-x16' 320 0 101AL 1730:300 = 6 CARS PLAN TOTAL REQUIRED; 9 CARS TOTAL PROVIDED: 9 CARS + 2 Car Garage

