

PETITION FOR ZONING RE-CLASSIFICATION AND SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY, MARYLAND
 REICHARD KOREN and ELAINE SCHNEPHER, his wife,
 and SHILDON SCHNEPHER, et al., 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an M-1R zone and (2) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone, for the following reasons:

1. Manufacturing use is the highest and best use of the land.
2. Because of error in the original zoning.
3. The change in the character of the neighborhood since the original zoning.
4. The nature of the land is such as to prohibit its use for individual home construction.

To permit a structure of 9' from the residential boundary to the rear of the property instead of the required 100' feet. That the herein described property or area should be and is hereby reclassified, from an R-6 zone to an M-1R zone. A Variance should be and the same is granted from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Property to be posted and advertised as presented by Zoning Regulations. We agree to pay expenses of above reclassification 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.

Richard Koren, Shildon Schnepher, Elaine Schnepher, Legal Owner, Address 643 Hillford Mill Road, Pikeville, Maryland 21209.

Harry Adelberg, Attorney, Address 1235 Maryland National Bank Bldg., Baltimore, Maryland 21202.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of September, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of October, 1967, at 10:30 o'clock A.M.

JOY A. G. ROSE, Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of manufacturing use is the highest and best use of the land, error in the original zoning map, change in the character of the neighborhood since the original zoning and the nature of the land is such as to prohibit its use for individual home construction.

The above reclassification should be had, and it further appearing that by reason of strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the requested variances would cause relief without substantial injury to the public health, safety or general welfare of the locality involved.

A VARIANCE should be and the same is granted from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Date: October 11, 1967. Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of manufacturing use is the highest and best use of the land, error in the original zoning map, change in the character of the neighborhood since the original zoning and the nature of the land is such as to prohibit its use for individual home construction.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of September, 1967, that the above reclassification 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 in R-6 zone, and/or the Special Exception for.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of September, 1967, that the above reclassification 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 in R-6 zone, and/or the Special Exception for.

Zoning Commissioner of Baltimore County

EVANS, HAGAN & ASSOCIATES

4800 ELMWOOD AVENUE * BALTIMORE, MD. 21214 * PHONE 426-2144
 CAMBRIDGE MD. 21613 - 539 POPLAR ST. - 228-3390
 WESTMINSTER, MD. 21157 - 113 E. MAIN ST. - 848-1790

August 30 1967.

DESCRIPTION OF PROPERTY AT GREENWOOD ROAD & CHURCH LANE TO BE RECLASSIFIED FROM R-6 TO M-1R.

BEGINNING for the same at the corner formed by the intersection of the northeast side of Greenwood Road, as proposed to be widened to 60 feet, with the southeast side of Church Lane, thence leaving said place of beginning and running and binding on said northeast side of Greenwood Road, as proposed to be widened, southeasterly 2000 feet, more or less, thence leaving said northeast side of Greenwood Road North 82 degrees 24 minutes East 25 feet, more or less, to intersect the southwest right-of-way line of the Western Maryland Railroad, thence running and binding on said southwest right-of-way line of the Western Maryland Railroad the five following courses and distances, viz: North 56 degrees 11 minutes West 430.65 feet, thence South 33 degrees 49 minutes West 5 feet, thence North 56 degrees 11 minutes West 900.00 feet, thence South 33 degrees 49 minutes West 20.00 feet and thence North 56 degrees 11 minutes West 289.92 feet, thence leaving said southwest right-of-way line of the Western Maryland Railroad the two following courses and distances, viz: South 33 degrees 49 minutes West 50.00 feet and North 56 degrees 11 minutes West 227.66 feet to said southeast side of Church Lane South 62 degrees 46 minutes West 235 feet, more or less, to the place of beginning.

Containing 7.17 acres of land more or less.
 Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



J. Carroll Hagan

ORDER RECEIVED FOR FILING

DATE 10/11/67

68-82 RA

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Harry Adelberg, Esq., County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Your petition has been received and accepted for filing this 12th day of September 1967.

JOY A. G. ROSE, Zoning Commissioner

Petitioner: Schnepher and Koren
 Petitioner's Attorney: Harry Adelberg

Reviewed by James Edge, Chairman of Advisory Com.

OFFICE OF FINANCE

Division of Collection and Receipts, COURT HOUSE, TOWSON, MARYLAND 21286

TO: Harry Adelberg, Esq., 1235 Maryland National Bank Building, Baltimore, Md. 21202

REPORT TO ACCOUNT NO. 01-622. TOTAL AMOUNT \$74.25

Advertising and posting of property for Shildon Schnepher, et al. 72.25

72.25

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts, COURT HOUSE, TOWSON, MARYLAND 21204

No. 48477

DATE SEP. 12, 1967

TO: Harry Adelberg, Esq., 1235 Maryland National Bank Building, Baltimore, Md. 21202

REPORT TO ACCOUNT NO. 01-622. TOTAL AMOUNT \$50.00

Petition for Reclassification & Variance for Shildon Schnepher, et al. 50.00

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: 3RD Date of Posting: Sept. 21, 1967
 Posted for: Reclassification & Variance
 Petitioner: Shildon Schnepher, et al.
 Location of property: NE cor. of Greenwood Rd. & Church Lane
 Location of Signs: 18 each @ N/S Greenwood Rd. 110' East of Church Lane
 18 each @ S/S Church Lane 65' SW of Western Md. RR.
 Remarks: Posted by [Signature] Date of return: 10/28, 1967
 4 signs

Harry Adelberg, Esq., 1235 Maryland National Bank Bldg., Baltimore, Maryland 21202 (For Schnepher and Koren) September 20, 1967

cc: Carlyle Brown-Bureau of Engineering, C. Richard Moore-Bureau of Traffic Engineering, Mick Petrovitch-Board of Education, George Hall-Industrial Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavellis, Director of Planning

SUBJECT: Petition #68-82-RA. Northeast corner of Greenwood Road and Church Lane. Petition for Reclassification from R-6 to M-1R. Petition for Variance to permit a structure of zero feet from the residential boundary to the rear of the property instead of the required 100 feet; and to permit a structure 40 feet from the residential boundary to the front of the property instead of the required 100 feet. Shildon Schnepher, et al - Petitioner

3rd District

HEARING: Wednesday, October 11, 1967 (10:30 A.M.)

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

Petition #68-228-R - which we understand is now pending before the Board of Appeals - requests R.A. Zoning for the subject property.

The staff's comments on this petition with regard to character, location, topography, and access are equally applicable to the present request.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner Date: September 19, 1967

FROM: H. B. Staab - Industrial Development Commission SEP 20 1967

SUBJECT: Item 4 - Agenda - September 19, 1967 Zoning Advisory Committee. Property owner: Richard Koren, et al. Location: N/S Greenwood 200' S of Church. Proposed Zoning: M-1R.



The Industrial Development Commission has reviewed the plans attached to the above-mentioned petition for reclassification of the parcel on Greenwood Road.

The Industrial Development Commission feels this to be a logical site for an industrial development because of its location adjacent to the WMRR, its access to a good road, and the need for additional industrial zoning in the area to provide jobs for people in nearby residential areas.

The Industrial Development Commission recommends that the petition for reclassification be given favorable consideration.

H. B. STAAB, Director

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING, TOWSON, MARYLAND 21204

Harry Adelberg, Esq., 1235 Maryland National Bank Bldg., Baltimore, Maryland 21202. SUBJECT: Reclassification from R-6 to M-1R and front and rear yard variances, for Schnepher and Koren, located N/S Greenwood Rd., South of Church Lane 3rd District (Item 4, September 19, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING: Water - Existing 12" water in Greenwood Road sewer - existing 10" sanitary sewer as shown on the submitted plan. Adequacy of existing utilities to be determined by developer or his engineer.

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

SCHOOL OF EDUCATION: If the petition is granted for M-1R zoning, there will be no increase in pupil attendance in any school.

INDUSTRIAL DEVELOPMENT: The Industrial Development Commission has reviewed the plans attached to the above-mentioned petition for reclassification of the parcel on Greenwood Road.

The Industrial Development Commission feels this to be a logical site for industrial development because of its location adjacent to the WMRR, its access to a good road, and the need for additional industrial zoning in the area to provide jobs for people in nearby residential areas.

The Industrial Development Commission recommends that the petition for reclassification be given favorable consideration.

FIRE BUREAU: On-site fire hydrants may be required in accordance with the requirements listed in the Baltimore County Standard Design Manual, 1964 edition.

ZONING 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.

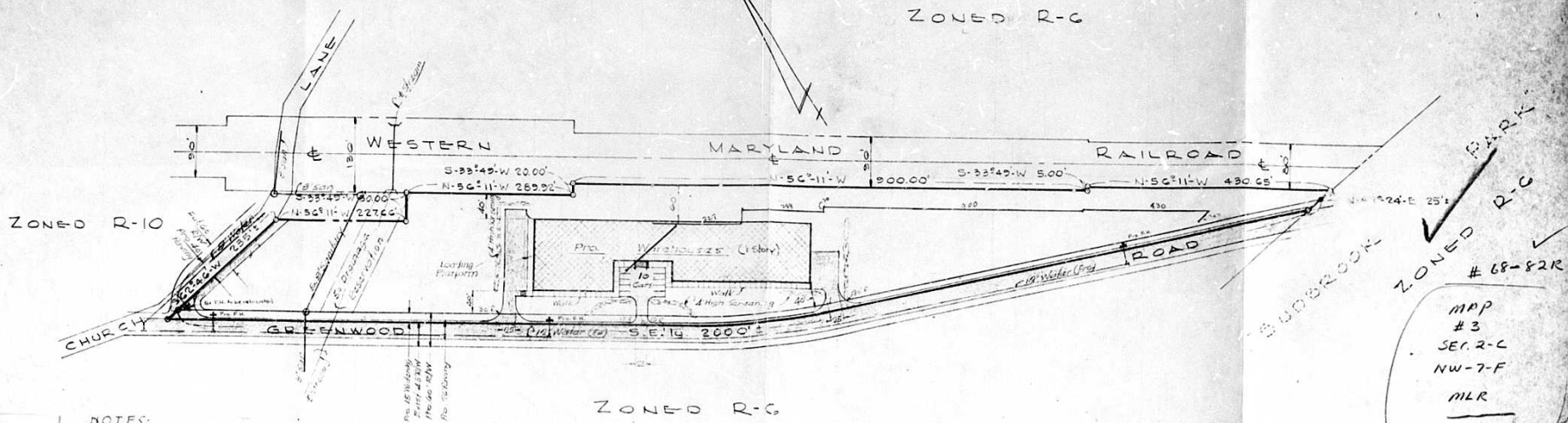
The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the County Director of the Office of Planning and Zoning will submit recommendations 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, Health Department, State Roads Commission, Building Engineer

Very truly yours,

JAMES W. DUNN, Principal Zoning Technician



NOTES:
 Election District 3
 Area 214,000 Sq. Ft. 111 A-1
 Exist. Zoning R-G
 Exist. Use Vacant
 Pro. Zoning M.L.R.
 Pro. Use Warehouses
 Area of Pro. Bldg 50,000 Sq. Ft.
 Bldg. Coverage 10% (35% allowed)
 No. of Employees 10 (15 spaces for every
 No. of Pro. Parking Spaces 10 x 20
 Max. Height of Bldg 60'
 Owner: Dawidowicz; Scarpert Koran Const. Co., Inc.

MPP #3
 SEC. 2-C
 NW-7-F
 MLR

L. ALAN EVANS
 SURVEYOR & CIVIL ENGINEER
 4200 ELSDORF AVE. - PHONE NA 8-8330
 CAMBRIDGE, MARYLAND
 STATE OF MARYLAND REG. NO. 2859
 DATE 11/19/64 EXP. 11/19/70
 Dwg. No. 1724

OFFICE OF
THE BALTIMORE COUNTY
 THE COMMUNITY NEWS
 Annapolis, Md.
 THE HERALD - ARGUS
 Columbia, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

September 20, 1967

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

was inserted in THE BALTIMORE COUNTYMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 20th day of September, 1967, that is to say the same was inserted in the issues of

September 21, 1967.

THE BALTIMORE COUNTYMAN

By Paul J. Morgan, Editor and Manager

PETITION FOR RECLASSIFICATION AND VARIANCE
 3-D DISTRICT
 ZONING: From M.L.R. Zone, Petition for Variance for Proximity of structures to Residential Zones.
 LOCATION: Northeast corner of Greenwood Road and Church Lane.
 DATE & TIME: WEDNESDAY, OCTOBER 11, 1967 at 10:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on said zoning petition.

Proposed Zoning: M.L.R.
 Petition for Variance From the Zoning Regulations of Baltimore County to permit a structure of zero feet from the residential boundary to the rear of the property instead of the required 100 feet and to permit a structure 40 feet from the residential boundary to the front of the property instead of the required 100 feet.
 Section 250.4 - Proximity of structures to Residential Zones - No building or other industrial structure shall be at any point less than 100 feet distant from the nearest residential zone line.
 All that parcel of land in the Third District of Baltimore County...

PETITION FOR RECLASSIFICATION AND VARIANCE
 3-D DISTRICT
 ZONING: From R-G to M.L.R. Zone, Petition for Variance for Proximity of structures to Residential Zones.
 LOCATION: Northeast corner of Greenwood Road and Church Lane.
 DATE & TIME: WEDNESDAY, OCTOBER 11, 1967 at 10:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on said zoning petition.

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 21 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 time before the 11th day of October 1967, the first publication appearing on the 21st day of September 1967.

THE JEFFERSONIAN,
 S. Frank Shuster, Manager

Cost of Advertisement, \$.....

BY ORDER OF
 JOHN G. ROSE,
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY,
 Sept. 21

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Woodrow Dykes, legal owner(s) 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 R-10-1A zone, for the following reasons:

Change in the character of the neighborhood. Error in the Baltimore County Zoning Map. Variance from Section 217.1 of the Baltimore County Zoning Regulations to permit a building to be located within 20' feet of the side property line instead of the required 25 feet.

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 offices.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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: Woodrow Dykes
 Address: 113 Padonia Road, Cockeysville, Md.
 Legal Owner: Woodrow Dykes
 Address: 113 Padonia Road, Cockeysville, Md.
 Petitioner's Attorney: Edward C. Covahay, Jr., Esq., 101 Jefferson Building, Towson, Md. 21284
 Protestant's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of September, 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 18th day of October, 1967, at 10:00 o'clock A.M.

John G. Rose
 Zoning Commissioner of Baltimore County.

DATE RECEIVED BY OFFICE

RECORDED BY OFFICE

68-84-RXA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 29, 1967

FROM: George E. Gavolits, Director of Planning

SUBJECT: Petition #68-84-RXA, North side of Pleasant Street 83 feet West of Broad Avenue. Petition for Reclassification from R-10 to R-1A. Petition for Special Exception for Offices and Office Building. Petition for Variance to permit a side yard of 20-1/4 feet instead of the required 25 feet. Woodrow Dykes - Petitioner.

8th District

HEARING: Wednesday, October 18, 1967. (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-1A, zoning together with a Special Exception for offices. It has the following advisory comment to make with respect to pertinent planning factors:

1. The subject property is surrounded on three (3) sides by R-10 zoning. On the fourth side (on the west) M.R. zoning exists. Apartment zoning with Special Exception for offices has been granted for properties extending westerly from the commercial zoning on York Road and on the south side of old Padonia Road. Choosing from among alternatives, the planning staff would consider that apartment zoning here with office conversion would be a good use of land ultimately. However, apartment zoning now is premature.

GEG:ims

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 13th day of September, 1967

John G. Rose
 Zoning Commissioner

Petitioner: Edward C. Covahay, Jr., Esq.
 Petitioner's Attorney: Woodrow Dykes Reviewed by James E. Goff Chairman of Advisory Comm.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 8th Date of Posting: Sept 29, 1967

Posted to: Reclassification, Special Exception, Variance

Petitioner: Woodrow Dykes

Location of property: N/S. Pleasant St. - 83' W. of Broad Ave.

Location of Signs: 1 each N/S. Pleasant St. - 10' W. of Broad Ave.
1 each N/S. Pleasant St. - 100' W. of Broad Ave.

Remarks: 6 signs

Posted by: H. Cook Date of return: Oct 5, 1967

ORDER RECEIVED BY OFFICE

68-84-RXA

68-84-RXA

68-84-RXA

68-84-RXA

Pursuant to the advertisement, posting of property, and public hearing on the above petition and appearing that by reason of insufficient change in the area warrants the re-zoning of the subject property

the above Reclassification should be had; and it further appearing that by reason of LOCATION a special exception for offices should be granted; the variance requested to permit a side yard of 20-1/4 feet instead of the required 25 feet should also be granted.

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this 13th day of October, 1967, that the herein described property or area should be and the same is hereby reclassified, from an R-10 zone to an R-10-1A zone, and a Special Exception for offices should be and the same is granted, from and after the date of this order. The variance to permit a side yard of 20-1/4' instead of the required 25' is also granted. The site plan is subject to approval of the 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 appearing that by reason of _____

the above reclassification 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 _____, 196_____, that the above reclassification 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.

Zoning Commissioner of Baltimore County

ZONING DESCRIPTION

BEING for the same on the north side of Pleasant Street (30 feet wide) at a point distant 85 feet west of the west side of Broad Avenue (40 feet wide) as shown on the plat of Ticonium Heights as filed among the Land Records of Baltimore County in Plat Book WPC No 5 folio 82, said point of beginning being at the division line between Lots No 4 and 5 Block WPC as shown on said plat, thence binding on the north side of said Pleasant Street south 77 degrees 42 minutes west 160.00 feet to the division line between Lots No 12 and 13 as shown on said Plat, thence leaving said road and binding on said division line north 12 degrees 18 minutes west 246.73 feet to the center of a 12 foot wide Alley (not constructed) twice binding on the center of said Alley south 77 degrees 54 minutes east 174.17 feet to the said division line between Lots No 4 and 5, thence binding on said division line south 12 degrees 18 minutes east 174.17 feet to the place of beginning.

CONTAINING 0.773 acres of land more or less

BEING and comprising Lots 5, 6, 7, 8, 9, 10, 11 and 12 Block "W" as shown on the plat of Ticonium Heights as filed among the Land Records of Baltimore County in Plat Book WPC No 5 folio 82.



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

INVOICE No. 48488 DATE: Sept. 25, 1967

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: Woodrow Dykes, 113 Padonia Road, Cockeysville, Md.

REPORT TO ACCOUNT NO.	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01-422			\$50.00
Petition for Reclassification, Variance & Special Exception #68-84-RXA			

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

INVOICE No. 49639 DATE: Oct. 18, 1967

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: Woodrow Dykes, 113 Padonia Road, Cockeysville, Md.

REPORT TO ACCOUNT NO.	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01-422			\$78.25
Advertising and posting of property #68-84-RXA			

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

CERTIFICATE OF PUBLICATION

YOWSON, MD. _____ 19____

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 _____, 19____, the first publication appearing on the _____ day of _____, 19____.

THE JEFFERSONIAN
 Manager: Richard A. Johnston

Cost of Advertisement, \$ _____

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

SUBJECT: Petition for Reclassification, from R-10 to R-1A, Special Exception for offices, for Woodrow Dykes, 1-ated 88 Pleasant Street, West of Broad Street 8th District (Item 1, September 13, 1967)

Dear Sir:

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

MUNICIPAL ENGINEERING:
 Water - Existing 8" water in Old Padonia Road
 Sewer - Not Available
 Road - Pleasant Street is to be developed as a minimum 30' road on a 40' R/W.
FIRE DEPARTMENT: It will be required for the petitioner to meet all requirements of the Fire Bureau as to office building.

HEALTH DEPARTMENT: Prior to approval of a commercial operation on this site, a complete soil evaluation must be made to determine the suitability of the soil for underground sewage disposal. Public water is existing.

TRAFFIC ENGINEERING: Pleasant Street should be shown as a 30' road on a 50' R/W, with a cul-de-sac located at the end of the proposed street.

PROPERTY PLANNING DIVISION: This office concurs with the comments made by the Bureau of Traffic Engineering.

ZONING ADMINISTRATION DIVISION: Prior to the hearing, revised plans must be submitted to this office indicating the type and location of the screen planting around the proposed parking area. Any proposed lighting must be erected in such a way that it does not have any reflection into the adjoining residential property.

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 plans.

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:

State Roads Commission
 Building Engineer
 Board of Education
 Industrial Development

Very truly yours,
James E. Goff
 Zoning Technician

cc: Carlyle Brown-Bur. of Engr.; Lt. Charles Morris-Fire Department; Julius Messana, Health Department; C. Richard Moore-Traffic Engr.; Albert V. Gotsky-Project Planning Division

OFFICE OF
THE BALTIMORE COUNTYTHE COMMUNITY NEWS
Ridgelytown, MdTHE HERALD - ARGUS
Catonsville, Md.PETITION FOR
RECLASSIFICATION,
SPECIAL EXCEPTION
AND VARIANCE
IN DISTRICTZONING: From R-10 to R.A.
Zone.Petition for Special Exception
for offices.
Petition for Variance for Side
Yard.LOCATION: North side of
Pleasant Street 25 feet West of
Broad Avenue.DATE & TIME: WEDNES-
DAY, OCTOBER 18, 1967 at
10:00 A.M.PUBLIC HEARING: Room
108, County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Maryland.The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regula-
tions of Baltimore County, will
hold a public hearing:

Present Zoning: R-10

Proposed Zoning: R.A.

Petition for Special Exception
for Offices and Office Building.
Petition for Variance from the
Zoning Regulation of Balti-
more County to permit a side-
yard of 20 1/4 feet instead of
the required 25 feet.The Zoning Regulation to be
excepted as follows: 217.3 - Sec-
tion 217.3 - Side Yards - 25
feet.All that parcel of land in the
Eighth District of Baltimore
County.BEGINNING for the same on
the north side of Pleasant Street
(20 feet wide) at a point dis-
tant 25 feet west of the west
side of Broad Avenue (40 feet
wide) as shown on the plat of
Timonium Heights as filed
among the Land Records of Bal-
timore County, in Plat Book
WPC No. 5 folio 82, said point
of beginning being at the divi-
sion line between Lots No. 4 and
5, Block "A" as shown on said
plat, thence bounding on the
north side of said Pleasant
Street south 77 degrees 42 min-
utes west 160.00 feet to the di-
vision line between Lots No. 12
and 13 as shown on said Plat,
thence leaving said Road and
bounding on said division line
south 12 degrees 18 minutes
west 246.73 feet to the center
of a 12 foot wide Alley (not
constructed) thence bounding on
the center of said Alley south
77 degrees 54 minutes east 172.58
feet to the said division line be-
tween Lots No. 4 and 5, thence
bounding on said division line
south 12 degrees 18 minutes
east 174.17 feet to the place of
beginning.CONTAINING 0.772 acres of
land more or less.BEING and comprising Lots
5, 7, 8, 9, 10, 11 and 12, Block "A"
as shown on the plat of Timoni-
um Heights as filed among the
Land Records of Baltimore
County in Plat Book WPC No.
5 folio 82.Being the property of Wood-
row Dykes and Rose B. Dykes,
as shown on plat plan filed with
the Zoning Department,
hearing date: Wednesday,
October 18, 1967 at 10:00 A.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Sept. 28.

No. 1 Newburg Avenue

CATONSVILLE, MD.

October 2, 1967

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore Countywas inserted in THE BALTIMORE COUNTY, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One ~~successive~~ weeks before
the 2nd day of October, 1967, that is to say
the same was inserted in the issues of
September 28, 1967.

THE BALTIMORE COUNTY

By *Paul J. Morgan*

Editor and Manager.

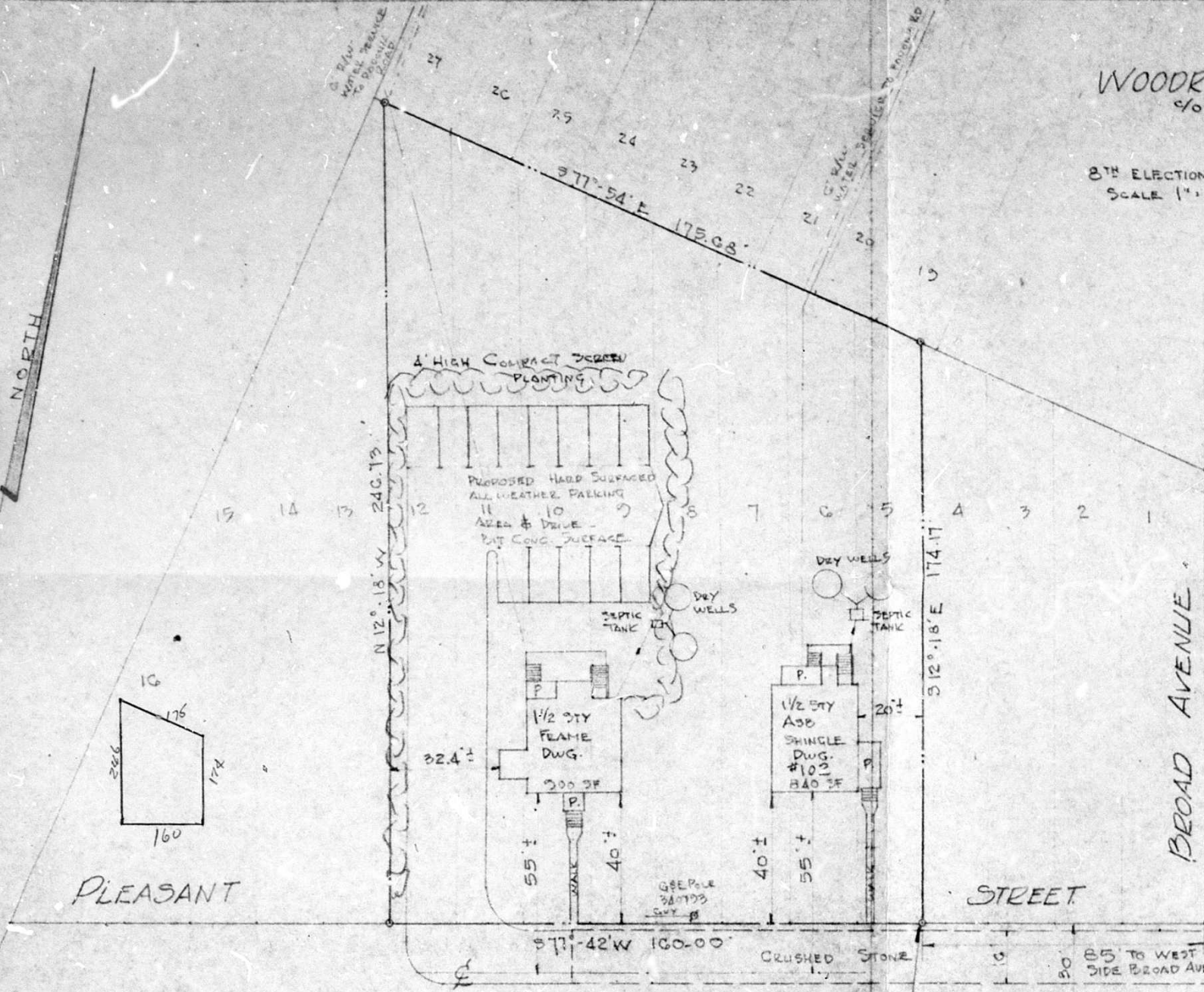
A.M.

ZONING PLAT
PROPERTY OF
WOODROW & ROSE B. DYKES

BY EDWARD O. COVAHEY JR. ATTORNEY
JEFFERSON BUILDING, TOWSON, MD. 21204
PHONE VA 3-1011

8TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1" = 30' AUGUST 8, 1967

NORTH



PLEASANT

BROAD AVENUE

STREET

BEGINNING OF ZONING DESCRIPTION

- ZONING DATA
1. EXISTING ZONING OF TRACT R-10
 2. PROPOSED ZONING RA WITH SPECIAL EXCEPTION FOR OFFICE BUILDING
 3. GROSS ACREAGE OF TRACT 0.173± AC
 4. FLOOR AREA OF EXIST BUILDINGS 1740± SQ FT
 5. REQUIRED PARKING: 1740 SQ FT / 300 = 6 SPACES
 6. PROPOSED PARKING 13 SPACES
 7. PUBLIC WATER AVAILABLE
 8. PRIVATE ON SITE SEWAGE DISPOSAL

OCT 17 '67 AM

Ansd
 Recd
 Retd
 Enjd
 Chkd

ZONING DEPARTMENT

By

REVISED PLANS
#68-84RXA
MAP #8
SEC. 3-D
NW 15-A
RA-XA



David W. Dallas, Jr.
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