

68-84-RXA

WOODROW DYKES
N/5 Pleasant St. 85' W of Broad
Ave.
8th

68-84-RXA

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Woodrow Dykes, 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-10 zone to an R-10A zone, for the following reasons:

Change in the character of the neighborhood.
Error in the Baltimore County Zoning Map.
Variance from Section 217.3 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 of Baltimore County.

Contract purchaser
Address: 101 Jefferson Building
Towson, Md. 21204
Petitioner's Attorney
Address: 101 Jefferson Building
Towson, Md. 21204

Legal Owner
Address: 101 Jefferson Building
Towson, Md. 21204
Protestant's Attorney
Address: 101 Jefferson Building
Towson, Md. 21204

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 28th day of October, 1967, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.
MICROFILMED

EXISTING ROAD TO PROPOSED R-10A
VIA SPECIAL EXCEPTION FOR OFFICE
BUILDING

REASONING 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 Pleasent 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 "V" 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) thence binding on the center of said alley south 77 degrees 42 minutes east 179.60 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 "V" as shown on the plat of Pleasent Heights as filed among the Land Records of Baltimore County in Plat Book WPC No. 5 folio 82.



MICROFILMED

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

Edward C. Coveahy, Jr.,
101 Jefferson Building
Towson, Maryland 21204

SUBJECT: Petition for reclassification,
for offices, for Woodrow Dykes,
located N/5 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:

BUREAU OF 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.

It will be required for the petitioner to meet all requirements of the Fire Bureau as to office buildings.

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 50' road on a 50' R/W, with a cul-de-sac located at the end of the proposed street.

PROJECT 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 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 to the Director of the Office of Planning and 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,

John G. Rose, Jr.,
Zoning Technician

cc: Carlyl Brown-Bur. of Engr.; Lt. Charles Morris-Traffic Engr.; Julius Weissen, Health Department; C. Richard Moore-Traffic Engr.; Albert V. Outney-Project Planning Division

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

Petitioner Edward C. Coveahy, Jr., Esq.

Petitioner's Attorney Woodrow Dykes

Reviewed by John G. Rose, Jr.
Chairman of Advisory Council

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Distict 8th Date of Posting Sept. 20, 1967

Posted for: Reclassification - Special Exception - Variance

Petitioner Woodrow Dykes

Location of property: N/5 Pleasant St. 85' W of Broad Ave

Location of Signs: 1 each N/5 Pleasant St. 100' W of Broad Ave
1 each N/5 Pleasant St. 70' W of Broad Ave

Remarks: By order of John G. Rose, Jr., Zoning Commissioner

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

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Coveahy, Director of Planning

SUBJECT: Petition #68-84-RXA. North side of Pleasant Street 85 feet West of Broad Avenue. Petition for Reclassification from R-10 to R.A.
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.A. 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 Park 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.

GEC:bms

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ruthtersdown, Md

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

October 2, 1967

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
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One successive week before
the 2nd day of October, 1967, that is to say
the same was inserted in the issues of
September 29, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor

MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 48488

DATE: Sept. 25, 1967

TO: Woodrow Dykes
113 Padonia Road
Cockeysville, Md.

BILLED
Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-422

QUANTITY

1
Petition for Reclassification, Variance & Special Exception
#68-84-RXA

TOTAL AMOUNT

\$50.00

MICROFILMED

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
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 49639

DATE: Oct. 10, 1967

TO: Woodrow Dykes
113 Padonia Road
Cockeysville, Md.

BILLED
Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-422

QUANTITY

1
Advertising and posting of property
#68-84-RXA

TOTAL AMOUNT

\$71.25

MICROFILMED

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204

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 October, 1967, the first publication
appearing on the 13th day of September,
1967.

THE JEFFERSONIAN,
Manager

Cost of Advertisement, \$

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IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 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 to remain a _____ zone; and or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

of Baltimore County

