

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, CLARA C. Uebel, et al., 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, do 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 a B-R zone; for the following reasons:

That changes in the neighborhood and error in the original zoning justify and/or require the reclassification requested. The zoning requested is a valid extension of existing B-R zoning contiguous to the east of the subject property.

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 used and advertised as provided by Zoning Regulations.

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.

Mr. Cook-Brooks, Inc.

By: Mr. Scott Brooks,

President Contract purchaser

Address 1050 York Road, Towson,

Maryland 21204

Clara C. Uebel, et al.

Legal Owner

Address 404 Jefferson Building

Towson, Maryland 21204

Ernest C. Trimble, Petitioner's Attorney

Protestant's Attorney

Address 404 Jefferson Building

Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th 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 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 23rd day of October, 1967, at 1:00 o'clock

[Signature]
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 13, 1967

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #68-89-R. North side of Baltimore National Pike 5150 feet West of Rolling Road. Petition for Reclassification from R-10 to B-R. Clara C. Uebel, et al - Petitioners

1st District

Monday, October 23, 1967 (1:00 P.M.)

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

1. The present limit of commercial zoning represents that point beyond which there is no practical means of accommodating two-way commercial traffic.
2. Topographically the subject property is primarily related to Powers Lane rather than the Baltimore National Pike. Therefore, commercial extension based on existing National Pike frontage would not be logical.
3. As we have noted before, the Planning Board and the County Council have established the policy that strip-commercial zoning should not be created or extended. The subject request is potentially a request for extension of strip-commercial zoning.
4. We note that the petitioner has indicated that the subject property would be occupied by a funeral home. This location is no place for a funeral home, as indicated in the comments made by the Project Planning Division. Any funeral procession leaving the premises would be able to proceed west only.

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

the above Reclassification should be had; and further appearing that it is requested

Special Exception from R-10 to B-R zone, and further appearing that it is requested

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26

day of October, 1967, that the herein described property or area should be and

the same is hereby reclassified, from R-10 zone to a B-R zone, and further appearing that it is requested

Special Exception from R-10 to B-R zone, and further appearing that it is requested

present, 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.

[Signature]
DEPUTY 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

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 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 a zone, and/or the Special Exception for

and the same is hereby DENIED

Zoning Commissioner of Baltimore County
MICROFILMED

July 10,

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

Ernest C. Trimble, Esq.,
404 Jefferson Building
Towson, Maryland 21204

SUBJECT: Reclassification from R-10 to B-R,
for Clara C. Uebel, et al, located
1/3 Edmondson Avenue & Powers Lane
1st District
(Item 1 July 10, 1967)

Dear Sirs:

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

BUREAU OF ENGINEERING:

Water - Existing 30" water in Baltimore National Pike.
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer in Baltimore National Pike as shown on the submitted plan.

Road - Powers Lane is to be developed as a minimum 36' road on a 50' R/W.

HEALTH DEPARTMENT: Means of sewerage and water to the subject site must be indicated on revised plans prior to the hearing.

TRAFFIC ENGINEERING: Due to the nature of Powers Lane, there should be no access to this road.

PROJECT PLANNING: The plan shows no way of crossing the median strip on Route 40; therefore, the proposed site is located on a one-way street. This does not appear to be a good location for a funeral home.

STATE ROAD COMMISSION: The entrance as indicated on the plan is in the area of a steep bank, which would render it extremely difficult, if not impossible, to construct an entrance at this point. It is recommended that the entrance be moved to the East property line, maintaining the State Road standard of 5' tangent distance from the concrete curb 15' from and parallel to the edge of the pavement of the traveled roadway from the East property line to a point where the bank precludes the movement of vehicles on to the R/W. Entrance will be subject to State Road approval and permit.

ZONING ADMINISTRATION DIVISION: The entire parking area which is adjacent to residential property must be screened with a high compact planting, or a fence 6' high. All lighting must be directed away from residential properties. Prior to a hearing date being assigned, revised plans reflecting the changes as requested above must be received by this office.

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:

Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

MULLER, RAPHEL & ASSOCIATES, INC.

PROFESSIONAL ENGINEER - LAND SURVEYOR - ZONING CONSULTANT
301-208 COWLAND AVENUE, TOWSON, MARYLAND 21204
800-3008 - 100-1351

DESCRIPTION TO ACCOMPANY ZONING

PETITION: Uebel et al PROPERTY

FIRST ELE. DIST., BALTO. COUNTY

June 30, 1967

BEGINNING for the same at a point on the North side of Edmondson Avenue, extended, at a distance of 5150 ft. more or less westerly of Rolling Road at the beginning of the 3rd or N41°45' W 162°50' line of the 1st parcel of land which by deed dated April 25, 1939 and recorded among the land records of Baltimore County in Liber CMB, Jr. 1056, Folio 245, was conveyed by John L. Clark to Clara C. Uebel et al, running thence and binding on the North side of Edmondson Avenue, extended, N41°45' W 567.30' to the beginning of the 3rd line of land which by deed dated April 25, 1939 and recorded among the land records of Baltimore County in Liber CMB, Jr. 1056, Folio 240, was conveyed by John L. Clark to C. Edward Uebel and wife, thence leaving the North side of Edmondson Avenue, extended and binding on said 3rd line N24°50' E 442.50' to the centerline of Powers Lane, running thence on the centerline of Powers Lane the two following courses and distances: (1) S25°20' E 213.00'; (2) S52°12' E 375.00' to the beginning of the 2nd line in the first-mentioned deed, Clark to Uebel et al, thence leaving the centerline of Powers Lane and binding on the aforesaid 2nd line, S25°50' W 444.00' to the place or beginning.

CONTAINING 4.886 acres more or less.

BEING all of the land conveyed by the following

- (1) The first parcel of land which by deed dated April 25, 1939 and recorded among the land records of Baltimore County in Liber CMB, Jr. 1056, Folio 245, was conveyed by John L. Clark to Clara C. Uebel et al.
- (2) Deed dated April 25, 1939 and recorded among the land records of Baltimore County in Liber CMB, Jr. 1056, Folio 244, was conveyed by John L. Clark to Thomas I. Uebel and wife.

SURVEYS - LOTS - FARMS - TOPOGRAPHY - LOCATION - CONTRACTORS SERVICE - SUBDIVISION DESIGN & LAYOUT - ROADS - SANITARY SEWERS - STORM DRAINAGE - WATER - ZONING PLATS, DESCRIPTIONS AND TESTIMONY - (page 1 of 2 pages)

Ernest C. Trimble, Esq.

- 2 -

July 20, 1967

Very truly yours,

[Signature]
James L. D. N. Principal
Zoning Technician

001 001 Carolyn Brown-Bureau of Eng.
Julius Brown-Bureau of Eng.
C. Richard Moore-Traffic Eng.
Albert V. Quinby-Project Planning
John Meyer-State Roads Commission

TELEPHONE
823-3000
EXT. 287

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 49646

Date: Oct. 24, 1967

TO: Messrs. Dan, Whitford, Taylor & Preston
San Life Building, Charles Center
Baltimore, Md. 21201

REPORT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT
Advertising and posting of property for Clara C. Uebel, et al #68-89-R		\$1.35
		\$1.25
		\$1.25

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Ernest C. Trimble, Esq.,
404 Jefferson Building
Towson, Maryland 21204

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

Your petition has been received and accepted for filing this

1967 day of September 1967

[Signature]
John G. Rose,
Zoning Commissioner

Petitioner: Clara C. Uebel, et al

Petitioner's Attorney Ernest C. Trimble

Reviewed by *[Signature]*
Chairman of Advisory Com.

MULLER, RAPHEL & ASSOCIATES, INC.

PROFESSIONAL ENGINEER - LAND SURVEYOR - ZONING CONSULTANT
301-208 COWLAND AVENUE, TOWSON, MARYLAND 21204
800-3008 - 100-1351

DESCRIPTION TO ACCOMPANY ZONING

PETITION: Uebel et al PROPERTY

FIRST ELE. DIST., BALTIMORE CO.

(page 2 of 2 pages)

- (3) Deed dated April 25, 1939 and recorded among the land records of Baltimore County in Liber CMB, Jr. 1056, Folio 242, was conveyed by John L. Clark to Henry A. Uebel.
- (4) Deed dated April 25, 1939 and recorded among the land records of Baltimore County in Liber CMB, Jr. 1056, Folio 241, was conveyed by John L. Clark to Leroy L. Uebel and wife.
- (5) Deed dated April 25, 1939 and recorded among the land records of Baltimore County in Liber CMB, Jr. 1056, Folio 240, was conveyed by John L. Clark to C. Edward Uebel and wife.

Sept 28, 1967
DATE

[Signature]
E. F. RAPHEL & 2nd

SURVEYS - LOTS - FARMS - TOPOGRAPHY - LOCATION - CONTRACTORS SERVICE - SUBDIVISION DESIGN AND LAYOUT - ROADS - SANITARY SEWERS - STORM DRAINAGE - WATER - ZONING PLATS, DESCRIPTIONS AND TESTIMONY -

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

TO: Messrs. Dan, Whitford, Taylor & Preston
Jefferson Building
Towson, Md. 21204

MAILED
Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS TOTAL AMOUNT

Petition for Reclassification for Clara C. Uebel, et al #68-89-R

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 157 Date of Posting Oct. 5, 1967

Posted for Petition for Reclassification from R-10 to B-R

Petitioner: Clara C. Uebel

Location of property: 1/3 of Baltimore National Pike 5150' W. of Rolling Road

Location of Signs: 0 5150' E. W. of Rolling Rd. 1/3 of Baltimore National Pike

Remarks: 0 5693' E. W. of Rolling Rd. 1/3 of Baltimore National Pike

Posted by *[Signature]* Date of return: Oct. 12, 1967

(2) signs

**PETITION FOR
RECLASSIFICATION
IN DISTRICT**

ZONING: From R-10 to R.P.
Zone.

LOCATION: North side of
Baltimore National Pike 2150
feet West of Rolling Road.
DATE & TIME: MONDAY,
OCTOBER 25, 1967 at 1:30
P.M.

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

The Zoning Commissioner
of Baltimore County, by au-
thority of the Zoning Act and
Regulations of Baltimore Coun-
ty, will hold a public hear-
ing.

Present Zoning R-10
Proposed Zoning: R.P.
All that parcel of land in
the First District of Bal-
timore County.

BEGINNING: For the same at
a point on the North side of
Edmondson Avenue, extended,
at a distance of 3150 ft. more
or less westerly of Rolling Road
at the beginning of the 2nd or
N11 degrees 42' W 162.50' line
of the 1st parcel of land when
by deed dated April 25, 1939
and recorded among the land
records of Baltimore County
in Liber CWH, Jr. 1856, Folio
24, was conveyed by John
L. Clark to Clara C. Uebel
et al, running thence and ad-
joining on the North side of Ed-
mondson Avenue, extended, N
11 degrees 42' W 267.39', to
the beginning of the 2nd line of
land which by deed dated April
25, 1939 and recorded among
the land records of Baltimore
County in Liber CWH, Jr. 1856,
Folio 246, was conveyed by John
L. Clark to C. Edward Uebel
and wife, thence leaving the con-
terline of Powers Lane, running
thence and adjoining on the
North side of Edmondson Ave-
nue, extended and blading on
said 2nd line N 24 degrees
30' E 442.50' to the centerline
of Powers Lane, running
thence and adjoining on the
North side of Edmondson Ave-
nue, extended and blading on
the cornerline of Powers Lane
the two following courses
and distances (1) S 55 degrees
20' E 213.00' (2) S 52 degrees
12' E 225.00' to the beginning
of the 2nd line in the first-men-
tioned deed, Clark to Uebel et
al, thence leaving the con-
terline of Powers Lane and blading
on the aforesaid 2nd line, N
25 degrees 30' W 444.00' to the
place of beginning.

CONTAINING: .388 acres
more or less.

BEING: all of the land con-
veyed by the following.

(1) The first parcel of
land which by deed dated
April 25, 1939 and recorded
among the land records of Bal-
timore County in Liber CWH,
Jr. 1856, Folio 24, was con-
veyed by John L. Clark to
Clara C. Uebel et al.

(2) Deed dated April 25,
1939 and recorded among the
land records of Baltimore
County in Liber CWH, Jr.
1856, Folio 244, was con-
veyed by John L. Clark to
Thomas L. Uebel and wife.

(3) Deed dated April 25,
1939 and recorded among the
land records of Baltimore
County in Liber CWH, Jr. 1856,
Folio 242, was conveyed by
John L. Clark to Henry A.
Uebel.

(4) Deed dated April 25,
1939 and recorded among the
land records of Baltimore
County in Liber CWH, Jr.
1856, Folio 241, was con-
veyed by John L. Clark to
Leroy L. Uebel and wife.

(5) Deed dated April 25,
1939 and recorded among the
land records of Baltimore
County in Liber CWH, Jr. 1856,
Folio 240, was conveyed by
John L. Clark to C. Edward
Uebel and wife.

Being the property of Clara
C. Uebel, et al as shown on
plat plan filed with the Zon-
ing Department.

Hearing Date: Monday, Oc-
tober 23, 1967 at 1:30 P.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
JERRY G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY,
Oct. 2

**OFFICE OF
THE BALTIMORE COUNTY**

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

October 9, 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
these weekly newspapers published in Baltimore County, Mary-
land, once a week for **one** **announcing** week before
the 9th day of October, 1967, that is to say

the same was inserted in the issues of
October 9, 1967.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager
Rm.

**PETITION FOR RECLASSIFICATION
IN DISTRICT**

ZONING: From R-10 to R.P.
Zone.

LOCATION: North side of Baltimore
National Pike 2150 feet West of
Rolling Road.
DATE & TIME: MONDAY, Oc-
tober 23, 1967 at 1:30 P.M.

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

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public hear-
ing.

Present Zoning R-10
Proposed Zoning: R.P.
All that parcel of land in
the First District of Baltimore
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BEGINNING: For the same at
a point on the North side of Ed-
mondson Avenue, extended, at a
distance of 3150 ft. more or less
westerly of Rolling Road at the
beginning of the 2nd or N11 de-
grees 42' W 162.50' line of the 1st
parcel of land when by deed dated
April 25, 1939 and recorded among
the land records of Baltimore
County in Liber CWH, Jr. 1856,
Folio 24, was conveyed by John
L. Clark to Clara C. Uebel et al,
running thence and adjoining on
the North side of Edmondson Ave-
nue, extended and blading on
said 2nd line N 24 degrees
30' E 442.50' to the centerline
of Powers Lane, running thence
and adjoining on the North side
of Edmondson Avenue, extended
and blading on the cornerline of
Powers Lane the two following
courses and distances (1) S 55
degrees 20' E 213.00' (2) S 52 de-
grees 12' E 225.00' to the begin-
ning of the 2nd line in the first-
mentioned deed, Clark to Uebel
et al, thence leaving the con-
terline of Powers Lane and blading
on the aforesaid 2nd line, N 25
degrees 30' W 444.00' to the place
of beginning.

CONTAINING: .388 acres
more or less.

BEING: all of the land con-
veyed by the following.

(1) The first parcel of
land which by deed dated
April 25, 1939 and recorded
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timore County in Liber CWH,
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Being the property of Clara
C. Uebel, et al as shown on
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Hearing Date: Monday, Oc-
tober 23, 1967 at 1:30 P.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
JERRY G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY,
Oct. 2

CERTIFICATE OF PUBLICATION

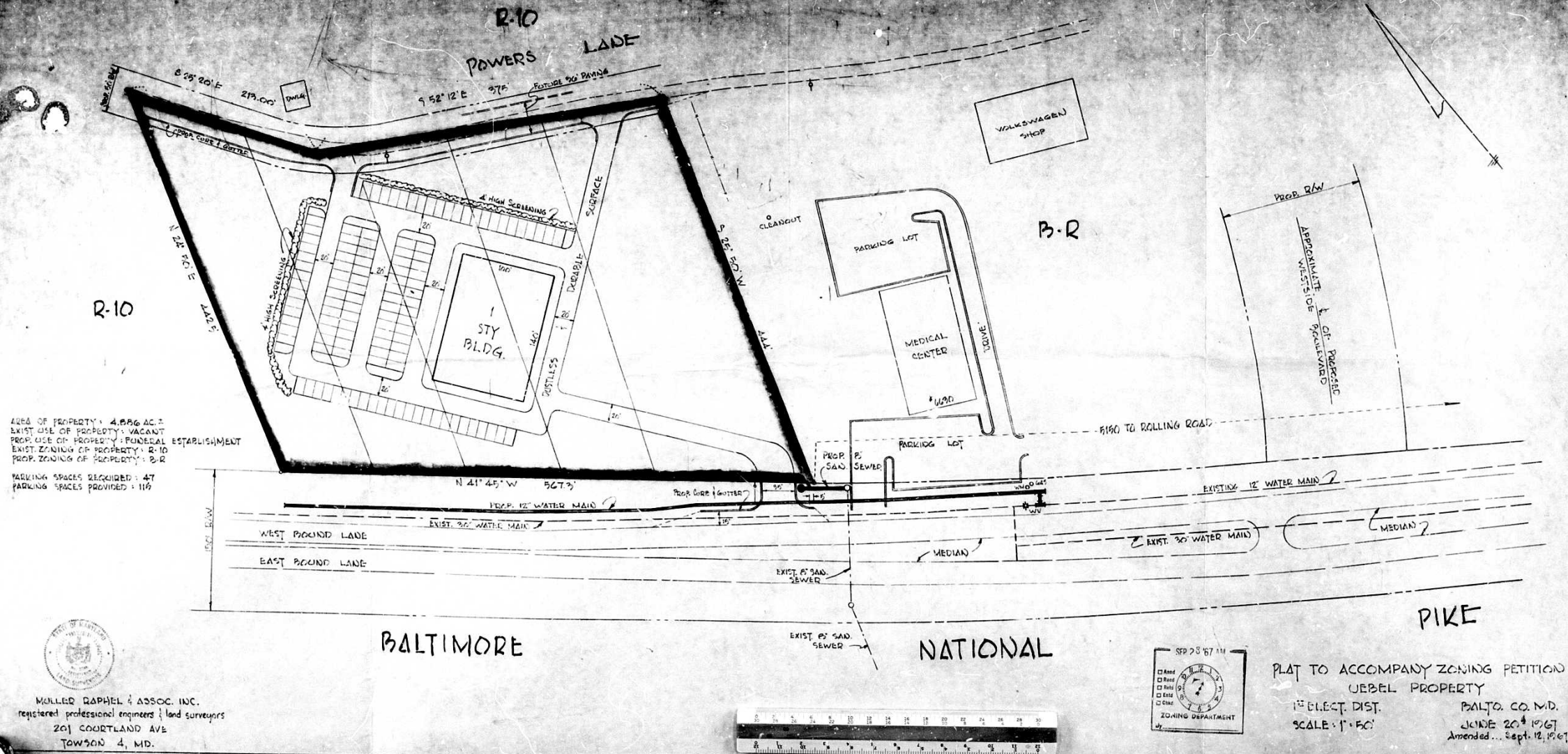
TOWSON, MD., October 5, 1967

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** **announcing** week before the **23rd**
day of **October**, 19**67**, the first publication
appearing on the **5th** day of **October**
19**67**.

THE JEFFERSONIAN

L. Frank Smith
Manager.

Cost of Advertisement, \$.....

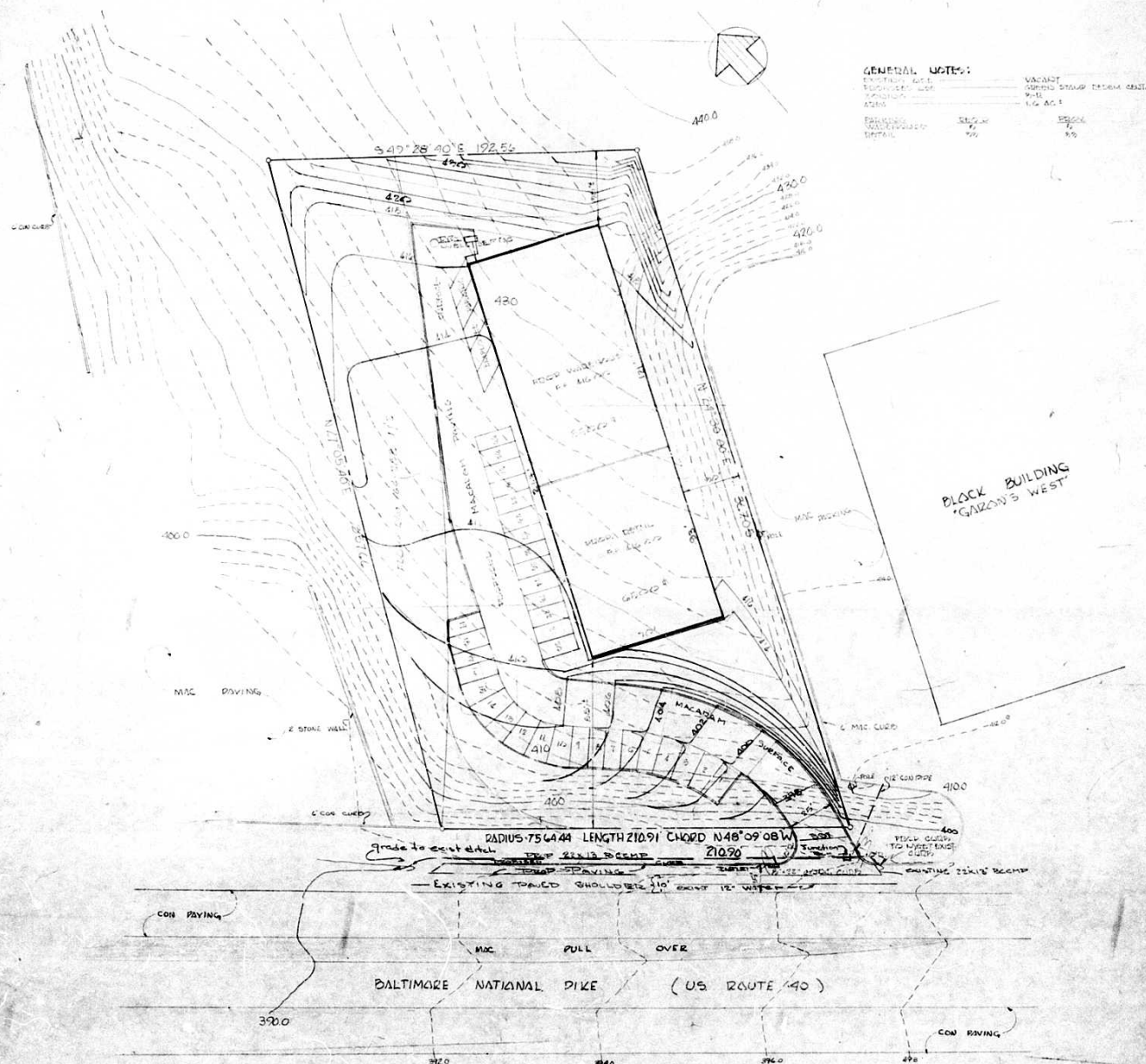


MULLER RAPHEL & ASSOC. INC.
registered professional engineers & land surveyors
201 COURTLAND AVE
TOWSON 4, MD.

PLAT TO ACCOMPANY ZONING PETITION
UEBEL PROPERTY

ELECT. DIST.
SCALE: 1" = 50'

BALTO. CO. M.D.
JUNE 20th 1967
Amended... Sept. 12, 1967



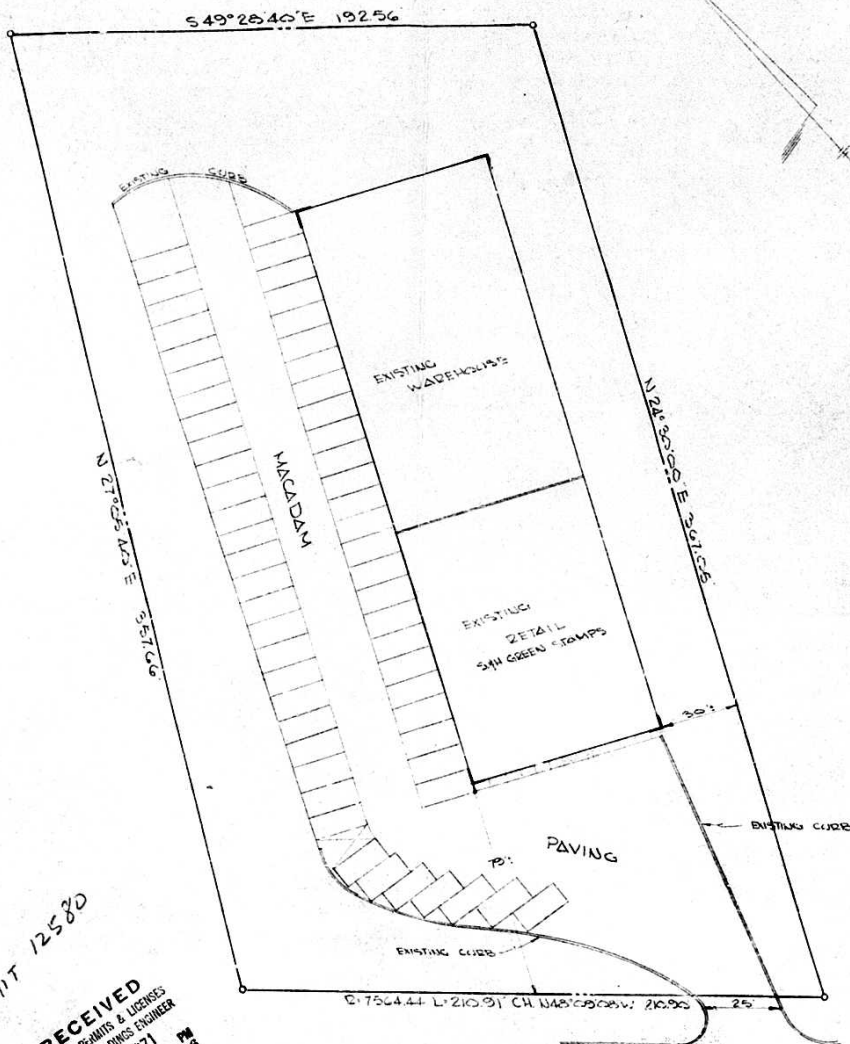
E.F. RAPHAEL & ASSOCIATES
 Registered Land Surveyors
 201 COURTLAND AVENUE
 TOWSON 4, MARYLAND

P. ANS APPROVED
 OFFICE OF PLANNING & ZONING
 PLANNING
 DATE: [Signature]
 ZONING COMMISSIONER

NOTE: SEEDING PERMIT # 11525

MICROFILMED

1171



PERMIT 12580

RECEIVED
DEPT. OF PERMITS & LICENSES
OFFICE OF BUILDINGS ENGINEER
JAN 18 1971 PM
789001021284158

BALTIMORE NATIONAL PIKE (U.S. ROUTE 40)

This plat was prepared by:

E.F. DAPHEL & ASSOCIATES
registered professional land surveyors
201 COURTLAND AVENUE
TOWSON MARYLAND 21204

PLAT OF
OLMAR CORP. PROPERTY
ELECTION DIST. 10-1
SCALE 1"=30'
BALTIMORE CO. MARYLAND
JANUARY 12, 1971

