Baltimore County

THOMAS E, FRITSCH E/S York Rd. 22.78' Rd.

S of

No. 68-91-RX

The petitioner requested reclassification from an R-A Zone to a B-1, Zone of property on the eas, side of York Road 22, 78 feet south of Sussex Road, in the Ninth District of Bal-timore County, and a special exception for living quarters in a

The petitioner changed counsel and counsel wrote the Zoning Communication of January 29, 1968 that he had sent a letter ordering this appearance but that evidently it had not been received.

Rearing was held at 290 p. n. on March 6, 1968. Those present sere the petitioner and respective counsel.

Sufficient reason was not given that would alter in any way the decision made by Judge Walter M. Jenifer of the Circuit Court for Baltimore County on August 3, 1965 denying a similar petition. The former case was zoning file No. 5568-RX and the Court reference is Miscl. Docket 7, folio 272, Case No.

For the above reasons the reclassification should NOT BE HAD and the Special Exception should NOT BE GRANTED.

NOT BE HAD and the Special Exception amount 201 by Grant Colling Commissioner of Baltimore County, ORDERED that she above reclassification be and the same in hereby DENIED and that the above described property or area be and the same in hereby continued as and to remain an R-A Zome and the Special Exception for living quarters in a commiscrial beliding is here!—DENIED.

Zoning Commissioner Baltimore County

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BALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Cor oner Date October 13, 1967

FROM George E. Gavrelis, Director of Planning

Petition *68-91-RX. East side of York Road 22.78 feet South of Sussex Road. Petition for Reclassification from R.A. to 8.L. Petition for Special Exception for Living Quarters in a commercial building. Thomas E. Fritsch – Petitioner.

9th District

Wednesday, October 25, 1967 (2:00 P.M.)

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

- The requested reclassification under the subject position was earlier considered under Petition #4703. With regard to the latter Petition, we commented as follows:
 - In retrospers, we feel that the adopted Zoning Map for the Ninth Bistrict did not make proper provision for the property contained in the subject petition. No transition or buffering was provided between the commercial zone of the northeast corner of Stevenson Lane and York Road and the well-established residential area to the earth.
 - We disagree, however, with the requested change for commercial sceining here. We feel that the error in the mop more logically went in failure to provide proper transition from the existing commercial sceining here. We feel that the error in the mop more logically went in failure to provide proper transition from the existing commercial scein scenarios with the subject property to the subject property of the subject property and provided exception for office user, would give the ubject tract on special exception for office user, would give the tubject tract on excenarios with the district of the subject property and which all the subject property and subject property and subject property and subject property and subject property in the subject property and would be commercial to see that some for the subject property and would subsequently require additional reclassifications of adjacent properties to provide buffering or transition from commercial to re-idential uses.
 - Because we teel that RA zoning makes better provision for transition and buffering from commercial to residential uses here and it more in the interest of the general public welfare. It is not that the patition for BL zoning be withdrawn and fixe of Planning recommendation for RA. zor 'ng with a special exception for Val. zor 'ng with a special exception for Val. zor 'ng with a special exception for Val. zor 'ng with a special exception for viting value in the patition of the value of value o

MICROFILMED

RE: Petition for Reclassification and Special Exception - E/S York Road 22, 73' S. Sussex Road, 9th District -Thos. E. Frisch, Fetitioner

ORDER OF DISMISSAL

The petition in the aforegoing case is being dismissed

without prejudice.

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· MICROFILME-

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose

Date October 13, 1967

FROM George E. Gavrelis

Page 2

SUBJECT Petition 68-91-RX.

Our comments on the earlier Petition evidently found favor, since the order rendered by the Deputy Zoning Commissioner at that time denied reclassification to a 81 zons, but granted reclassification to an 8.4 zone. We do not see that there have been any changes since the earlier decision that would justify the reclassification now

MICROFILMED

PETITION FOR ZONING RE-CLASSIFICATION #68-91RX AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

B L zone; for the following rease is:

Thomas E. Fritsch and

IXX we Eleanor K. Fritsch legal owners of the property situate in Baltimore MAP County and which is elescribed in the description and plat attached hereto and made a part hereof, # 9 hereby petition (1) that the zoning status of the herein described property be re-classifi to the Zoning Law of Baltimore County, from an . R.A.

since changes in zoning that have taken place up until the year 1967, there has been such a change in the use of and construction of properties on the York Road from the City line at Schwartz Avenue up to and including Towson, and more particularly in the 7300 Block of York Road, to justify the change of zoning requested. and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltin, ore

That since the adoption of the Zoning Map in 1955 and

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. 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

martment conxthe age constributes a Living quarters in a commercial building

Thomas & Fritzel Eleanor K Fritzel Legal Ownes
7313 York Road
Address Towson 4, Maryland 4 Dew Mutan, H All dali any 201 Coverage Attorney Towson, Mo. 21204

Pethioner's Attroney Harry D. Kautman 220 E. Lexington Street Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 19th ..., 196...Z, 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, Faltimor

County, on the cep 1.9 '67-au 25th day of October 196. 7 at 8:00 o'clock

....P. .M 1,00

In Sel ommissioner of Baltimore County.

DAILTIMONE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204

SUBJECT: Reclinestitication from E.A. to B. L. and Special Exception for living overless in a commercial commercial for for Rd., South of Sussex Rd., South of Sussex Rd. (Item 1, September 19th, 1967)

-568

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

SUREAU OF ENGINEERING:

Rater - Extering 25° mater in York Road.

Sees - Extering 25° entery sewer in Streamen Lane and in Cassex Road

Adaptory of existing utilities to be determined by developer or his engineer. STATE ROADS COMMISSION: The plan indicates no access to York Foad, therefore

BOARD OF EDUCATION: There will be no increase in pupil attendance to any school-HEALTH DEPARTMENT: Public utilities must be shown on revised plans prior to the

ZORING ACMINISTRATION DIVISIONS 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 sening action requested, but to essure that all parties are made sware of plans or procleas that may have a bearing on this case. The Director and/or the Deputy planning and Zoning will count recommendations on the appropriateness of the requested soming 10 days before the Zoning Commissionar's hearing.

The following members hed no comment to offer:

Project Planning Sivision Bures" of Traffic Ingineer Bureau of Fire Provention Building Engineer

Very truly yours,

AMES S. DYER, Principal oning Technician

MICROFILMED

THOMAS E. PRITSCH ET AL

MULLER, RAPHEL & ASSOCIATES, INC.

June 6, 1967

#68-918

BEGINNING for the same on the east side of York Road at a point distant 22.78' from the intersection formed by the cast side of York Road and the south side of Sussex Road, said point of beginning being also at the end of the third or N70°-13W 140.00° line of that lot or parcel of land which by deed dated April 21, 1959 and recorded among the land records of Baltimore County in Liber WJR 3516. Folio was conveyed by Ruth M. Carroll to Thomas E. Fritsch and Eleanor K. Fritsch his sister, running thence and binding on the east side of York Road and on the fourth line of the aforesaid geed Corroll to Fritsch, S19-47W 30.00', thence leaving the east side of York Road and running thence and binding on the first line of the aforesaid deed, Carroll to Fritsch and passing through the center of the partition wall dividing the house on the lot being described from the house to the south S70-13E 140,00° to the westernmost side of a right-of-way 10° wide, running thence and binding on the westernmost side of the rightof-way 10' wide and on the second line of the aforesaid deed Carroll to Fritsch N19-47E 30.00', thence leaving the westernmost side of the right-of-way 10' wide, and running and binding on the third line of the aforesaid deed, Carroll to Fritsch N70-13W 140.00' to the beginning.

CONTAINING 0.096 acres of land more or less. THE IMPROVEMENTS thereon being known as 7313 York Road.

BEING the same lot of ground which by deed dated Arril 21. 1959 and recorded among the land records of Baltimore County in Liber WJR 3516, Polio 358, was conveyed by Ruth M. Carroll to Thomas E. Fritsch and Eleanor K. Fritsch, his sister.

E. P. Raphel

MICROFILMED

COUNTING J. MULLER, P.E. & L.S.

NE - 8-A

EL-X

1-lock

BALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date. February 23, 1968

FROM Leslie H. Groef, Deputy Director of Planning

SUBJECT Petition, *68-91-RX. (Continued Hearing) - East side of York Road, 22.78 feet South of Sussex Road, Petition for Reclassification from R.A. to 8.L. Petition for Special Exception for Living Quarters in a commercial building Thomas E. Fritch - Petitioners

9th District

Wednesday, March 6, 1968. (1:00 P. M.)

We have been informed by the Zoning Administration Division that the subject petition has not been amended; therefore, our comments of October 25, 1967 are still applicable.

MICROFILMED

EPHONE 83-3000 87-387	BALT MORE COUNTY, MARY AND OFFICE OF FINANCE Distinct of Callection and Recipits COURT HOUSE TOWSON, MANYLAND 2:264 10 WSON, MANYLAND 2:264	No. 49604
To: Nurry & 2200 & 1 Dolthord	Keefeen, Esq.	
		TOTAL AMOUNT
POSIT TO ACCOUNT N		OUR RECORDS COST
Fetition #68-91-4	for Reclassification & Special Exception for Thomas & Print IX	- 2.
	p-50	187- Snon
		5000
4		
	IT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, M N OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSO	
TLEPHONE 123-3000 EXT. 387	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE	No. 49652
	Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 2:204	•
To:	Zoning Dept.	of Belto. Co.
2200 Belti	y D. Koufman, Esq/ E. Lexington Street Imore, NJ. 21202	
EPOSIT TO ACCOUNT	No. 01-622	TOTAL AMOUNT
ANTITY	DETACH ALONG PERFORATION AND KEEP TO IN PORTION FOR	YOUR RECORDS COST
#6	tising and posting of property for Thomas E. /ritsch 8-91-8X	72.25
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L TO DIVISIO	T: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, M N OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSO	IARYLAND
	TOURT HOUSE, TOWSO	ON, MARYLANE
	IMORE COUNTY OFFICE OF PLANNING AN ZONING	
ry D. Kauiman, E. Lexington timore, Maryla	Street County Office Building Street III W. Chesaperke Avenue and 21202 Towson, Maryland 21204	3 6 6
timore, maryia	ina 21202	
You	er petition has been received and accepted for filing this	
	day of September 1967	
	jour-21	
	John G. Rose,	The
	John G. Rose, Zoning Commissioner	•
	itione" Thomas E. Fritech	
Peti	itioner's Attorney Barry D. Kaufman Reviewed by	Advisory Com
	Chairman of	anvisory Com/
22 7-10		
I digno		#68-91-8X
	Towson, Maryland	
	Date of Posting	Cel-5, 1967
Posted for:	Hersing Med Oct 25, 1967 of 20	PM
Location of new	Thomas to Tritsel	
or pro	Jok Need \$2.11' 5 4 Suss	4. Ad

Location of Stand Post in Pront good of 1313 good Root

Date of return Och 12 1967

Remarks:
Posted by Mark V. Head Signature

PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
BIG DISTRICT

ZONING: From R.A. to R.L. Zone.
Putilism for Special Exception
for Living Quarters in a Commercial Building.
DOCATION: East ands of York Road
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Lill a feet South of Susser. Road.
Lill a feet South of Susser.
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Lill a fe

PETITION FOR RELAXBULATION NO RECLAXBULATION NO

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 5 19 67

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 mercestro weeks before the 25th day of __October _____, 19_67, the first publication appearing on the 5th day of October

L. Leank Structur

Cost of Advertisement, \$.....

19.67.

OFFICE OF THE BALTIMORE COUNTIAN

THE HERALD - ARGUS Catonsville, Md.

No. I Newburg Avenue

CATONSVILLE, MD.

ORDIANL.

Cotober 9, 1967

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

vas inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Bultimore County, Mary One SHEERING weeks before of October, 1967, that is to say land, once a week for the 9th the same was inserted in the issues of

Editor and Manager.

October 5, 1967 THE BALTIMORE COUNTIAN By Paul J. Morgary

