

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Edward E. Stafford, 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 Industrial zone to an Industrial zone, for the following reasons:

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 Contractor's Equipment Storage Yard

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.

James G. Green Edward E. Stafford
Licensee Contract Purchaser Legal Owner
Address: 4334 Old York Road Address: 6241 Falls Road
Baltimore, Md. 21209 Baltimore, Md. 21209
John G. Rose John G. Rose
Petitioner's Attorney Protester's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of November, 1967, at 7:00 o'clock

John G. Rose
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 13, 1967
FROM: George E. Gworek, Director of Planning
SUBJECT: Petition #68-98-X, Beginning 354.16 feet from the northeast side of Falls Road and 410 feet Northwest of Walnut Avenue. Petition for Special Exception for a Contractor's Equipment Storage Yard, Edward E. Stafford - Petitioner
9th District
Wednesday, November 1, 1967. (1:00 P.M.)

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

The petitioner's plan submitted to us gives too little information to indicate whether or not approval of the subject petition would be desirable. If it should be decided to grant this petition, we request that the grant be conditioned upon our approval of the site plan. In processing the plan, we will require details as to the kind of storage proposed, the kind of activity that will occur outside the buildings, indications as to screening and landscaping, etc.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

J. Elmer Weisheit, Jr., Mayor
101 Jefferson Building
Baltimore, Maryland 21201

Your petition has been received and accepted for filing this 22 day of September, 1967

John G. Rose
Zoning Commissioner

Petitioner: Edward E. Stafford
Petitioner's Attorney: J. Elmer Weisheit, Jr. Reviewed by: James E. Kelly
Chairman of Advisory Com.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~the~~ the petition has complied with all requirements of Section 502.1 of the Baltimore County Zoning Regulations.

~~the above reclassification should be both and it is further appearing that by reason of~~

a Special Exception for a Contractor's Equipment Storage Yard should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24 day of November, 1967, that the herein described property be ~~reclassified~~ and the same is hereby reclassified, from a Industrial zone to a Industrial zone, and/or a Special Exception for a Contractor's Equipment Storage Yard should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commissioner, Bureau of Public Safety and the Office of Planning and Zoning.

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 24 day of November, 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 Industrial zone, and/or the Special Exception for Contractor's Equipment Storage Yard be and the same is hereby DENIED.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: Oct 14, 1967
Posted for: Special Exception
Petitioner: Edward E. Stafford
Location of property: NE 1/4 of Lot 111 of the 111th St. of Falls Rd
Location of Signs: @ NE 1/4 of Falls Rd, 410 ft. NW of Walnut Ave.
@ 354.16 ft. NW of Falls Rd
Remarks: See above
Posted by: George E. Gworek Date of return: Oct 19, 1967

TELEPHONE
262-3000
EXT. 287

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

TO: James G. Green Edward E. Stafford
4334 Old York Road 6241 Falls Road
Baltimore, Md. 21212 Baltimore, Md. 21209
By order of: JOHN G. ROSE
Zoning Commissioner of Baltimore County

Advertising and posting of property for Edward E. Stafford
#68-98-X

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

SPECIAL EXCEPTION FOR CONTRACTOR'S EQUIPMENT STORAGE YARD IN A R-1 ZONE

BEGINSING for the same in the center of a 30 foot wide Drive at a point distant 354.16 feet north 35 degrees 48 minutes east measured along the center of said Drive from the northeast side of Falls Road, said point on the northeast side of Falls Road being distant 410 feet more or less measured in a northwesterly direction along the northeast edge of the paving of Falls Road from the center of Walnut Avenue said point of beginning being at the end of the first or south 31 degrees 48 minutes west 61.05 foot line of that tract of land which by deed recorded or intended to be recorded prior hereto was leased by Edward E. Stafford to James E. Green, thence leaving the center of said 30 foot wide Drive and binding on the second, third, fourth and fifth lines of said lease the four following courses and distances:
north 31 degrees 48 minutes 06 seconds west 195.09 feet
north 38 degrees 14 minutes 50 seconds east 357.60 feet
south 5 degrees 43 minutes west 29.38 feet and
south 49 degrees 37 minutes east 121.30 feet to the center of said 30 foot wide Drive, thence binding on the sixth and said first lines of said lease and in the center of said Drive the two following courses and distances:
south 35 degrees 48 minutes west 266.14 feet and
south 35 degrees 48 minutes west 61.05 feet to the place of beginning.

CONTAINING 1.798 acres of land more or less.

BEING part of that tract of land which by deed dated August 2, 1955 and recorded among the Land Records of Baltimore County in Liber No. 2750 folio 235 etc. was conveyed by Beniah Bruehl to Edward E. Stafford and wife.

Revised September 15, 1967

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

TO: James G. Green
4334 Old York Road
Baltimore, Md. 21212

REPORT TO ACCOUNT NO. 01-622 TOTAL AMOUNT \$50.00
QUANTITY 1 COST 50.00
Petition for Special Exception for Edward E. Stafford
#68-98-X
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 12, 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 sixty-two weeks before the 1st day of November, 1967, the first publication appearing on the 12th day of October, 1967.

THE JEFFERSONIAN,

Cost of Advertisement, \$.....

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

J. Elmer Weisheit, Jr., Esq.,
101 Jefferson Building
Baltimore, Maryland 21201

SUBJECT: Special Exception for Contractor's Equipment Storage Yard, for Edward E. Stafford, located on the NE 1/4 of Falls Road, 410' North of Walnut Avenue, 9th District (Item 2, September 5, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 10" water in Falls Road
Sewer - Sanitary sewer exists as shown on the submitted plan.

THE BUREAU: It shall be required to meet all Fire Department regulations.

STATE ROADS COMMISSION: The existing entrance is 25' wide. Falls Road is at a steep grade in the area. There is poor stopping sight distance due to an over vertical curve using the entrance. Since trucks and construction equipment will be using the entrance, it must be widened to 30 or 35 feet with a minimum of 20' radius face of curb must be 20' from and parallel to the center line of Falls Road. The site is part of a larger tract, therefore it is requested that the plan be revised to show the south property line in relationship to Falls Road prior to the hearing date being set. The entrance is subject to State Roads approval and permit.

BUREAU OF TRAFFIC ENGINEERING: This bureau is in complete agreement with the comments of the State Roads Commission.

ZONING ADMINISTRATION DIVISION: The office building must be relocated to provide a 30' side yard.

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:

Project Planning Division
Health Department
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JED:sd
cc: Carlyle Brown-Hur, of Eng.
Lt. Morris-Wire Bureau
John Meyers-State Roads
G. Richard Moore-Hur, Traffic Eng.

OFFICE OF THE BALTIMORE COUNTMAN

THE HERALD NEWS
Ridgely, Md.

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

October 17, 1967

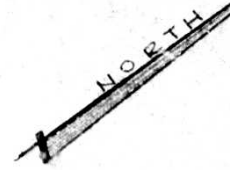
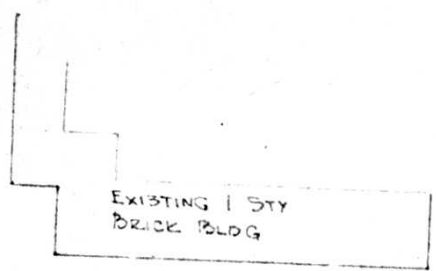
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 17th day of October, 1967, that is to say the same was inserted in the issues of October 17, 1967.

THE BALTIMORE COUNTMAN

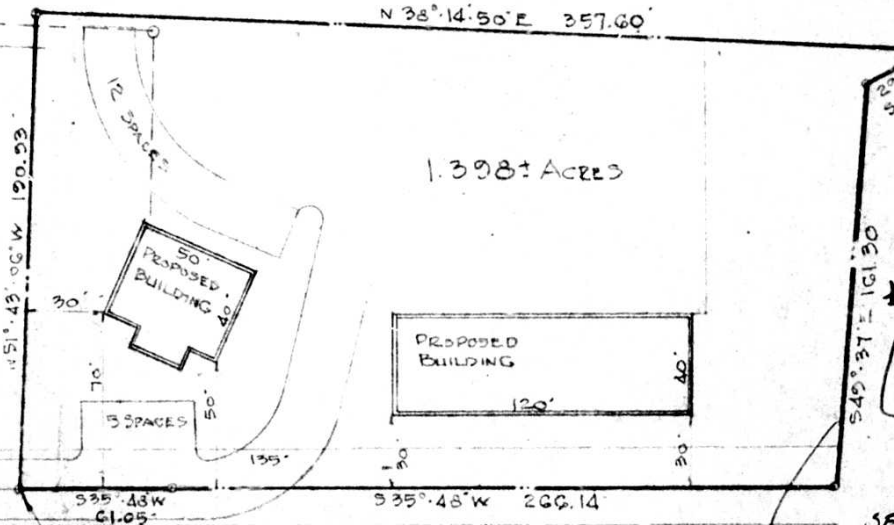
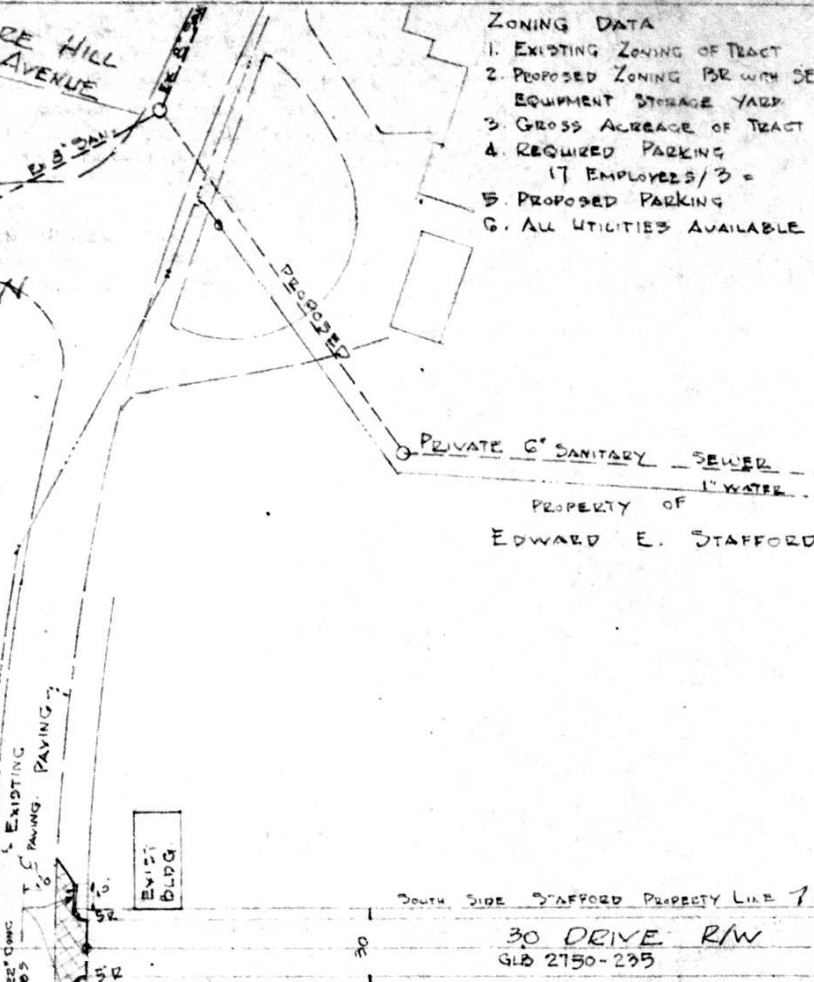
By Paul J. Morgan
Editor and Manager

BADE HILL AVENUE
CLARKVIEW ROAD

- ZONING DATA**
1. EXISTING ZONING OF TRACT B.R.
 2. PROPOSED ZONING B.R. WITH SE FOR CONTRACTORS EQUIPMENT STORAGE YARD
 3. GROSS ACREAGE OF TRACT 1.398± AC.
 4. REQUIRED PARKING 17 EMPLOYEES/3 = 6 SPACES
 5. PROPOSED PARKING 17 SPACES
 6. ALL UTILITIES AVAILABLE.



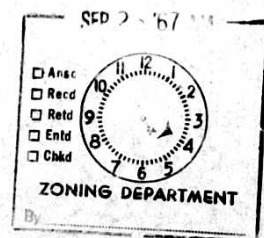
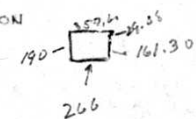
FALLS ROAD (STATE ROAD)
410'± TO E WALNUT AVENUE



#68-95X
OFFICE COPY
MAP #9
SEC. 3-C
NW-8-B
'X'

ZONING PLAT
SPECIAL EXCEPTION FOR CONTRACTOR'S EQUIPMENT STORAGE YARD IN B.R. ZONE
PROPERTY OF EDWARD E. STAFFORD LEASE TO JAMES E. GREEN

5TH ELE. ON DISTRICT BALTIMORE COUNTY, MD
SCALE 1" = 50'
AUGUST 7, 1967
REV. DEPT 15, 1967
REV. DEPT 22, 1967



REVISED PLANS

KEY SHEET 0 NE

