

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, 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 _____ zone to an _____ zone for the following reasons:

To allow for use of existing improvements as professional offices and for variance to side yard setback for existing garage from twenty-five feet to twenty feet.

The 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 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
Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 100, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1967, at _____ o'clock.

Zoning Commissioner of Baltimore County.

68-123-RXA

RA-X

RA-X

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RA-X

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____ in the original zoning map, the above reclassification should be had, and it further appearing that by reason of that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved to permit a side yard setback for existing garage of three feet instead of the required twenty-five feet should be granted;

the above reclassification should be had, and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

a Special Exception for _____ and office building _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1967, that the herein described property or area should be and the same is hereby reclassified, from a _____ zone to a _____ zone, and for a Special Exception for _____ and office building _____ 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 Commission, Bureau of Public Services and the Office of Planning 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 _____ day of _____, 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 _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County
MICROFILMED

RE: PETITION FOR RECLASSIFICATION from an R-20 zone to an R-A zone, and SPECIAL EXCEPTION for Professional Offices, and VARIANCE to side yard setback for existing garage from 25 feet to 3 feet, SE/S Noylors Lane 192.15' West of Reisterstown Road, 3rd District Charles H. Williams, Petitioner

ORDER OF DISMISSAL

Petition of Charles H. Williams for reclassification from an R-20 zone to an R-A zone, special exception for Professional Offices, and variance to side yard setback for existing garage from 25 feet to 3 feet, on property located on the southeast side of Noylors Lane 192.15 feet west of Reisterstown Road, in the Third Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of appeal filed October 24, 1968 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Protestant-Apellant in the above entitled matter.

WHEREAS, the said attorney for the said Protestant-Apellant requests that the appeal filed on behalf of said Protestant be dismissed and withdrawn as of October 24, 1968

It is hereby ORDERED this _____ day of October, 1968 that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik, Acting Chairman

W. Giles Parker

Walter A. Reiter, Jr.

CHARLES H. WILLIAMS
SE/S of Noylors Lane
192.15' W. of
Reisterstown Road
RE: Case No. 68-123-RXA

ORDER OF DISMISSAL

Edith T. Claubert, Secretary

Please dismiss the appeal in the above case taken on behalf of Dr. Irvin Golbore, Appellant.

Walter A. Reiter, Jr.
Attorney for Dr. Irvin Golbore, Appellant.

Rec'd 10-24-68
9:30 AM

DOLLEBERG BROTHERS
Regional Professional Engineers & Land Surveyors
704 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

Zoning Description

All that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the southeast side of Noylors Lane distant South 58 degrees 46 minutes West 192.15 feet measured along the southeast side of Noylors Lane from the corner formed by the intersection of the southeast side of Noylors Lane with the southeast side of Reisterstown Road and running thence and binding on the southeast side of Noylors Lane South 58 degrees 46 minutes West 153.85 feet, thence leaving herein the two following courses and distances viz: South 31 degrees 15 minutes East 169.29 feet and North 57 degrees 51 minutes East 160.42 feet, thence running parallel with and distant 225 feet southeasterly measured at a right angle from the center of Reisterstown Road North 33 degrees 30 minutes East 166.82 feet to the place of beginning.

Containing 0.60 or an Acre of land more or less.

Being a part of the property of Charles H. Williams and wife as shown on a plat plan filed with the zoning department.



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Containing 0.60 or an Acre of land more or less.

Being a part of the property of Charles H. Williams and wife as shown on a plat plan filed with the zoning department.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 23, 1967

FROM: George F. Cavellie, Director of Planning

SUBJECT: No. 68-123-RXA, Southeast side of Noylors Lane 192.15 feet West of Reisterstown Road, petition for reclassification from R-20 to R-A, petition for special exception for Professional Offices and Office Buildings, petition for variance to permit a side yard for existing garage of 3 feet instead of the required 25 feet, Charles H. Williams - Petitioner

3rd District

Monday, December 4, 1967 (11:00 A.M.)

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

1. In an earlier case, Petition No. 68-123-RXA, the zoning was sought for the subject property. We opposed the commercial zoning, but said,

"If zoning relief is felt desirable, the planning staff suggests that consideration be given to R-A or equivalent zoning in lieu of R-20 zoning. A special exception for office use subsequently could be requested. R-A zoning here would have the effect of granting relief more in accord with sound zoning principles, by setting up land use potentials for this property which would be more compatible with those of adjacent residences, by setting up a transitional zone, and by creating a proper and logical stopping point for intensive commercial land uses."

2. The present petition is in accord with our earlier statement, and our position has not changed. If it should be decided to grant the subject petition, we request that the grant be conditioned upon our approval of the site plan.

LAW OFFICES
W. LEE HARRISON
607 LYDIA FEDERAL BUILDING
92 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

April 9, 1968

John G. Rose, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification, Special Exception and Variance, SE/S of Noylors Lane, 192.15' W of Reisterstown Road, 3rd Dist., Charles H. Williams, Pet. No. 68-123-RXA

Dear Mr. Rose:

Please note an appeal to the County Board of Appeals from the decision and order of March 13, 1968, granting the above Petition for Reclassification, Special Exception and Variance on behalf of Irvin Golbore.

I enclose herewith check in the amount of \$75.00 to cover the said costs of the appeal.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

Enc.



OFFICE OF
THE BALTIMORE COUNTEY
CLERK

THE COMMUNITY NEWS
Baltimore, Md

THE HERALD - ARDUR
Catonville, Md.

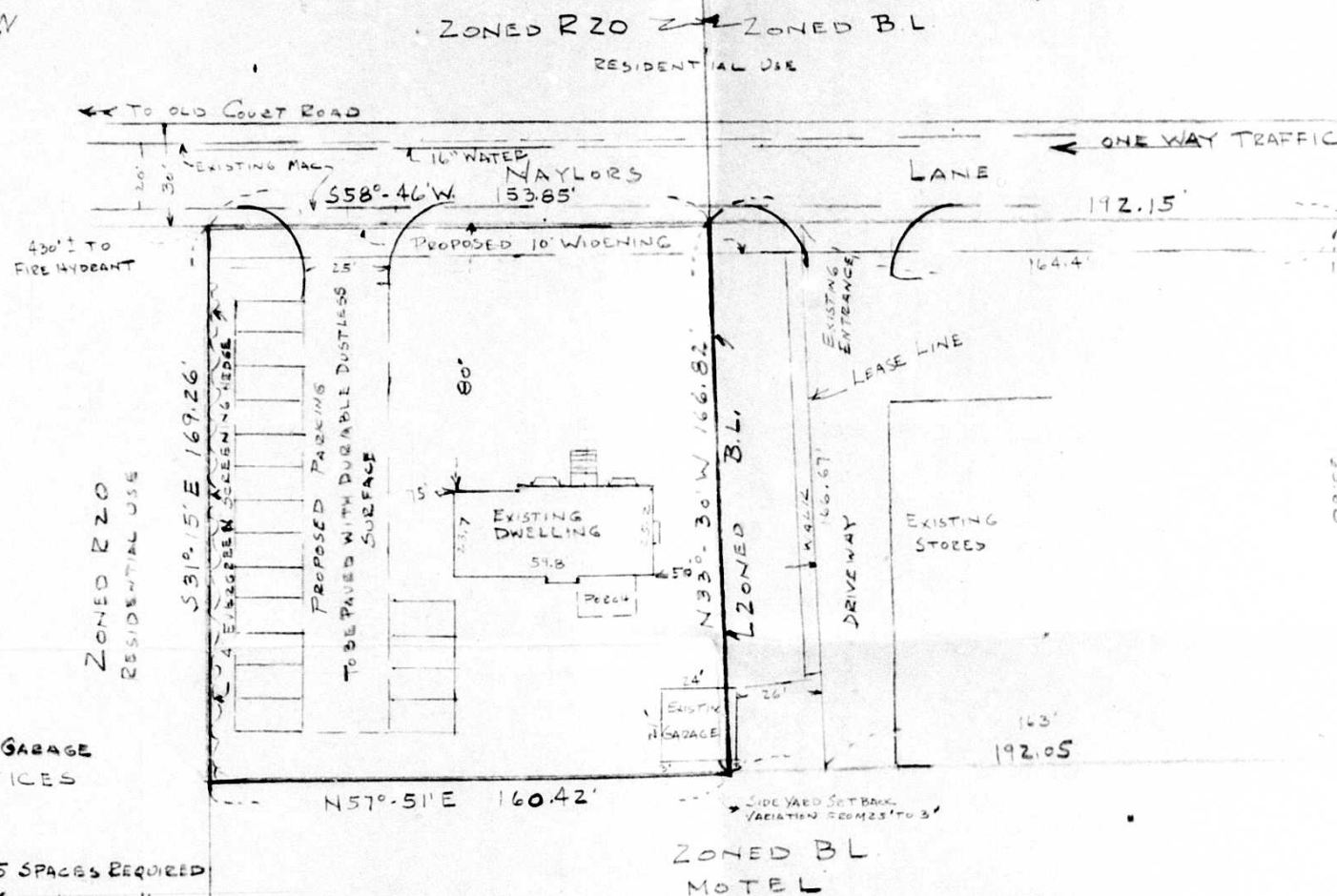
No. 1 Newburg Avenue
CATONVILLE, M

November 20, 1967

THIS IS TO CERTIFY, that the enclosed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County
was inserted in THE BALTIMORE COUNTEY, a group of weekly news-
papers published in Baltimore County, Maryland, once a week for ONE
consecutive week before the 20th day of Nov., 1967, that is to
say the same was inserted in the 'Issues of
November 16, 1967.

THE BALTIMORE COUNTEY

By Paul J. Morgan
Deputy Manager



EXISTING DWELLING AND GARAGE
TO BE CONVERTED TO OFFICES

PARKING DATA

DWELLING
1ST FLOOR 1500^{sq} ft: 300 = 5 SPACES REQUIRED
2ND & 3RD FLOORS 3000^{sq} ft: 500 = 6 " "
GARAGE
525^{sq} ft: 300 = 2 " "
TOTAL = 13 SPACES REQUIRED
17 SPACES PROVIDED

EXISTING ZONING: R 20

PROPOSED ZONING: RA WITH
SPECIAL EXCEPTION FOR OFFICES
SIDE YARD SETBACK VARIATION FOR
EXISTING GARAGE FROM 25' TO 3'
NO SANITARY SEWER

ZONING PLAT
PROPERTY LOCATED

IN
3RD DISTRICT - BALTO. CO. MD
0.60 ACRES



SCALE: 1" = 40' JULY 25, 1967
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. - TOWSON MD

MAP
#3
SEC. 2-C
NW-8-F
RA-X