#69-123 FXA PETITION FOR ZONING RE-CLASS TICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

vk or we, the understand legal owner. of the property situate	in Baltimore MAP
County and which is described in the description and plat attached hereto and made a hereby petition (1) that the zoning status of the herein described property be re-classifi-	part hereof, #3
ACTION AND CONTROL OF THE PROPERTY OF THE PROP	SE1.2-6
to the Zoning Law of Baltimore County, from an B-24	zone to an

PX

D

200

12/4/67

....zone; for the following reason:

To allow for use of existing improvements as professional offices RA-K

and for variance to use yord set beck for existing garage from twenty-five fact to them fact.

De attached description

	and (2) for a Special Exception, under the said Zo	ning Law and Zoning Regulations of Baltimore	
Sil	County, to use the herein described property, for	Professional Affica	
3	Property is to be posted and advertised as p	rescribed by Zoning Regulations.	
3		assification and/or Special Exception advertising.	
3	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 fo: Baltimore		
0			
	County	_/ .	
*	1	Chat o Williams .	
3	******	Margaret Oliveliano	
Ž.			
Disco	Contract purchaser	Margarut V. ulliland Legal Owner	
L V	Address Hall Mill	Address 1532 Relatoration Sign Pikesville, Maryland 21200	

Petitioner's Attorney

196. 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. 1967..., that the subject matter of this petition be advertised, as

day of Novachor, 1967..., at .1140@'clock

.

DOLLENBERG BROTHERS Registere: Professional Engineers & Land Surveyor

709 WASHINGTON AVENUE AT YORK ROAD #68-123EC TOWSON, MD. 21204

September 5, 1967

Zoning Description

All that piece or parcel of land situate, lying and being in the "Dird lection is trict of Saltimore County, "tate of Maryland and describ-ed as follows to uit:

ed as follows to utt:

Beginning for the same at a point on the noutheast side of Naylors
Lane distant South 56 degrees in minutes west 192.15 feat mean red along
the noutheast such 56 degrees in minutes west 192.15 feat mean red along
the noutheast side of section of the southeast side of section of the southeast minutes with the noutheast side of
featiers of the south 56 degrees is minutes in the noutheast side of
and lane and binding on the outlines of the land of the southeast side of
side in the southeast side of the

Containing 0.60 of an Acre of land more or less.

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



ent, posting of property, and public hearing on the above petition and it appearing that by reason of . GERGE in the oxiginal zoning map the above Reclaratication should be Jadi and it further appearing that by reason & that strict compliance with the Baltimore County Joning Regulations would result in practical difficulty and unrary people, he adole to pupo the Poision to the surfames requested would grant relief without substantial injury to the public the surfames requested would grant relief without substantial injury to the public the surfames are moral walfare of the locality involved in parmits. side ward settled for not after the property of the public that the surfames are suffered to the surfames of the property of the public that the public that the public that the public that the property of the public that th the shere flecterific tion about he bed; and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been a Special Exception for a .. offices and office huilding ... the same is hereby reclassified; from a R-20 zone to a RA sone, and a special Exception for a office a k office building a bould be and the same is a list of a special Exception for a office a knowledge and a special Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...... ove re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... 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 Counts
MJCROFILMED

DOLLENDERG BROTHERS Bryannes Perfessional Engineers & Land Summers TOWSON, MD, 21204

#68-1231

September 5, 1967

Zening Tescription

All that stace or purced of land situate, lying and being in the thirm thection district of Salthore County, finte of Paryland and described as follows to wit:

ontaining 0.60 of an Acre of land more or less.

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



E: PETITION FOR RECLASSIFICATION from an R-20 zone to an R-A zone, and SPECIAL EXCEPTION for and SPECIAL MICES, and Professional Offices, and VARIANCE to side yard setback for existing garage from 25 feet to 3 feet, SE/S Naylors Lane 192.15' West of

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

No. 68-123-RYA 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 Naylors Lane 192.15 feet west of Reisterstown Road, in the Third Election District of Baltimore

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-Appellant in the above entitled matter.

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

It is hereby OR DERED this 24 day of October, 1968 that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Wolter A. Reiter L

CHARLES H. WILLIAMS SE/S of Navlors Lane 192.15' W. of

Reinterstown, Road

COUNTY BURRO

APPEALS

. DROER OF DISMISSAL

Edith T. Eisenhart, Sucretary

Please disciss the appeal in the above cash taken on behalf of Or. Irvin Golboro, Appellant.

Mike Harnsor

Reid 10'

#68-123 EXA

BALTMORE COUNTY, MARYLAND INTER-OFFICE CORNESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date Lovember 22, 1967

PROM George E. Gavrelis, Director of Hanning

SUBJECT No. 68-123-RMA. Southeast side of Maylors Line 192.15 feet West of Westerstown Road. ione 192.15 feet Newt of TWisterstoom Road, Felition for Realmanification from 8-20 to 8.4. Felition for Freeial Ecopation for Offices and Office Bulbins. Westion for Variance to penuit a side vari for existing grange of 3 feet instead of the required 25 feet. Carries H. Williams - Fetitioner

3rd District HEARING:

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

The planning staff of the Office of Flanning and Zening has reviewed the subject petition and offers the following comments:

In an earlier case, Politica No. Shik, B-L zoning was ught for the subject property. We appeared the commercial zoning,

"If soming relief is felt destrable, the Flanding staff suspects that consideration be given to P-A or spectrent soning in New Office and the staff suspects of the season of the suspects of the season of the suspects of the requested. As conting here would have the effect of granting relief nors in second with sound soning principles, by settline up land use potentials for solid the season of the season o

The present petition is in accord with our earlier state-ment, and our postition has not changed. If it should be decided to grant the subject petition, we request that the grant be consistened upon our approval of the site plan.

QU WEST PENNSYIVALIA AVEST TOWSON, MARYLAND, 2120-1



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

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

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 Golboro.

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

Very truly yours,

2 Le Harrison W. Lee Harrison

Enc

BALTIMORE COUNTY OFFICE OF PLANNING AND ECLING COUNTY OFFICE BUILDING TOWSON, MARYLAND 2120h

William D. Wells, Esq., Pikesvil's Professional Bldg., 7 Church Lane Pikesville, Maryland 21203

SUBJECT: Reclassification from R-20 to Reclassification from N=20 to Fact and Spotial Exception for professional offices, for Charles E. #illiams, located S/E/S Naylors Lame, W. of Reisterstown Rd. Jrd District (Yean 1, October 11, 1967)

Dear Sire

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

SURFAU OF ENGINEERING AND Water in Naylors Lans Adequated or cantaing utilities to be determined by developer or his engineer. Senser Not available 100 developed as a minimum h00 road on a 600 m/s. - Maylors Lane is to be developed as a minimum 40' road on a 60' R/W.

STAYE ROADS COMMISSION: There are no State roads involved; therefore, tois office has no comment.

3.FRAU OF TRAFFIC ENGINEERING: This office considers it undesirable to increase traffic on Raylors Lane due to the site stance at the intersection of Naylors lane and Reisterstown Road

SALTH PRANTOCT:
From to an approval of a compercial operation on this site a complete soil evaluation must be made since public awar is not available.

FIRE BUREAU: Potitioner will be required to meet all Fire Department / squirements for an office building.

LORING ANGEDITATION OFFICIALS \hat{M} the petition is granted, no occupancy may be made until such time as plans have been absoluted and approved and the property inspected for compliance to the approved plans.

The above convents are not intended to indicate the appropriateness of the soning The above converte are not indended to indicate the appropriateness of the soning action requested, but to sarre that all outries are made aware of plans or problems that may have a bearing on this case. Its Director and/or the legaty Director of the diffice of Planning and Young will substitute owner attentions on the appropriateness of the requested noning 10 days before the uning Commissions. Theseing.

The following members had no comment to offer:

Project Planning Division multing Engineer Board of Education Industrial Development

Very truly yours,

JACCS E. DTER, Principal Koning Technician

Carlyle brown-dur, of Engr.; John Meyers-State boads Comm.; C. Sichard B Traffic Engr.; William Greenwalt-Health opt.; Lt. Charles Marris-Pire

WELLS, DURKEE & ALBERT



sand dardonty 2001mg Commin.ioner for Haltimes - santy Office Soliding . Maryland 31395

R: Reclassification from R-20 to R-A and Sectol Exception for Professional Offices, Sections to the of Maylor's Lower Leat of Relatoration Good, Charles W. Jillian

hear is, supdesty;

Charles is, allillow, on held on the shows of ition on beneil of Dr.
Charles is, allillow, on health, breamber 60, 1967 before you, at
that the, all lines, on health, breamber 60, 1967 before you, at
that the allillow of the shows a supplement of the for such was resulted to the supplement of the for such was resulted to during the supplement of the for such was resulted to accomplish the supplement of the for such was supplement. After sintended to the during the supplement of the foreign the supplement of the formal supplement of the formal supplement of the supplem

A copy of this rough-draft agreement was delivered to Mr. A copy of this rough-draft appearant was delivered to Mr. Harrison, Attorney for the Protestants on or short December 20s. 1967. Since that the I have on numerous occasions attended to speak with Mr. Harrison to find out if the terms of this appearant are acceptable to his cilents. I have not set with any degree of success in reaching Mr. Harrison to discuss this matter until the past week or ten days. Toddy I received a letter from Mr. Harrison, in which he states as follows: MR. EDWARD HARDESTY

JANUARY 31st. 1957

Agreement which you runtaked me was returned by Raymon Feinberg. However, it was returned by Raymon Feinberg. However, it was returned at the Following comment: "No major exterior changes at all for the period of five years - then three years with Golboro's sportval".

The Petitioner and speak as his Attorney to avidity the Protestants as to the sight year term for restrictive changes upon the exterior structure of the Ulilams property, the Protestants have now changed that sain and now demand that there he ne exterior changes at all for a period of five years, and efter five years for an additional period of three years changes at all for three years changes at all for the period of five years, and efter five years for an additional period of three years changes at July Julh Or. Nobloro's appression.

of three years changes only the Or. Galbore's operation.

Or defore substitute this Agreement to Mr. Marrison, Dr. Williams consulted a professional analogo of real ectate in the Fikeswille area, and see solving the three tree contained within his wisting building was insufficient at the present rental rates in the Fikeswille area, to produce a cash flow on the property involved sufficient to justify the investment which he has in the property. He was further advised that if an addition was built over the porch in the rear of his existing hemes which would expend his fucilities very slightly, he would be able to develop sufficient cash flow from the office rental of these facilities to justify the conversion to affices. In the light of the demands of a consilient is that consent to the facilities to such in a found to the consentation of the conversion, it comes to the create a consilient to that consent to the consent to

Under the circumstances, I have advised Or. Williams not to attempt to satisfy the Protestants demand in this case. As you can see from the above information, a dilignet effort an made to attempt to arrive at a sensitie and reasonable matriction upon the property which is a reasonable on the property of the secondary of the sec

Accordingly, I would appreciate it if you would proceed with

MR. EDUARD HARDESTY

JANUARY 31st, 1967

the decision in this case and forward as a copy of your opinion at the carliest convenient date.

Thank you very much for your cooperation.

very truly yours, Helle D Hell WILLIAM D. WELLS

copy to: U. Lee Harrison, Esq. Or. Charles H. Williams

TELEPHONE 683-3000 EXT. 307 BALTIMORE COUNTY, MARYLAND 54301 OFFICE OF FINANCE of Collection and I "TAL"

Tourses, Marriana 3 rd 4-25-68 APPEAL Petitioner OfferLES H. Williams Location of property SES of Nayber's LANE 192 W. of Heiste town Hol ocation of Signer SEES of Naylor's LANE 205" Wel Peristertony led 5-2-68 68-123 RXA CERTIFICATE OF POSTING Tourse, Maryland District of Reclass Racto R.A. S. & Officert Ald Rober 1/20 to proved a side of a sinstance of a sinstance of the Rober 1/20 to proved a side Petitioner CHAPTER Westersons Location of property: 5 E/3 of Naylors LANG 193 Wet Kestes how Re Location of Signe 212 Wat MEISTER LOWN Rd ON SESS of NAYLONS LANCE Remarks:
Posted by January Land Data of return 101 22 1967

BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE COURT HOUSE MPERTANT: MAKE CHTCKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BATIMORE COUNTY, MARYLAND OFFICE OF FINANCE DIE COUNTY, MARYLAN

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200 INSTRUCT
TOWN ROS DO R, A. Zone,
Position for Special Exception for Offices and Office
The Position for Variance for Sea 12cc.
Position for Variance for No. Instruction Floriday
Town Lam 182,15 for 8 for 12cd.
Position for Sea 12cd.
Position

23; feet, The Zoning Regulation to be excepted as follows: Section 217.3 -Side Yards-25

CERTIFICATE OF PUBLICATION

NOV 1 6 1967 THIS IS TO CERTIFY, that the annexed advertis-... 19 67, the first publication ing on the 16th day of November

THE JEFFERSONIAN,

THE BALTIMORE COUNTIAN

No. I Newburg Avenue

CATONSVILLE, MD.

November 20, 196

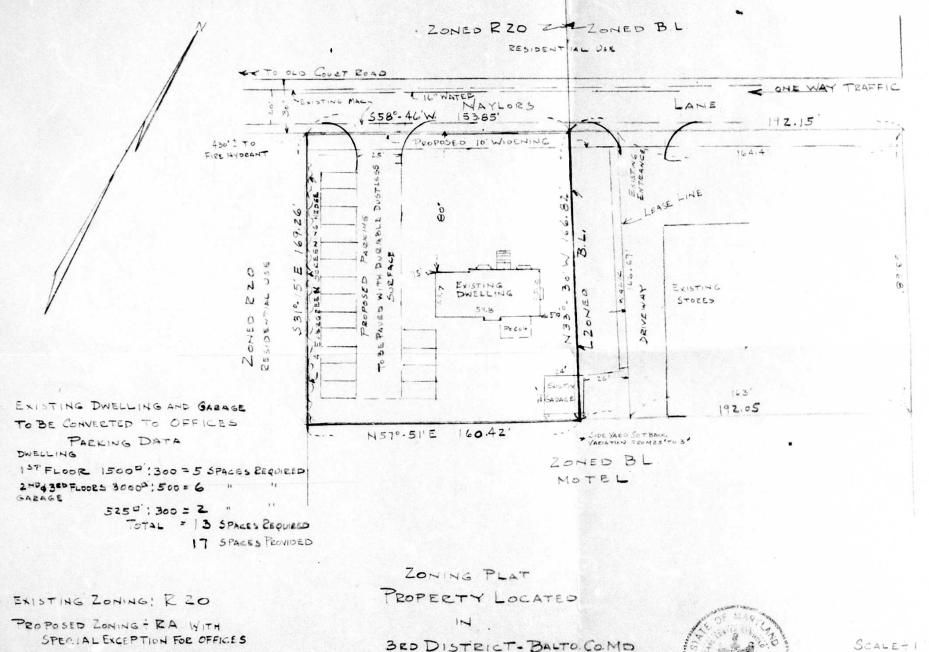
THIS IS TO CERTIFY, that the expexed advertisement of John G. Rose, Zoning Commissioner of Baltimose County

as inserted in THE BALTIMORE COUNTIAN, a group of weekly news papers published in Baltimore County, Maryland, once a week for Ose weeks before the 20th day of Nov., 1967 , that is to say the same was inserted in the Issues of

November 10, 1967.

THE BALTIMORE COUNTIAN

By Paul I Morgan



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

SCALETI'= 40' JULY 25, 1707

DOLLEHBERG BROTHER

SURVEYORS + CVILENSINELES

TOP WASHINGTON AVE-TOWSON NID

• 12 14 16 15 20 22 24 24

0 60 ACRET

SIDE YARD SET BACK VARIATION FOR

EXISTING GALAGE FROM 25' TO 3'

No SANITARY SEWER