

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION and VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, D.F.M. Associates, Inc., 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 R-6 zone to a B-1 zone, for the following reasons:

Error in original zoning map
Variance to Section 232.3 to permit a rear yard of 17 feet instead of the required 20 feet.

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 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.

Contract purchaser

Address

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of December, 1967, at 2:00 o'clock.



Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 1, 1967

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition 68-129-RA. East side of Dutton Avenue 470 feet North of Overhill Rd. Petition for Reclassification from R-6 to B-1. Petition for Variance to permit a rear yard of 17 feet instead of the required 20 feet. D. F. M. Associates, Inc. - Petitioners

1st District

HEARING: Monday, December 11, 1967. (2:00 P.M.)

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

- The B-1 zoning proposed for a portion of the subject property could result in an unwarranted commercial intrusion along Dutton Avenue. The proper planning solution would be a reclassification of the subject property on R-6, with a special exception for offices. We note that office use is shown on the petitioner's plan.



GEG:ams

RE: PETITION FOR RECLASSIFICATION AND VARIANCE
E/S of Dutton Avenue 470' N of Overhill Road - 1st District
D.F.M. Associates, Inc.
NO. 68-129-RA

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF

BALTIMORE COUNTY

The Petitioner desires to withdraw his request for a reclassification of his property from an R-6 zone to a B-1 zone. Also the requested variances are to be withdrawn.

Therefore, on this 2 day of January, 1968, 17 IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the said Petition be and the same is hereby DISMISSED without prejudice.

Edward D. Harty
DEPUTY ZONING COMMISSIONER

ORDER RECEIVED FOR FILING

DATE 1/18

BY Jo Anne Clark

D.F.M. ASSOCIATES, INC. 68-129-RA

Overhill Rd. 470' N of

TELEPHONE 522-3000 EXT. 367

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 49700

DATE Nov. 28, 1967

TO: G. Coffey Ford Insurance 17 Light Street Baltimore, Md. 21202

Petition for Reclassification and Variance for D.F.M. Associates, Inc. 68-129-RA

REPORT TO ACCOUNT NO. 68-622

QUANTITY

DETAILS - LONG PLAFORMATION AND KEEP THIS PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE

COST

50.00

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 50652

DATE Nov. 28, 1967

TO: D.F.M. Associates, Inc. 2701 Edmondson Avenue Catonsville, Md. 21228

REPORT TO ACCOUNT NO. 68-622

QUANTITY

DETAILS - LONG PLAFORMATION AND KEEP THIS PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE

COST

65.00

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Nov 2, 1967

#68-129-RA

Description of that certain parcel of land located on the easterly side of Dutton Avenue, being 470 feet northerly from the northerly side of Overhill Road, District 1, Baltimore County, Maryland.

Beginning for the same at a point on the easterly side of Dutton Avenue, being 470 feet northerly from the northerly side of Overhill Road, said beginning being at the northwesterly corner of Frank Arnold's lot, recorded among the Land Records of Baltimore County in Liber C.T.G. 1145 folio 287, thence binding on the northerly line of Arnold's lot south 86°53' east 100.59 feet to an iron pipe set in the westerly line of the Baltimore Transit Company right of way, thence binding on said westerly right of way line north 28°39' west 83.03 feet to an iron pipe, thence with a curve to the left, having a radius of 32 feet, length of arc 32.85 feet, said curve being the southerly line of that parcel of land conveyed to Baltimore County, Maryland, as further shown on Drawing No. 56-121-1, Baltimore County Bureau of Land Acquisition, thence binding on the easterly line of Dutton Avenue south 03°07' west 56 feet to the place of beginning.

Excepting therefrom that portion that lies on the northerly portion of the above described lot, of which is at present is zoned Business Local.

Being the second parcel of land described in a Deed from The First National Bank of Maryland et al to D.F.M. Associates Inc., recorded among the Land Records of Baltimore County in Liber C.T.G. 4590 folio 232.



Chas. W. Hamler

PETITION FOR RECLASSIFICATION AND VARIANCE - 1st DISTRICT
ZONING: From R-6 to B-1. Zone Variance for Variance for a rear yard.
LOCATION: East side of Dutton Avenue 470 feet North of Overhill Road.
DATE & TIME: Monday, November 11, 1967 at 2:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the proposed zoning reclassification and variance for the property described above.
Section 232.3 - For commercial buildings - rear yard not less than 20 feet where the rear lot line abuts on a residence zone.
All that parcel of land in the First District of Baltimore County, beginning for the same at a point on the easterly side of Dutton Avenue, being 470 feet northerly from the northerly side of Overhill Road, said beginning being at the northwesterly corner of Frank Arnold's lot, recorded among the Land Records of Baltimore County in Liber C.T.G. 1145 folio 287, thence binding on the northerly line of Arnold's lot south 86°53' east 100.59 feet to an iron pipe set in the westerly line of the Baltimore Transit Company right of way, thence binding on said westerly right of way line north 28°39' west 83.03 feet to an iron pipe, thence with a curve to the left, having a radius of 32 feet, length of arc 32.85 feet, said curve being the southerly line of that parcel of land conveyed to Baltimore County, Maryland, as further shown on Drawing No. 56-121-1, Baltimore County Bureau of Land Acquisition, thence binding on the easterly line of Dutton Avenue south 03°07' west 56 feet to the place of beginning. Excepting therefrom that portion that lies on the northerly portion of the above described lot, of which is at present is zoned Business Local.
Being the second parcel of land described in a Deed from The First National Bank of Maryland et al to D.F.M. Associates Inc., recorded among the Land Records of Baltimore County in Liber C.T.G. 4590 folio 232.
Being the property of D.F.M. Associates, Inc., as shown on plat plan filed with the Zoning Commission.
Hearing held Monday, December 11, 1967 at 2:00 P.M. Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY
Nov. 23

CERTIFICATE OF PUBLICATION

TOWSON, MD. NOV 23 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, on November 11th day of December, 1967, the first publication appearing on the 23rd day of November, 1967.

THE JEFFERSONIAN, Manager

Cost of Advertisement, \$.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 11/26/67
Posted for: 10 days to permit hearing of 17
Petitioner: D.F.M. Associates, Inc.
Location of property: East side of Dutton Ave. 470' North of Overhill Rd.
Location of Sign: 10' x 14' sign posted on Dutton Ave. 470' North of Overhill Rd.
Remarks: 2 Signs posted (11/26/67)
Posted by: James E. Harty Date of return: 11/26/67

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

D.F.M. Associates, Inc., 2701 Edmondson Avenue, Catonsville, Maryland 21228
SUBJECT: Reclassification from R-6 to B-1 for D.F.M. Associates, Inc., 2701 Edmondson Avenue, Catonsville, Maryland 21228 (Item 3, October 17th, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 8" water in Dutton Avenue.
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer in Dutton Avenue.
Road - Dutton Avenue is to be developed as a minimum 30' road on a 100' R/W.

FILE BUREAU: Petitioner will be required to meet all requirements for an office building.

STATE PLANNING COMMISSION:
There are no State Roads involved; therefore, this office has no comment.

HEALTH DEPARTMENT:
Since public water and sewer are available, this office has no comment.

TRAFFIC ENGINEERING:
The parking requirements for this site are seven (7) spaces instead of the four (4) which the plan shows. Six parking spaces shown on the plan do not work. It appears that the site is too small for a development of this type.

ZONING ADMINISTRATION DIVISION: In a B-1 zone, a rear yard requirement of 20 ft. must be maintained. The proposed site indicates an office building 15 ft. from the rear property line. A variance will be in order to allow this 15 ft. setback instead of the required 20 ft. The petition must be revised indicating this variance. Revised plans showing the additional parking as required in the Zoning Regulations must be submitted to this office along with the revised petition. Screening must be indicated along the south 28 deg. 39' East 83.03 ft. line and along the north 03 deg. 07' West 56 ft. line, screening the proposed parking from the adjoining residential zones. All the above revisions must be made prior to a hearing date being scheduled.

The following members had no comment to offer:

Project Planning Division
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Harty
Principal Zoning Consultant

cc: Carlisle Brown, Jr., of 1001 E. St. Charles (Harris) line (Harris) from State Roads Commission; Julius Herrera-Keith Esq.; W. Richard Moore, Jr., of Traffic Dept.

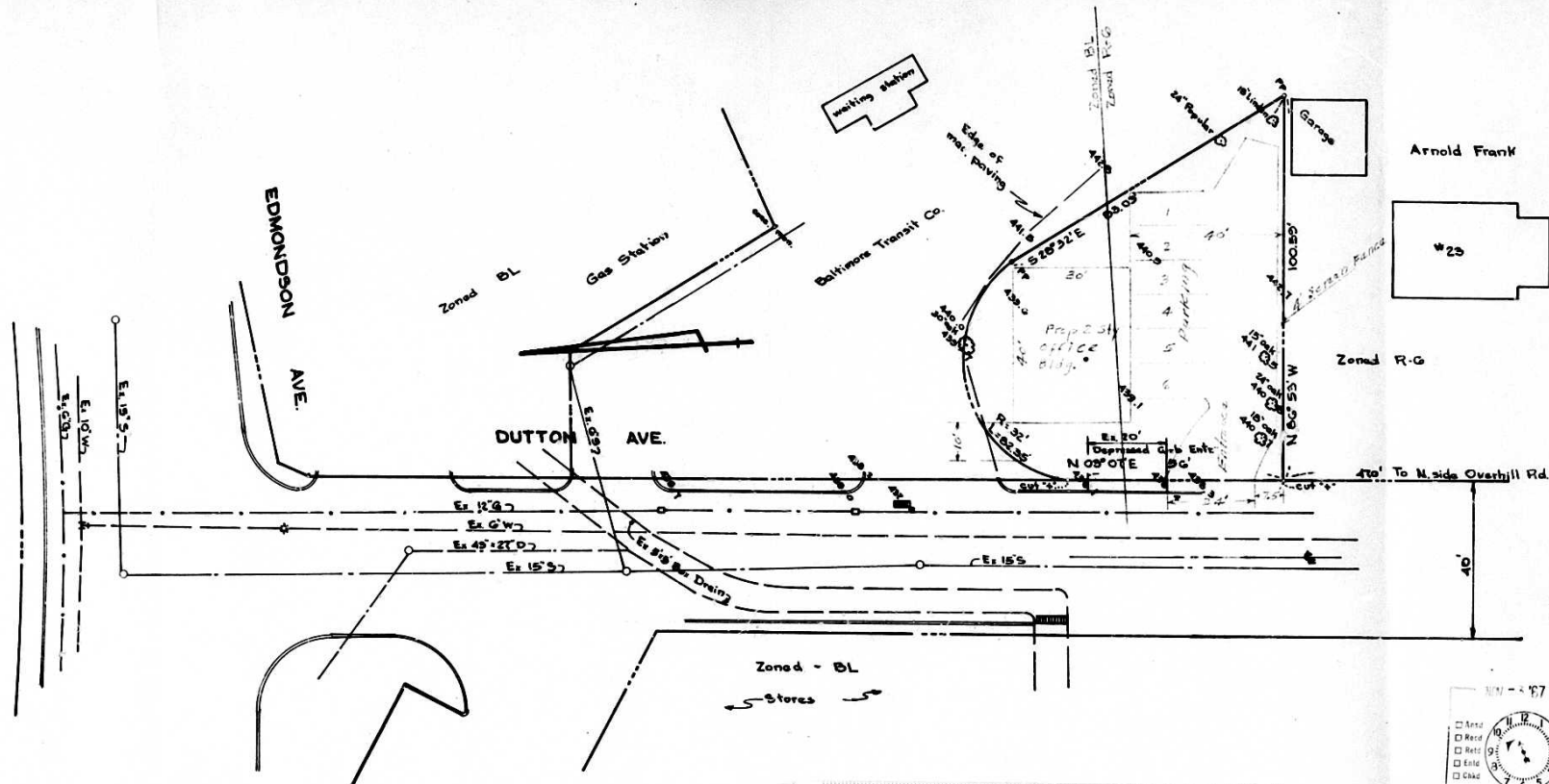
OFFICE OF THE BALTIMORE COUNTION

THE COMMUNITY NEWS
Rindertown, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTION, a group of these weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 27th day of November, 1967, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTION

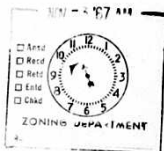
By Paul S. Morgan
Editor and Manager



Parking Spaces	
1 st Floor	30'x40' = 4 spaces
2 nd Floor	30'x40' = 2 spaces
TOTAL	6 spaces

Property of
DFM ASSOCIATES
 DUTTON AVE.
 230' S. of Edmondson Ave.

Scale: 1" = 20'
 Election District 1
 Sept. 11, 1967
 Balto. Co. Md.
 Chas. W. Hamler
 105 Smithwood Ave.
 Catonsville, Md. 21228



#68-129RA

MAP
 #1

SEC. 2-A
 SW-3-G

BL

