

DATE

BY

RE: Petition for Reclassification
From R-6 Zone to R-A Zone
and Special Exception for
Office Use - S/S Seminary
Ave., 338.77' W. York Road
9th Dist., Wilson C. Kidd
and Helen E. Kidd,
Petitioners

Before
Zoning Commissioner
of
Baltimore County
No. 68-182-RX

The petitioners have requested a reclassification of the subject property from an R-6 Zone to an R-A Zone and a special exception for office use. This case is a companion case to No. 68-181-RX, which was heard and considered immediately prior to the subject case on February 7, 1968. In this case testimony did not indicate that there had been any change in the area or error on the zoning map. The reclassification, therefore, should not be granted and of course it is not necessary to consider the special exception for office use.

For the above reasons the reclassification should NOT BE GRANTED.

It is this 9th day of February, 1968, by the Zoning Commissioner of Baltimore County, ORDERED 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 an R-6 Zone and the Special Exception for Office Use be and the same is hereby denied.

Zoning Commissioner of Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

me Raymond F. Weisman and , contract purchasers
I, or we, Helen M. Weisman, his wife, 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 an R-A zone; and

- That the said property borders on property zoned R-10, which property is being used as a buffer zone between the BL zone to its east and the residential zone to the west; and the said buffer zone is or will be the subject of an application for a change from R-10 to R-A zoning;
- That the granting of this Petition would give to the residential property to the west and to the north a utilized buffer zone, giving to the area a transition from the commercial zone along York Road to the residential zoning to the west;
- That the highest and best use to which the subject property could be put is for an office with a special exception for offices;
- That the granting of this Petition would in no way be a violation of the zoning regulations of Baltimore County.

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.

Raymond F. Weisman
Helen M. Weisman
Contract purchasers
Address
John J. Bishop, Jr., Esq.
Protestant's Attorney
Address

ORDERED BY The Zoning Commissioner of Baltimore County, this 4th day of January, 1968, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of February, 1968, at 2:00 o'clock P.M.



CERTIFICATE OF PUBLICATION

TOWSON, MD. 19...
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 consecutive weeks before the 7th day of January, 1968, the first publication appearing on the 31st day of January, 1968.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$...

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
ZONING: From R-6 to R-A Zone
LOCATION: South side of Seminary Avenue, 338.77' West of York Road
DATE & TIME: Wednesday, February 7, 1968, 2:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, in order of the Zoning Act and Regulations of Baltimore County, do hereby certify that the foregoing petition was filed with the Zoning Department of Baltimore County, and that the same was published in the Baltimore County Herald-Argus, a newspaper of general circulation in Baltimore County, Maryland, on the 7th day of January, 1968, the first publication appearing on the 31st day of January, 1968.

OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Columbia, Md.
CATONSVILLE, MD.
January 22, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTEAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one consecutive week before the 22nd day of January, 1968, that is to say the same was inserted in the issue of January 19, 1968.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editorial Manager

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
ZONING: From R-6 to R-A Zone
LOCATION: South side of Seminary Avenue, 338.77' West of York Road
DATE & TIME: Wednesday, February 7, 1968, 2:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, in order of the Zoning Act and Regulations of Baltimore County, do hereby certify that the foregoing petition was filed with the Zoning Department of Baltimore County, and that the same was published in the Baltimore County Herald-Argus, a newspaper of general circulation in Baltimore County, Maryland, on the 7th day of January, 1968, the first publication appearing on the 31st day of January, 1968.

DOLLENBERG BROTHERS

Registered Professional Engineers of Land Surveyors
108 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

December 28, 1967

Zoning Description

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

Beginning for the same on the south side of Seminary Avenue, 10 feet wide, at a point distant 330.77 feet measured westerly along the south side of Seminary Avenue from the corner formed by the intersection of the south side of Seminary Avenue with the west side of York Road and running thence and binding on the south side of Seminary Avenue North 87 degrees 04 minutes 44.5 seconds East 96.18 feet, thence leaving said avenue and running the three following courses and distances viz: South 7 degrees 19 minutes East 343.13 feet, North 71 degrees 55 minutes East 37.85 feet and North 2 degrees 56 minutes East 324.09 feet to the place of beginning.

Containing 0.50 of an Acre of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Gavett, Director of Planning

SUBJECT: Petition 68-182-RX, South side of Seminary Avenue 330.77 feet West of York Road. Petition for Reclassification from R-6 to R-A. Petition for Special Exception for Offices and Office Building.
Wilson C. Kidd - Petitioner

9th District

HEARING: Wednesday, February 7, 1968. (2:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed Petition 68-181-RX and Petition 68-182-RX together. We offer the following comments:

- We understand that the subject properties are contiguous, although this is not clear from the plats and descriptions submitted.
- We have often said that R-A Zoning is appropriate as a means of providing for transitional development between commercial and cottage residential land. Once a transition is accomplished, however, additional apartment zoning is not necessarily justified. With respect to these two petitions, we favor the granting of 68-181-RX since it would provide for the transitional function. We do not favor the granting of Petition 68-182-RX, however, since the lot with which the petition is concerned is not adjacent to commercial zoning and because granting of the petition would tend to set a precedent leading to a series of additional changes; it was and is the purpose of the 9th District Zoning Map to establish cottage residential usage as a primary characteristic along this portion of Seminary Avenue.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Hearing, Feb. 7, 1968, 2:00 P.M.
Petitioner: Wilson C. Kidd
Location of property: S. Seminary Ave. 330.77' West of York Road
Location of Sign: S. Seminary Ave. 330.77' West of York Road
Remarks: See Petition 68-182-RX
Posted by: [Signature]
Date of return: Jan. 25, 1968

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 51725

DATE: Jan. 16, 1968

To: Raymond F. Weisman
600 E. Johns Road
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY: 1
TOTAL AMOUNT: \$40.00
Petition for Reclassification & Special Exception for Wilson C. Kidd
68-182-RX
50.00

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

January 8, 1968

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

John J. Bishop, Jr., Esq.,
203 Courtland Avenue
Baltimore, Maryland 21204
SUBJECT: Reclassification from an R-6 to an R-A zone with a Special Exception for office use, for Wilson C. Kidd, located 1/2 of Seminary Avenue, 330' West of York Road, 9th District (Item 69, January 2, 1968)

Dear Sir:

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

- BUREAU OF ENGINEERING:**
Water - Existing 12" water in Seminary Avenue
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer in Seminary Avenue
Road - Seminary Ave. is a State Road.
- HEALTH DEPARTMENT:**
Since public water and sewers are available, this office has no comment.
- BUREAU OF TRAFFIC ENGINEERING:**
Plans must be revised to show Seminary Avenue to be at least a 40' roadway on a 60' R/W, showing proposed curb along the entire frontage, and the entrances must conform to Baltimore County and State Roads Commission standards.
(See below for State Roads comments)
- ZONING ADMINISTRATION DIVISION:**
The following items must be indicated on revised plans prior to the hearings:

- The parking area driveway must be screened with 4' high compact screening.
- The parking area must be paved with a durable dustless service and provide for proper drainage.
- The entrances must conform to Baltimore County and State Roads Commission standards.
- Correct bearings and distances.

STATE ROADS COMMISSION

The entire frontage must be curbed with 6" x 24" concrete curb. The roadside face of curb is to be 18" from and parallel to the existing centerline of Seminary Avenue. The minimum width for a commercial two-way entrance is 25'. The minimum width for a one-way entrance is 20'. There must be a minimum of 5' tangent from the property line to the P.C. of the curb return into the entrance. There is a proposed 60' right of way for Seminary Ave., based on the existing centerline, which must be indicated on the plan. The plan must be revised prior to a hearing date being assigned. Access is subject to State Roads approval and permit.

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.

John J. Bishop, Jr., Esq.,
203 Courtland Avenue
Baltimore, Maryland 21204

January 8, 1968

The following members had no comment to offer:

Project Planning Division
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES E. DIER,
Principal Zoning Technician

JED:jed

cc: Gayle Brown-Bur. of Engr.; William Greenblatt-Health Dept.; C. Richard Moore-Bur. of Traffic Engr.; John Meyers-State Roads Comm.

TELEPHONE
823-3000
EXT. 387

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 51776

DATE: Feb. 8, 1968

To: [Signature]
600 E. Johns Road
Towson, Md. 21204

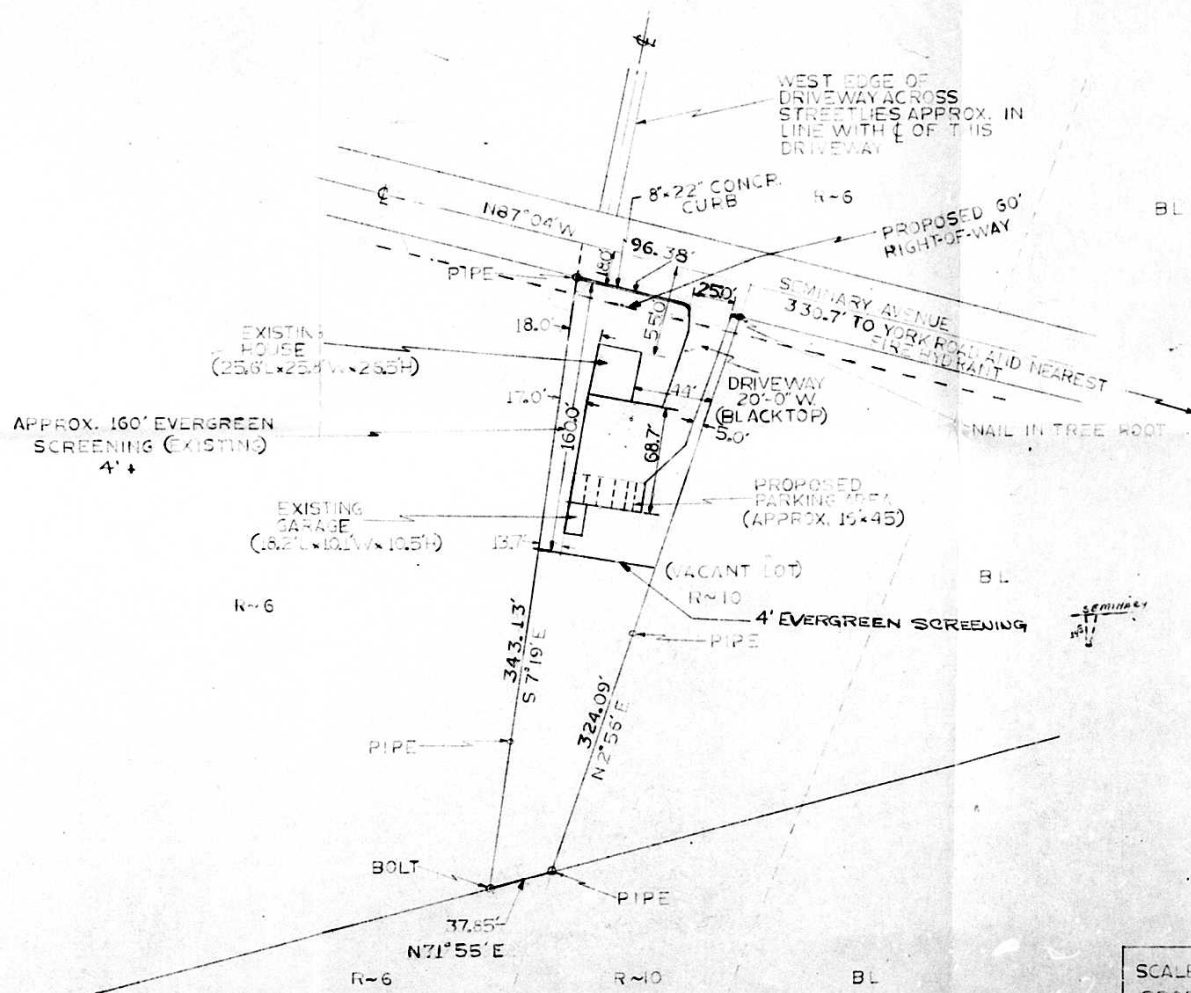
Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622
QUANTITY: 1
TOTAL AMOUNT: \$47.13
Advertising and posting of property for Wilson C. Kidd
68-182-RX
47.13

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

NOTES:

1. AREA HAS CITY OWNED WATER MAIN
2. SANITARY SEWER LOCATED UNDER SEMINARY AVE.
APPROX. 5'-10" FROM S. PROPERTY LINE (8" SEWER)
3. WATER MAIN LOCATED UNDER SAME, APPROX.
5'-10" FROM N. PROPERTY LINE (12" MAIN)
4. ALL UTILITIES TO BE RELOCATED BY EXISTING HOUSE
5. LOTTING ZONING ~ R-6
6. PROPOSED LOTTING ~ R-6 S.E. OFFICE USE
7. PARKING AREA DOWNING
AREA OF BUILDING 10,27 SQ. FT.
1ST FLOOR 5579 SQ. FT.
2ND FLOOR 4686 SQ. FT.
BALKON 1306 SQ. FT.
PARKING SPACES 4-5 SPACES
TOTAL PARKING 6-7 SPACES



#68-182RX
OFFICE COPY
MAP #9
SEC. 3-C
NW-12-A
RA

SCALE: 1"=50'
NOV. 28, 1967
PROPERTY OF MR. WILSON C.K. DD
9TH DISTRICT
BALTIMORE COUNTY, MARYLAND