AND/OR SPECI	NG RE-CLAST FICATION IAL EXCEPTION A VARIANCE 18 124 14 14 14 14 14 14 14 14 14 14 14 14 14
TO THE ZONING COMMISSIONER OF BALTIM	
	total current of the property situate in Baltimore MAP
County and which is described in the descripti	on and plat attached hereto and mace of part attached hereto and m
hereby petition (1) that the zoning status of the	K - O zone to an
to the Zoning Law of Baltimore County, From	following reasons:
SECTION 217.2 - TO PERMIT A PRO	NOTIAND SETBACK OF 10' FROM THE FRONT LOT EMPERALIME OF THE STREET INSTEAD OF THE ENTIFELT.
REQUIRED 30' & 6C' REST	ECTIVELY.
SECTION 217.4 - TO PERMIT & REAL	ECTIVELY. RYARD SETBACK OF 17' INSTEAD OF THE
See attachés descript	
and the still	Zoning Law and Zoning Regulations of Baltimore
and (2) for a Special exception discrete. County, to use the herein described property.	for OFFICES
Property is to be posted and advertised a	as prescribed by Zoning Regulations. re-classification and/or Special Exception advertising.
regulations and restrictions of Baltimore Coun	sty adopted pursuant to the Zoning Law for Baltimore
County	D. F. M. ASSOCIATES, DIC.
22	
Contract purchaser	by Legal Owner
Address	Address 1701 EDMONDSON AVENUE
Address	BALTIMORE COUNTY, MARYLAND 21228
Petitioner's Attorney	Protestant's Attorney
Audresa	
ORDERED By The Zoning Commissions	or of Paltimory County, this 30th day
9	more matter of this petition be advertised, as
	ed, and that the public hearing be had before the Zoniag in 106, County Office Building in Towson, Baltimore
County, on the are to AV	
M.	// - 1
	Zoning Commissioner of Baltimore County.
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B. F. M. Associates, Inc., County Of	GE OF PLANNING AND ZONING
B. F. H. Associates, Inc., 1701 Education Avenue Beltimore, Maryland 21228 Towson	CE OF PLANNING AND ZOMING (fice Building nevapeable Avenue Me ryland 21204
B. F. M. Associates, Inc., 1781 Education Avenue Beltimore, Moryland 21228 Your Petition has been re	CE OF PLANNING AND ZOMING (fice Building exapeabe Avenue Maryland 21204 teived and accepted for filing this
B. F. M. Associates, Inc., 1701 Education Avenue Beltimore, Maryland 21228 Towson	CE OF PLANNING AND ZOMING (fice Building exapeabe Avenue Maryland 21204 teived and accepted for filing this
B. F. M. Associates, Inc., 1781 Education Avenue Beltimore, Moryland 21228 Your Petition has been re	CE OF PLANNING AND ZOMING (fice Building exapeabe Avenue Maryland 21204 teived and accepted for filing this
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B. F. N. Asseciates, Inc., 1781 Education Avenue Beltimore, Noryland 21229 Towson Your Petition has been re 30th day of	GE OF PLANNING AND ZONING ffice Building resapeache Avenue Maryland 21204 teived and accepted for filing this sensery . 1968. JOHN G. ROSE Zoning Commissioner
B. F. M. Associates, Inc., 1701 Education Avenue Beltimore, Moryland 21228 Your Petition has been re	CE OF PLANNING AND ZONING ffice Building resapeabe Avenue Maryland 21204 teived and accepted for filing this JOHN G. ROSE Zoning Commissioner Reviewed by Marria S. Do,
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Petiticner B.F.B. Associates Inc. Property Propert	CE OF PLANNING AND ZOMING (fitee Building weapcabe Avenue Maryland 21204 teived and accepted for filing this ### 1968. ###################################
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Petitioner S.F.B. Associates, Inc., 1701 Education August District May of State of	CE OF PLANNING AND ZOMING (fitee Building serapeahe Avenue Maryland 21204 **Eviewed and accepted for filing this Member* . 1968. JOHN G. ROSE Zoning Commissioner Reviewed by Mindle Mary Committee Advisory Committee Advisory Committee COUNTY
Petitioner Petiti	GE OF PLANNING AND ZONING ffice Building tespecable Avenue Maryland 21204 teived and accepted for filing this JAMEST JOHN G. ROSE Zoning Commissioner Reviewed by Chaltman of Advisory Committee
Petitioner Petiti	CE OF PLANNING AND ZONING ffice Building seapeabe Avenue Maryland 21204 teived and accepted for filing this Jenusty 1968. JOHN G. ROSE Zoning Commissioner Reviewed by Little S. Advisory Committee Advisory Committee Advisory Committee CATE OF POSTING MENT OF RALTMORE COUNTY Torseen, Maryland
Petitioner Petitioner S.F.B. Asseciates, Inc., 1701 Education Annual Baltimera, Reryland 21228 Your Petition has been re day of day of Atlorney Petitioner S.F.B. Asseciates, Inc. CERTIFIC ZONIMO DEPARTA	CE OF PLANNING AND ZOMING (fitee Building serapeahe Avenue Maryland 21204 terived and accepted for filing this services and accepted for filing this services. The services of the services
Petitioner Petitioner S.F.B. Asseciates, Inc., 1701 Education Annual Baltimera, Reryland 21228 Your Petition has been re day of day of Atlorney Petitioner S.F.B. Asseciates, Inc. CERTIFIC ZONIMO DEPARTA	CE OF PLANNING AND ZOMING (fitee Building instances Avenue Maryland 21204 teived and accepted for filing this Manuery

cation of Signer 482 A of weekel Here an 2/3 of Justice live

Date of return: 2 -29-65

25.6.6.1

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and it appearing that by reason MR 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, the above Besiderines, should be had; 384 W Besiderines, the bepressessed to parmit a front yard setback of 10' from the front to line and 30' from the center line of the street instead of the required 30' and 50' respectively; and to parmit a rear yard setback of 17' instead of the required 30'. and it further appearing that by reason of the requirements of Section 592.1 of the Baltimore County Zoning Regulations having been met a Special Exception for E. "Offices" should be granted and a Reclassification should be had by reason of error.

TI SORDERED by the Zoning Commissioner of Baltimore County tits. the same is hereby reclassified; from a R-6 zone to c RA zone, and was a Special Exception for at ... offices... and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of Baltimere County ant to the advertisement, posting of property and public hearing on the above relition the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE 196.... that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and zone; and or 'ne Special Exception for____ be and the same is hereby DENIED Zoning Commissioner of Baltimore Com-

b. F. H. ASSOCIATES, INC. B E/\$ of Dutton Ave. 470' H of Overhill Road

=

PETITION FOR RECLASSIFICA-TION, SPECIAL EXCEPTION AND VARIANCE—IN DISTRICT

EONING: From B.4 to B.A. Zone.
Petition for Special Exception for
Offices. Petition for Variance for
Front and Rear Yards.
LOCATION: East also of Dutton Avemus 470 feet Norin of Overhill
Road.

PUBLIC HEARING Room 103, Cc.
ty Office Building, 111 W. Ches-The Zoning Commissioner of Balti-grore County, by authority of the Zoning Act and Regulations of Balti-more County, will hold a public hear

some Carrier, will haid a positive bear former. Feeling Land a positive bear former. The control of the control

And the second of the second o

Land Asspaletten, there's Bookies or Bille qualetry line of Dvitten Avenue maint set o'r' went 48 feet to the piece of beginned to the perion that lies on the nectherity perion of the above described as, of which is a "present in coned Business Lords." Lefting the second prion Tri Free National Bank of Maryland et al to D F. M. Assentales, line., resond assence, the Land Records of Balti-manuer, the Land Records of Balti-manuer, the Land Records of Balti-etts 22-22.

more County in Liber O.T.G. wave the 122. The property of D.F.M. As-nocidate, i.e., as shown on point plan filled with the Zening Department, Hearing Meeday, March 13, 1953 at 11:00 A.M.
Palice Manage, Room 165, County Public Manage, Room 165, County Only Meeday, March 11, U. Changookin Avenue, Townes, M.

Avenue, Towns,
By Order of
JOSE G. BORE
LOSE Commissioner of
Baltimore County

CERTIFICATE OF PUBLICATION

rowson, MD......FEB 21 1968 19....

THIS IS TO CERTIFY, that the annexed advertisement was of one time germanuchouse before the 11th 68 the first publication appearing on the 22nd day of February

Manager.

THE JEFFERSONIAN.

BALTIMORR COUNTY OFFICE OF PLANNING AND ZUNING COUNTY OFFICE BUILDING TOWNON, MARTLAND 2120L

D.F.M. Associates, Inc., 1701 Edmondson Averue Catomeville, Maryland 21226

Reclassification from R-6 to B.Lo., for the D.F.M. Associates, Inc., located X/S of Duston. Avamas, N/S of Overhill Drive lat District (Ztem 6 July 5, 1967)

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

BOULD OF ENGINEERING.

Sater - Existing Of mater in Dutton Avenue.

Adequate of existing utilities to be determined by developer or six engineer.

Seems - Existing to Santiary seems in Dutton Avenue.

Book - Sater of venue is to be developed as a striams 30' road on a 10' s/M.

ZORIBO ADMINISTRATION DIVISION: The Soning Advisory Committee has reviewed the subject property and is returning the petition as it does not comply with the Zoning Committee requirements for filling. Prior to resubstitute the petition, a site plan must be prepared showing the prepared building, use, parting, existing willities, entrennees and nurremeding soring.

If the petition is granted, no occupancy may be usede until such time as plans have been echalited and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the sening action requested, but to assure that all parties are need aware of plans or problems therefore the comment of the Deputy Director of the Office of Innation and Southe will subult recommendate on the appropriateness of the requested enting 10 days before the Coming Consistence's hearing.

Very truly yours.

dates E. DYES, Principal Zoning Technisian

The following members had no comment to offers

Project Planning Division Sureau of Traffic Engineering Health Department Bureau of Fire Prevention State Feeds Counission Publishing Engineer Dound of Education

co: Carlyle Brown-Bureau of Engineering

TELEPHONE 823-3000 EXT. 387

BALTMORE COUNTY, MARMAND OFFICE OF FINANCE

DATE Feb. 19, 1968

No. 51792

Division of Collection and Receipts
COURT HOUSE

BULLED TOWSON, MARYLAND 21204

Zoning Dapt. of Balto. Co.

To: D. F. M. Associatos, Inc. 1701 Edmondson hve. Baltimore, Md. 21228

CEPOSIT TO	O ACCOUNT NO. 01-622 RETURN THIS CONTION WITH YOUR REND FANCE	\$50.00
	DETACH ALONG PERFORATION AND KEEP THIS FORTION FOR YOUR RECORDS	COST
- 97.0	Petition for Reclassification, Special Exception 5 Variances #68-204-REA	50.00
1.0		
5 0.0		
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	4,	

B23-3000 EXT. 387

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 53038 DATE Mar. 11, 1968

Dirition of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 BILLED

Zoning Dept. of Balto.Co.

DEPOSIT TO ACCOUNT NO. 01-622 Advertising and posting of property for D. F. M. Associates 82.50

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date. February 29, 1968

PROM George E. Gavrelis, Director of Planning

SURJECT. Patition #68-204-RXA. East side of Dutton Avanue 470 feet North of Overhill Rood. Patition for Reclassification from R-6 to R.A. Patition for Special Exception to Offices. Patition for Variance to permit a front yard of 10 feet from from its fire and 30 feet from the canter line of the three intered of the required 30 and 60 feets and to permit a rear yard of 17 feet intered of the required 30 feet.

D.F.M. Associates, Inc. - Patitionen

1st District

HEARING: Monday, March 11, 1968. (11:00 A.M.)

The subject petition is in substantic second with our recommon December 1, 1967 (Petition #68-1:9-8A).

No. I Newburg Avenue

PETITIN FOR

INCLUDING TO THE MANAGEMENT OF THE

The Zening Repulations to be excepted as follows:

The Zening Repulations to be excepted as follows:

Section 217.4 From Yard - From Yard



OFFICE OF URIGINAL THE BALTIMORE COUNT!AN

CATONSVILLE, M

February 27, 1968

THIS IS TO CERTIFY, that the annexed advertise John G. Rose, Zoning Commissioner of Baltimre County

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One weeks before the 27th day of Feb., 1968, that is to say the same was inserted in the issued of February 22, 1968.

THE BALTIMORE COUNTIAN

By Paul 1 Mergay Monoger

*64-204 RXA Description of that parcel of land located on the eatherly side of Datton Avenue, being LTO mass northerly from the northerly side of covered locate, Extract 1, Halthore Genery, Laryland.

Depinning for the same at a point on the easterly wide of Dation Avenue, being 170 thest northerly from the northerly side of (verifill hoad, and heading being at the northerland corner of Frank Arabita between the land Becords of countries the same of the same side of the same of the land Becords of an item formation of the same of the same side of the same of th

accepting therefrom that portion that lies on the normalizy portion of the abare described lot, of which is at present is sensed we need to set.

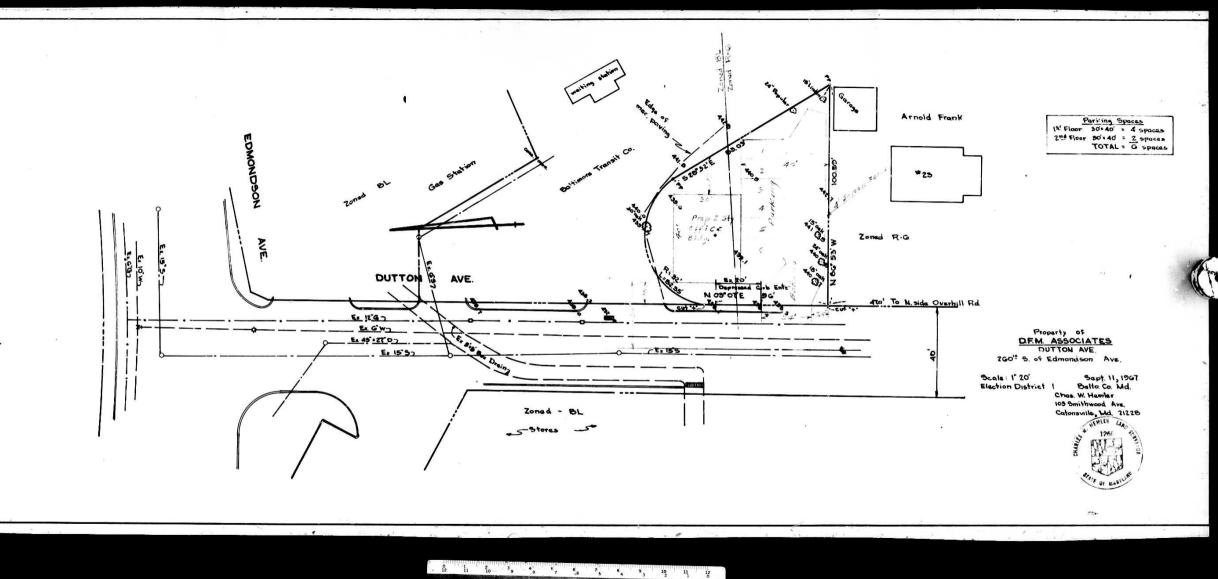
leng the second parcel of land described in a best fram The First Hatloral and of Laryland et al to 9. F. M. Associates Inc., recorded against the Land Seconds of Malutance Journal in Liber 11. 1. 1609 follo 252.

Chan, dimenter

Co tracto W. Homber

TANEN MATAL SEPT. ILLEST - TITLE RESPECT OF D. A. ASSOCIATES - TY CHAS. M. HEALER RES. ST. SEC. MAS STATION They brane 769-68 (416A) ALO TO H. SIGN OVERBUL DE 20 Co-wares D T E. U TO N SUNO RESEAVES A FOST2 OFFICE BUILDING PLANS APPROVED PLOT PLAN File No - 68-204 RXA MICROFILMED .

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