

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION & 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-2A zone; for the following reasons:

(1) ERROR IN MAP

SECTION 217.2 - TO PERMIT A FRONTYARD SETBACK OF 10' FROM THE FRONT LOT LINE AND 30' FROM THE CENTERLINE OF THE STREET INSTEAD OF THE REQUIRED 30' & 60' RESPECTIVELY.
SECTION 217.1 - TO PERMIT A REAR YARD SETBACK OF 17' INSTEAD OF THE REQUIRED 30'

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 OFFICES

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expenses of above re-classification 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.

D. F. M. ASSOCIATES, INC.

by *John G. Rose* Legal Owner

Address 1701 EDMONSON AVENUE
BALTIMORE COUNTY, MARYLAND 21228

Contract purchaser

Protestant's Attorney

Address _____

ORDERED: By The Zoning Commissioner of Baltimore County, this 30th 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 Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 11th day of March, 1968, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

(SIGNED)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

D. F. M. Associates, Inc., County Office Building
1701 Edmonson Avenue, 111 W. Chesapeake Avenue
Baltimore, Maryland 21228 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 30th day of January, 1968.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Petitioner D. F. M. Associates, Inc.

Petitioner's Attorney

Reviewed by *John G. Rose*

Chairman of Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 197 Date of Posting 1-30-68
Posted for *Advertisement of Special Exception and Variance*
Petitioner *D. F. M. Associates, Inc.*
Location of property *1701 Edmonson Avenue, Baltimore, Md.*

Location of Sign *452 N. A. Avenue, Baltimore, Md.*

Remarks: *See attached description*
Posted by *John G. Rose* Date of return: 2-2-68

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it 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,

VARIANCE
The above Re-classification should be had; and the Variance should be granted in permit a front yard setback of 10' from the front lot line and 30' from the center line of the street instead of the required 30' and 60' respectively; and to permit a rear yard setback of 17' instead of the required 30'.
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 R-2A offices should be granted.
and a Re-classification should be had by reason of error.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of March, 1968, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to an R-2A zone, and a Special Exception for R-2A offices should be and the same is granted; from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.
Edward D. Hinkel
DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it 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, the above 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 30th day of January, 1968, 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 to remain a R-6 zone; and/or the Special Exception for R-2A offices be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb. 19, 1968
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, before the 11th day of March, 1968, the first publication appearing on the 22nd day of February, 1968.

THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$...

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

D. F. M. Associates, Inc.,
1701 Edmonson Avenue
Catonsville, Maryland 21228

SUBJECT: Re-classification from R-6 to R-2A, for the D.F.M. Associates, Inc., located 1/2 of Dutton Avenue, 1/2 of Overhill Drive, 1st District (Item 6 July 5, 1967)

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

BUREAU OF ENGINEERING:
Water - Existing 6" water in Dutton Avenue.
Sewer - Existing 8" sanitary sewer in Dutton Avenue.
Road - Dutton Avenue is to be developed as a minimum 30' road on a 1.0% grade.

ZONING ADMINISTRATION DIVISION: The Zoning Advisory Committee has reviewed the subject property and is returning the petition as it does not comply with the Zoning Committee requirements for filing. Prior to resubmitting the petition, a site plan must be prepared showing the proposed building, use, parking, existing utilities, entrances and surrounding zoning.

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

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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.

Very truly yours,

James E. Dyer
JAMES E. DYER, Principal
Zoning Technician

The following members had no comment to offer:

Project Planning Division
Bureau of Traffic Engineering
Health Department
Bureau of Fire Prevention
State Parks Commission
Public Engineering
Board of Education
Industrial Development

cc: Carlyle Brown-Bureau of Engineering

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 51792

DATE Feb. 19, 1968

TO: D. F. M. Associates, Inc.,
1701 Edmonson Ave.,
Baltimore, Md. 21228

Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
01-622	Petition for Re-classification, Special Exception & Variance #63-204-R2A	\$50.00
		COST

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

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 53038

DATE Mar. 11, 1968

TO: Allan E. Weaver
107 Oak Drive
Baltimore, Md. 21228

Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
01-622	Advertising and posting of property for D. F. M. Associates #63-204-R2A	\$25.50
		COST

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

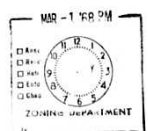
FROM: George E. Gavrillis, Director of Planning

SUBJECT: Petition #63-204-R2A, East side of Dutton Avenue 470 feet North of Overhill Road. Petition for Re-classification from R-6 to R-2A. Petition for Special Exception for Offices. Petition for Variance to permit a front yard of 10 feet from front lot line and 30 feet from the center line of the street instead of the required 30 and 60 feet and to permit a rear yard of 17 feet instead of the required 30 feet.
D.F.M. Associates, Inc. - Petitioner

In District

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

The subject petition is in substantial accord with our recommendation on December 1, 1967 (Petition #68-117-R2A).



OFFICE OF THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - APOUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

February 27, 1968

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

was inserted in THE BALTIMORE COUNTMAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for two weeks before the 27th day of Feb., 1968, that is to say the same was inserted in the issues of February 25, 1968.

THE BALTIMORE COUNTMAN

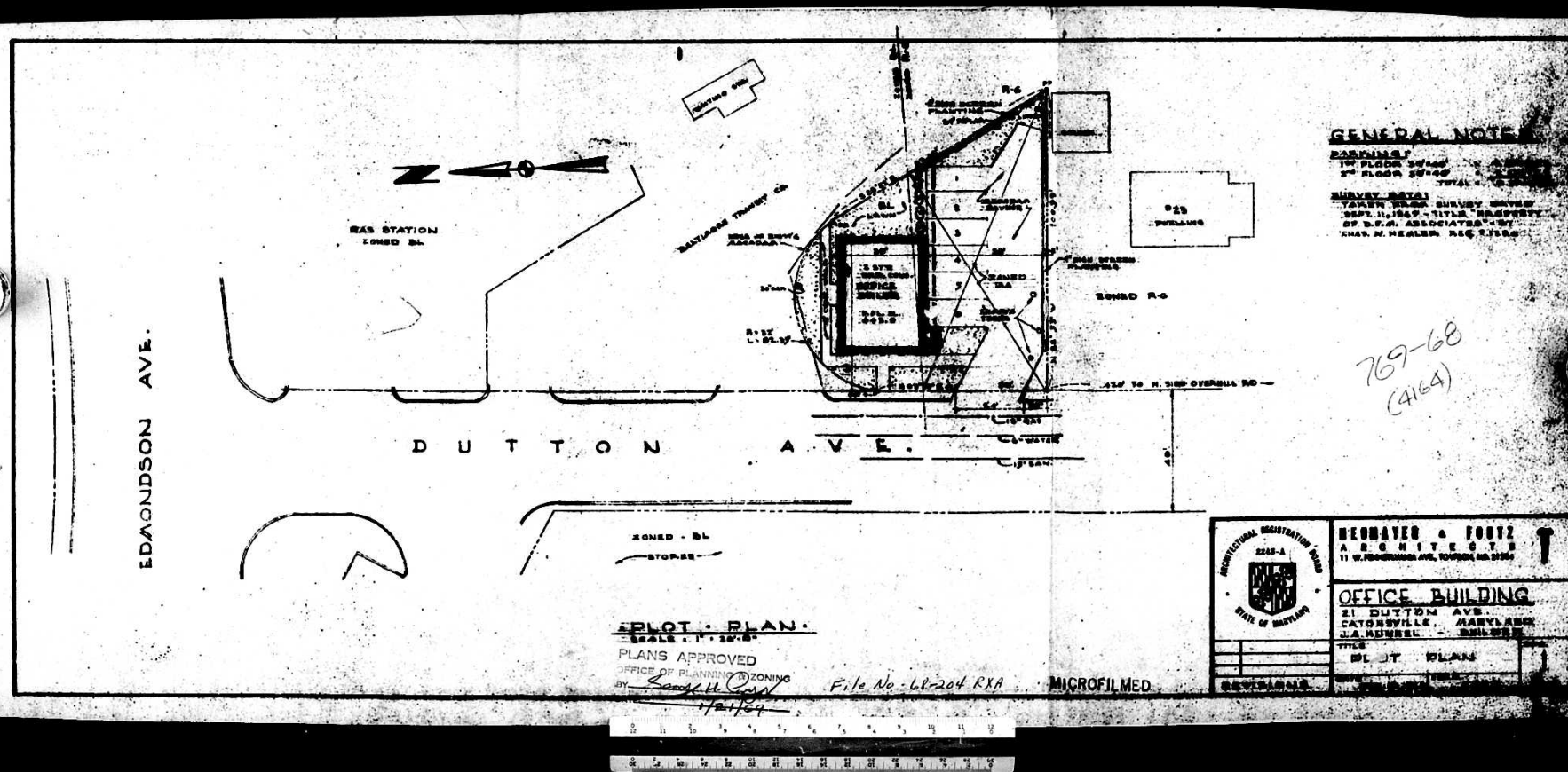
By *Paul J. Morgan*
Editor/Manager

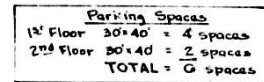
B68-2042XA

[illegible]

Being the second parcel of land described in a
Deed from The First National Bank of Maryland et al to B. F. M.
Associated Inc., recorded upon the Land Records of Baltimore
County in Liber M. & S. 4590 folio 252.

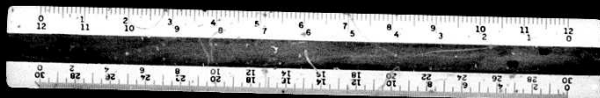
Charles W. Humber





Scale: 1" 20'
Election District 1

Sep. 11, 1967
Baltimore Co. Md.
Chas. W. Hamler
109 Smithwood Ave.
Catonsville, Md. 21228



EDMONDSON AVE.

GAS STATION
ZONED DL

DUTTON AVE.

ZONED - DL

STOPS

PLOT PLAN

SCALE 1" = 20'-0"

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *George H. Quinn*

DATE: 1/21/69

File No. 68-204 RXA

GENERAL NOTES

EXEMPT
1ST FLOOR 30'x40'
2ND FLOOR 30'x40'
TOTAL: 12,000 S.F.

SURVEY DATA
TAKEN FROM SURVEY DATED
SEPT. 11, 1967 - TITLE PROPERTY
OF D.F.M. ASSOCIATES - INC.
CHAS. N. HEALING, REG. E.I.T.C.

769-68
(4164)

ARCHITECTURAL REGISTRATION BOARD 2243-A STATE OF MARYLAND		NEUMAYER & FOITZ ARCHITECTS 11 W. PENNSYLVANIA AVE., TOWSON, MD. 21204	
TITLE OFFICE BUILDING 21 DUTTON AVE. CATONSVILLE, MARYLAND J.A. KUNDEL - BUILDER		DATE DEC. 17, 1968	
REVISIONS		CORR. 1 1/21/69	