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19-BEFORE THE 70 : DEPUTY ZONING : COMMISSIONER

39

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: BALTIMORE COUNTY

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This is a Petition to rezone approximately one acre of land from an R-6 zone to a BL zone. The property is presently improved by a dry cleaning establishment, which has been in existence since 1929 and, thus, enjoys the status of a legal, non-conforming use under the Baltin County Zoning Regulations. The present owner has been at this location since 1953. He desires to enlarge the existing operation and, accordingly, caused this Petition for reclassification to be filed.

Without reviewing the evidence in detail, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has failed to show either error in the original zoning map or such substantial changes in the character

the neighborhood justifying the rezoning sought. For the aforegoing reasons, IT IS ORDERED by the Deputy miny Commussioner of Baltimore County, this 19 day of June, 1968, that the above reclassification be and the same ir hereby DENIED and that as and to remain an R-o zone

Ave.

EONING: From R-6 to B.L. Zone, LOCATION: Northeast side of Walker Avenue 1041 feet East of York Road. DATE & TIME: Thursday, March 15, 1045 2 \*\* 10:00 A.M. he Raving Commissioner of Bal-lance County, by sutherity of the Zening Art and Regulations of Bal-timere County, will hold a public property of the County, and the Person Francis Zening. Rd. Proposed Zening: Bal. All that pared of land in the Nath District of Bullravier county, BEZINNING for the same on the

PETITION FOR RECLASSIFICATI

## CERTIFICATE OF PUBLICATION

TC # 50N, MD., MAR 7 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 one time ..., 19...., the first publication

appearing on the 7th day of March

THE JEFFERSONIAN,

## PETITION FOR ZONING RE-CLASSIFICATION 68-219R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, D. Herbert Sneppard legal owner of the property situate in Baltimore map County and which is described in the description and plat attached hereto and made a part hereof, # 9 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; for the following reasons: Changes in the characterNE-7-A RL

of the neighborhood since the adoption of the land use map. Error in origina ze sing map.

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 re-classification and/rr 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

D. Miches & Shepper of Legal Owner

Address 718 Walker Avenue Baltimore, Maryland 21212 Lawrence Enen

Address Masonic Building, Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_6th\_\_\_\_\_day 196. 8, 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 Builtimere County in Room 106, County Office Building in Towson, Baltimore 1968 at 10:00 o'clock County, on the 28th \_\_day of\_\_\_March .A. ...M.

3/28/68

BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE

No. 53020

Division of Collection and Receipts COLBT HOUSE TOWSON, MARYLAND 21204 Laine Best, of Relto, C.

DEPOSIT TO ACCOUNT NO. 01-622 RETURN THIS FORTION WITH YOUR REMITTED		\$50.00	
CUENTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST	
R U + R	Petition for Reclassification for D. Herbert Sheppard 858-219-2	50.00	
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0.000	4		
	MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAN	0	

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

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date March 15, 1968
Leslin H. Graef, Deputy
George C. Corretts, Director of Planning

Patition #68-219-R. Northeast side of Walker Avenue 3045 feet East of York Road. Petition for Reclassification from R-6 to B.L.

Dr. Herbert Sheppard - Petitic.ier

9th District

HEARING: Thursday, March 28, 1968. (10:00 A.M.)

The planning staff of the Office of Planning and Zenling has reviewed the subject petition and offers the tollowing comments.

The subject property is completely surrounded by residential zoning and fronts only on local residential streets. That the building on the subject property may have been used commercially before the application of residential zoning in no way justifies the application of commercial potentials here: it is for just such circumstances that the special status of "non-conforming use" was created.

The subject petition is parently a request for sput Loning.



BALTIMORE COUNT OFFICE OF PLANNING AND CONING

County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204

Your Petition has been received and accepted for filing this

day of February

D. Herbert Shappard Bred E. Waldres, Es Chairman of Advisory Committee

No. 53080

DATE April 4, 1968

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE

BULLED

GEPOSIT T	O ACCOUNT NO. 01-622 RETURN THIS PORTICH WITH YOUR REMITTANCE DETACH ALONG PERPORATION AND KEEP THIS PORTION FOR YOUR RECORDS	\$55.00
NATIO C	Advertising and posting of property n68-219-R	56,00
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SSDCA	IMPORTANTI MAKE CHECKS PAYABLE TO CALTIMORE COUNTY, MARYLAND	

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONE COUNTY OFFICE BYLLDING TOWSON, MARYLAND 21204

Re-classification from R-6 to B.L., for B. Herber: Shempard, located R/E/s Lalker Avenue, R/E of York Road 9th Olstrict (Item 86, February 6th, 1968)

Dear Stra

The Zoning Advisory Committee has reviewed the subject petition and has the

BUSEAU O' EMERCERING:
Maker - Existing 5" water in Overbrook Road
Existing 5" water in Malker Avenue
Adequey of existing 6" seater in the lear Avenue
Adequey of existing utilities to be determined by developer or his engineer,
Sewer - Existing 6" seatery sewer in both Doubrook Boad and Malker Avenue
Road - Wolker Avenue is to be developed as abor on the summitted jum, Overbrook
Boad is an existing road to which no further improvements are required.

HEALTH DEPARTMENT.

Fine public water and sewer are available to the subject site, this office has

SIATE ROADS COMMISSION: There are no Etata roads involved, therefore, this office has no comment.

FIRE PREV. 4TION: Since there is no fire hydrant within 300' of the subject site, it will be required to provide a new inversant on this site.

ZONING ADMINISTRATION DIVISION:
The plan was not seeled as required by the Rules and Regulations of the Zoni: n
Commissioner,

If the pesition is granted, no occupancy may be made until such line as olana kew been submitted and approved and the property inspected for complian to the approved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure time all parties are made sware of place or problem that any have a bearing on this case. The Director and/or the Daputy of the 2ffet of Fishing and Zoning will submit recommendations on the appropriateness of the requested coming 10 days before the Zoning countsismers.

The following members had no comment to offers

Project Planning Sivision Bureau of Traffic Engineering Building Engineer Board of Education

Very truly yours,

JEDIJd Stom-Bur. of Engr.; Ma. Grammalt-Health Dept.; Roads Commission; Thomas Kolly-fire Provincing.

Description of Property 718 Walker Avenue Baltimore County, Md.

MCINBERS for the same on the morthwart side of falker Avenue, 50 foot wide, at a bend in said Avesue, at the distance of 3045 feet 9 inches southeasterly from the intersection of the northeast side of Walker Avenue and the ounterm sine of York Road, running though and binding on the northeast side of walker Avenue N. Sle 38: 29" Y. 165.00 feet, thence leaving the marthacet side of Walker Averue and running for lines of division the two (2) following sources and distances viz.: N. 7º 56' 25" E. 287.56 feet and N. 82º 10' At 3. 60.84 cost to intersect the couthwest side of Cvarbrook Hoad, 50 feet wide, runsing whence and binding on the southwest side of Overbrook head and on a line out. ing to the left whose radius in 460.11 feet and an are distance of 96.16 feet. thence still binding on the mouthwest olds of overbrick field 0. 86° 13' 10" & 13.45 feet, thence leaving the southwest gide of Overbruck Road and ruming f a line of division 3. 7. 45' 60" W. 294. 44 feet to the class of beginning. The improvements thereon being known, as No. 718 Walker Avenue. Being the same percel of ground watch by Dood dated September 16, 1953 4

corded among the Land Records of Bultimore County in Liber D.L.B. 2358, Follow 10 conveyed by Theodere L. Cypull and Sallie S. Cypull, his wife, to D. Herbs



ORIGINAL THE BALTIMORE COUNTIAN CATONSVILLE, MD March 13, 1968 THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County THE BALTIMORE COUNTIAN By Paul I Margan

Bdingad Manager

Edingad Manager

E. M. FICKEYEE FORT D FIVE COTTAGES 764 ROSAUF & TO THE П UNDER CONSTRUCTION BY E 13 00000 MARCH CONSTRUCTION CO. 714 AREA IN BALTIMORE COUNTY WHICH AREA IN BALTIMORE COUNTS SEEKS

AREA IN BALTIMORE COUNTS SEEKS

MARCH CONSTRUCTION CO.

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TO CHANGE FROM TO D. GROUP U ERVERLA. JOHN LUNTZ JR BENFER LHELE BALTIMORE COUNTY TRACED PROS SANBORN MAP MAY 1952