

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JOSEPH EINBLINDER, 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the zoning Commissioner and/or Deputy Zoning Commissioner should approve off street parking in a residential zone

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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 _____ Legal Owner _____
Address _____ Address 5026 Baltimore National Pike
Baltimore, Maryland 21228
Petitioner's Attorney _____ Protestant's Attorney _____
Address Masonic Bldg., Towson, Md. 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of April, 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 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 2nd day of May, 1968, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING
E/S of Alexander Avenue
300' N of Baltimore National Pike - 1st District
NO. 68-254-SPH
Joseph Einbinder, Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner seeks permission for the use of land in a residential zone for a parking area in accordance with Section 409.4 of the Baltimore County Zoning Regulations.

Since the health, safety and general welfare of the community would not be adversely affected, it would be in order to grant permission for parking in a residential zone.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 21 day of May, 1968, that permission to use the residential tract for parking in accordance with plat dated August, 1967, and approved May 31, 1968 by Albert Gimby, Chief of Project Planning for Baltimore County, said plat having been filed as exhibit "A" in this proceeding, and which is incorporated by reference hereto as part of this Order, is granted.

Edward D. Hebert
Deputy Zoning Commissioner

DATE 4/23/68
BY Joseph Einbinder

JOSEPH EINBLINDER
E/S Alexander Ave. 300' N of Baltimore National Pike
Towson, Md. 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 53099
DATE April 16, 1968

TO: Joseph Einbinder, Inc.
Baltimore National Pike
Towson, Md. 21228

FROM: Zoning Dept. of Balto. Co.

DESCRIPTION: Petition for Special Hearing for Joseph Einbinder
68-254-SPH

AMOUNT: 25.00

REMARKS: 4

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 54367
DATE May 14, 1968

TO: Joseph Einbinder, Inc.
682 Baltimore National Pike
Baltimore, Md. 21228

FROM: Zoning Dept. of Balto. Co.

DESCRIPTION: Advertising and posting of property
68-254-SPH

AMOUNT: 15.00

REMARKS: 4

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Posted for: Special Hearing
Petitioner: Joseph Einbinder
Location of property: E/S of Alexander Ave. 300' N of Balto Nat. Pk.
Location of sign: 300' N of Balto Nat. Pk. on E/S of Alexander Ave.
Remarks: 4
Posted by: Hebert
Date of return: 4-25-68

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 26, 1968
FROM: George E. Govelet, Director of Planning
SUBJECT: Petition 68-254-SPH. Special Hearing to permit off-street parking in a residential zone. East side of Alexander Avenue 300 feet north of Baltimore National Pike. Being the property of Joseph Y. Einbinder.

1st District

HEARING: Wednesday, May 8, 1968 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for off-street parking in a residential zone and has the following advisory comments to make:

- The planning staff would much prefer that the subject tract be developed residentially to round out existing residential development on the west side of Alexander Avenue. Proximity of this tract to the drive-in theatre and commercial zoning apparently has limited its potential for single family housing. The parking request of this petition does represent an effective stopping point for further commercial incursion into this residential neighborhood. If developed sensitively so as not to have an adverse effect on the adjoining or nearby houses.
- To achieve this objective, much more intensive screening is required along Alexander Avenue than is now provided by natural growth. The Office of Planning would require that a solid row of new evergreen plant material be provided here. No access should be permitted to the parking facility from Alexander Avenue. Lighting should be provided, but in a responsible manner so as not to indirectly spill over into the residential neighborhood. We suggest compliance with the lighting requirements of Bill 40. Walkways should be provided to effectively and safely bring patrons from the parking lot to the theatres. The Department of Public Works should approve a plan for handling drainage from this massive parking area to a workable outfall. Finally, the use permit should be extended no further north along Alexander Avenue than the limit of R-1 zoning.
- Until a plan and commitments are made which meet the objectives noted in the comment above, the Office of Planning and Zoning is not prepared to approve a site plan as required by Section 409.4 of the Zoning Regulations.

GEG:jms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

2nd day of April, 1968.

John G. Rose
Zoning Commissioner

Petitioner: Joseph Einbinder
Petitioner's Attorney: Frederic E. Govelet, Esq. Reviewed by: John E. Govelet
Chairman of Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. APR 18 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 21st day of May, 1968, the first publication appearing on the 19th day of April, 1968.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....

April 4, 1968

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

Subject: Special Hearing for off-street parking in a residential zone, for Joseph Einbinder, located E/S of Alexander Avenue 300 feet north of Baltimore National Pike, being the property of Joseph Y. Einbinder. (Item 150, April 2, 1968)

Dear Sirs:

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

DEPARTMENT OF ENGINEERING:
The proposed road is to be developed as a 40' road on a 50' R/W.
DEPARTMENT OF TRAFFIC ENGINEERING:
This office will review and make any necessary comments at a later date.
ZONING ADMINISTRATION DIVISION:
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 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 Supervisor of the Office of Planning and Zoning will submit recommendations on the hearing.

The following members had no comment to offer:

Project Planning Division
Health Department
Bureau of Fire Prevention
State House Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Govelet
Zoning Supervisor

cc: Carolyn Brown-Bar, of Engr.
C. Richard Moore-Bar, of Traffic Engr.

ORIGINAL

OFFICE OF THE CATONVILLE TIMES AND THE HERALD-ARGUS

CATONVILLE, MD. April 24, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Balto. Co. was inserted in THE HERALD-ARGUS, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 24th day of April, 1968; that is to say, the same was inserted in the issues of April 19, 1968.

STROMBERG PUBLICATIONS, Inc.

Publisher.

By: Stromberg

E. F. RAPHEL & ASSOCIATES
Regional Land Services
201 COUNTRYLAND AVENUE
TOWSON 4, MARYLAND

DESCRIPTION TO ACCOMPANY
ZONING PETITION ON WESTVIEW CINEMA

BEGINNING for the same at a point on the east side of Alexander Avenue at a distance of 300.1' from U.S. Route 40 West at the division line between lot 49 and lot 50 as shown on the plat of Douglas Park and recorded among the Land Records of Baltimore County in Liber WFC 7, folio 169, running thence and binding on the east side of Alexander Avenue N6°23'40"E 1081.41' thence leaving the east side of Alexander Avenue and binding on the north line of lot 71 as shown on the aforesaid plat N85°42'10"E 152.65' running thence S6°23'40"W 1109.73' to the division line between lot 49 and lot 50 as shown on the aforesaid plat running thence and binding on the division line between lot 49 and lot 50 N63°36'20"W 150.00' to the place of beginning.

CONTAINING 3.773 Acres of land more or less.

BEING lots 50 to 71 inclusive of Douglas Park and recorded among the Land Records of Baltimore County in Liber 7, folio 170.



E. F. Raphael
Reg. L. S. #2246

