

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, MELVIN R. GILL and EVOLYN D. GILL, legal owners 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 8th zone for the following reasons:

That the property in its present condition is unuseable as a residence and is surrounded by properties of a different zone than residence and that the present zoning works a hardship upon the owners and renders the property unable to be used.

See attached description

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 for Baltimore County.

Contract purchaser
Address: 1534 York Rd., Lutherville, Md. 21093

Legal Owner
Address: 1534 York Rd., Lutherville, Md. 21093

Protestant's Attorney
Address: 409 Bosley Ave., Towson, Md. 21204

ORDERED by The Zoning Commissioner of Baltimore County, this 9th 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 13th day of May, 1968, at 10:30 o'clock.

Zoning Commissioner of Baltimore County.

THE TOWSON TIMES
724 York Road
Towson, Md. 21204
Phone 821-7500

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 9th day of April, 1968, that is to say, the same was inserted in the issue of April 25, 1968.

STROMBERG PUBLICATIONS, Inc.

Publisher.

By Leah Morgan

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of changes in the area

the above Reclassification should be had; and it further appearing that by reason of changes in the area

a Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13 day of May, 1968, that the herein described property or area should be and the same is hereby reclassified; from R-6 zone to an 8th zone.

zone, and a Special Exception for a carport should be granted.

From and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

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 changes in the area

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13 day of May, 1968, 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 a R-6 zone; and/or the Special Exception for carport be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 54357
DATE May 13, 1968

TO: Thomas L. Hennessy, Esq., 409 Bosley Ave., Towson, Md. 21204
Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622
QUANTITY 4756
TOTAL AMOUNT \$47.56

Advertising and posting of property for Melvin Gill
#68-257-R

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

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

PETITION FOR RECLASSIFICATION
NO. 68-257-R
ZONING: From R-6 to S-L Zone.
LOCATION: West side of York Road, 735.36 feet north of Seminary Avenue. Being the property of Melvin R. Gill.DATE & TIME: Monday, May 13, 1968 at 10:30 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law of Baltimore County, will hold a public hearing on the above petition at the time and place specified above.

By Leah Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. 13 day of May, 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 week before the 13th day of May, 1968, the first publication appearing on the 13th day of April, 1968.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement \$ 47.56

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner
FROM: George E. Gonnelli, Director of Planning
SUBJECT: Petition #68-257-R, Reclassification from R-6 to S-L, West side of York Road 735.36 feet north of Seminary Avenue. Being the property of Melvin R. Gill.

8th District

HEARING: Monday, May 13, 1968 (10:30 A.M.)

In light of the changes which have occurred on the west side of York Road in this vicinity, the planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.

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

Thomas L. Hennessy, Esq.,
409 Bosley Avenue
Towson, Md. 21204
SUBJECT: Reclassification from R-6 to S-L, for Melvin R. Gill, located W/S of York Road 735.36 N of Seminary Avenue 2nd District (Item 14), April 9, 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" and 30" water in York Road
Sewer - Existing 8" sanitary sewer in York Road.
adequacy of existing utilities to be determined by developer or his engineer.

STATE ROADS COMMISSION:
The existing entrance must be closed with curb and gutter. The proposed entrance must be of a depressed curb type. The R/W line must be curbed with concrete or in alternative would be to curb the edges of the entrance as far back as the building. The entrance will be subject to State Roads approval and permit.

HEALTH DEPARTMENT:
Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Dept. of Health for review and approval.

FIRE DEPARTMENT:
It shall be required to meet all fire department regulations for carry-out restaurant.

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 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.

The following members had no comment to offer:

Project Planning Division
Bureau of Traffic Engineering
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Dyer
Zoning Supervisor

JED:d
cc: Carlyle Brown-Bur, of Engr.; John Meyers-State Roads Comm.; William Greenwell-Health Dept.; Capt. Charles Morris-Fire Dept.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 54308
DATE April 19, 1968

TO: Thomas L. Hennessy, Esq., 409 Bosley Ave., Towson, Md. 21204
Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622
QUANTITY 50.00
TOTAL AMOUNT \$50.00

Petition for Reclassification for Melvin R. Gill
#68-257-R

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

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. James A. Dyer, Chairman
FROM: Captain Charles F. Morris, Jr., Fire Bureau
SUBJECT: Property Owner: Melvin R. Gill, Location: W/S York Road, 735' N. of Seminary Avenue, District: 8th, Present Zoning: R-6, Proposed Zoning: S-L, A.C. Acres: 0.57

#1. Shall be required to meet all fire department regulations for carry-out restaurant.

Paul F. Morris, Jr.
Captain

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
709 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

Zoning Description

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

Beginning for the same on the west side of York Road at the distance of 735.36 feet measured northerly along the west side of York Road from the corner formed by the intersection of the west side of York Road with the north side of Seminary Avenue and running thence and binding on the west side of York Road North 18 degrees 00 minutes East 125 feet, thence South 72 degrees 00 minutes East 200 feet, South 18 degrees 00 minutes East 125 feet and North 72 degrees 00 minutes East 200 feet to the place of beginning.

Containing 0.57 of an Acre of land more or less.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Thomas L. Hennessy, Esq.,
409 Bosley Avenue
Towson, Md. 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

9th day of April, 1968.

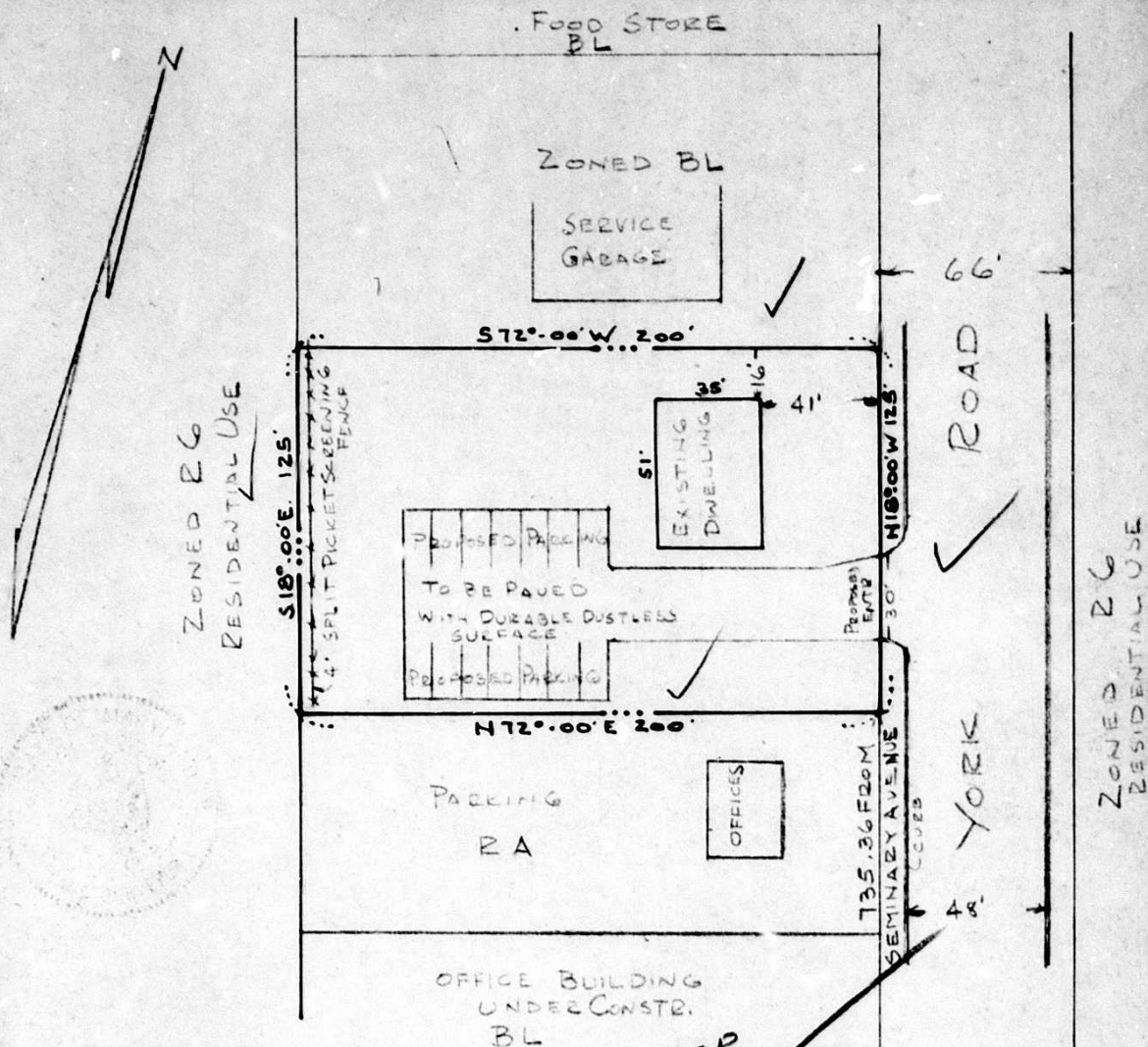
John G. Rose
Zoning Commissioner

Petitioner Melvin R. Gill

Petitioner's Attorney Thomas L. Hennessy, Esq. Reviewed by James E. Dyer Chairman, Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th
Posted for: Reclassification
Petitioner: Melvin R. Gill
Location of property: W/S York Rd. 735' N. of Seminary Ave
Location of Signs: 1534 York Rd.
Remarks: See attached
Posted by: John G. Rose
Date of return: 4-25-68



EXISTING ZONING R6

PROPOSED ZONING BL

EXISTING BUILDING TO BE CONVERTED
TO A CARRY OUT RESTAURANT
NO FOOD TO BE EATEN ON THE PREMISES
WATER & SANITARY SEWER SERVICES
AVAILABLE IN YORK ROAD

PARKING DATA

1785' x 200' = 9 SPACES REQUIRED
14 SPACES PROVIDED

68-257R

MAP #9

SEC. 3-C

MMU-12-A

BL

ZONING PLAT
PROPERTY LOCATED
IN
8TH DIST. BALTO. CO. MD.
0.57 ACRE ±

SCALE 1"=50 FEBRUARY 7, 1968
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. - TOWSON MD.

