

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Dr. Robert Patterson, 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-20 zone to an R-4 zone, for the following reasons:

Changes in the neighborhood
Error in the original zoning 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/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 of Baltimore County.

Address _____
Contract purchaser _____
Legal Owner _____
Address Hanover Road _____
Reisterstown, Maryland _____
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1968, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County



11:00 AM
1:00 PM
5/15/68

ORDER RECEIVED FOR FILING

DATE 5/15/68 - J. C. Hagan, Clerk

ROBERT PATTERSON, ET AL.
Hanover Rd. 264.46 N of Old
#68-305-R

68-305-R

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above Re-classification should be had: add to the zoning map

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1968, that the herein described property or area should be and the same is hereby reclassified, from an R-20 zone to an R-4 zone. should be granted
from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning. should be used for
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

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 _____ day of _____, 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

HAGAN & HOLDEFER

SURVEYORS AND CIVIL ENGINEERS
4200 ELBROOK AVENUE / BALTIMORE, MD 21214 (301) 426-2144
115 S. MAIN STREET / BALTIMORE, MD 21201 (301) 426-1155
115 S. WASHINGTON STREET / EASTON, MD 21829 (410) 821-2265

April 18, 1968.

DESCRIPTION OF PROPERTY BETWEEN OLD HANOVER ROAD AND HANOVER PIKE TO BE RECLASSIFIED FROM R-20 TO R-4 ZONE

BEGINNING for the same at a point on the east side of Hanover Pike, distant 264.46 feet measured northerly from the corner formed by the intersection of the west side of Old Hanover Road with the east side of said Hanover Pike, thence leaving said place of beginning and running and finding on said east side of Hanover Pike North 05 degrees 28 minutes East 140 feet, more or less, thence leaving Hanover Pike, South 75 degrees 20 minutes West 172.70 feet to the west side of the aforesaid Old Hanover Road, thence running and finding on said west side of Old Hanover Road South 15 degrees 00 minutes West 312 feet, more or less, thence leaving said west side of Old Hanover Road and running South 63 degrees 29 minutes West 140 feet, more or less to the place of beginning.

Containing 1.181 acres of land, more or less.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



J. C. Hagan, Clerk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 14, 1968

FROM: George E. Gowers, Director of Planning

SUBJECT: Petition #305-R. Re-classification from R-4 to R-1. East side of Hanover Pike 264.46 feet north of Old Hanover Road. Robert Patterson, et al.

4th District

HEARING: Wednesday, June 26, 1968 (11:00 A.M.)

The petitioner's attorney has indicated to us informally that the subject petition will be withdrawn and refilled. We will, therefore, reserve comment until such time as the petition is resubmitted.



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

Zoning Dept. of Balto. Co.

TO: Frank E. Clemen, Esq.,
First National Bank Building
Towson, Md. 21204

REPORT TO ACCOUNT NO.	01-022	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	1	DUPLICATE ALONG PETITION AND KEEP THIS PORTION FOR YOUR RECORDS	50.00
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

May 24, 1968

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

Frank E. Clemen, Esq.,
First National Bank Building
Towson, Maryland 21204

SUBJECT: Re-classification from an R-6 zone to a BL zone for Dr. Robert Patterson, located 1/8 Hanover Pike 264' N of Old Hanover Road 4th District (Item 107, May 21, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:

Water - A 12" water line exists in Hanover Rd. at Butler Road. An extension of Adequacy of existing utilities to be determined by developer or his engineer. Sewer - Public sanitary sewer is not available to this site.

STATE ROADS COMMISSION:

The frontage of the site must be curbed with 8" x 22" concrete curb. The roadside curb is to be 24 ft. from and parallel to the center line of Hanover Pike. The proposed entrances must have a minimum width of 25 ft. The ultimate R/W line for buildings should be set back far enough to allow adequate parking between the proposed building and the ultimate R/W line of Hanover Pike. Access will be subject to State Roads approval and permit.

HEALTH DEPARTMENT:

Prior to any additional buildings on this site, a complete soil evaluation must be made to determine the suitability of the soil for underground sewage disposal. It is very unlikely that an adequate disposal system can be constructed on this site.

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 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 to the appropriate committees 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
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES E. DYER, Zoning Supervisor

JED:jd
cc: Carlyle Brown-Sur, of Engr.
John Meyers-State Roads Commission
William Greenblatt-Health Dept.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 26, 1968

FROM: George E. Gowers, Director of Planning

SUBJECT: Petition #68-305-R. Re-classification from R-20 to B.L. East side of Hanover Pike 264.46 feet north of Old Hanover Road. Robert Patterson, et al., Petitioner.

4th District

HEARING: Monday, August 5, 1968 (1:00 P.M.)

The Planning staff will offer no comment on the subject petition.

GEG:bm

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	01-022	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 June 11, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Supervisor of Baltimore County, was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 11th day of June, 1968 that is to say, the same was inserted in the issue of June 6, 1968.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: 7/25/68
Posted for: Robert Patterson
Petitioner: Robert Patterson
Location of property: East of Hanover Pike - 264.46' N of Old Hanover Rd.
Location of Signs: 300' N of Old Hanover Rd. at East of Hanover Pike
Remarks: Block
Posted by: Block Date of return: 7/25/68

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: 7/25/68
Posted for: Robert Patterson
Petitioner: Robert Patterson
Location of property: East of Hanover Pike - 264.46' N of Old Hanover Rd.
Location of Signs: 400' N of Old Hanover Rd. at East of Hanover Pike
Remarks: Block
Posted by: Block Date of return: 7/25/68

PETITION FOR RECLASSIFICATION—4th DISTRICT

ZONING: From R-2 to R-1 Zone.
LOCATION: East side of Hanover Pike 244.46 feet North of Old Hanover Road.
DATE & TIME: Wednesday, June 24, 1968 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: R-2
Proposed Zoning: R-1

All that parcel of land in the Fourth District of Baltimore County, beginning for the same at a point on the east side of Hanover Pike, distant 244.46 feet measured north-south from the corner formed by the intersection of the west side of Old Hanover Road with the east side of said Hanover Pike, thence leaving said place of beginning and running and bounding on said side of Hanover Pike North 05 degrees 24 minutes East 410 feet, more or less, thence leaving Hanover Pike, South 75 degrees 20 minutes East 172.70 feet to the west side of the aforementioned Old Hanover Road, thence running and bounding on said west side of Old Hanover Road South 15 degrees 30 minutes West 312 feet, more or less, thence leaving said west side of Old Hanover Road South 15 degrees 30 minutes West 312 feet, more or less, to the place of beginning.

Containing 1.181 acres of land, more or less.

Being the property of Dr. Robert Patterson, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, June 24, 1968 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
JOHN G. ROSE
 Zoning Commissioner of Baltimore County

June 6.

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUN 5 1968 19

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 successive weeks before the 26th day of June, 1968, the first publication appearing on the 6th day of June, 1968.

THE JEFFERSONIAN,

L. Frank Struth
 Manager.

Cost of Advertisement, \$.....

ORIGINAL

PETITION FOR RECLASSIFICATION—4th DISTRICT

ZONING: From R-2 to R-1 Zone.
LOCATION: East side of Hanover Pike 244.46 feet North of Old Hanover Road.
DATE & TIME: MONDAY, AUGUST 5, 1968 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: R-2
Proposed Zoning: R-1

All that parcel of land in the Fourth District of Baltimore County, BEGINNING for the same at a point on the east side of Hanover Pike, distant 244.46 feet measured north-south from the corner formed by the intersection of the west side of Old Hanover Road with the east side of said Hanover Pike, thence leaving said place of beginning and running and bounding on said side of Hanover Pike North 05 degrees 24 minutes East 410 feet, more or less, thence leaving Hanover Pike, South 75 degrees 20 minutes East 172.70 feet to the west side of the aforementioned Old Hanover Road, thence running and bounding on said west side of Old Hanover Road South 15 degrees 30 minutes West 312 feet, more or less, thence leaving said west side of Old Hanover Road South 15 degrees 30 minutes West 312 feet, more or less, to the place of beginning.

Containing 1.181 acres of land, more or less.

Being the property of Robert Patterson, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, August 5, 1968 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
JOHN G. ROSE
 ZONING COMMISSIONER OF BALTIMORE COUNTY

July 18, 1968

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 July 22, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One **RELEASE** week before the 22nd day of July, 1968 that is to say, the same was inserted in the issue of July 18, 1968.

STROMBERG PUBLICATIONS, Inc.

By *Robert M. Stromberg*

PETITION FOR RECLASSIFICATION—4th DISTRICT

ZONING: From R-2 to R-1 Zone.
LOCATION: East side of Hanover Pike 244.46 feet North of Old Hanover Road.
DATE & TIME: Monday, August 5, 1968 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: R-2
Proposed Zoning: R-1

All that parcel of land in the Fourth District of Baltimore County, BEGINNING for the same at a point on the east side of Hanover Pike, distant 244.46 feet measured north-south from the corner formed by the intersection of the west side of Old Hanover Road with the east side of said Hanover Pike, thence leaving said place of beginning and running and bounding on said side of Hanover Pike North 05 degrees 24 minutes East 410 feet, more or less, thence leaving Hanover Pike, South 75 degrees 20 minutes East 172.70 feet to the west side of the aforementioned Old Hanover Road, thence running and bounding on said west side of Old Hanover Road South 15 degrees 30 minutes West 312 feet, more or less, thence leaving said west side of Old Hanover Road South 15 degrees 30 minutes West 312 feet, more or less, to the place of beginning.

Containing 1.181 acres of land, more or less.

Being the property of Robert Patterson, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, August 5, 1968 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
JOHN G. ROSE
 Zoning Commissioner of Baltimore County

July 18.

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 18 1968 19

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 successive weeks before the 22nd day of August, 1968, the first publication appearing on the 18th day of July, 1968.

THE JEFFERSONIAN,

L. Frank Struth
 Manager.

Cost of Advertisement, \$.....

