

Re: Petition for Special Hearing
For Off-Street Parking
Parcel A - E/S Thomas Ave.
Parcel B - S/S Roslyn Ave.
N. Philadelphia Road, 14th
Dist., Jennie O. Beard,
Petitioner
Zoning Commissioner
of
Baltimore County
No. 69-40-SPH

The petitioner has requested a special hearing to determine whether or not the Zoning Commissioner of Baltimore County should approve off-street parking in a residential zone on the Parcel A on E/S Thomas Avenue 150 feet north of Philadelphia Road, and Parcel B on the south side of Roslyn Avenue, 150 feet north of Philadelphia Road, in the Fourteenth District of Baltimore County.
It is this _____ day of December, 1968, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for special hearing for off-street parking on property described as Parcel A on the east side of Thomas Avenue, 150 feet north of Philadelphia Road and Parcel B on the south side of Roslyn Avenue, 150 feet north of Philadelphia Road, should be and the same is approved subject to compliance with the Baltimore County Zoning Regulations and plat approved on December 18, 1968 by the Office of Planning, attached and made a part hereof.

It is further ORDERED that the plan is subject to the approval of the State Roads Commission and Bureau of Public Services.

Zoning Commissioner of
Baltimore County

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jennie O. Beard, 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 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.

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
Address _____
Petitioner's Attorney
Address _____
Protestant's Attorney
Address _____

ORDERED By the Zoning Commissioner of Baltimore County, this 21st day of July, 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 21st day of August, 1968, at 1:00 o'clock P.M.



Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUG. 1, 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 successive weeks before the 21st day of August, 1968, the first publication appearing on the 1st day of August, 1968.

THE JEFFERSONIAN,

Richard Struth
Manager

Cost of Advertisement, \$ _____

PETITION FOR SPECIAL HEARING
FOR OFF-STREET PARKING IN A
RESIDENTIAL ZONE
LOCATION: Parcel A - East side
of Thomas Avenue, 150 feet north
of Philadelphia Road, 14th
District, Jennie O. Beard,
Petitioner
DATE & TIME: Wednesday, August
21, 1968 at 1:00 P.M.
PLACE: ROOM 106, COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue,
Towson, Md. 21204
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Subsections of Baltimore County, will hold a public hearing on the subject matter of the above petition at the time and place herein specified.
The Zoning Commissioner and Deputy Zoning Commissioner shall approve Off-Street Parking in a Residential Zone that parcel of land in the Fourteenth District of Baltimore County.
PARCEL A
BEGINNING for the same at a point on the Easternmost side of Thomas Avenue, at the intersection of the Northeastern side of Philadelphia Road, and running thence parallel to Philadelphia Road North 27 degrees 15 minutes East 174 feet, thence the three following courses and distances, viz: North 31 degrees 03 minutes West 154.2 feet, South 35 degrees 57 minutes West 125.25 feet and South 45 degrees 27 minutes West 56.5 feet to the Easternmost side of said Thomas Avenue South 31 degrees 03 minutes East 200 feet to the place of beginning.
Containing 1.06 acres of land more or less.
PARCEL B
BEGINNING for the same at a point on the Southernmost end of Roslyn Avenue and running thence parallel to Roslyn Avenue North 57 degrees 38 minutes East 50.00 feet, thence leaving said road the three following courses and distances, viz: South 31 degrees 03 minutes East 50 feet, South 57 degrees 38 minutes East 50 feet and North 31 degrees 03 minutes East 50 feet to the place of beginning.
Containing 2500 square feet of land more or less.

John G. Rose
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

Maurice W. Feldman, Esq.,
24 W. Pennsylvania Avenue
Towson, Maryland 21204

SUBJECT: Special Hearing for off-street parking in residential zone for Jennie O. Beard, located E/S Thomas Avenue and NE/S Philadelphia Road 14th District (Item 10, July 9, 1968)

Dear Sirs:

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

BUREAU OF TRAFFIC ENGINEERING:
This office will review and make any necessary comments at a later date.

BUILDING ENGINEER'S OFFICE:
The petitioner will be required to meet all requirements of the Baltimore County Building Code.

STATE ROADS COMMISSION:
The existing entrance channelization is acceptable to this office.

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 Engineering
Health Department
Bureau of Fire Prevention
Board of Education
Industrial Development

Very truly yours,

James E. Dyer
JAMES E. DYER,
Zoning Supervisor

JED:JS

Cec C. Richard Moore-Bur. of Traffic Engr.
Elmer C. Hoppert-Building Engr's Office
John Meyers-State Roads Commission

DESCRIPTION TO ACCOMPANY ZONING PETITION

JENNIE O. BEARD
8552 Philadelphia Road
PARCEL A

Beginning for the same at a point on the Easternmost side of Thomas Avenue at the distance Northeastly 150 feet from the intersection of the Northeastern side of Thomas Avenue and Philadelphia Road, and running thence parallel to Philadelphia Road North 57 degrees 38 minutes East 174 feet, thence the three following courses and distances, viz: North 31 degrees 03 minutes West 255.2 feet, South 35 degrees 57 minutes West 125.25 feet and South 45 degrees 27 minutes West 56.5 feet to the Easternmost side of said Thomas Avenue 15 feet side, thence along said Thomas Avenue South 31 degrees 03 minutes East 200 feet to the place of beginning.

Containing 1.06 acres of land more or less.

PARCEL B

Beginning for the same at a point on the Southernmost end of Roslyn Avenue and running thence parallel to Roslyn Avenue North 57 degrees 38 minutes East 50.00 feet, thence leaving said road the three following courses and distances, viz: South 31 degrees 03 minutes East 50 feet, South 57 degrees 38 minutes East 50 feet and North 31 degrees 03 minutes East 50 feet to the place of beginning.

Containing 2500 square feet of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 9, 1968

FROM: George E. Gavrellis, Director of Planning

Petition
SUBJECT: 69-40-SPH. East side of Thomas Avenue 150 feet North of Philadelphia Road, and the South side of Roslyn Avenue 150 feet North of Philadelphia Road, Petition for Special Hearing for Off-Street Parking in a Residential Zone, Jennie O. Beard - Petitioner

14th District

HEARING: Wednesday, August 21, 1968 (1:00 P.M.)

The petitioner's site plan is not sufficiently detailed to determine whether we can approve it under the requirements of Subsection 409.4 of the Zoning Regulations. The petitioner should submit a revised plan, after consulting with the Project Planning Division.

ORIGINAL

THE TOWSON TIMES
TOWSON, MD. 21204 AUGUST 5, 1968

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 5th day of Aug., 1968, that is to say, the same was inserted in the issue of August 1, 1968.

STROMBERG PUBLICATIONS, Inc.

Ruth Morgan

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 54487

DATE July 25, 1968

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

BILLED
BY:

Zoning Dept. of Balto. Co.

TO: Messrs. Baldwin & Gede
24 W. Penna. Ave.
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Petition for Special Hearing for Jennie O. Beard #69-40-SPH	25.00
4		

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

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 56260

DATE Aug. 28, 1968

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

BILLED
BY:

Zoning Dept. of Balto. Co.

TO: Russell C. Beard, Sr.
5711 Hamilton Ave.
Baltimore, Md. 21206

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Advertising and posting of property #69-40-SPH	66.75
4		

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

Maurice W. Baldwin, Esq.,
24 W. Pennsylvania Avenue
Towson, Maryland 21204

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

9th day of July, 1968.

JOHN G. ROSE,
Zoning Commissioner

Petitioner Jennie O. Beard

Petitioner's Attorney Maurice W. Baldwin, Esq. Reviewed by
Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-40-SPH

District 14
Posted for: Has. & Wd. Aug. 21st 1968 @ 1.00 P.M.
Date of Posting July 31st 68
Petitioner: Jennie O. Beard
Location of property: E/S of Thomas Ave. 150' N. of Phila. Rd. and
S/S of Roslyn Ave. 150' N. of Phila. Road
Location of Signs: Q. 1 Post! E. side Thomas Ave. Q. 1 Post! approx. 150'
No. of old Phila. Road facing Roslyn Ave.
Remarks:
Posted by: Muel H. Huns
Signature Date of return: Aug. 7. 68.

EXISTING R-6 ZONING
HERBERT W. FORBES
PAGE - 318



PARCEL "A"
EXISTING R-6 ZONING
PROPOSED PARKING SPACES 4

AREA OF BUILDINGS
EXISTING BUILDING 12,792 SQ. FT.
EXISTING BUILDING 12,000 SQ. FT.
CONVERTED TO R-6 ZONING
TOTAL 24,792 SQ. FT.
PROPOSED PARKING SPACES 120
PROPOSED PARKING SPACES 120
PROPOSED PARKING SPACES 120

PROPOSED PARKING SPACES 120

EXISTING
R-6 ZONING

EXISTING
R-6 ZONING

EXISTING
R-6 ZONING

NOTES:
1. ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES.
2. ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES.

PHILADELPHIA ROAD (MD. ROUTE 7)

THOMAS AVENUE (PRIVATE USE IN COMMON)

PLAT TO ACCOMPANY ZONING PETITION

JENNIE O. BEARD

18002 PHILADELPHIA ROAD
BALTO CO MD
SCALE 1" = 20'

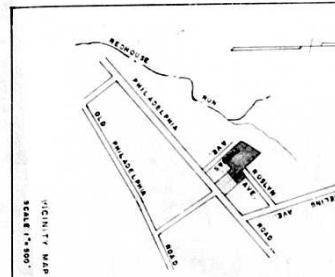
EXISTING R-6 ZONING

PLANS APPROVED
DATE 12/15/66
JOHN A. ALLEN



REVISED MAY 26, 1968

JOHN ALLEN DIVEN
1137 WICKESLEY WAY
BALTIMORE 21, MD



VICINITY MAP
SCALE 1" = 400'

EXISTING R-6 ZONING
VIRGIL M. CASE
2341 - 435

EXISTING R-6 ZONING
ROSLYN AVENUE

EXISTING
R-6 ZONING
FRANK J. COZZA

EXISTING
R-6 ZONING
FRANK J. COZZA