

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Peter L. Rohe and
Live on, 1111 M. Chesapeake Avenue, Baltimore, Maryland 21204, legal owner of the property situated 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 _____ zone to an _____ zone, for the following reasons:

A Variance from Section 502.1, requesting front yard setback from center line of street of 37' instead of required 40' and a special exception for living quarters in a commercial building.

The present improvement consists of a dwelling, the first floor of which will be used for an antique shop and the second floor will be used for living quarters. This is the only practical use of the subject property.

The building has been in existence for some time prior to set back requirements and the cost to remove three feet from the front of the building will be prohibitive. 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 living quarters in a commercial building.

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.

Contract purchaser
Address: 1111 M. Chesapeake Avenue, Baltimore, Md. 21204
BY: [Signature]
Petitioner's Attorney
Address: [Signature]
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of August, 1968, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

TELEPHONE 833-3000 EXT. 287

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

No. 56261
DATE: Aug. 29, 1968

TO: Thomas J. Brennan and Thomas J. Brennan, Esq., Legal Federal Building, Towson, Md. 21204
Zoning Dept. of Baltimore Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for Peter L. Rohe #69-49-XA	55.00

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 M. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 23rd day of July, 1968.

John L. Rohe, Zoning Commissioner

Petitioner: Peter L. Rohe
Petitioner's Attorney: John A. Brennan, Esq.
Reviewed by: [Signature]
Chairman of Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of practical difficulty and unreasonable hardship

Variance
the above re-classification should be had, and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

A Special Exception for a Living Quarters in a Commercial Building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of August, 1968, that the herein described property or area should be and the same is hereby re-classified, from _____ zone to _____ zone, and on a Special Exception for a Living Quarters in a Commercial Building should be and the same is granted, from and after the date of the order, and the variance to permit a front yard setback from the center line of the street of 37 feet instead of the required 40 feet, subject to approval of the site plan by the Bureau of Public Services, DEPUTY Zoning Commissioner of Baltimore County, and the Office of Planning and Zoning.

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

TELEPHONE 833-3000 EXT. 287

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

No. 56205
DATE: Aug. 5, 1968

TO: John A. Brennan, Esq., Legal Federal Building, Towson, Md. 21204
Zoning Dept. of Baltimore County

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Special Exception & Variances for Peter L. Rohe #69-49-XA	50.00

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

28th day of July, 1968

District: 11th
Posted for: Hearing on Petition #69-49-XA
Petitioner: Peter L. Rohe
Location of property: 1111 M. Chesapeake Ave. 135' E. of Convent Ave.
Location of signs: 1111 M. Chesapeake Ave. 135' E. of Convent Ave. 135' E. of Convent Ave.
Remarks: [Signature]
Posted by: [Signature]
Date of return: Aug. 1, 1968

#69-49-XA

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

John A. Brennan, Esq., Legal Federal Building, Towson, Maryland 21204

SUBJECT: Variance for front yard setback and Special Exception for living quarters in a commercial building, for Peter L. Rohe, located W/2 of Red Lion Road, 135' E. of Convent Avenue, 11th District (Item 17, July 23rd, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Street & Sewer - Public utilities are not available to serve this site. Road - Red Lion Road is to be developed as a minimum 40' road on a 60' R/W.

BUILDING ENGINEER'S OFFICE:
The conversion must meet all Baltimore County Building Code requirements - particularly with regard to the separation between the commercial and residential uses.

HEALTH DEPARTMENT:
The type and size of sewage disposal units must be indicated prior to the hearing. Also, the source of water supply must be shown prior to the hearing. Both of these items should be shown on a revised plan.

PROJECT PLANNING DIVISION AND BUREAU OF TRAFFIC ENGINEERING:
The parking layout as indicated on the plan submitted with this petition does not appear to work. Revised plans will probably be required in the event that this petition is granted. It should also be noted that parking area must be paved with a durable, dustless surface properly drained.

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:
Bureau of Fire Prevention
State Roads Commission
Board of Education
Industrial Development

Very truly yours,
James E. Oyer, Zoning Supervisor

JEO:JO
cc: Carlisle Brown-Sur., of Engrs.; Elmer C. Hopper-Sldg. Engr's. Office; Julius Messner-Health Dept.; Albert V. Quimby-Project Planning; C. Richard Moore-Sur. of Traffic Engr.

PRESENT USE: RESIDENCE
PROPOSED USE: RESIDENCE & COMMERCIAL
PROPOSED CONVERSION: 1111 M. Chesapeake Avenue, 135' E. of Convent Ave.
AREA OF BLDG. TO BE USED FOR ANTIQUE SHOP: 1111 M. Chesapeake Avenue, 135' E. of Convent Ave.

PLANNING DATA:
No. of spaces: 100
No. of spaces: 100
No. of spaces: 100
No. of spaces: 100

OFFICE COPY

MAP
4-C
NORTH-EASTERN
AREA
NE-S-I

MICROFILMED

PHONE: 833-3000 MU 7-6828

WILLARD M. LEE
4604 MAINFIELD AVENUE
BALTIMORE, MARYLAND 21214

June 23, 1968

North side of Red Lion Road 135 feet east of Convent Ave., 11th District Baltimore County, Maryland

Beginning for the same on the north side of Red Lion Road at the distance of 135 feet measured along the north side of Red Lion Road from the east side of Convent Avenue and thence running and binding on the north side of Red Lion Road North 48 degrees 41 minutes 41 seconds West 60 feet thence leaving Red Lion Road lines of division as follows: North 36 degrees 47 minutes 00 seconds West 24.5 feet, South 33 degrees 43 minutes 10 seconds West 38.31 feet, South 29 degrees 47 minutes 50 seconds East 138.40 feet, South 54 degrees 28 minutes 50 seconds West 30.57 feet and South 35 degrees 33 minutes 23 seconds East 46.52 feet to the place of beginning.

Containing 0.30 acres of land.

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 13, 1968

FROM: George E. Savrelis, Director of Planning

SUBJECT: Petition #69-49-XA, Special Exception for Living Quarters in a commercial building. Variance to permit a front yard from the center line of the street of 37 feet instead of the required 40 feet. North side of Red Lion Road 135 feet east of Convent Avenue. Peter L. Rohe, Petitioner.

11th District
HEARING: Thursday, August 29, 1968 (11:00 A.M.)

If it should be decided to grant the subject petition, we request that the grant be conditioned upon approval of the site plan by this office.

**PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
11th DISTRICT
ZONING: Petition for Special
Exception for Living Quarters in a**

LOCATION: North side of Red Lion Road 125 feet East of Cross Creek Avenue.

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

Position for Special Exception for Lying Quarters in a Commercial

Application for Variance from the Zoning Regulations of Baltimore County to permit a front yard setback from the center line of the street of 37 feet instead of the

The Zoning Regulation to be
excepted as follows:
Section 232.1 - Front Yard 40
feet from the center line of the

All that parcel of land in the Eleventh District of Baltimore County

north side of Red Lion Road at the distance of 139 feet measured along the north side of Red Lion Road from the east side of Cowenton Avenue and Thomsen Avenue.

binding on the north side of Red Lion Road North 48 degrees 29 minutes 41 seconds East 60 feet thence Moving Red Lion Road for 5

32 degrees 27 minutes 00 seconds
West 242.55 feet, South 33 degrees
43 minutes 10 seconds West 38.11
feet, South 29 degrees 47 minutes

34 seconds East 138.40 feet, South
34 degrees 20 minutes 50 seconds
West 30.37 feet and South 39
degrees 33 minutes 23 seconds East
96.52 feet to the base of horizon.

Being the property of Peter L. Rohe and Emma A. Rohe, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August
29, 1968 at 11:00 A.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Main Street, El Paso, Texas

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Aug. 9, 1968

OF THE OF

TOWSON, MD. 21204 August 12, 1968

THIS IS TO CERTIFY, that the annexed advertisement of
John W. Rose, Zoning Commissioner of
Baltimore County

By Ruth Morgan

RETURN FOR SERIAL
EXCEPTION AND VARIANTS
110 INDEX

HOUSING: Petition for Special Exemption for Living Quarters in a commercial building.

LOCATION: North side of Red Line
Road 125 feet East of Columbia
Avenue.

DATE & TIME: Thursday, August 29, 1945 at 11:00 A.M.
PUBLIC HEARING: Room 105, Court & Gilson Building, 111 W. Chicago Street, Aurora, Illinois.

The Boarding Commissioners of Baltimore County, by authority of the Boarding Act and Regulations of Baltimore County, Maryland.

**Petition for Special Exception for
Living Quarters in a Commercial
Building.**

Petition for Variance from the Zoning Regulations of Baltimore County to permit a front yard setback from the center line of the street of 27 feet.

Section 222.1—Front Yard Set Back

All that parcel of land in the Eleventh District of Baltimore County.

ENCOUNTERED for the same on the north side of Red Lion Road) at the distance of 121 feet measured along the north side of Red Lion Road from the east side of Cambridge

Avenue and (then) running and heading on the north side of Red Lion Road North 45 degrees 29 minutes 41 seconds East 60 feet

North 12 degrees 17 minutes 08 seconds West 212.55 feet, South 12 degrees 12 minutes 10 seconds West

23.11 feet, South 29 degrees 47 minutes 10 seconds East 134.60 feet, South 13 degrees 28 minutes 10 seconds West 30.37 feet and South 28 degrees 28 minutes 10 seconds West 30.37 feet and

Containing 0.30 acres of land.
Being the property of Edgar L.

Hearing Date: Thursday, August

Public Hearing: Room 104, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

John A. Bush,
Selling Commissioner of
Johnston County.

TOWSON, MD. AUG 8 1968

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

L. Leach Strickland
Manager

Hearing Date: Thursday, August 12, 1943 at 11:00 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Commercial

James T. Jones, Esq.
By order of
John A. Smith,
Selling Commissioner of
American Republics