

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Harry T. Campbell & Sons, 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 ML zone to an ML zone; for the following reasons:

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 advertising and maintenance of a 12 x 25 Non-Illuminated Advertising Structure.

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 for Baltimore County.

Harry T. Campbell & Sons
Contract purchaser
Address: 100 W. Penna. Avenue
City: Baltimore, Maryland
Petitioner's Attorney
Address: 100 W. Penna. Avenue
City: Baltimore, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 13rd 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of September, 1968, at 10:15 o'clock A.M.

John G. Rose
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioners have complied with the requirements of Section 502.1 of the Baltimore County Zoning Regulations

The above reclassification should be had and it further appearing that by reason of

a Special Exception for a Non-Illuminated Advertising Structure, should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of September, 1968, that the herein described property be re-classified from ML to ML and that the same be used for advertising and maintenance of a 12 x 25 Non-Illuminated Advertising Structure.

That a Special Exception for a Structure should be and the same is granted, from and after the date of this order, subject to approval of the plan by the State Parks Commission, Bureau of Public Services and the Office of Planning & Zoning.

That the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of July, 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 ML zone; and/or the Special Exception for

and the same is hereby DENIED

and the same is hereby DENIED

and the same is hereby DENIED

and the same is hereby DENIED

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and the same is hereby DENIED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 21, 1968

FROM: Leslie H. Groff, Deputy Director of Planning

SUBJECT: Petition #69-52-X. Special Exception for Advertising Structure Northwest side of Pulaski Highway 592.5 feet east of Reams Road. Harry T. Campbell & Sons, Petitioners

15th District

HEARING: Wednesday, September 4, 1968 (10:15 A.M.)

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

Raymond Muller Thomas & Nelson
102 W. Penna. Avenue
Baltimore, Maryland 21204

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

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

John G. Rose
Zoning Commissioner

Petitioner: Harry T. Campbell & Sons

Petitioner's Attorney: Raymond Muller Thomas & Nelson

Reviewed by James E. Dyer
Chairman of Advisory Committee

TELEPHONE
823-3000
EXT. 307

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

No. 56213

DATE: Aug. 9, 1968

Raymond Muller Thomas & Nelson
102 W. Penna. Avenue
Baltimore, Md.

01-422

Petition for Special Exception for Harry T. Campbell & Sons
#69-52-X

TOTAL AMOUNT
\$50.00

Description of Property

Beginning at a point 592.5 feet in a easterly direction measured at right angles from a point in the cornerline of Reams Rd. and being 125 feet from the centerline of Pulaski Hwy (Rt 40), thence in a easterly direction running 10 feet to a point, thence in a southerly direction running 26 feet to a point, thence in a westerly direction running 10 feet to a point, thence in a southerly direction running 26 feet to a point of beginning.

TELEPHONE
823-3000
EXT. 307

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

No. 56268

DATE: Sept. 2, 1968

TO: National Advertising Company
300 E. Baltimore Road
P.O. Box 360
Washington, Md.

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO.

Advertising and posting of property for Harry T. Campbell & Sons
#69-52-X

TOTAL AMOUNT
\$50.00

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

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUG 13, 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 (1) successive weeks before the 19th day of September, 1968, the first publication appearing on the 15th day of August, 1968.

THE JEFFERSONIAN

Cost of Advertisement, \$

July 25, 1968

Raymond Muller Thomas & Nelson
102 W. Penna. Avenue
Baltimore, Maryland 21204

Re: Special Exception for non-illuminated advertising structure for Harry T. Campbell & Sons, located 592.5' E. of Pulaski Highway, 592.5' E. of Reams Rd. 15th District (Item 19, July 23rd, 1968)

Gentlemen:

The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development 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.

Very truly yours,

James E. Dyer
Zoning Supervisor

JED:JD

OFFICE OF
THE
ESSEX TIMES

ESSEX, MD. 21221 August 19, 1968

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

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for ONE week before the 19th day of Aug., 1968 that is to say, the same was inserted in the issue of August 16, 1968.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION FOR A SPECIAL EXCEPTION
ZONING: Petition for Special Exception for Advertising Structure.
LOCATION: Northwest side of Pulaski Highway 592.5 feet East of Reams Road.
DATE & TIME: Wednesday, September 4, 1968 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
Petitioner: Harry T. Campbell & Sons.
Petitioner's Attorney: Raymond Muller Thomas & Nelson.
Zoning Commissioner: John G. Rose.
Date: August 21, 1968.

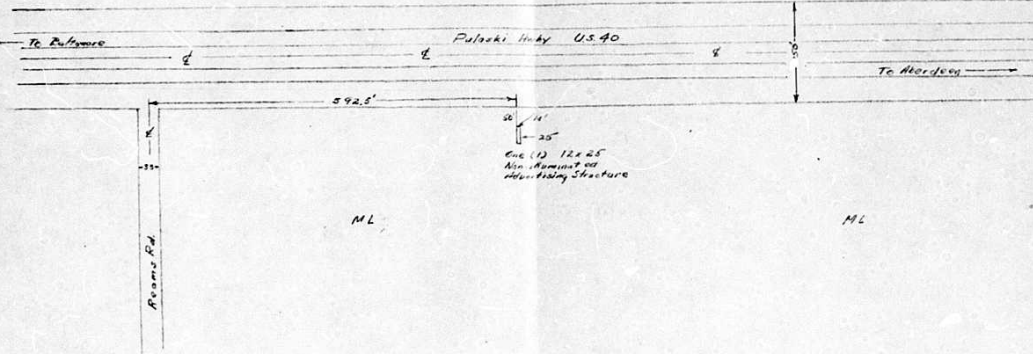
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-52-X

District: 15th
Posted for: Harry T. Campbell
Petitioner: Harry T. Campbell
Location of property: N.W. 1/4 of Pulaski Highway 592.5' E. of Reams Rd.

Location of Signs: On Post 1 N.W. 1/4 of Pulaski Highway 592.5' E. of Reams Rd.

Remarks: None
Posted by: Mark H. New
Date of return: Aug. 22, 68



Plot Plan: Harry T. Campbell & Sons
Leased To: National Adm. Co.
15th Election District
Baltimore County, Md.
Zoned ML
Scale 1/2" = 50'

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Alan Scott Parrish, Paul Thomas Parrish, and Carol Joanne Parrish 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 8-10 zone to an NW-10-B zone; for the following reasons:

Change in the character of the neighborhood
Error in the comprehensive 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 for Baltimore County.

Contract purchaser
Address

Elmer Welshelt, Jr., Petitioner's Attorney

Address 101 Jefferson Building
Towson, Maryland 21204

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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of September, 1968, at 11:00 o'clock A.M.



(over)

Zoning Commissioner of Baltimore County

July 24, 1968

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

Elmer Welshelt, Jr.,
101 Jefferson Building
Towson, Maryland 21204

SUBJECT: Re-classification from an 8-10 zone to a 10-B zone, side and rear yard setbacks, located E/S of Bellona Avenue 52.36' N. of Ruxton Road, for Alan Scott Parrish 9th District (Item 15, July 23, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING
Water - Existing 12" water in Bellona Avenue, as shown on the submitted plan.
Sewer - Existing 8" sanitary sewer at Bellona and Labella Aves., as shown on the submitted plan.

Road - Bellona Ave. is a State Road at this location.

BUREAU OF TRAFFIC ENGINEERING
As a rule, the Bureau of Traffic Engineering is opposed to any variance from parking regulations. However, in this particular instance the improvements will greatly improve the parking situation in this area - therefore we have no objection to this plan.

STATE ROADS COMMISSION
Access is subject to approval of State Roads Commission. The plan as indicated is satisfactory.

BUILDING ENGINEER'S OFFICE
The petitioner must meet all requirements of the Baltimore County Building Code - particularly with regard to the openings at the property line.

HEALTH DEPARTMENT
The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

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 Department of Health, for review and approval.

In the event this request is granted, building application approval by this office will be subject to connecting to the existing sewer lines shown on the plan.

PROJECT PLANNING DIVISION
The joint development of the parking areas would benefit both properties by increasing the number of parking spaces available and facilitating the access. This office and the Bureau of Traffic Engineering will be most happy to assist in working out any joint development plan.

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.

Elmer Welshelt, Jr.,
101 Jefferson Building
Towson, Maryland 21204
Re: Alan Scott Parrish

- 2 - July 24, 1968

The foregoing 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
Board of Education
Industrial Development

Very truly yours,

JAMES E. DYER,
Zoning Supervisor

JED:JD

cc: Carlyle Brown - Bureau of Engineering
C. Richard Moore - Bureau of Traffic Engineering
John Meyers - State Roads Commission
Elmer C. Hoppert - Building Engr's Office
Julius Hesse - Health Department
Albert V. Quinby - Project Planning Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 21, 1968

FROM: Leslie H. Groff, Deputy Director of Planning

SUBJECT: Petition #69-53-RA. Re-classification from R-10 to B.L. Variance to permit a side yard of zero feet on both sides instead of the required 15 feet and to permit 19 parking spaces instead of the required 20 spaces. East side of Bellona Avenue 95.48 feet south of Labella Ave. Alan S. Parrish, et al, petitioners.

9th District

HEARING: Wednesday, September 4, 1968 (11:00 A.M.)

The Planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

Although the plan submitted to us (dated May 26, 1968) does not clearly indicate the extent of the proposed additional B.L. zoning on the subject tract, we do believe that some extension is logical. Additional B.L. zoning would provide needed area for necessary neighborhood convenience uses and services at this location.

JOSEPH D. THOMPSON, P.E., S.D.

CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING • 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • Valley 3-8820

DESCRIPTION OF A PART OF NO. 7621 BELLONA AVENUE
9TH DISTRICT, BALTIMORE COUNTY, MARYLAND TO BE REZONED FROM
R10 TO B.L.

Beginning for the same at a point on the zoning line dividing the B.L. zone and the R10 zone East of Bellona Avenue and South of Labella Avenue said point being the two following courses and distances from the intersection formed by the North side of Ruxton Road with the East side of Bellona Avenue: North 8 Degrees 24 Minutes 26 Seconds East, measured along the East side of Bellona Avenue 140.03 feet and North 83 Degrees 57 Minutes 10 Seconds East 118 feet, more or less, said point being on the North property line of No. 7621 Bellona Avenue and running thence and binding on said property lines North 83 Degrees 57 Minutes 10 Seconds East 34 feet, more or less, South 6 Degrees 02 Minutes 59 Seconds East 46.79 feet and South 83 Degrees 53 Minutes 39 Seconds West 35 feet, more or less, to the zoning line herein referred to and running thence and binding on said zoning line Northerly 48.6 feet, more or less, to the place of beginning. Containing 0.04 acres of land, more or less.

7-3-68.

Robert E. Spellman P.E., S.D. No. 4503



J. PETT D. THOMPSON, P.E., S.D.

CIVIL ENGINEERS & LAND SURVEYORS

1150 101 SHELL BUILDING • 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • Valley 3-8820

ZONING DESCRIPTION FOR VARIANCE
NO. 7621 BELLONA AVENUE, 9TH DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the East side of Bellona Avenue, 30 feet wide, at the distance of 11.16 feet measured Northerly along the East side of Bellona Avenue from the North side of Ruxton Road and running thence and binding on the East side of Bellona Avenue and referring the courses of this description to the Baltimore County Meridian North 8 Degrees 24 Minutes 26 Seconds East 87.67 feet thence leaving the East side of Bellona Avenue and running North 83 Degrees 57 Minutes 10 Seconds East 132.00 feet, South 6 Degrees 02 Minutes 59 Seconds East 46.79 feet, South 83 Degrees 53 Minutes 39 Seconds West 49.92 feet, South 6 Degrees 02 Minutes 59 Seconds East 36.15 feet and South 84 Degrees 52 Minutes 23 Seconds West 112.16 feet to the place of beginning. Containing 0.04 acres of land more or less.

7-27-68.

Robert E. Spellman P.E., S.D. No. 4503



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 10-10-68
Posted for Appeal
Petitioner A. S. Parrish
Location of property E/S of Bellona Ave. 95.48' S. of Ruxton Rd. South
Location of Signs E/S of Bellona Ave. 140.03' S. of Ruxton Rd. South
Remarks
Posted by Robert E. Spellman Date of return 10-17-68

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 8-15-68
Posted for Appeal
Petitioner A. S. Parrish
Location of property E/S of Bellona Ave. 95.48' S. of Ruxton Rd. South
Location of Signs E/S of Labella Ave. 140.03' S. of Bellona Ave.
Remarks
Posted by Robert E. Spellman Date of return 8-22-68

PETITION FOR RECLASSIFICATION AND VARIANCE 9th DISTRICT

ZONING: From R-10 to B.L. Zone.
LOCATION: East side of Bellona Avenue 95.48 feet, more or less, South of Labella Avenue.
DATE & TIME: WEDNESDAY, SEPTEMBER 4, 1968 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Present Zoning: R-10
Proposed Zoning: B.L.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard of zero feet on both sides instead of the required 15 feet; and to permit 19 parking spaces instead of the required 20 spaces. East side of Bellona Avenue 95.48 feet south of Labella Ave. Alan S. Parrish, et al, petitioners.

The Zoning Regulation to be excepted as follows:

Section 232.2 - Side Yards - For detached buildings, none required on interior lots except that there be the lot about a side yard not less than the residence zone minimum width required for a dwelling on the abutting lot.

Section 232.3 - Rear Yards - 10 feet
Section 409.2 b (4) 5 (6) - medical or dental offices and clinics - 1 for each 300 square feet of total floor area. Buildings devoted to retail stores of the each 300 square feet of total floor area.

All that parcel of land in the City of Baltimore County

Being the property of Alan Scott Parrish, et al as shown on plat plan filed with the Zoning Department.

Hearing: 10:00 A.M., Wednesday, September 4, 1968, at 11:00 A.M., Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR RECLASSIFICATION AND VARIANCE
ZONING: From R-10 to B.L. Zone.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard of zero feet on both sides instead of the required 15 feet; and to permit 19 parking spaces instead of the required 20 spaces. East side of Bellona Avenue 95.48 feet south of Labella Ave. Alan S. Parrish, et al, petitioners.

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

Present Zoning: R-10
Proposed Zoning: B.L.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard of zero feet on both sides instead of the required 15 feet; and to permit 19 parking spaces instead of the required 20 spaces. East side of Bellona Avenue 95.48 feet south of Labella Ave. Alan S. Parrish, et al, petitioners.

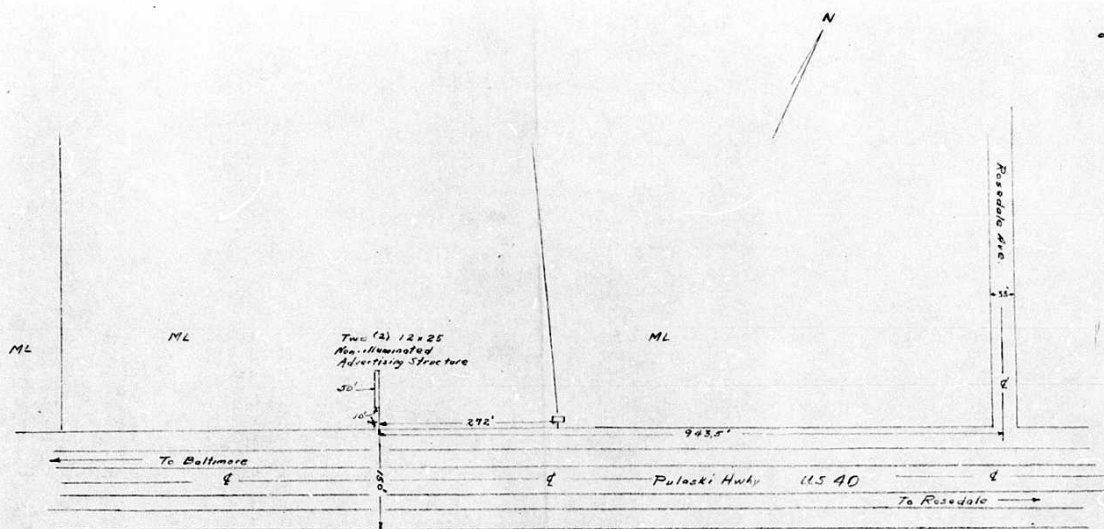
OFFICE OF THE
TOWSON TIMES
TOWSON, MD. 21204 August 19, 1968

THIS IS TO CERTIFY, that the approved advertisement of John G. Rose, Zoning Commissioner or Baltimore County

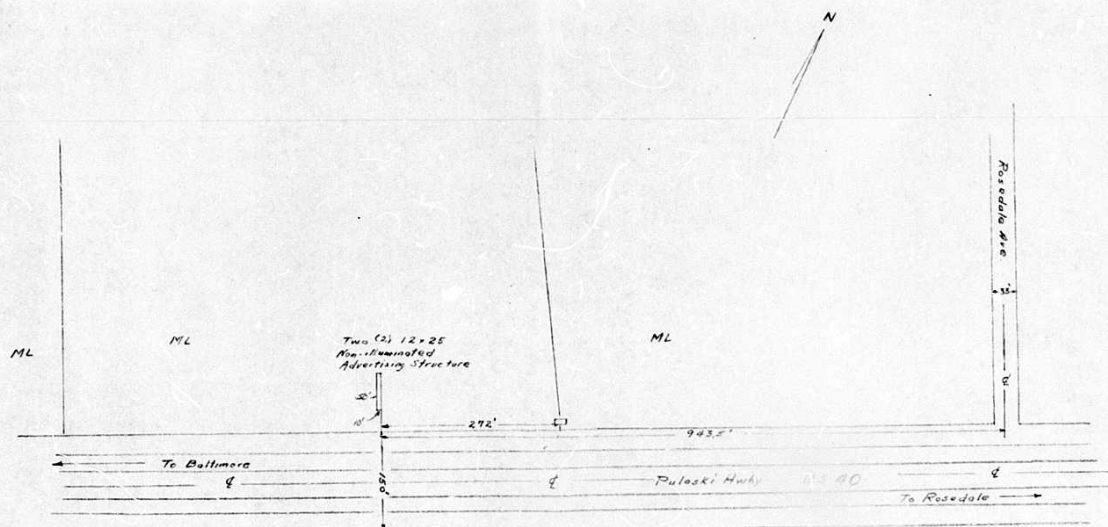
was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 19th day of Aug., 1968 that is to say, the same was inserted in the said August 18, 1968.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan



Plot Plan: Marie Langenfelder 5.3 Acres
 Leased To: National Adv. Co. 743 ft frontage
 15th Election District
 Baltimore County, Md.
 Zoned ML
 Scale 1/2" = 50'



Plot Plan: Marie Langenfelder 5.3 Acres
 Leased To: National Adv. Co. 743 ft frontage
 15th Election District
 Baltimore County, Md.
 Zoned ML
 Scale 1/2" = 50'

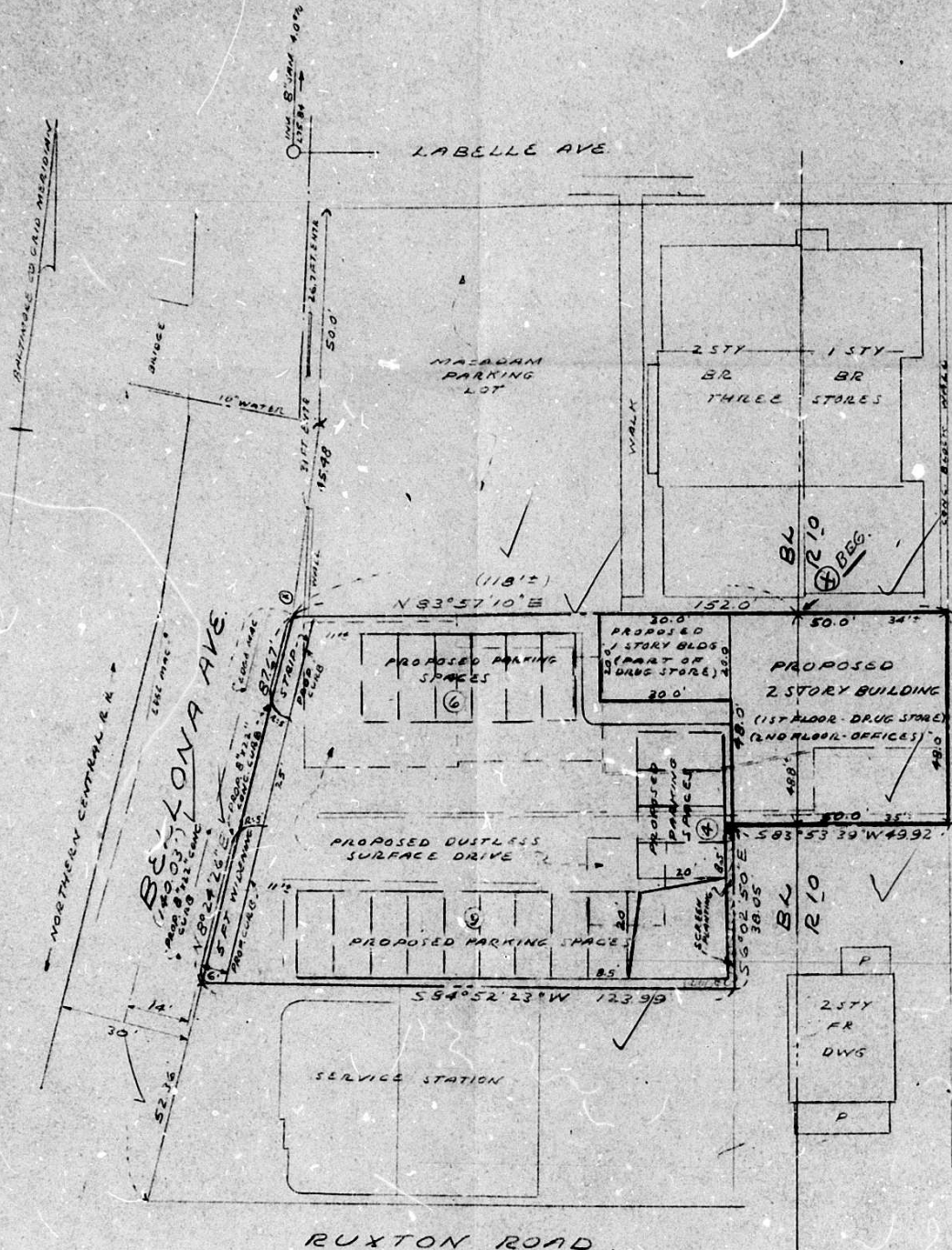
EXISTING ZONING: BL AND R10
 PROPOSED ZONING: BL WITH SIDE
 AND REAR YARD VARIANCE }
 NET AREA: 0.283 AC.
 GROSS AREA: 0.313 AC.
 OFFSTREET PARKING:

FIRST FLOOR
 TOTAL FLOOR AREA: 3,000 S'
 NUMBER OF SPACES REQUIRED: $\frac{3000}{200} = 15$

SECOND FLOOR
 TOTAL FLOOR AREA: 2,400 S'
 NUMBER OF SPACES REQUIRED: $\frac{2400}{500} = 5$
 NUMBER OF SPACES PROVIDED: 20 (85x20")
 9TH DISTRICT, BALTIMORE CO, MD

232.2 SIDE YARD - REQUEST 0' INSTEAD OF
 REQUIRED 15' ON BOTH SIDES
 232.3 REAR YARD - REQUEST 0' INSTEAD OF
 REQUIRED 20'

409.2 B. PARKING - REQUEST 19 INSTEAD
 OF REQUIRED 20 PARKING SPACES



PLAT FOR ZONING CHANGE
 SIDE AND REAR YARD
 AND PARKING VARIANCE
 7621 BELLONA AVENUE
 9TH DISTRICT
 BALTIMORE CO, MD

#69-53 RA

OFFICE
 COPY

MAP #9
 SEC. 3-C
 NW-10-B
 BL-A



Robert E. Spillman

REVISED JULY 1, 1968
 REVISED JUNE 5, 1968
 JOSEPH D. THOMPSON
 ENGINEERS AND SURVEYORS
 101 SHELL BLDG. 2006 JOHANNESBURG
 TOWSON, MD. MAY 26, 1968
 SCALE 1" = 20'