

PETITION FOR ZONING RE-CLASSIFICATION AND OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

HARRIETTA H. CAROZZA, his wife, H. Lee Brill, Bette Brill, his wife, and Anthony M. Frank A. Carozza and Marie A. Carozza, his wife, owners 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an B-1 classification to an B-M classification, and (2) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an B-1 classification to an B-M classification.

B-M

1. There was an error in the original zoning of the described tract, and/or,
2. There have been substantial changes in the neighborhood which would make the use of the property more apt and proper under a B-M classification

See attached description

Property is to be used and advertised as prescribed by Zoning Regulations.

I, or we agree to pay expenses of above reclassification and/or Special Exception advertising, printing, etc. upon filing of this petition, and further agree to and pay to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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beginning at the same at a point on the west line of Johnson Road, as laid out and now existing, 70.76 feet northwesterly from the corner formed by the intersection of the west line of Johnson Road and the northwest line of Green Road, and running thence the three following courses and distances, viz: (1) south 87 degrees 22 minutes 00 seconds East 56.84 feet, (2) south 87 degrees 22 minutes 15 seconds West 129.01 feet, and (3) south 01 degree 12 minutes 56 seconds East 97.54 feet, thence binding along northerly line of Fushage Avenue 371.50 feet in a westerly direction along the arc of a curve to the right having a radius of 6154.08 feet and a long chord bearing South 89 degrees 48 minutes 21 seconds East and a long chord distance of 271.52 feet, thence North 01 degree 34 minutes 27 seconds East 350.01 feet to a point on the southeasterly line of Martin Boulevard, thence binding along southeasterly line of Martin Boulevard the two following courses and distances, viz: (1) 444.64 feet in an easterly direction along the arc of a curve to the left having a radius of 5804.58 feet and a long chord bearing North 89 degrees 19 minutes 17 seconds East 444.64 feet, and (2) South 01 degree 32 minutes 00 seconds East 92.40 feet, to a point on the easterly line of Johnson Road, thence binding along said West line of Johnson Road South 05 degrees 50 minutes 00 seconds East 41.58 feet, thence North 79 degrees 08 minutes 00 seconds West, 81.02 feet, thence South 10 degrees 12 minutes 00 seconds East 20.00 feet, thence South 79 degrees 08 minutes 00 seconds East 92.40 feet, thence binding along the said west line of Johnson Road South 05 degrees 50 minutes 00 seconds East 100.20 feet to the point of beginning. Containing 3.80 acres of land, more or less.



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

John W. Hession, III Esq.,
Nottingham Building
Towson, Maryland 21204

Dear Sirs:

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

BUREAU OF ENGINEERING

Water - Existing 10" water in Fushage Ave.
Sewer - Sanitary sewer exists as shown on the submitted plan.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Fushage Ave. is to be developed as a minimum 60' road on a 50' R/W.
Johnson Rd. is to be developed as a minimum 60' road on a 70' R/W.

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
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JED:JD

cc: Corly's Brown-Tur. of Engr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 6, 1968

FROM: Leslie H. Groel, Deputy Director of Planning

SUBJECT: Petition #69-66-R. West side of Johnson Road 70.76 feet Northwest of Green Road. Petition for Reclassification from B.L. to B.M. Frank A. Carozza, et al - Petitioners

15th District

HEARING: Monday, September 16, 1968 (10:30 A.M.)

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

The Comprehensive Zoning Map for the Eastern Planning Area affirmed B.L. zoning as most appropriate for this shopping center as a whole. Since the map's adoption, the center has been designated as part of a community shopping (C.C.C.) district. It may be, however, that B.M. zoning would not be illogical for a portion - though probably not all - of the shopping center.

LHG:BMS



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

To: Messrs. Sealkin and Hession
Nottingham Building
Baltimore, Md. 21204

QUANTITY	REMARKS	TOTAL AMOUNT
1	Petition for Reclassification for Frank A. Carozza, et al #69-66-R	\$50.00
		50.00

INVOICE
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Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Cash

QUANTITY	REMARKS	TOTAL AMOUNT
1	Advertising and posting of property for Frank A. Carozza, et al #69-66-R	\$4.00
		4.00

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

John W. Hession, III Esq.,
Nottingham Building
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

13th day of August, 1968.

Petitioner Frank A. Carozza

Petitioner's Attorney John W. Hession, III Esq. viewed by

Chairman of Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY # 69-66-R
Towson, Maryland

District 15th Date of Posting: 8-2-68

Posted for Hearing MON. SEPT. 16, 1968 AT 10:30 A.M.

Petitioner FRANK A. CAROZZA

Location of property W'S of JOHNSON ROAD 70.76' NW of GREEN RD.

Location of Signs (1) POSTED ON JOHNSON ROAD (1) POSTED ON MARTIN BLVD

Remarks:

Posted by N.H.HESS

Date of return: SEPT. 11, 1968

PETITION FOR RECLASSIFICATION

15th DISTRICT

ZONING: From B.L. to B.M.

LOCATION: West side of Johnson Road 70.76 feet Northwest of Green Road

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THE ESSEX TIMES

ESSEX, MD. 21221 September 4, 1968

THIS IS TO CERTIFY that the advertisement of

John W. Hession, 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 4th day of Sept. 1968.

was inserted in the issue of August 19, 1968.

was inserted in the issue of August 19, 1968.

was inserted in the issue of August 19, 1968.

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Anthony D. Crecca
Marie R. Crecca
Marie R. Crecca, his wife

