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

Lor we, agree to pay expenses of acove 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 Harry O Shaney brook Done B Shangarah

Contract purchaser Address 144 Westminster Pa Newell, III Petitioner's Attorney

Protestant's Attorney

Benetitation me

HARRY A.

of Wolf Ave.

Building
Putillien for Variance for Side,
Rear Yards and Parking.
LOCATION, Northeast side of Westman and Control of the Control
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To Office Building. 111 W. Chesspunks Avenue. Towless, Maryland
Punks and Control
Towless All Saryland
Thursday
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Quarters in a Commercial ag.

Ilian for Variance from the gradience of Baltimore of Raditimore of Raditimore of E.5 feet izates of the ed is feet; and to permit a stde yard seeback of 1.5 feet of the required 20 feet; to permit 5 parking spaces of the required 20 feet; to permit 5 parking spaces of the required 2 parking the permit of the required 2 parking spaces.

The state of the s

ORDERED By The Zoning Commissioner of Baltimore County, this. 6th 196 8 that the subject matter of this netition 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 omnaissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19 pld Teth day of September, 196___\$ at _10:000'clock

* ... h

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To Mr. John G. Rose , Zoning Commissioner Date September 6, 1968 FROM Leslie H. Greef, Deputy Director of Planning

Petition #69-69-RXA. Northeast side of Westminster-Reisterstown Road Pattion - 97-97-MAN. Northeast lide of Westminster-Relistations Road 994 feet Northwest of Wolf Avenue. Petition for Reclastification from R-10 to 8.M. Zone. Petition for Special Exception for Living Quarters in a commercial building. Petition for Variance to permit a ide yard of 2 feet 3 inches intered of the required 15 feet; and to permit a oreor yard of 19 feet commercial building. Fellow 15 feet; and to permit a rear yard of 19 feet 3 inches instead of the required 20 feet; and to permit 6 parking spaces instead 3 inches instead of the required 20 feet; and to permit 6 parking spaces instead of the required 9 parking spaces. Harry A. Shaneybrook - Petitioner

4th District

HEARING: Thursday, September 19, 1968. (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the

With respect to a nearby parcel of land for which commercial zaning was requested under Petition *67-187-R, we commented, in part, as follows:

. We note that extensive commercial zoning has been created adjacent ... we note that extensive commercial zoning has been created adjacent? Assistantown Center. If we are to maintain the identity and function or that commercial complex, additional diluting commercialization should not occur alwayers. Commercial zoning laylish does not sure to close commercialization at a rational boundary linel inevitably would result in strip zoning with its inherent evils and ineffectiveness. ...

The above comment, we believe, is equally applicable to the subject pro-posal. Further, from a planning viewpoint, the commercial reclassification of the subject property would be spor zoning.

Since we are opposed to the reclassification petitioned for, we have no comment with respect to the variances attendant thereto.



Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and t appearing that by reason of changes in the area, the above Reclassification 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 Living Quarters in a Commercial Building should be granted; and it further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical the salors Reclarification characteristic becapers Reclarification countries and difficulty and unreasonable hardship upon the Petitioner and the Variances requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved. Variances to permit, a side yard setback of 2, 5 feet instead of the required 15 feet; to permit a rear yard setback of 19, 3 feet instead ***SpecialSucreption foca. of the required 0, feet; and to permit 0. ***_SpecialSucreption foca. of the required 0 parking spaces instead of the required 9 parking spaces, should be granted. IT is ORDERED by the Zonial Commissioner of Baltimore County this. day of September , 196.8, that the herein described property or area should be and the same is hereby reclassified; from a ______R=10_____zone_to_a____BM__ zone, and/or a Special Exception for a Living Quarters in a Commissional be and the same is mercial Building granted, from and afforciboolsteed this and decreased by Arriances to permit a side yard setback grantel, from such store the sheeds this unders and Variances to permit a side yard setback of 2.5 feet instead of the required 15 feet; per praise a rear yard setbyeck of 1,3.1 feet instead of the required 20 feet;
and to permit 6 parking spaces in EFFUTY Zening Commissioner of Hammer County stead of the required 9 parking spaces, should be and the same is granted, subject to the provided of the spaces of the provided the pro -classification should NOT BE HAD, and/or the Special Exception should NOT BE IT'S ORDERED by the Zoning Commissioner of Baltimore County, this 196..... 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

Fourth Election District of Baltimore County, and described as follows, PEGINNING for the same at a point 33 feet Northeast of the

Abl that lot or parcel of land situate, lying and being in the

center of the Westminster-Reisterstown Road as shown on State Roads plat No. 4852, said point also being 894 feat Northwesterly from the center of Wolf Avenue, said beginning point also being at the end of 205.18 feet in the South 36# degrees West 207 foot line in a Deed from Luther A. Lirkins and wife to Harry Owen Shaneybrook, Jr. and wife, dated July 11, 1963, recorded in Liter R.R.G. No. 4171 folio 584 etc., thence running along the Northeast/side of the Westminster-Reisterstown Road, North 48 degrees West 85 feet and to intersect the North 36t degrees East 207 foot line in the above mentioned Deed, thence binding on that Deed the three following lines, North 36 degrees 15 minutes East 205.18 feet, South 48 degrees East 85 feet and South 36 degrees 15 minutes West 205.13 feet to the place of beginning, containing three hundred andninety-eight thousandths of an acre (0.398) of land more or less

BEING all of the same land conveyed by Deed from Luther A. Larkins and wife to Harry Owen Shaneybrook, Jr. and Doris M. Shaneybrook, his wife, dated July 11, 1963, recorded in Liber R.R.G. No. 4171 folio 584 etc.

AS prepared June 22, 1968.

C. A. Myers, Surveyor

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

Frank H. Nowell, III V. Pennsylvania Avenue Wson, Maryland 21204

SUBJECT: Reclassification from an 8-10 zone to a BN zene, for Harry A. Shaneybruck. located NE/2 of Mestainster-Heistorstum 2d., 894* W. of Wolf Avenue 4th District (Item 3), August 6, 1968)

#69-69 RXA

The Zoning Advisory Committee has reviewed the subject petition and has the

NOTEAU OF ENGINEERING
Water - Existing 12" water in 'astminster Road
Adequacy of existing utilities to be determined by developer or his engineer
Lawer - Public sanitary sewer is presently not available to serve this site.

STATE ROADS COMMISSION: This office will review and make any necessary comments at a later 48%.

BUREAU OF TRAFFIC ENGINEERING: Although the plans shows parking for six parking vehicles, there ar 8 vahicles on the lite on the day of inspection.

PROJECT PLANNING DIVISION:
The structure marked to be constructed on the plan is already under roof. The present use
is non-conforming and the new structure represents more than a permitted increase in
such use. The present use is most certainly not in keepling with 8-10 zoning restrict ons.

TONING ADMINISTRATION DIVISION:
Upon a field inspection to subject site, it was revealed that there were living quarters
astating over the proposed office; therefore, patition will have to be changed request
a Special Exception for living quarters in a commercial building. It is suggested that
the patitioner's atternay contact this office to revise said petition.

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

The above comments are not intended to indicate the appropriateness of the toning 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 und/or the Deputy Director of the Office of Planning and Loning uil submit recommendations on the appropriateness of the requested zoning 10 days before the Loning Commissioner's paering.

The following members had no comment to offers

Health Department Bureau of Fire Prevention Building Engineer Board of Education

Very truly yours,

JAMES E. DYER, Supervisor

JED. JU

Coi Carlyle Brown-Bur. of Engr.; John Neyers-State Boads Comm.; C. Richard Moore-Bur.
Traffic Engr.; Albert V. Quimby-Project Planning Division

CERTIFICATE OF PUBLICATION

zone; and/or the Special Exception for

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

TOWSON, MD. 4115.29 1 1988

THIS IS TO CERTIFY, hat the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of ____lnt _____successive weeks before the ___19th ____ day of _____September_____, 19_68_, the first publication appearing on the ... 29th day of ... August

THE JEFFERSONIAN,

Dongett. (2) M 13/20/92 TOUR REISTENSTOWN LE ROAD Granting spaces instead evolet enero co no 0.358 45555 SCALE FESO & Light Standards 15' High HARRY OWEN CHANGYCOOK & WIFE

MICROFILMED

Westmareel Perstets Town 1 - ROAD State Read plat 4882 #69-69 RXA & Light Standards 10 High OFFICE copy MAD #4 SEC. 1-D NW-16-K NW-17-K

> HARRY OWEN SHANEYBROOK & WIFE CAMPERS SURVEYOR





