

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, GUY T. PALMERI, and CATHERINE PALMERI, legal owner(s) 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an NE-5-E zone; and (2) for the following reasons:

error was made when this property was classified R-6

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 residence in a portion of the

property - living quarters in a commercial building.

I or we, agree to pay expenses of above reclassification 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.

GUY T. PALMERI
Contract purchaser
Address: 210 W. Calvert Street
Baltimore, Maryland 21202
Petitioner's Attorney

CATHERINE PALMERI
Legal Owner
Address: 3106 S. BAYVIEW AVENUE
Baltimore, Maryland 21234
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 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 25th day of September, 1968, at 10:00 o'clock A.M.

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD. SEP 5, 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 three consecutive weeks before the 25th day of September, 1968, the first publication appearing on the 5th day of September, 1968.

THE JEFFERSONIAN,
L. Frank Strickland
Manager.

Cost of Advertisement, \$.....

E. P. RAYMOND & ASSOCIATES
Signed and sealed
201 COURTLAND AVENUE
TOWSON 4, MARYLAND

OFFICE VALLEY ROAD

DESCRIPTION TO ACCOMPANY
ZONING PETITION: LOT #1
PLAT #1, THORNTONWOOD PARK

BEGINNING for same at a point on the west Right of Way of 6th Avenue (50' wide) S1°58'30" W 79.04' from the intersection formed by the west Right of Way line of 6th Avenue and the south Right of Way line of Joppa Road said point being also the division line between Lot 1 and Lot 2 as shown on plat #1 Thorntonwood Park and recorded among the Land Records of Baltimore County in Plat Book GLB 21, Folio 5, thence leaving the west Right of Way line of 6th Avenue and binding on the division line between Lot 1 and Lot 2 as shown on the aforesaid plat S88°01'30" W 105.00' thence leaving the aforesaid division line between Lot 1 and Lot 2 and binding on the outline of Lot 1 as shown on the aforesaid plat the four following courses and distances: 1) N1°58'30" W 62.50' to the south Right of Way line of Joppa Road running thence and binding on the south Right of Way line of Joppa Road; 2) N79°04'30" E 88.75' thence leaving the south Right of Way line of Joppa Road; 3) by a curve to the right with a radius of 15' for a distance of 25.61' (the chord of said arc being S51°27'00" W 22.80') to the west Right of Way line of 6th Avenue running thence and binding on the west Right of Way line of 6th Avenue; 4) S1°58'30" E 61.49' to the place of beginning.

BEING Lot 1 as shown on plat #1 Thorntonwood Park and recorded among the Land Records of Baltimore County in Liber GLB 21, Folio 5.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 114 Date of Posting Sept. 6-68
Posted for: W. Henry, Md. Sept. 25, 1968 @ 10:00 A.M.
Petitioner: Guy T. Palmeri
Location of property: SW corner of Joppa Road & 6th Ave.
Location of Signs: On both sides of road at intersection
Remarks: For Joppa Rd.
Posted by: Paul H. Hines Date of return: Sept. 13, 68

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 56253 DATE: <u>Aug. 22, 1968</u>
To: <u>Catherine Palmeri</u> <u>3005 South Ave.</u> <u>Baltimore, Md. 21204</u>		
Zoning Dept. of Balto. Co.		
REPORT TO ACCOUNT NO. <u>01-622</u>	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT <u>100.00</u>
SUBJECT: <u>Petition for Reclassification & Special Exception</u>	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST <u>20.00</u>

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
13th day of August, 1968.

JOHN G. ROSE
Zoning Commissioner

Petitioner: Guy T. Palmeri
Petitioner's Attorney: Samuel F. Kennedy, Esq. Reviewed by: Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 13, 1968
FROM: George E. Cavalliti, Director of Planning
SUBJECT: Petition #69-73-RX. Reclassification from R-6 to B.L. Zone. Special Exception for Living Quarters in a commercial building. Southwest corner of Joppa Road and 6th Avenue. Guy T. Palmeri, Petitioner.
11th District
HEARING: Wednesday, September 25, 1968 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B.L. zoning together with Special Exception for living quarters in a commercial building. It has the following advisory comments to make with respect to pertinent planning factors:

- The zoning map and master plan for the northeastern planning area carefully defined the extent and limits of the commercial node at Hartford and Joppa Roads. The map and plan also established a transitional zoning vehicle at the easterly edge of that commercial area along Joppa Road and affirmed the residential character of the subject property. The map and plan sought simply to maintain and preserve the single family entrances into the residential subdivision abutting the Carney Elementary School.
- From a planning viewpoint, we believe that the plan and the map are correct and that no changes have taken place which would warrant commercial reclassification here. Such commercial reclassification would not be in accordance with the comprehensive plan, would establish potentials for the subject property which would not be in harmony with those of adjacent properties, and would constitute spot zoning.

GEG:bm

THE TOWSON TIMES

TOWSON, MD. 21204 September 9, 1968

THIS IS TO CERTIFY that the annexed advertisement of John W. 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 consecutive week before the 9th day of Sept., 1968 that is to say, the same was inserted in the issue of Sept. 5, 1968.

STROMBERG PUBLICATIONS, INC.

By: Ruth Morgan

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

To: <u>Catherine Palmeri</u> <u>3005 South Ave.</u> <u>Baltimore, Md. 21204</u>		No. 56307 DATE: <u>Sept. 25, 1968</u>
Zoning Dept. of Balto. Co.		
REPORT TO ACCOUNT NO. <u>01-622</u>	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT <u>60.00</u>
SUBJECT: <u>Advertising and posting of property</u>	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST <u>60.00</u>

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 TOWSON, MARYLAND 21204

Samuel F. Kennedy, Esq.,
210 W. Calvert Street
Baltimore, Maryland 21202

SUBJECT: Reclassification from R-6 to B.L. for Guy T. Palmeri, located on SW Cor. of Joppa Rd. & 6th Avenue 11th District (Item 37, August 13, 1968)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 8" water in 6th Ave.
Sewer - Existing 8" sanitary sewer in 6th Ave.
Adequacy of existing utilities to be determined by developer or his engineer required. Joppa Rd. is to be developed as a minimum 40' road on a 70' R/W. The alignment shown on the site plan is incorrect and it is suggested that the developer contact Mr. Jack Stumm, of the Baltimore County Bureau of Engineering to establish the correct location.

BUILDING ENGINEER'S OFFICE:
The alteration to this dwelling must meet all requirements of the Building Code, particularly as to tenant separation requirements.

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 plans.

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
Board of Education
Industrial Development

Very truly yours,

James S. Hines
JAMES S. HINES,
Zoning Supervisor
JES:JO
cc: Carlyle Brown-Sur. of Engr., Elmer C. Hoppert-Building Engr.'s Office

