

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, RENTALS CO., INC., 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an EA-3-F zone, for the following reasons:

Carpet Showroom

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 expense of above reclassification and of 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.

Rentals Co., Inc.
Contract purchaser
Address: 309 Eastern Boulevard
Baltimore, Maryland 21201
Petitioner's Attorney
Protestant's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 15th 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 16th day of October, 1968, at 10:30 o'clock

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mrs. John G. Rose, Zoning Commissioner Date September 27, 1968

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #69-91-R. Northwest side of Philadelphia Road 140 feet Northeast of Spring Avenue. Petition for Reclassification from R-6 to B.L. Rentals Company, Inc. - Petitioners.

14th District

HEARING: Wednesday, October 16, 1968 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a reclassification from R-6 to B.L. zoning and has the following advisory comment to make with respect to pertinent planning factors:

1. The intent of the Master Plan and Comprehensive Zoning Map was to affirm for this portion of Philadelphia Road its present residential character. We note that the subject property is not contiguous to non-residential zoning. Creation of commercial zoning here would not be in accordance with the comprehensive plan and would create potential for it which are not in harmony with those of adjoining properties. From a planning viewpoint, creation of commercial zoning here would constitute spot zoning.

GEG:bm

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that RENTALS CO., INC. the petitioner proved error in the zoning of the subject property on the Land Use Map.

the above Reclassification should be had, and is hereby appearing that by reason of RENTALS CO., INC.

Special Exception for RENTALS CO., INC.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of October, 1968, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to an B.L.

zone, and a Special Exception for RENTALS CO., INC. should be granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services 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 RENTALS CO., INC.

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of October, 1968, that the above reclassification 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 R-6 zone, and/or the Special Exception for RENTALS CO., INC. be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

Robert J. Rendall, Esq.,
309 Eastern Boulevard
Baltimore, Maryland 21201

SUBJECT: Reclassification from an R-6 to a B.L. zone, for Rentals Co., Inc., located 140' N. of Philadelphia Road, 120' E. of Spring Avenue, District 14th (Item 53, August 27, 1968)

Dear Sirs:

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

RECLASSIFICATION:
The existing 10' water in Philadelphia Road sewer - Existing 10' sanitary sewer in Philadelphia Road
Availability of existing utilities to be determined by developer or his engineer.

HEALTH DEPARTMENT:
The existing 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.

BUILDING DEPARTMENT:
The petitioner must meet all requirements of the Building Code, particularly those regarding fire loads.

STATE ROADS COMMISSION:
The frontage of the site must be curbed with combination curb and gutter. The roadside face of curb is to be 20 ft. from and parallel to the center line of Philadelphia Road. The entrance must have a minimum width of 25 ft. and be a depressed curb type with 18" depression transitions. The plan must be revised prior to a hearing date being assigned. The entrance will be subject to State Roads Commission's approval and permit.

DEPARTMENT OF TRAFFIC ENGINEERING:
Only 1 of the 4 parking spaces shown can be utilized.

ZONING ADMINISTRATION DIVISION:

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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 Commission's hearing.

The following numbers have no comment to offer:

Project Planning Division
Bureau of Fire Prevention
Board of Education
Industrial Development

Very truly yours,

John G. Rose
Zoning Supervisor

JED:JO
ccs Carolyn Brown-Bar, Esq.,
William Grossman-Morris, Esq., Elmer C. Hopper-Building Engr's Office;
John Meyers-State Roads Comm.; C. Richard Moore-Bar, of Traffic Engr.

TELEPHONE 833-3000 EXT. 287	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 56350 DATE 10/16/68
TO: <u>Colver & Krueger Enterprises</u> <u>Box 588</u> <u>Lytle Road</u> <u>Adeto Maryland, MD. 21206</u>		
REPORT TO ACCOUNT NO. 01-682	QUANTITY	TOTAL AMOUNT
Advertising and posting of property for Rental Co.	1	38.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

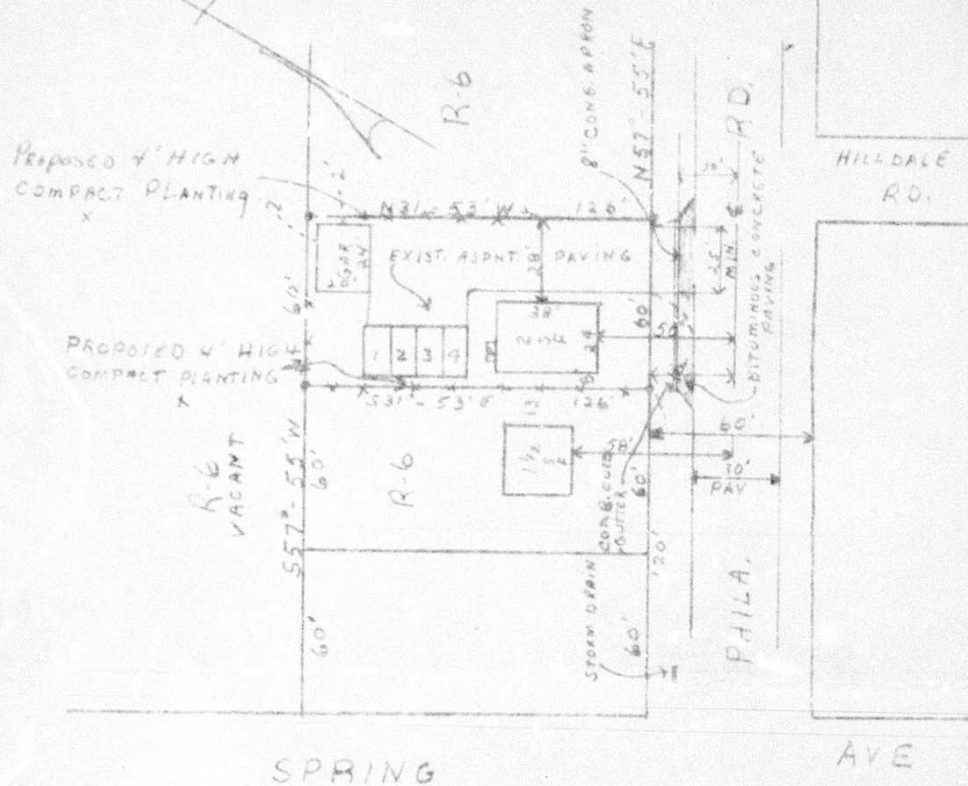
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY #69-91-R Towson, Maryland	
District <u>14th</u>	Date of Posting <u>Sept. 26, 1968</u>
Posted for: <u>Reclassification from R-6 to B.L. zone, for Rentals Co., Inc.</u>	
Petitioner: <u>Rentals Co., Inc.</u>	
Location of property: <u>140' N. of Phila. Rd., 120' E. of Spring Ave.</u>	
Location of Signs: (1) Posted in front yard of residence <u>3304 Phila. Rd. Facing Phila. Rd.</u>	
Remarks: <u>None</u>	
Posted by: <u>REGUL. H. HESS</u>	Date of return: <u>Oct. 3rd 1968</u>

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Robert J. Rendall, Esq., County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204	
Your Petition has been received and accepted for filing this <u>16th</u> day of <u>September</u> , 196 <u>8</u> .	
Petitioner: <u>Rentals Co., Inc.</u>	
Petitioner's Attorney: <u>Robert J. Rendall, Esq.</u> Reviewed by: <u>John G. Rose</u> Chairman of Advisory Committee	

TELEPHONE 833-3000 EXT. 287	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 56277 DATE 10/16/68
TO: <u>Robert J. Rendall, Esq.</u> <u>309 Eastern Boulevard</u> <u>Baltimore, Md. 21201</u>		
REPORT TO ACCOUNT NO. 01-682	QUANTITY	TOTAL AMOUNT
Application for Reclassification for Rentals Co., Inc.	1	38.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

OFFICE OF THE TOWSON TIMES TOWSON, MD. 21204 Sept. 26, 1968	
THIS IS TO CERTIFY, that the annexed advertisement of <u>John G. Rose, Zoning Commissioner of Baltimore County</u> was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for <u>one</u> consecutive weeks before the <u>16th</u> day of <u>September</u> , 1968, that is to say, the same was inserted in the issue of <u>Sept. 26, 1968</u> .	
STROMBERG PUBLICATIONS, Inc. <u>By Ruth Morgan</u>	

CERTIFICATE OF PUBLICATION TOWSON, MD. <u>SEP 26</u> , 19 <u>68</u>	
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on or in each of <u>11</u> consecutive weeks before the <u>16th</u> day of <u>October</u> , 19 <u>68</u> , the date of publication appearing on the <u>21st</u> day of <u>September</u> , 19 <u>68</u> .	
THE JEFFERSONIAN <u>By Ruth Morgan</u> Manager	
Cost of Advertisement, \$.....	



No. 8304 PHILADELPHIA ROAD
14TH DISTRICT BALTIMORE CO., MARYLAND

SCALE: 1" = 50' DATE: 7-29-68
REVISED 3-17-69

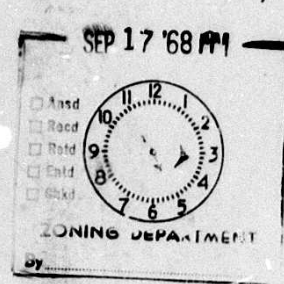
IN ACCORD. WITH FIRE CODE PROPOSAL
PRESENT USE - NONE
PROPOSED USE FLOOR COVERING SHOW ROOM
PRESENT ZONING - BL

AREA OF LOT - 7,560 SQ. FT.
AREA OF SHOW ROOM - 912 SQ. FT.
SECOND FLOOR EMPTY
ENTRANCE IN ACCORD. WITH REQ. OF STATE RD. COMM.
PARKING DATA

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *Seagel H. Gyn*
DATE: *3/26/69*
File No 69-91R

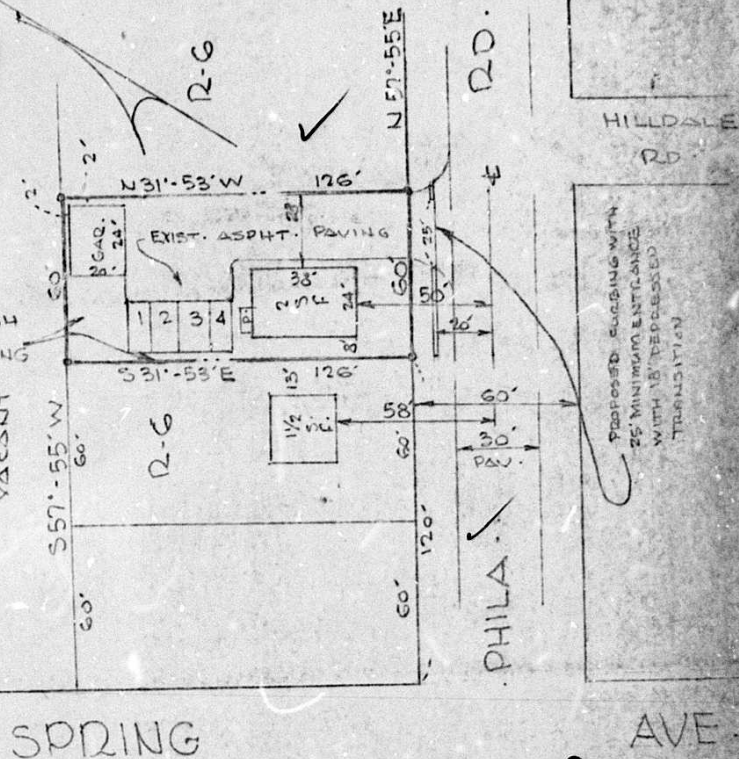
NO. OF SPACES REQUIRED - 3
NO. OF SPACES SHOWN - 4

MICROFILMED



PROPOSED 4' HIGH
COMPACT PLANTING

✓ R-6
VACANT



No. 8304 PHILADELPHIA ROAD
14TH DISTRICT BALTIMORE CO., MARYLAND
Scale: 1" = 50' Date: 7-29-68

69-91R

PRESENT USE - NONE
PROPOSED USE - FLOOR COVERING SHOW ROOM
PRESENT ZONING - R-6
PROPOSED ZONING -
AREA OF LOT - 7,560 SQ. FT.
AREA OF SHOW ROOM - 912 SQ. FT.

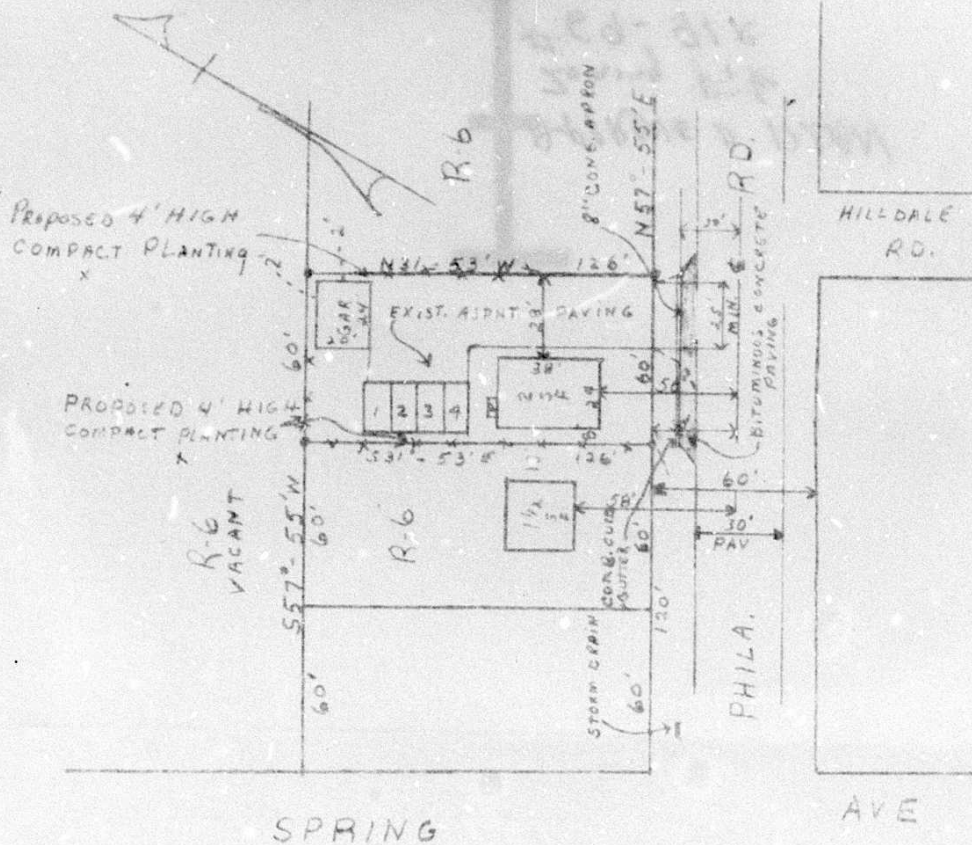
PARKING DATA
NO. OF SPACES REQUIRED - 3
NO. OF SPACES SHOWN - 4

OFFICE COPY
MAP 4-B
NORTH-EASTERN
AREA
NE-3-F
BL
REVISED PLANS



William G. Lee
REG. CIVIL ENGINEER

REVISED 9/13/68



No. 8304 PHILADELPHIA ROAD
14TH DISTRICT BALTIMORE Co, MARYLAND

SCALE: - 1" = 50'

DATE: - 7-29-68
REVISED 3-17-69

IN ACCORD. WITH FIRE CODE PROPOSAL
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ENTRANCE IN ACCORD. WITH REQ. OF STATE RD. COMM.
PARKING DATA

NO. OF SPACES REQUIRED - 3
NO. OF SPACES SHOWN - 4

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: Ernest H. Ryan

DATE: 3/26/69

File No 69-912