TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ant for the term of twenty-five years
1, xxxxx Stanley I. Panits, Ten/ xxxxxx of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereo. #12
hereby petition (1) that the roning status of the herein described property be re-classified, pursuard. to the Zoning Law of Baltimore County, from an Bolic rome to an I 2 A

B.R. zone for the following reasons

Changes in conditions in the area justifies reclassification of the property from a B.L. to B.R. Zone to satisfy needs and demands in said area. Purther, there was error in adoption of the Zoning Map for the subject area by virtue of its failure to make adequate provision the B.R. zoning classification in the area of the subject property.

See attached description

Lot we, agree to pay expenses of above re-classification and or Special Exception advertising, etc., upor filing of time petition, and further agree to and are to be bound by the zoning posting, etc., upon filing of that petition, and turtner agree to and are to be commonly reculations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Stanley I. Panitz

Address 108 One Charles Center

Baltimore, Maryland 21201

M. William Adelson, Peddinger's Attorney
1035 Maryland National Bank Building
Address Baltimore, Maryland 21202

· Contract purchaser

Protestant's Attorney

5W-4-E

ORDERED By The Zoning Commissioner of Bultimore County, this 15th day 1968... that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two nev-spapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Birdding in Cowson, Baltimore day of November 18th 196 8 at 11:00 o'clock

Zoning Commissioner of Baltimore County

October 22, 1968 #69-110 R BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

M. William Adelson, Esq., 1035 Maryland National Bank Building Baltimore, Maryland 21202

SUBJECT: Item 87
Type of Hearing: Paclasification
Type of Hearing: Paclasification
Location 55 of Patapace Ave,
150' W. of Goble Ave,
District: 13th
Patitioner; Stanley 1, Panitz
Committee Pacting of October 15, 1968

Dear Mr. Panita:

BUREAU OF

The Zaning Advisory Committee has reviewed the plans submitted with the above referenced polition and have made an on site field inspection of the property. The following coments are a result of this review and inspection.

The subject tract consists of 3.6 acres and is bisected by the Boltimore City-Baltimore County line; 1.6 acres being in Boltimore City and 1.9 acres being in Boltimore County.

It is bounded on the north by Patensco Avenue; on the south by residential desilings; on the east by a warnt lot and duble Avenue; on the west by uniproved residential property in the Courty portion, and 2nd Cormorcial, E-MG, in the City portion, then property appears to slope towards Patensco Avenue suay from the Courty line and the residences to the near of the property. The plan proposes no use of that portion located in the County other than outdoor storage partino.

Road access and traffic condition: Since all access is from Patapaso Avenue which is a City street, it is suggested that the potitioner provide a latter for the zoning fit indicating the status or approval of the ensences with regard to City requirements.

Public services: Since all water and sewer facilities will be provided from Baltimore City the Cormittee will not offer any comment with regard to this matter.

Size plans. In the event that the subject petition should

stune y atomitical po renersamento y Sunnez

- son uondaava reisade am aa nur 'anaz DEVIED and that the above described property or area be and the same is hereby continued as and -- tag : " that the above re-classification be and the same is hereby IT IS ORDERED by the Zoning Commissioner of Ballimore County, this CHANTED the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE 0 no nozest yd ledi geiresqq i bne Persuant to the advertisement, posting of property and public hearing on the above retition Though D. bear from and after the date of this or easted Public Services and the ice of Planning and Coning. rder, subject to approval of the site plan by the day of Descender, ..., 196.8., that the herein described property or area should be and IT IS ORDERED by the Zoning Commissioner of Baltimore County this тие време местазациентой времен ре пас; **ями жизиминентом примужмини** n appearing that by reason of changes in the area. Pursuant to the advertisement, posting of preperty, and public herring on the above petition and

M. William Adelson, Esq., 1035 Maryland National Bank Bui Baltimore, Maryland 21202 Itea 87 RE: Stanley 1. Pan'tz Esq., 1 Bank Building

October 22, 1968

FOR

the place of beginning.

be greated the plan must be revised at the building parmit stage to indicate the following: limits of paving; height of the chain link fence; type of screening, and the location of the parking spaces with regard to the property line, and the method of handling storm derinage runoff.

This polition is accepted for filing on the date of the enclosed filing certificate. Notice of the bearing date and time, which will be held not less than 36, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES E. DYER, Chairman

JED: JD

#65-110R

October 2 1968.

DESCRIPTION OF PATALOG AVENUE PROPERTY FOR STARLEY PARITY

REGINNING for the seme on the 3rd line of the Land which by deed dated September 4.

the pouthern boundary line of Baltimore City as established in 1918, said

(PORTION IN BALTIMORE COUNTY)

1945 and recorded among the Land Records of Baltimore City in Liber N.L.P. No. 6784 folia

545 was conveyed by Frank J. Sements to J. Harper Kelbaugh, at a point where said 3rd

point being situate, referring all courses of this description to the true meridian as

established by the Beltimore City Survey Control System, Scoth 03 degrees 33 minutes 51

alons said southwest side of Patausco Avenue from its intersection with the west side of Gable Avenue, 30 feet wide, thence leaving said place of beginning and running the 8 rol-

seconds East 152.90 feet measured along said 3rd line from its intersection with the south-

set side of Patajeco Avenue, 100 feet wide, as laid out in accordance with Baltimore City

lowing courses and distances, vis: South 03 degrees 33 minutes 51 seconds East 315.26 foet, thence North 86 degrees 38 minutes 09 seconds East 159.32 feet, thence South 03 degrees

16 minutes 51 seconds Fast 50,00 feet, thence North 86 degrees 38 minutes 09 seconds East

210.00 feet, thence North 03 degrees 16 minutes 51 seconds West 50.00 fest, thence North

86 degrees 3% atinutes 09 seconds East 48.66 feet, thence North 03 degrees 16 minutes 51

intended to be used for conveys

ds West 46.02 feet, thence Nort's 60 degrees 39 minutes 50 seconds West 498.35 feet to

Note: This description hasbeen prepared for soning purposes only and is not

ance No. 1080 approved November 13, 1957, which place of intersection of said 3rd line with the southwest side of Patapaco Avenus is located 635.71 feet orthwesterly measured

BALTIMORE COUNTY, MARYLAND

FROM George E. Gavrelis, Director of Planning

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. kose, Zoning Commissioner Date, November 8, 1968

SUBJECT Petition 69-110-R. Reclassification from B.L. to B.R. Zone.
South side of the Baltimore City and Baltimore County Line,
150 feet Northwest of Gable Avenue. Being the property of

13th District

HEARING: Monday, November 18, 1968 (11:00 A.M.)

The staff of the Office of Manning and Zoning has reviewed the subject petition for reclassification not do to 8.R. zoning and has the following advisory comments to make the espect to pertinent planning factors:

- The planning stoff qures is the appropriateness of extending Business Roadside zoning into the County particularly when only parking is proposed here. Cannot this be accomplished within the context of the B.L. zoning without introducing into the Country the more intensive commercial uses allowed by the B.R. zone?

GEG:bm

CERTIFICATE OF PUBLICATION TOWSON, MD ____Cataler____31__, 19__6 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed of. 1 time successive weeks before the 18th. day of _____November _____, 19_28, the first publication

THE JEFFERSONIAN.

appearing on the 31st day of October

Attimote County Seasons County Seasons Zonings B.L.
Procosed Zonings B.R.
All that Dercet of land in the Thirteenth District of Battimore

CERTIFICATE OF PUBLICATION

THIS IS TO CENTIFY, That the annexed adv ablished in THE TIMES, a weekly newspaper priwe weeks before the. "th 19 68 the fe

Opposition on the 31st

John W. Martin

69-110-R

CERTIFICATE OF POSTING G DEPARTMENT OF BALTIMORE COUNTY

13th Date of Posting 10 3165 Reclassification J. T. Paritz Location of property 3/3 . | Balto City & Balto Co Line 150 Nowy Stabile Hue Location of Signs 350 - NIL of Jable Hee & 150 Nel Smith ...

et flech

itate of return 4-2-65

County Office Building one Beds Bidge, 111 W. Chesapeake Avenu Towson, Maryland 21204

Your Petition has been received and accepted for filing this

Petitioner's Attorney_ M. William Adelson_Esq.Reviewed

Chairmen of Advisory Committee

MICROFILMED

BALTMORE COUNTY, MARYAND OFFICE OF FINANCE DATE Nov. 19, 1968 Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 BILLED Zoning Dept. of Balto. Co. To: N. William Adelson, Esq. 1035 Maryland National Building B altimore, Nd. 21202 DEPOSIT TO ACCOUNT NOTIFICADE \$55.00 Advertising and posting of property for Stanley I. Penitz 69-110-8 56,00 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND BAL MORE COUNTY, MARQLAND OFFICE OF FINANCE No. 56361 DATEOct. 25, 1968 TCE OF FILE.

Dr. dies of Collection and Recipts
COURT HOUSE
TOWSON MARVLAND 21204
Towning Sept. of Salto. Co. To: M. William Adelson, Esq. 1935 Maryland Mational Bank Building Baltimore, N.S. 21202 DEPOSIT TO ACCOUNT NOD1-622 \$50.00 Petition for Reclassification for Stanley I. Panitz (%)-110-2 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE, COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON MARYLAN

PATAPSCO ALENUE Existing Zoning - Residential R.G 1 Existing use - Unimproved #69-110R Outdoor Storage Parking Future Development OFFICE copy MAP #13 SEC. 2 +3# 1 1 1 5W- 5-B H-80" 38"09" - 159.52" 5.03 16 51-6 BR LOCATION 210.00 N-86' 38' 05'-E CITY: Word . 25 Section - 4 Block - 7511-4 Existing Zoning - Residential R.G. COUNTY : Election District H: 13 Existing Zone: Business Local Proposed Found: Business Roadside Existing use: Vacant Proposed use: Auto Soles Agency existing use - Residential Total Area of Property: 158327.2554. fts. brea in Balto. City: 72,251.130 : 1.053 & 1.
brea in Balto. County: 86,076.120 : 1.076 &c. 1 EVANS, HAGAN & HOLDEFER SURVEYORS AND CIVIL ENGINEER

DATE 7/25/68 SCAME