

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Thomas E. Cox, Virginia A. Cox

I, or we, Waldo H. Burnside, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-10-S zone, for the following reasons:

Error in original map
Change in character of the neighborhood

See attached description

Hearing

and (2) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Parking in R-10 zone

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

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

Address: Thomas E. Cox
Virginia A. Cox
Waldo H. Burnside
Contract purchaser
Address: Post Spring Road, Timonium, Md.
21093

Address: A. Owen Hennegan
406 Jefferson Building, 21204
623-7500 Petitioner's Attorney
Address: Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 3th day of January, 1965, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of February, 1965, at 1:30 o'clock P.M.

A. Owen Hennegan
Zoning Commissioner of Baltimore County

(over)

Re: Petition for Reclassification
Special Hearing for Parking
in Residential Zone - R/S
York Road 260' N. Gibbons
Blvd., 8th District
Thos. E. Cox, Virginia A.
Cox and Waldo H. Burnside
Petitioners - No. 69-169-
R-SPH

ORDER OF DISMISSAL

The petitioner has withdrawn the petition in the foregoing matter and the case is dismissed without prejudice.

Date: March 5, 1969
A. Owen Hennegan
Zoning Commissioner
of Baltimore County

LAW OFFICES
A. OWEN HENNEGAN
406 JEFFERSON BUILDING
100 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
March 4, 1969

Mr. John G. Rose, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
and Special Hearing for Thomas E.
Cox, et. al. #69-169-RSPH.

Dear Mr. Rose:

Please withdraw the Petition previously filed for the above captioned matter. This property is presently before the Planning Commission and is being considered by it for the new Map.

Very truly yours,

A. Owen Hennegan
A. Owen Hennegan

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 30, 1969

FROM: George E. Gorman, Jr., Director of Planning

SUBJECT: Petition #69-169-RSPH. Reclassification from R-10 to R-10-S.
Special Hearing to permit off-street parking in a residential zone.
East side of York Road 260 feet north of Gibbons Boulevard.
Thomas E. Cox, et al., Petitioners.

8th District

HEARING: Thursday, February 13, 1969 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition from R-10 to R-10-S, zoning together with a request for parking in an adjoining residential area. It notes that all properties adjacent to the subject parcel on the same side of York Road are zoned and used for residential purposes. It notes also that York Road has been classified as a Class II Commercial Motorway with the express intent that ribbon commercial zoning not be fostered. From a planning viewpoint, the subject petition represents spot zoning in the sense that commercial zoning here would not be in accordance with a comprehensive plan and because land use potentials would be established which are not in harmony with its residential environment.

GEO:am

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 31, 1968

M. Owen Hennegan, Esq.,
406 Jefferson Building
Towson, Maryland 21204

Petitioners: Thomas E. Cox, et al
Re: Type of Hearing: Reclassification
from an R-10 zone to a B-M zone, and
Special Hearing for parking in an R-10 zone
Location: E/S York Rd., 260' N. of
Gibbons Blvd.
District: 8th
Committee Meeting of October 22, 1968
Item 91

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is a double frontage lot with frontage on York and Monroe Streets. The topography is basically flat; however, it does appear to slope towards Monroe Street. It is improved with a two-story dwelling which is proposed to be razed and replaced with a restaurant building and associated parking areas.

The property is bounded on the north by dwelling which fronts York Road and another dwelling which fronts Monroe Street. It is bounded on the east by Monroe Street and a dwelling which fronts on Monroe Street, directly opposite the subject property. On the south by dwelling which fronts York Road and another dwelling which fronts Monroe Street.

Road Access and Traffic Conditions: The right-of-way width of York Road is proposed to be widened from 66 ft. to 80 ft., 40 ft. from the existing center line of York Road. The entire frontage of the site must be curbed with combination curb and gutter. The roadside face of curb is to be 31 ft. from and parallel to the center line of York Road. The entrance must be of a depressed curb type with 36" transitions. A 22" concrete curb must be constructed along the proposed right-of-way line. The above items must be indicated on revised plans prior to a hearing date being assigned. The entrance will be subject to State

M. Owen Hennegan, Esq.,
406 Jefferson Building
Towson, Maryland 21204
Re: Thomas E. Cox, et al

October 31, 1968

Roads Commission approval and permit.

Public Services: An existing 8" water line is presently located in Monroe Street and is available to the site. An existing 12" water line is also located on York Road. Sanitary sewer exists as shown on the submitted plan. However, this sewer which is located 260 ft. north of the subject site must be made available to the site prior to the approval of any building permits.

Site Plans: As stated above, the site plan must be revised to indicate the 80 ft. right-of-way width of York Road and the parking spaces must be revised accordingly. The petitioner's engineer should note on the plan the exact type of restaurant proposed. The parking layout as indicated is acceptable for an eat-in type of restaurant. However, this layout would not be acceptable for a drive-in type of restaurant.

Prior to construction, re-creation and/or installation of equipment for this food service facility complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

If you have any questions concerning the above comments, please do not hesitate to contact the writer.

Sincerely yours,

JAMES E. BUELL
JAMES E. BUELL, Chairman

JED:JD

WHITEFORD, FALK, AND MASK
Consulting Engineers - Land Surveyors
Land Planners
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 14, 1968

Description to Accompany Application
for Reclassification of Zoning from
R-10 Zone to B-M Zone - Parcel "A"
Cox Property - #9811 York Road

Beginning for the same at a point on the easternmost side of York Road 66 feet wide at a distance of 260 feet, more or less, measured northerly along said easternmost side of York Road from its intersection with the north side of Gibbons Boulevard, 40 feet wide, thence binding on the easternmost side of said York Road North 12° 31' West, 134.85 feet; thence leaving said York Road South 83° East, 134.75 feet; thence South 12° 31' East, 29.84 feet to a point being the center of a 12 foot alley and thence binding on the centerline of said alley South 12° 31' East, 60 feet to a point; thence leaving said 12 foot alley South 77° 29' West, 126 feet to the point of beginning.

Being Lots 1, 2, 3, 4 and 5, Block BB, as shown on Plat No. 2 Timonium Heights and recorded among the Land Records of Baltimore County in Plat Book NYC 7, folio 15.

Containing 0.3250 acres of land, more or less.

WHITEFORD, FALK, AND MASK
Consulting Engineers - Land Surveyors
Land Planners
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 14, 1968

Description to Accompany Application
for Special Hearing for Parking
Permits in R-10 Zone - Parcel "A"
Cox Property - #9811 York Road

Beginning for the same at a point in the center of a 12 foot alley at a distance of North 77° 29' West, 126 feet from a point on York Road, 66 feet wide, at a distance measured northerly on said York Road, 260 feet from Gibbons Boulevard, 40 feet wide, and thence binding on the centerline of said 12 foot alley North 12° 31' West, 60.00 feet; thence leaving said alley North 77° 29' East, 126.00 feet to the west side of Monroe Street, 40 feet wide, and thence binding on the west side of said Monroe Street South 12° 31' East, 60.00 feet; thence leaving said Monroe Street South 77° 29' West, 126.00 feet to the point of beginning.

Being Lots 33, 34 and 35, Block BB, as shown on Plat No. 2 Timonium Heights and recorded among the Land Records of Baltimore County in Plat Book NYC 7, folio 15.

Containing 0.1736 acres of land, more or less.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 54 Date of Posting: Jan. 24 - 69
Posted for: Shirley Shady 26 B. 1962-1963
Petitioner: Thomas E. Rose
Location of property: Sp. & York St. 26 B. 1962-1963
Location of Signs: On York St. 26 B. 1962-1963
Remarks: See York St. 26 B. 1962-1963
Posted by: John S. Rose Signature: John S. Rose Date of return: Jan. 26 - 69

W. Ross Thompson, Esq.,
465 Jefferson Building
Towson, Md. 21204

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

on the 24th day of January, 1969.

John S. Rose
JOHN S. ROSE,
Zoning Commissioner

Petitioner: Thomas E. Rose, et al

Petitioner's Attorney: W. Ross Thompson, Esq. Reviewed by: John S. Rose
Advisory Committee

TELEPHONE 523-3000 EXT. 387 INVOICE BALTIMORE COUNTY, MARYLAND No. 60796 DATE Jan. 21, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: A. Ross Thompson, Esq., 465 Jefferson Building, Towson, Md. 21204

By: John S. Rose, Zoning Dept. of Baltimore Co.

REMITTANCE: Position for Reclassification & Special Hearing for Thomas E. Rose, et al 465-160-2378

REPORT TO ACCOUNT NO. 60-622

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT
1	Position for Reclassification & Special Hearing for Thomas E. Rose, et al 465-160-2378	50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 523-3000 EXT. 387 INVOICE BALTIMORE COUNTY, MARYLAND No. 60843 DATE 2/11/69

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Mid-Atlantic Electric Power, 400 Spring Road, Towson, Md.

By: John S. Rose, Zoning Dept. of Baltimore County

REMITTANCE: Advertising and posting of property for Thomas E. Rose 465-160-2378

REPORT TO ACCOUNT NO. 60-622

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT
1	Advertising and posting of property for Thomas E. Rose 465-160-2378	70.25

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR RECLASSIFICATION AND SPECIAL HEARING NO. 60796

DATE: Jan. 21, 1969

LOCATION: Sp. & York St. 26 B. 1962-1963

PETITIONER: Thomas E. Rose, et al

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, by authority of the Board of Commissioners, do hereby certify that the following is a true and correct copy of the petition for reclassification and special hearing filed with the Zoning Department of Baltimore County, Maryland, on the 21st day of January, 1969.

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 one time successive weeks before the 13th day of February, 1969, the first publication appearing on the 23rd day of January 1969.

THE JEFFERSONIAN,
L. L. Smith
Manager.

Cost of Advertisement, \$.

ORIGINAL

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 January 27, 1969

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 week before the 27th day of Jan., 1969 that is to say, the same was inserted in the issue of January 23, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION FOR RECLASSIFICATION AND SPECIAL HEARING NO. 60796

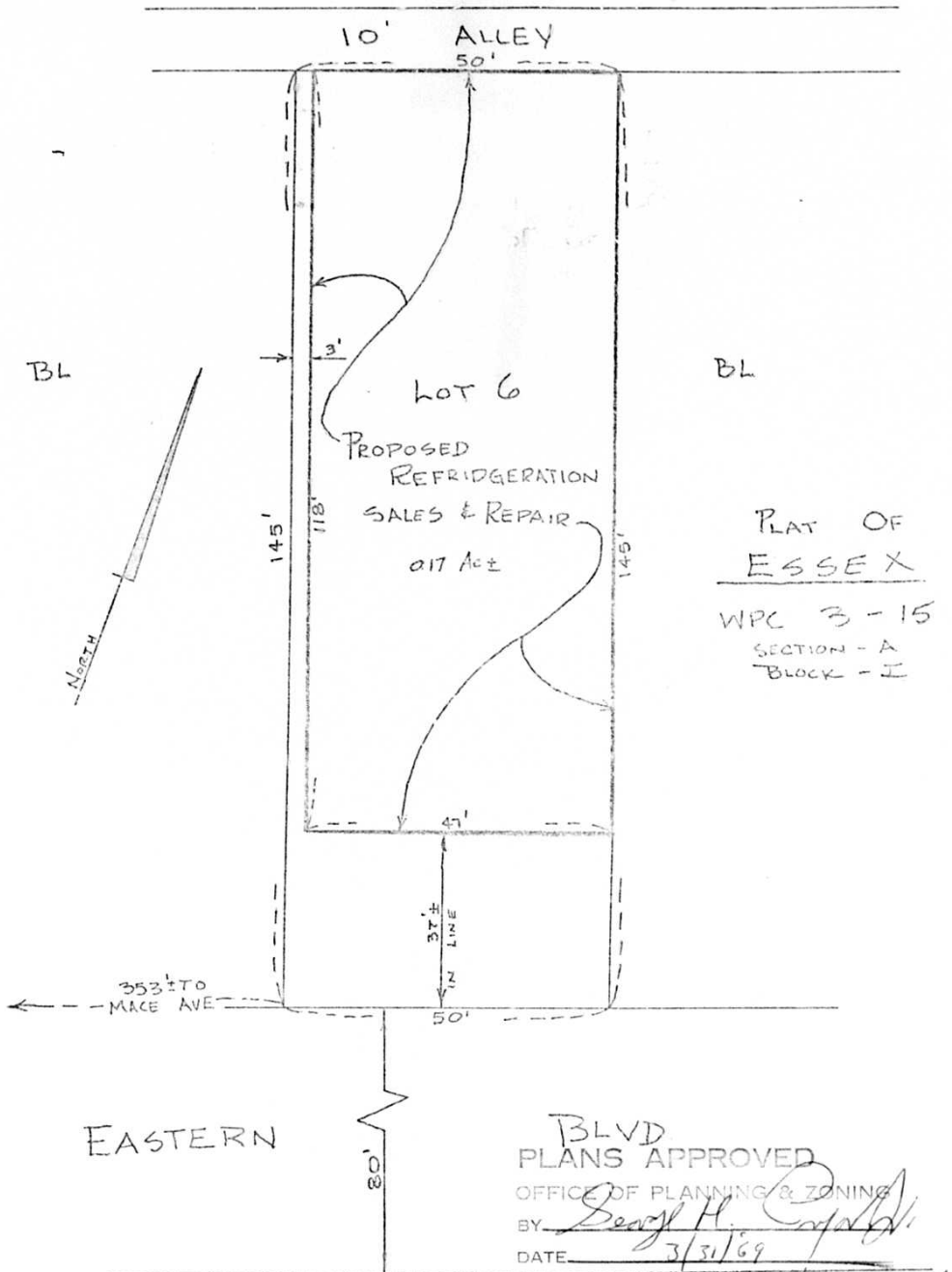
DATE: Jan. 21, 1969

LOCATION: Sp. & York St. 26 B. 1962-1963

PETITIONER: Thomas E. Rose, et al

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, by authority of the Board of Commissioners, do hereby certify that the following is a true and correct copy of the petition for reclassification and special hearing filed with the Zoning Department of Baltimore County, Maryland, on the 21st day of January, 1969.

R-6



PARKING DATA

USE: SALES & REPAIR

REQ. PARKING: 29

PROP. PARKING: 0

ZONING REQUEST: SECTION 409.25(6).
TO PERMIT 0 PARKING SPACES
INSTEAD OF REQUIRED 29

PLAT TO ACCOMPANY
ZONING PETITION
DIST 15
SCALE 1" = 20'

File No 69-168 A