

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

and EMANUEL W. HASSING, Contract Purchaser
 of the PLAZA CORPORATION, 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-6 zone to an BL zone, for the following reasons:

A change in the neighborhood since the original zoning was adopted, and the fact that the adjoining property for a depth equal to the depth of the lot outlined on the plat attached hereto is zoned BL, and the major portion of the whole lot is in a BL zone. Unless the portion of the area of the whole lot which is now R-6 is reclassified BL, there can be no use for that R-6 portion.

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 and 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 for Baltimore County.

BY Emmanuel W. Hassing Petitioner's Attorney
Emmanuel W. Hassing Contract Purchaser
 900 Garrett Building
 Baltimore, Maryland 21202
 Address: 900 Garrett Building
 Baltimore, Maryland 21202
 Address: 900 Garrett Building
 Baltimore, Maryland 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of February, 1969, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of February, 1969, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County
 (over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above Reclassification should be had, and it further appearing that by reason of

it is ORDERED by the Zoning Commissioner of Baltimore County this 25 day of February, 1969, that the herein described property or area should be and the same is hereby reclassified; from a R-6 zone to a BL zone, and a Special Exception for a 25

granted from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the 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

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 21st day of February, 1969, 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 to remain a R-6 zone, and/or the Special Exception for a 25 be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 30, 1969

COUNTY OFFICE BLDG.
110 N. Calverton Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS

BUREAU OF ENGINEERING

TRAFFIC ENGINEERING

STATE ROADS COMMISSION

HEALTH DEPARTMENT

PROJECT PLANNING DIVISION

BOARD OF EDUCATION

ZONING ADMINISTRATION

ENGINEERING

DEVELOPMENT

Emanuel Corfine, Esq.,
 900 Garrett Building
 Baltimore, Maryland 21202

RE: Type of Hearings: Reclassification
 from an R-6 zone to an BL zone
 Location: 50% of Dubois Ave.,
 139' S/E of Harford Rd.
 District: 14th
 Petitioner: Plaza Corporation
 Committee Meeting of January 21, 1969
 Item 163

Dear Sir:

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 presently unimproved. The property to the south is improved with a strip of stores; to the north with a beauty salon and sporting good store; to the east with one-family dwellings, 15 to 20 years old, in good repair; to the west group homes which seem to be converted into existing offices. The frontage of the property along Harford Road is improved with concrete curb and gutter, but is unimproved along Dubois Avenue.

BUREAU OF ENGINEERING:

Highways: Construction drawings are required for Dubois Avenue. The road will be a 30' curb and gutter road on a 50' right-of-way.

Storm Drains: Any storm drains required will be the Developer's full cost responsibility.

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

Emanuel Corfine, Esq.,
 900 Garrett Building
 Baltimore, Maryland 21202
 RE: Item 163

January 30, 1969

BUREAU OF ENGINEERING (Continued)

Water: There is an existing 8" water line in Dubois Avenue (See Drawing 25-335, A-4-c).
 There is an existing 6" water line in Harford Road.

Sewer: Sewer is existing. (See Drawing 33-076, A-10).
PROJECT PLANNING DIVISION: This plan has been reviewed and there are no site planning factors requiring comment.

BOARD OF EDUCATION: No effect on school population.

HEALTH DEPARTMENT: Public water and sewers are available to the site.

Food Service Comments: Prior to construction, renovation 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.

Air Pollution Comments: The building 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.

FIRE DEPARTMENT: Owner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

BUILDING ENGINEER'S OFFICE: No comment from this office.

STATE ROADS COMMISSION: This office has reviewed the subject plot plan and finds that the entrance channelization as indicated on the plan is acceptable to the State Roads Commission. The entrance will be subject to the Commission's approval and entrance permit.

TELEPHONE RES-3000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 60865 DATE 2/24/69
TO: Emanuel Corfine, Esq., 900 Garrett Building Baltimore, Md. 21202	BILLED Zoning Dept. of Baltimore County	
REPORT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT \$30.00
Advertising and posting of property for Plaza Corp. #69-177-R	25.00	
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD		
RETURN THIS PORTION WITH YOUR REMITTANCE		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

TELEPHONE RES-3000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 60813 DATE 3-3-69
TO: Emanuel Corfine, Esq., 900 Garrett Building Baltimore, Md. 21202	BILLED Zoning Dept. of Baltimore County	
REPORT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT \$0.00
Petition for Reclassification for Plaza Corp. #69-177-R	0.00	
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD		
RETURN THIS PORTION WITH YOUR REMITTANCE		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

Emanuel Corfine, Esq.,
 900 Garrett Building
 Baltimore, Maryland 21202
 RE: Item 163

January 30, 1969

BUREAU OF TRAFFIC ENGINEERING:
 It appears that the subject petition is only being requested to square up the lot to provide proper circulation around the proposed building. This does not appear to increase the trip density. The southernmost entrance to Dubois Avenue does not conform to Baltimore County standards.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers, Chairman
 OLMy:JD
 Enc.

MCA

MATZ, CHILDS & ASSOCIATES, INC.
 CONSULTING
 ENGINEERS
 1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

0.25 ACRE PARCEL, SOUTHWEST SIDE OF DUBOIS AVENUE, 139 FEET, MORE OR LESS, SOUTHEAST OF HARFORD ROAD, FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "B-L" ZONING.

Beginning for the same at a point on the southwest side of Dubois Avenue, at the distance of 139 feet, more or less, as measured southeasterly along the southwest side of said Dubois Avenue from its intersection with the southeast side of Harford Road, said beginning being in the fifteenth or northeasterly - 137 foot line of the Baltimore County Zoning Description, 14-BL-1, running thence binding on the southwest side of said Dubois Avenue, (1) S 39° 45' E - 75 feet, more or less, thence (2) S 50° 15' W - 119 feet, more or less, thence along the fourteenth line of said Zoning Description (3) N 43° 00' W - 42.86 feet, thence binding on a part of the aforementioned fifteenth line, (4) northeasterly - 122 feet, more or less, to the place of beginning.

Containing 0.25 of an acre of land, more or less.

PP9:gmpl

J. O. 6-5099

December 27, 1968

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rowe, Zoning Commissioner Date: February 14, 1969

FROM: George E. Gonnelli, Director of Planning

SUBJECT: Petition #69-177-R. Reclassification from R-6 to B-L. Southeast corner of Harford Road and Dubois Avenue, Plaza Corp., Petitioner

14th District

HEARING: Monday, February 24, 1969 (1:00 P.M.)

The intent of the comprehensive zoning map was to affirm commercial potentials here along Harford Road and to retain and protect the residential character off of Harford Road. Reclassification of the subject property for commercial purposes would not be consistent with the comprehensive plan. Commercial activity would be turning the corner on Dubois Avenue. Use of the subject property could be achieved by means of a parking permit with special screening and lighting provisions resulting in a less adverse impact on adjoining or nearby residences.

CEG:bms

General Corbin, Esq.,
900 Carroll Building
Baltimore, Maryland 21202

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

21st day of January, 1969.

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner's Name Plaza Corporation

Petitioner's Attorney General Corbin, Esq. Reviewed by Charles J. Myers
Chairman of
Advisory Committee

PETITION FOR
RECLASSIFICATION
14th DISTRICT
ZONING: From R-4 to B.L. Zone.
LOCATION: Southeast corner of Har-
ford Road and Dubois Avenue.
DATE & TIME: MONDAY,
FEBRUARY 24, 1969 at 1:00 P.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Present Zoning: R-4
Proposed Zoning: B.L.
All that parcel of land in the Fourteenth District of Baltimore County
Beginning for the same at a point on the southwest side of Dubois Avenue, at the distance of 129 feet, more or less, as measured southeasterly along the southwest side of said Dubois Avenue from its intersection with the southeast side of Harford Road, said beginning being in the fifteenth or northwesterly - 137 foot line of the Baltimore County Zoning Description (14-BL-1, running thence southeasterly on the southwest side of said Dubois Avenue, (1) S 29 degrees 45' E - 75 feet, more or less, thence (2) S 50 degrees 15' W - 119 feet, more or less, thence along the fourteenth line of said Zoning Description (3) N 43 degrees 00' W - 42.66 feet, thence along a part of the aforementioned fifteenth line, (4) northeasterly - 122 feet, more or less, to the place of beginning.
Containing 0.23 of an acre of land more or less.
Being the property of Plaza Corporation, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, February 24, 1969 at 1:00 P.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Feb. 6

ORIGINAL
OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204 February 10, 1969

THIS IS TO CERTIFY, that the annexed advertisement of
John G. 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 ~~ANNEXED~~
week before the 10th day of Feb., 1969, that is to say, the same
was inserted in the issue of February 6, 1969.

STROMBERG PUBLICATIONS, Inc.

By *Beth Morgan*

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14th DISTRICT

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By order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County.
Feb. 6

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEB 6 1969, 19...

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 24th
day of February, 1969, the first publication
appearing on the 6th day of February
1969.

THE JEFFERSONIAN,

B. Frank Strickland
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-177-R

District 14th

Date of Posting Feb. 2 - 69

Posted for: Neavins, Feb. 24th 1969, Co. 1, 1st P.M.

Petitioner: Plaza Corp.

Location of property: S.E. corner of Harford Rd. and Dubois Ave.

Location of Signs: Posted S.E. corner of Harford Rd. & Dubois Ave.

Remarks:

Posted by: Mark H. Hess Signature

Date of return: Feb. 14 - 69

