

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Arthur and Inez Shipp, 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 B-M zone, for the following reason:

1. Change in neighborhood - Building to be razed for possible future use as offices at some future time. No parking required because there will be no retail use.

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 to be posted and advertised as prescribed by Zoning Regulations

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 for Baltimore County.

Frederick Bros. Furniture Village, Inc.

Arthur Shipp

Inez Shipp

Contract purchaser Inez Shipp Legal Owner

Address 2823 Manor Avenue

Edgemere, Maryland

Edward S. Margolis, Esq.

100 St. Paul Street

Baltimore, Maryland 21202

Address PI 2-4634

ORDERED By The Zoning Commissioner of Baltimore County, this 13th 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 thro gh-

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 Court Building in Towson, Baltimore

County, on March, 19th day of March, 1969, at 10:30 o'clock

A.M.

Zoning Commissioner of Baltimore County.

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and

appearing that by reason of the petition, the petitioner proved change in area, therefore,-----

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

a Special Exception the----- should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day

of March, 1969, that the herein described property or area should be and

the same is hereby reclassified, from an R-6 zone to an B-M zone, and/or a Special Exception to-----

be granted, from and after the date of this order, subject to approval of the Bureau of Public

Services and the Office of Planning & Zoning.

Zoning Commissioner of Baltimore County

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 13th 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 and

to remain in R-6 zone, and/or the Special Exception for-----

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Edward S. Margolis, Esq.,
100 St. Paul Street
Baltimore, Maryland 21202
Item 186

February 25, 1969

FIRE DEPARTMENT:

Any use that petitioner would propose for site shall meet all Fire Department regulations.

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 day on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

OLM:JD

Enc.

TELEPHONE 822-3000 EXT. 387

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

No. 0857
DATE Feb. 21, 1969

To: Edward S. Margolis, Esq.
100 St. Paul Street
Baltimore, Md. 21202

FROM: Edward S. Margolis, Esq.
100 St. Paul Street
Baltimore, Md. 21202

OFFICE TO ACCOUNT NO. 01-422

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Reclassification for Arthur Shipp
69-192-R

50.00

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
Towson, Maryland

District 154 Date of Posting Feb. 26-69

Posted for: Edward S. Margolis, Esq. 100 St. Paul Street Baltimore, Md. 21202

Petitioner: Arthur Shipp

Location of property: 2823 Manor Ave. Edgemere, Baltimore, Md.

Location of Sign: 100 St. Paul Street, Baltimore, Md.

Remarks:

Posted by: Frank H. Myers Date of return: March 3-69

KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEA AVENUE

BALTIMORE, MARYLAND 21206

DESCRIPTION OF LOTS #310 & #311 PLAT Jan. 24th, 1969.
OF SPARROWS POINT ROAD - PLAT BOOK
No. 1125

Lot #310 is a point on the East side of Manor Avenue, 100 feet north of the intersection of the said Manor Avenue, thence the corner formed by the intersection of the said Manor Avenue and the North side of Sparrows Point Road; thence the corner of the said Southwest corner of lot #311 the East side of Sparrows Point Road and which said Plat is recorded among the Land Records of Baltimore County in Plat Book #5 folio 22; and running thence from said place of beginning, binding on the said Easterly side of said lot #310 North 81°50' West 40' to the Northwest corner of lot #310 and said Plat; thence leaving the said Easterly side of said Manor Avenue, a right of 15' easement and binding on the Northerly outline of said lot #310 and running North 88°50' East 131.67' to the Northeast corner of said lot #310; thence binding on the Easterly outline of said lot #310 and on the Easterly outline of said lot #311 and running South 14°00' West 41.44' to the Southwest corner of said lot #311; thence binding on the Southerly outline of said lot #311 and running South 80°50' West 130.33' more or less, to the place of beginning.

BEING lots #310 and #311 on the Plat above referred to. KNOWN to be 2823 Manor Avenue. CONTAINING 5190 SQUARE FEET of land, more or less.

Edward S. Margolis

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rowe, Zoning Commissioner Date March 7, 1969

FROM: George F. Cavallini, Director of Planning

SUBJECT: Petition 69-192-R. Reclassification from R-6 to B-M. East side of Manor Avenue 165 feet north of Sparrows Point Road. Arthur Shipp, Petitioner.

15th District

MEETING: Wednesday, March 19, 1969 (10:30 A.M.)

The Planning staff expresses concern regarding extension of commercial potential northerly along Manor Avenue. This kind of zoning could have a consequential effect on residential properties to the north. In light of the proximity of the boundary of commercial zoning here, we would not object to reclassification of Lot 311. Lot 310 should remain in residential zoning with possible use for parking under no infrequent provisions under a use permit.

GFC:dm

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 25, 1969

COUNTY OFFICE BLDG.
100 St. Paul Street
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS:

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PUBLIC PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Edward S. Margolis, Esq.,
100 St. Paul Street
Baltimore, Maryland 21202

RE: Type of Hearings Reclassification from an R-6 zone to an B-M zone. Location: 2823 Manor Avenue, 165' N. of N. Sparrows Pt. Rd. 15th District. Petitioners: Arthur & Inez Shipp. Committee Meeting of Feb. 11, 1969. Item 186.

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 presently improved with a one-story frame dwelling which will be removed from the site. Petitioner indicated that the proposed use for the site would be a future expansion of the furniture store which fronts on Sparrows Point Road. The property immediately to the east, west and north are improved with one-story frame dwellings 15 to 25 years old in good repair. The property to the south is the present Frederick Bros. Furniture Mart who is the contract purchaser for the petition. The frontage along Sparrows Point Road is curved with concrete curb and gutter. However, along Manor Avenue no curb or gutter exists.

BUREAU OF ENGINEERING:

Highways:

Access to this site will be from Manor Avenue, an existing road which will ultimately be improved with 30' roadway on a 40' right-of-way. The applicant will be responsible for the widening.

Edward S. Margolis, Esq.,
100 St. Paul Street
Baltimore, Maryland 21202
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BUREAU OF ENGINEERING (Continued)

Storm Drains:

Storm water from this property shall be directed to a suitable outfall. The Applicant must provide necessary drainage facilities (retention 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 applicant.

Sanitary Sewer:

Public sanitary sewer is available to serve the proposed property. There is existing sanitary sewer in Manor Avenue.

Water:

Public water is available to serve this property through an existing water main in Manor Avenue.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

The subject petition shows no use for the area requesting change. Therefore, this office is unable to comment as to the overall site plan.

BOARD OF EDUCATION:

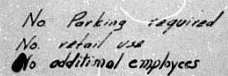
Zoning change would result in a loss of students and this would be very small due to the small amount of area involved.

HEALTH DEPARTMENT:

Public water and sewers are available to the site, therefore, no health problems are anticipated.

BUILDING ENGINEER'S OFFICE:

Buildings must conform with Baltimore County Building Code.



Arthur Shipp and Inez Shipp, Owner
Furniture Bros. Furniture Village, Inc. Contract Refinisher

