

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Delbert L. Fowler, 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 _____ zone to an _____ zone; for the following reasons:

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 expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser _____
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 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 _____ day of _____, 1969, at 10:00 o'clock.

Delbert L. Fowler
Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and appearing that by reason of the requirements of Section 502, 1 of the Baltimore County Zoning Regulations, having been met.

the above re-classification should NOT be HAD, and/or the Special Exception should NOT BE GRANTED.

a Special Exception for a LIVING QUARTERS in a Commercial Building should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1969, that the above described property be re-classified and that the above re-classification should NOT be HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1969, that the above re-classification 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and appearing that by reason of _____, the above re-classification should NOT be HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1969, that the above re-classification 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John J. Rose, Zoning Commissioner Date: March 14, 1969

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #69-195-X, Special Exception for Living Quarters in a commercial building, Southeast side of Eastern Avenue 100 feet South of Helena Avenue. Delbert L. Fowler, Petitioner.

15th District

HEARING: Monday, March 24, 1969 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.



Mr. Delbert L. Fowler
205 Eastern Avenue
Baltimore, Md. 21221

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Crosswicks Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

_____ day of _____, 1969.

Petitioner: Mr. Delbert L. Fowler

Petitioner's Attorney _____

Reviewed by _____

Chairman of Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 17, 1969

COUNTY OFFICE BLDG.
111 W. Crosswicks Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

BUREAU OF ZONING

BUREAU OF HEALTH DEPARTMENT

BUREAU OF PLANNING

BUREAU OF EDUCATION

BUREAU OF ZONING ADMINISTRATION

BUREAU OF INDUSTRIAL DEVELOPMENT

Mr. Delbert L. Fowler
205 Eastern Avenue
Baltimore, Maryland 21221

RE: Type of Hearing: Special Exception for Living Quarters in a commercial zone. Location: SE 1/4 Eastern Ave., 100' SW 1/4 of Helena Ave. Petitioner: Delbert L. Fowler. Committee Meeting of Feb. 4th, 1969. Item 176.

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 two story frame dwelling, 30 years old, in fair repair. The property to the east is improved with a High's Store and a VWV Hall. To the west with a Automobile Insurance Company and package goods store. To the north are service stations and several other stores. To the rear is strictly residential homes, one and a half to two story frame dwellings, 10 to 15 years old, in good repair. Eastern Avenue at the present time is improved with concrete curbing and there appears to be an entrance in common with the property immediately to the west.

BUREAU OF ENGINEERING:

Highways: Eastern Boulevard is a State Road.

Storm Drains: The Applicant 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 Applicant.

Water: There is an existing 12-inch water main in Eastern Boulevard. (See Drawing 25-0023 (3)).

Sewers: There is an existing 8-inch sanitary sewer in Eastern Boulevard (See Drawings 37-225, A-10 and 37-205, A-10).

Mr. Delbert L. Fowler
205 Eastern Avenue
Baltimore, Maryland 21221
Item 176

February 17, 1969

PROJECT PLANNING DIVISION:

Depending on the intensity of the use, the driveway is inadequate for access to the parking in the rear.

BUREAU OF TRAFFIC ENGINEERING:

On the date of inspection, the parking spaces in the rear were being used to store a yacht. Therefore, provisions must be for workable parking spaces for vehicles.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

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:

Petitioner shall be required to meet Fire Department regulations pertaining to alteration of this building at time zoning is granted.

BUILDING ENGINEER'S OFFICE:

This building must be made to conform with Building Code, and a Change of Occupancy must be made.

BOARD OF EDUCATION:

No effect on school population.

STATE ROADS COMMISSION:

The plan indicates an entrance of 8' in width. The minimum width for a commercial entrance is 25 ft.

An on-site inspection revealed that there is an entrance which appears to be used in common with the adjacent property to the west (package goods store). The entrance is 30 ft. wide within the State Roads Commission Right of Way.

We have no objection to this arrangement but the plan should be revised to show the entrance as it presently exists.

ZONING ADMINISTRATION DIVISION:

The plan must be revised in accordance with the State Roads Commission comments above. Also, while the petitioner is revising the site plan, he should indicate what type of showroom and office will be proposed for the subject property.

Very truly yours,

Oliver L. Myers, Chairman

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____, 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 _____ weeks before the _____ day of _____, 19____, appearing on the _____ day of _____, 19____.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$_____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#69-195-X

District: 15th

Posted for: Hearing Monday, March 24, 1969, 10:00 A.M.

Petitioner: Delbert L. Fowler

Location of property: SE 1/4 of Eastern Ave. 100' SW 1/4 of Helena Ave.

Location of Signs: Signs posted on property between High & Eastern Aves.

Remarks:

Posted by: Delbert L. Fowler

Date of return: March 12, 1969

TELEPHONE 823-3000 DAY 387

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

TOWSON, MARYLAND 21204

No. 62108

DATE 3/24/69

To: Fowler Contracting Co.

Baltimore, Md. 21221

Advertising and posting of property #69-195-X

Amount \$56.00

Amount \$56.00

Amount \$56.00

Amount \$56.00

Amount \$56.00

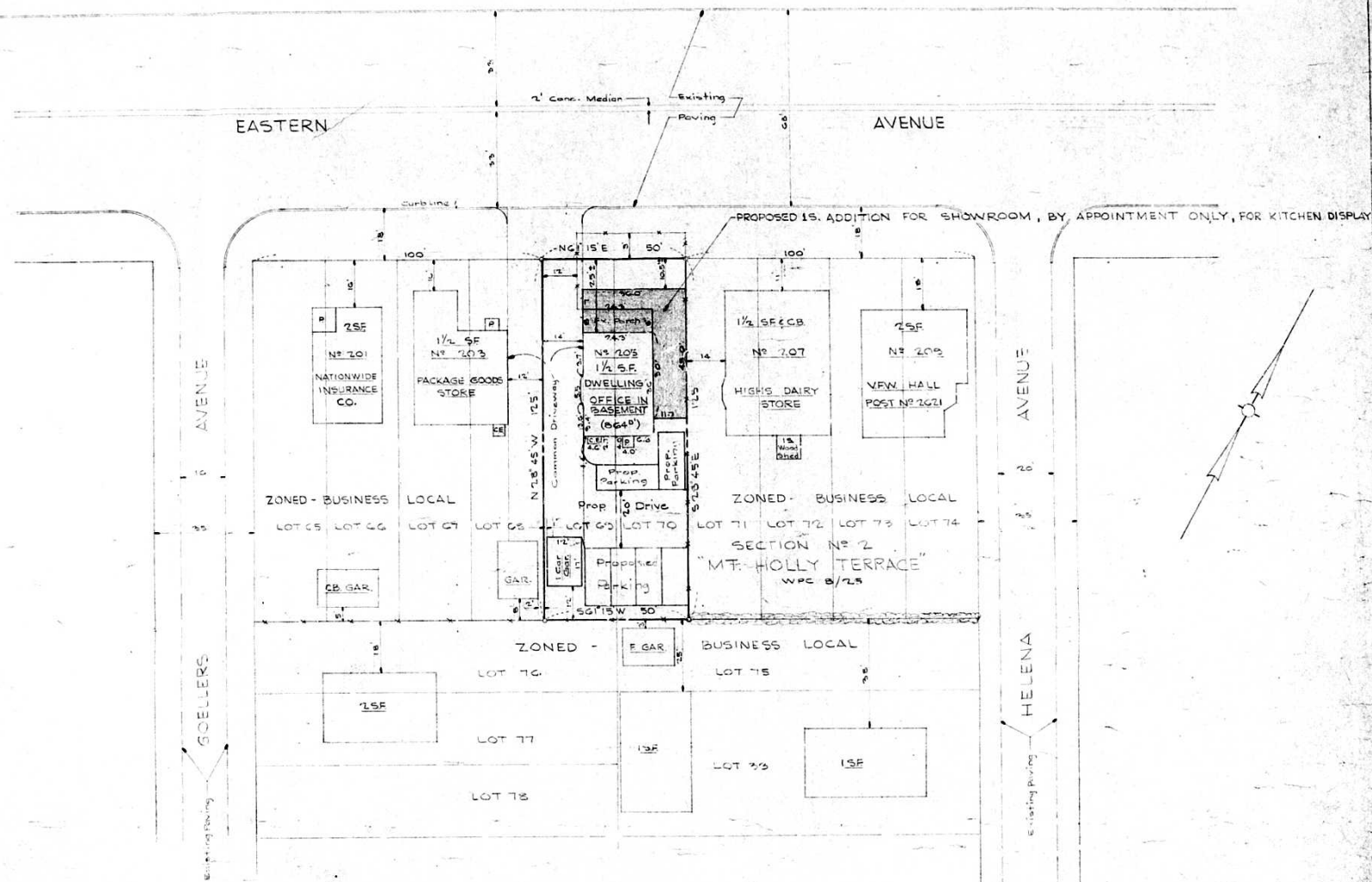
Amount \$56.00

Amount \$56.00

Amount \$56.00

Amount \$56.00

Amount \$56.00



Notes

Location - 15th Election District - Baltimore Co., Maryland
 Present Zoning - Business Local - B.L.
 Present Use - Residence
 Proposed Zoning - Special Exception for Residence in Business Local Zone
 Proposed Use - Residence, Showroom and Office
 Area - 0.143 Acres ±
 Area of Office Space - 804' ±
 No. of Required Parking Spaces - 3
 Area of Proposed Showroom - 801' ±
 No. of Required Parking Spaces - 3
 No. of Proposed Parking Spaces - 6 (Total)

PLANS APPROVED
 OFFICE PLANNING & ZONING
 BY *[Signature]*
 DATE 1/15/71

EVANS, HAGAN & HOLDEFER		
DATE	REVISION	BY
1/15/71	1	CHAS. SHORROGH
1/15/71	2	CHAS. SHORROGH
1/15/71	3	CHAS. SHORROGH
1/15/71	4	CHAS. SHORROGH
1/15/71	5	CHAS. SHORROGH
1/15/71	6	CHAS. SHORROGH
1/15/71	7	CHAS. SHORROGH
1/15/71	8	CHAS. SHORROGH
1/15/71	9	CHAS. SHORROGH
1/15/71	10	CHAS. SHORROGH
1/15/71	11	CHAS. SHORROGH
1/15/71	12	CHAS. SHORROGH
1/15/71	13	CHAS. SHORROGH
1/15/71	14	CHAS. SHORROGH
1/15/71	15	CHAS. SHORROGH
1/15/71	16	CHAS. SHORROGH
1/15/71	17	CHAS. SHORROGH
1/15/71	18	CHAS. SHORROGH
1/15/71	19	CHAS. SHORROGH
1/15/71	20	CHAS. SHORROGH
1/15/71	21	CHAS. SHORROGH
1/15/71	22	CHAS. SHORROGH
1/15/71	23	CHAS. SHORROGH
1/15/71	24	CHAS. SHORROGH
1/15/71	25	CHAS. SHORROGH
1/15/71	26	CHAS. SHORROGH
1/15/71	27	CHAS. SHORROGH
1/15/71	28	CHAS. SHORROGH
1/15/71	29	CHAS. SHORROGH
1/15/71	30	CHAS. SHORROGH
1/15/71	31	CHAS. SHORROGH
1/15/71	32	CHAS. SHORROGH
1/15/71	33	CHAS. SHORROGH
1/15/71	34	CHAS. SHORROGH
1/15/71	35	CHAS. SHORROGH
1/15/71	36	CHAS. SHORROGH
1/15/71	37	CHAS. SHORROGH
1/15/71	38	CHAS. SHORROGH
1/15/71	39	CHAS. SHORROGH
1/15/71	40	CHAS. SHORROGH
1/15/71	41	CHAS. SHORROGH
1/15/71	42	CHAS. SHORROGH
1/15/71	43	CHAS. SHORROGH
1/15/71	44	CHAS. SHORROGH
1/15/71	45	CHAS. SHORROGH
1/15/71	46	CHAS. SHORROGH
1/15/71	47	CHAS. SHORROGH
1/15/71	48	CHAS. SHORROGH
1/15/71	49	CHAS. SHORROGH
1/15/71	50	CHAS. SHORROGH
1/15/71	51	CHAS. SHORROGH
1/15/71	52	CHAS. SHORROGH
1/15/71	53	CHAS. SHORROGH
1/15/71	54	CHAS. SHORROGH
1/15/71	55	CHAS. SHORROGH
1/15/71	56	CHAS. SHORROGH
1/15/71	57	CHAS. SHORROGH
1/15/71	58	CHAS. SHORROGH
1/15/71	59	CHAS. SHORROGH
1/15/71	60	CHAS. SHORROGH
1/15/71	61	CHAS. SHORROGH
1/15/71	62	CHAS. SHORROGH
1/15/71	63	CHAS. SHORROGH
1/15/71	64	CHAS. SHORROGH
1/15/71	65	CHAS. SHORROGH
1/15/71	66	CHAS. SHORROGH
1/15/71	67	CHAS. SHORROGH
1/15/71	68	CHAS. SHORROGH
1/15/71	69	CHAS. SHORROGH
1/15/71	70	CHAS. SHORROGH
1/15/71	71	CHAS. SHORROGH
1/15/71	72	CHAS. SHORROGH
1/15/71	73	CHAS. SHORROGH
1/15/71	74	CHAS. SHORROGH
1/15/71	75	CHAS. SHORROGH
1/15/71	76	CHAS. SHORROGH
1/15/71	77	CHAS. SHORROGH
1/15/71	78	CHAS. SHORROGH
1/15/71	79	CHAS. SHORROGH
1/15/71	80	CHAS. SHORROGH
1/15/71	81	CHAS. SHORROGH
1/15/71	82	CHAS. SHORROGH
1/15/71	83	CHAS. SHORROGH
1/15/71	84	CHAS. SHORROGH
1/15/71	85	CHAS. SHORROGH
1/15/71	86	CHAS. SHORROGH
1/15/71	87	CHAS. SHORROGH
1/15/71	88	CHAS. SHORROGH
1/15/71	89	CHAS. SHORROGH
1/15/71	90	CHAS. SHORROGH
1/15/71	91	CHAS. SHORROGH
1/15/71	92	CHAS. SHORROGH
1/15/71	93	CHAS. SHORROGH
1/15/71	94	CHAS. SHORROGH
1/15/71	95	CHAS. SHORROGH
1/15/71	96	CHAS. SHORROGH
1/15/71	97	CHAS. SHORROGH
1/15/71	98	CHAS. SHORROGH
1/15/71	99	CHAS. SHORROGH
1/15/71	100	CHAS. SHORROGH

MICROFILMED

DATE 7 JAN 1963 SCALE 1" = 20'