

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Anna M. Morgan, 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-1 zone to an SW-5-D zone, for the following reasons:

Changing neighborhood

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 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.

Address: 36 N. Hollis Road (28)
Curry Mills, Md.
 Petitioner's Attorney: Julian S. Brewer, Jr.
5420 Carville Avenue
Towson, Maryland 21207
 Date: 24-12-69

ORDERED By The Zoning Commissioner of Baltimore County, this 18th 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 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 31st day of March, 1969, at 10:00 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 change in the area

the above Reclassification should be had, and in further appearing that it is in the public interest

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of April, 1969, that the herein described property or area should be and the same is hereby reclassified; from R-1 zone to a SW-5-D zone, and a Special Exception thereon.

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 18th 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 a R-1 zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

MICROFILMED

William G. Ulrich, Jr.
 Registered Land Surveyor
 18 FULLER'S HEIGHTS AVE. BALTIMORE, MD 21206

FOR THE PURPOSE OF ZONING ONLY
 RECLASSIFICATION FROM R-1 TO SW-5-D REQUESTED

All that piece or parcel of land situate, lying and being in the Thirteenth Election District of Baltimore County, State of Maryland, and described as follows:

Beginning for the same at a point in the center line of the original Sulphur Spring Road at the distance of 165.00 feet northeasterly from its intersection with the center line of Selma Avenue (if extended in a straight line northeasterly) running thence and binding on the center of said Sulphur Spring Road North 45 degrees 27 minutes 20 seconds east 75.00 feet thence leaving Sulphur Spring Road at a right angle south 40 degrees 22 minutes 40 seconds east 155.00 feet more or less to the north side of relocated Sulphur Spring Road as laid out on the State Roads Commission Plat No. 4330 contract No. B-332-5-411 thence binding on the right of way line of said plat by a line curving to the right an arc distance of 76.83 feet more or less radius of which is 1014.74 feet thence leaving said right of way line and running north 40 degrees 22 minutes 40 seconds east 138.32 feet to the center of the original Sulphur Spring Road and the place of beginning.

The improvements thereon being known as No. 1413 Sulphur Spring Road.



Witness my hand and seal this 24th day of April, 1969.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Roper, Zoning Commissioner Date: March 21, 1969

FROM: George E. Connelly, Director of Planning

Subject: Petition #69-202-R. Reclassification from R-1 to S-1 Zone. South side of Sulphur Spring Road 165 feet Northeast of Selma Avenue. Anna M. Morgan, Petitioner.

13th District

HEARING: Monday, March 31, 1969 (1:00 P.M.)

As light of the reclassification of an adjoining parcel for commercial purposes and the fact that the subject property is part of a larger development parcel, the Planning staff will offer no comment on this petition.

GEG:am

2 Signs

69-202-R

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 13th Date of Posting: 3.13.69
 Posted for: Reclassification
 Petitioner: A. Morgan
 Location of property: Sp. of Sulphur Spring Road - 165' NE of Selma Ave
 Location of Signs: C. 1413 Sulphur Spring Road in front
of 1413 Sulphur Spring Road in rear
 Remarks: See above
 Posted by: Alfred Date of return: 3.21.69

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 28, 1969

Oliver L. Myers, Chairman

Julian S. Brewer, Jr., Esq.
 5420 Carville Avenue
 Baltimore, Maryland 21207

RE: Topic of Hearings: Reclassification from an R-1 zone to an S-1 zone. Location: SE 1/4 of Old Sulphur Spring Road, 165' NE of its intersection with the center line of Selma Avenue, if extended in a NW direction - 13th District. Petitioners: Anna M. Morgan. Committee Meeting of Feb. 18, 1969 Item 192

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 three story frame multi-family dwelling. The frontage along Old Sulphur Spring Road and how Sulphur Spring Road is presently improved with concrete curb and gutter. The surrounding properties to the east and north are presently improved with two-and-a-half story frame dwellings, 20 to 30 years old, in good repair. To the south of the subject site the properties are presently zoned R-1 and have an existing store and tavern on them. The property to the northwest of the subject site is presently improved with a parking lot in conjunction with the Acme store, which fronts on Leads Avenue.

BUREAU OF ENGINEERING:

Highways:

Access to this site shall be from Sulphur Spring Road and Sulphur Spring Road relocated.

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Julian S. Brewer, Jr., Esq.
 5420 Carville Avenue
 Baltimore, Maryland 21207
 RE: Item 192

February 28, 1969

BUREAU OF ENGINEERING (Continued)

Sulphur Spring Road relocated is a State road. All improvements and entrances are subject to State Roads Commission review and approval.

Sulphur Spring Road is improved with concrete curb and gutter and 24" of macadam paving. The Applicant must provide at no cost to Baltimore County a 25' highway widening used on the center line of existing improvements.

Storm Drains:

All drainage costs are the full responsibility of the Applicant. Any drainage of existing Sulphur Spring Road relocated is subject to review and approval by the State Roads Commission.

Water:

Public B-1 water exists in Sulphur Spring Road and 16" water exists in Sulphur Spring Road relocated. Additional service may be obtained upon application for a permit.

Sanitary Sewer:

Public B-1 sanitary sewer is available to serve this site in Sulphur Spring Road. Additional plumbing fixtures may be added to the existing service connection upon application for a plumbing permit.

BUREAU OF PUBLIC ENGINEERING:

Review of the subject petition indicates an expansion of the existing B-1 lot by this proposal. This appears to be advantageous since it provides a better lot for development. The proposed use is indicated as a drive-in bank. The plan does not provide proper circulation for this type of use. Plans should be revised to provide circulation so that all vehicles approach the drive-in window on the driver's side of the vehicle.

PROJECT PLANNING DIVISION:

If a drive-in window is proposed, it should be shown with proper pattern of circulation.

TRUCK TRAIL DEVELOPMENT:

This office has no comments to offer.

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Julian S. Brewer, Jr., Esq.
 5420 Carville Avenue
 Baltimore, Maryland 21207
 RE: Item 192

February 28, 1969

BOARD OF EDUCATION:

Acreage too small to affect student population.

BUILDING ENGINEER'S OFFICE:

Must meet Baltimore County Building Code regulations.

FIRE DEPARTMENT:

Fire Department has no comments.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Control: The building or buildings on this site may be subject to restriction 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.

STATE ROADS COMMISSION:

There is poor stopping sight distance along the frontage of Sulphur Spring Road relocated, due to the horizontal alignment of the road and the parking of vehicles along the road. The entrance as indicated on the plan appears to be in the best location.

The entrance must be of a depressed curb type with 30" transitions.

The right of way line of Sulphur Spring Road relocated must be curbed with 8" x 22" concrete curb along the entire frontage of the site.

The plan must be revised prior to a hearing date being assigned.

The entrance will be subject to State Roads Commission approval.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office in compliance with the above comments prior to a hearing date being assigned.

Very truly yours,

Julian S. Brewer, Jr., Esq.

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

No. 60882

DATE: March 10, 1969

To: The Schofer Insurance Co.
Upper Park Heights Ave.
Orange Hills, Md.
 Policy No. of Baltimore County

AMOUNT TO ACCOUNT NO. 61-622
 QUANTITY
 RETURN THIS PORTION WITH YOUR REMITTANCE
 PAYMENT ALONG WITH PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Paid for Reclassification for Anna M. Morgan
 \$50.00

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 62125

DATE March 31, 1962

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY

Zoning Dept. of Baltimore County

To: Sanfor Nandishan
Waner Park Heights Ave.
Orinings Mills, Md. 21117

01-622

TOTAL AMOUNT
\$49.00

DEPOSIT TO ACCO'Y AT NO.

RETR. THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Advertising and posting of property for Anna Morgan 459-202-1		49.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR
RECLASSIFICATION
13th DISTRICT
ZONING: From R.A. to B.L.
LOCATION: South side of
Sulphur Spring Road 165 feet
Northwest of Selma Avenue.
DATE & TIME: MONDAY,
MARCH 11, 1962 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.A.
Proposed Zoning: B.L.
All that parcel of land in the
Thirteenth District of Baltimore
County.

Beginning for the same at a point
in the center line of the original
Sulphur Spring Road at the distance
of 163.00 feet northwesterly from its
intersection with the center line of
Selma Avenue (if extended in a
straight line northwesterly) running
thence and landing on the center of
Sulphur Spring Road North 49
degrees 37 minutes 20 seconds east
75.00 feet thence leaving Sulphur
Spring Road at a right angle south
40 degrees 22 minutes 40 seconds
east 155.00 feet thence east to the
north side of relocated Sulphur
Spring Road as laid out on the State
Roads Commission Plat No. 6330
contract No. B-312-4-111 thence
binding on the right of way line of
said plat by a line curving to the
right an arc distance of 164.82 feet
more or less radius of which is
1014.74 feet thence leaving said
right of way line and running north
west 138.32 feet to the center of the
original Sulphur Spring Road and
the place of beginning.

The improvements shown being
known as No. 1413 Sulphur Spring
Road.
Being the property of Anna M.
Morgan, as shown on plat heretofore
filed with the Zoning Department.
Hearing Date: Monday, March 11,
1962 at 1:00 P.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
March 13, 1962

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. March 27, 1962

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, Md. once in each of one
successive weeks before the 31st

day of March, 1962, the first publication
appearing on the 13th day of March
1962

THE TIMES

John W. Morgan

Cost of Advertisement, \$19.50
Purchase Order P 6998
Requisition No. Z 7735

PETITION FOR RECLASSIFICATION
13th DISTRICT

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1962 at 1:00 P.M.
PUBLIC HEARING: Room 108, Coun-
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Baltimore County, by authority of
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Baltimore County, will hold a public
hearing.

Present Zoning: R.A.
Proposed Zoning: B.L.
All that parcel of land in the
Thirteenth District of Baltimore
County.

Beginning for the same at a
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original Sulphur Spring Road at the
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from its intersection with the center
line of Selma Avenue (if extended in
a straight line northwesterly) running
thence and landing on the center of
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degrees 37 minutes 20 seconds east
75.00 feet thence leaving Sulphur
Spring Road at a right angle south
40 degrees 22 minutes 40 seconds
east 155.00 feet thence east to the
north side of relocated Sulphur
Spring Road as laid out on the
State Roads Commission Plat
No. 6330 contract No. B-312-4-111
thence binding on the right of way
line of said plat by a line curving
to the right an arc distance of
164.82 feet more or less radius of
which is 1014.74 feet thence leaving
said right of way line and running
north west 138.32 feet to the
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Being the property of Anna M.
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Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County
Mar. 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 13, 1962

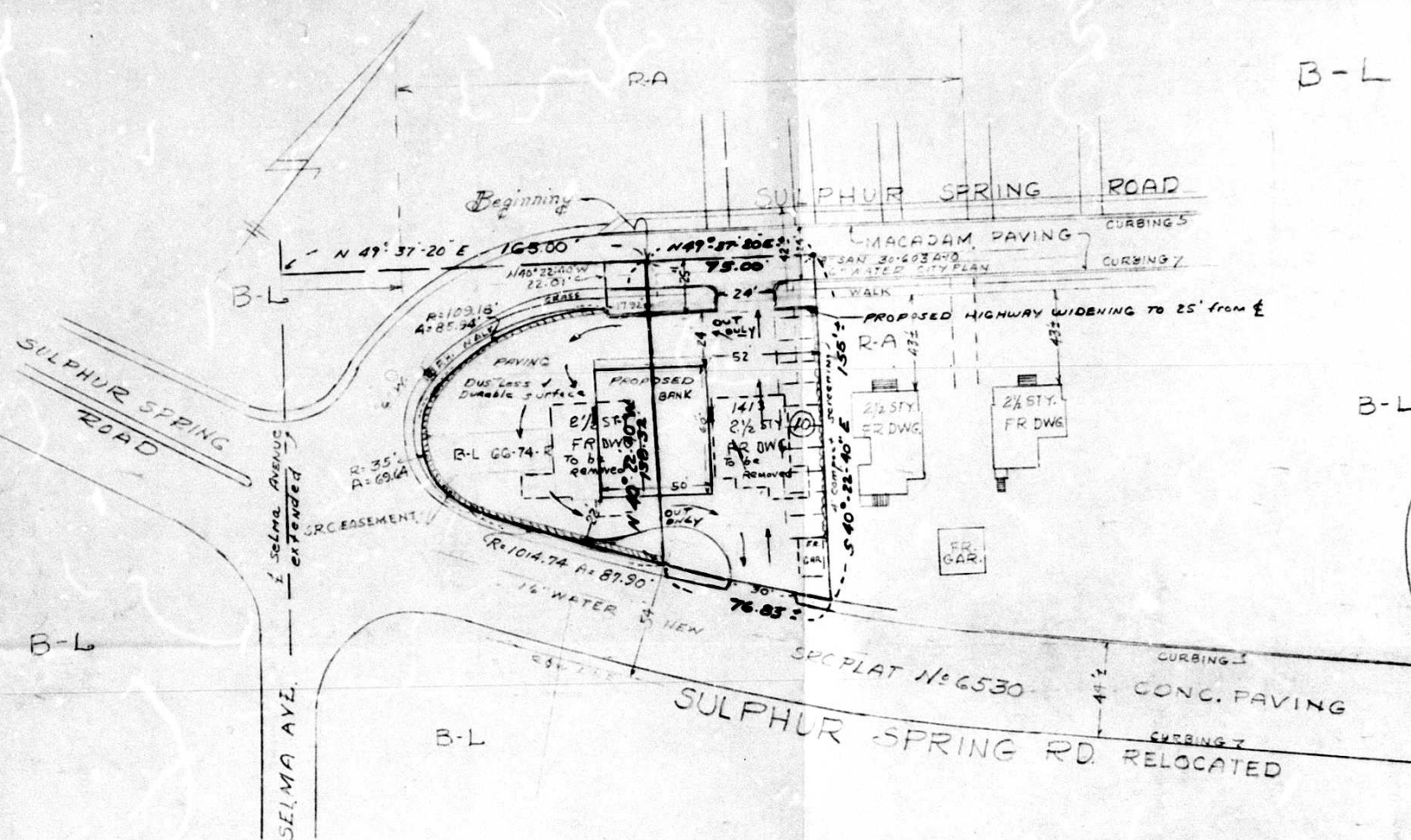
THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. once in each
of one time, successively before the 31st

day of March, 1962, the first publication
appearing on the 13th day of March
1962.

THE JEFFERSONIAN

L. Frank Strickland
Manager

Cost of Advertisement, \$



NOTE: 30' ENTRANCE ON SULPHUR SPRING ROAD RELOCATED IS A DEPRESSED CURB TYPE WITH 36" TRANSITION. THE R/W LINE OF SULPHUR SPRING ROAD RELOCATED TO BE IMPROVED WITH 8" x 22" CURB ALONG ENTIRE FRONTAGE OF SITE.

FOR PURPOSE OF ZONING ONLY
13TH ELECTION DISTRICT OF BALTIMORE COUNTY, MD.

AREA = 0.33 AC.
PRESENT ZONING = RA
PROPOSED ZONING = B-L
PRESENT USE = RESIDENCE
PROPOSED USE = BANK WITH DRIVING IN WINDOWS
FLOOR SPACE = 50' x 60' = 3000 SQ. FT.
PARKING SPACES NOT REQUIRED AS BUILDING HAS ONLY 3000 SQ. FT.
PARKING SPACES SHOWN = 10

REVISED 3/14/69
William D. Ulrich Jr.

WILLIAM G. ULRICH JR.
COUNTY SURVEYOR
REGISTERED LAND SURVEYOR
COURT HOUSE TOWSON 4, MD.
SCALE 1" = 50' JANUARY 25 1969

#69-202 R.
13TH DIST.
MAP
SEC. 2A & 3A
SW-5-D
BL

OFFICE COPY
REVISED PLANS



ITEM 192



William D. Ulrich Jr.

