

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Spencer Grant Waters

I, or we, Teresa F. Waters, legal owner(s) 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-2 zone for the following reasons:

- That there was a mistake in the original zoning.
- That the character of the neighborhood has changed to such an extent that such a reclassification ought to be made.

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 as:

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.

BY Spencer Grant Waters
Contract purchaser
Teresa F. Waters Legal Owner
Address: Kingville, Maryland

BY Lewis L. Fleury, Esq.
Petitioner's Attorney
Address: 305 W. Chesapeake Avenue, Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 20th 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of April, 1969, at 9:00 o'clock.

A. M. Zoning Commissioner of Baltimore County.

Page 2

Lewis L. Fleury, Esq.
305 W. Chesapeake Avenue
Towson, Maryland 21204
RE: Spencer G. Waters
Item 104

November 14, 1968

STATE ROADS COMMISSION (Continued)
The curb must extend on the north to the northerly property line - on the south a minimum of 10 ft. on Belair Road. The roadside face of curb is to be 23 ft. from and parallel to the center line of Belair Road. The entrance will be subject to the State Roads Commission approval and permit.

HEALTH DEPARTMENT
Prior to the approval of a building application, complete soil evaluation must be made to determine the suitability of the soil for underground sewage disposal. The maximum number of employees must be indicated on revised drawings, as well as the location of the water well and the proposed sewage disposal system. The plan should also show the location of the existing water well and sewage disposal system serving the existing dwelling.

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.

ZONING ADMINISTRATION DIVISION
Any further processing of this petition will be withheld until such time as the plan has been revised in accordance with the above comments.

Very truly yours,

JAMES L. OTER, Chairman

JED:JO

Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John S. Rose, Zoning Commissioner Date: March 21, 1969

FROM: Gordon E. Seydel, Director of Planning

SUBJECT: Petition #69-203-R, Reclassification from R-6 to B.M. Zone, West side of Belair Road 2250 feet Southwest of New Cut Road, Spencer G. Waters, Petitioner.

11th District

HEARING: Wednesday, April 2, 1969 (10:00 A.M.)

The Planning staff is opposed to the creation of commercial zoning in the entirety of this tract. It would not oppose some limited application of commercial zoning to cover the present cabinet shop activities.

GEG:bms

Louis L. Fleury, Esq.
305 W. Chesapeake Avenue
Towson, Maryland 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

20th day of February, 1969

John G. Rose
Zoning Commissioner

Petitioner: Spencer G. Waters

Petitioner's Attorney: Louis L. Fleury, Esq.

John G. Rose
Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the the petitioner proved change in the character of the neighborhood, therefore,

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th

day of April, 1969, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to a B.M. zone, and a Special Exception should be granted by and the same is

granted from and after the date of this order, subject to strict compliance with plat marked Exhibit "A" attached and made a part hereof. It is further ORDERED that the site plan is subject to approval of the State Roads Commission, 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

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 17th

day of April, 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 zone, and/or the Special Exception for zone and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

E. F. RAPHEL & ASSOCIATES

Registered Land Surveyors

201 COURTLAND AVENUE

TOWSON 4, MARYLAND

10/10/68

REFERENCE PRECEDENT 44002

DESCRIPTION TO ACCOMPANY ZONING RECLASSIFICATION

SPENCER G. WATERS

BEGINNING for the same at a point on the westernmost side of Belair Road 2,750.00', more or less, southwesterly of New Cut Road, said point being at the end of the 1st line of land which by deed dated July 7, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4485, folio 165, was conveyed by Harry F. Kniesche and wife to Spencer G. Waters and wife, thence leaving the westernmost side of Belair Road and binding on the 2nd to the 6th lines inclusive of the aforesaid deed the five following courses and distances: 1) N74°39'W 135.30'; 2) N65°04'W 235.20'; 3) S21°22'W 749.10'; 4) S85°35'E 120.70'; and 5) S85°04'E 293.70' to the westernmost side of Belair Road, running thence and binding on the westernmost side of Belair Road and on the first line in aforesaid deed N19°35'E 639.37' to the place of beginning.

CONTAINING 5.925 Acres of land more or less.

BEING the same land which by deed dated July 7, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4485, folio 165, was conveyed by Harry F. Kniesche and wife to Spencer G. Waters and wife.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 3-12-69
Posted for: Advertising, Posting, April 2, 1969, on above B.M. Zone
Petitioner: Spencer Grant Waters
Location of property: W. of Belair Rd. 2250 feet SW of New Cut Rd.
Location of Sign: On South side of Belair Road, near intersection of New Cut Road

Results: Marked as such Date of return: March 17, 1969
Posted by: Mark H. Hines

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 60883

DATE: 3/10/69

TO: Messrs. Fleury and Lovell
Suite 409 Chesapeake Building
Towson, Md. 21204

Zoning Dept. of Baltimore County

QUANTITY	REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Reclassification for Spencer G. Waters 69-203-R	SEARCH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	\$50.00

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 52185

DATE: April 28, 1969

TO: Messrs. Fleury and Lovell
Suite 409
Chesapeake Building
305 W. Chesapeake Ave., Towson, Md. 21204

Zoning Department of Baltimore County

QUANTITY	REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for Spencer G. Waters 69-203-R	SEARCH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	\$47.74

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 14, 1968

Louis L. Fleury, Esq.,
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an R-6 zone to an B.M. zone. Location: W. of Belair Rd., 2250' S. of New Cut Rd. District: 11th. Petitioner: Spencer G. Waters. Committee Meeting of Oct. 29, 1968. Item 104.

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF ENGINEERING: Public utilities are not available to this site.

BUREAU OF TRAFFIC ENGINEERING: The proposed site is approximately 6 acres and if completely developed as B.M. could ultimately generate as high as 4,500 trips per day. As B.M. the site could only generate approximately 240 trips per day. If the entire site is to be zoned B.M. the plan should be revised to show the ultimate development of the entire tract. The entrance as shown is not satisfactory for the entire tract and ultimate traffic generation.

PROJECT PLANNING DIVISION: The petitioner has not demonstrated that the entire tract is needed for the use he proposes. The petition could and should be revised to utilize a much smaller area of this six acre tract for the proposed use.

STATE ROADS COMMISSION: We are in agreement with the Bureau of Traffic Engineering with regard to the ultimate traffic generation. The entrance must be a minimum of 23 ft. wide and must be curbed with concrete within the State Roads right-of-way.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 1969.

THIS IS TO CERTIFY that the annexed advertisement was published in THE TOWSON JOURNAL, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time before the 2nd day of April, 1969, the next publication appearing on the 13th day of March, 1969.

THE JEFFERSONIAN

Cost of Advertisement: \$

THE TOWSON JOURNAL

TOWSON, MD. 21204 March 19, 1969

THIS IS TO CERTIFY that the annexed advertisement of John S. Rose, Zoning Commissioner of Baltimore County

was inserted in THE TOWSON JOURNAL, a weekly newspaper published in Baltimore County, Maryland, once a week for one XXXXXXX week before the 19th day of March, 1969 that is to say, the same was inserted in the issue of Wed March 13, 1969.

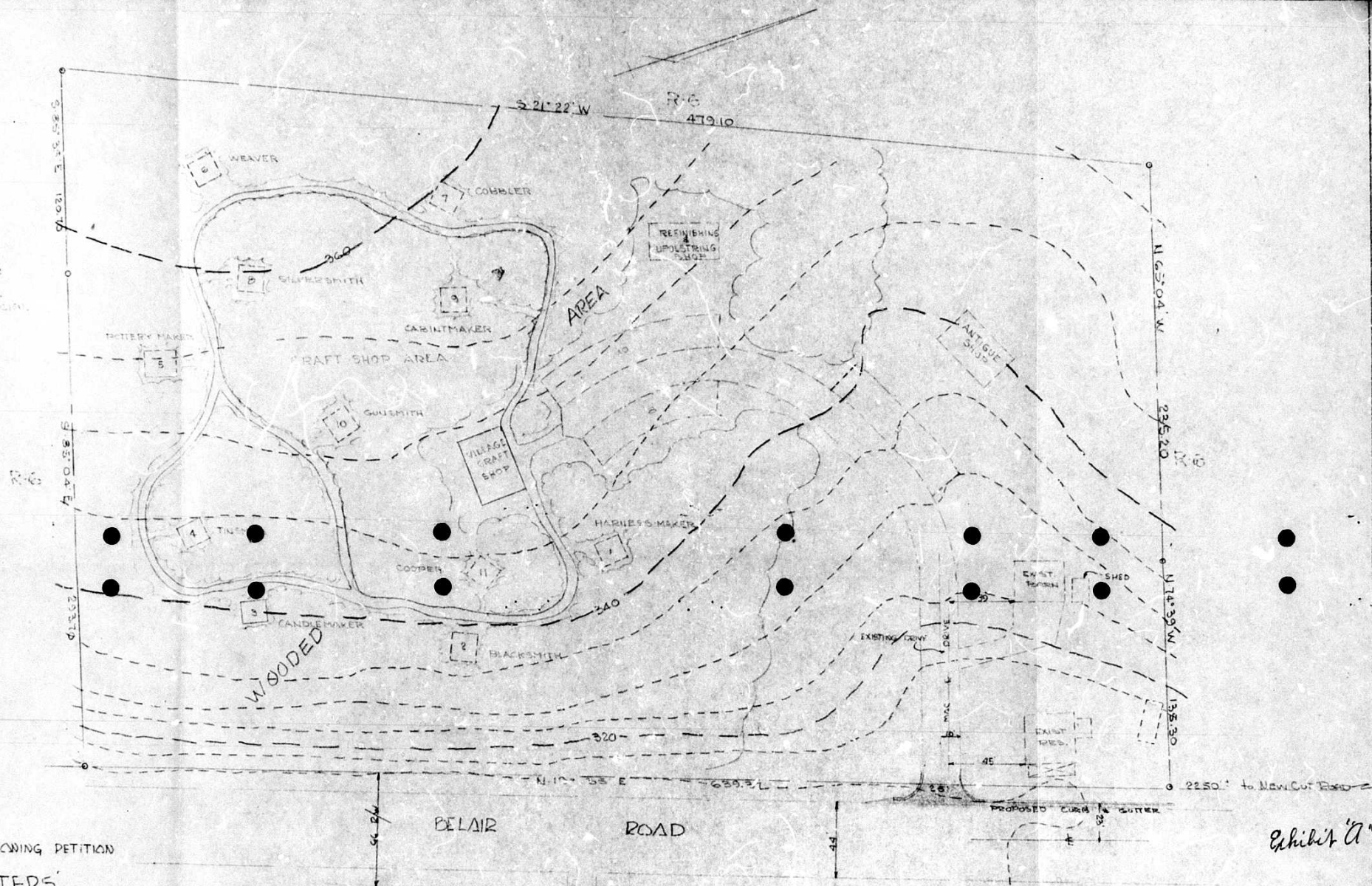
STROMBERG PUBLICATIONS, Inc.

Bill Stromberg

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

GENERAL NOTE
 AREA OF PROP. 5.425 AC.
 EXIST. USE - RES.
 PROP. USE - COMMERCIAL
 EXIST. ZONE - R-4
 PROP. ZONE - M-1

PARKING NOTE
 SPACES REQ'D 25
 SPACES PROV. 26



PLAT TO ACCOMPANY ZONING PETITION

S. G. WATERS

11 ELECTION DIST. BALTIMORE CO., MD.

SCALE 1" = 40' APRIL 18, 1968

E. F. RAPHAEL & ASSOCIATES
 201 COURTLAND AVENUE
 TOWSON 4, MARYLAND

LAWN &
 GARDEN
 CENTER

B-R

FORM
 STORE HOUSE

NOTE: OUTLINE BY DEED - NOT SURVEY

E. F. Raphael

APR 17 '69 AM
 ZONING DEPARTMENT
 By

SINGLE
 HOUSE

