

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, the undersigned, legal owners of the property situated 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 RA zone to an ARCA zone, for the following reasons:

Sheet metal shop

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 living quarters.

Property is to be posted and advertised as prescribed by Zoning Regulations. If 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 and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Address: Ronald Welsh, 821 Dorsey Ave., Balto., Md. 21221
Contract purchaser: Ronald Welsh
Legal Owner: Bernard T. Herzberg, 832 Dorsey Ave., Balto., Md. 21221
LEGAL OWNER
Protestant's Attorney: Robert J. Romacka
Address: 809 Eastern Boulevard, Baltimore, Maryland (21221)

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of May, 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 21st day of July, 1969, at 1:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237

April 17, 1969

No. 621 S. Marilyn Avenue
S. N. Marilyn Avenue 322 P. & S. Woodlyn Road
15th District Baltimore County, Maryland

Beginning for the same on the west side of Marilyn Avenue at the distance of 223 feet more or less measured southeasterly along the west side of Marilyn Avenue from the north side of Woodlyn Road and thence running and binding on the west side of Marilyn Avenue South 06 degrees 00 minutes East 75 feet thence leaving Marilyn Avenue for three lines of division as follows: South 89 degrees 00 minutes East 200 feet, North 06 degrees 00 minutes East 75 feet and North 06 degrees 00 minutes East 200 feet to the place of beginning.

Containing 15,000 square feet of land.



Received 4/18/69
F.S.L.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 20, 1969

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #70-3-RX. West side of Marilyn Avenue 966 feet South of Woodlyn Rd. Petition for Reclassification from R.A. to B.M. Petition for Special Exception for Living Quarters in a Commercial Building.
Ronald Welsh - Petitioner

15th District

HEARING: Wednesday, July 2, 1969 (1:00 P.M.)

It is the understanding of the planning staff that this petition will be readvertised with a proper description. We make no comment at this time.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th
Posted for: Hearing Wednesday July 2nd 1969 at 1:00 P.M.
Petitioner: Ronald Welsh
Location of property: W/S Marilyn Ave. 966' S. of Woodlyn Rd.
Location of Signs: Signs posted on front lot, corner of Marilyn Ave. & Woodlyn Rd.
Remarks: Mal H. Hues
Posted by: Mal H. Hues Date of return: June 26, 1969

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th
Posted for: Hearing Wed. July 30, 69 at 10:00 A.M.
Petitioner: Ronald Welsh
Location of property: W/S Marilyn Ave. 966' S. of Woodlyn Rd.
Location of Signs: Signs posted on front lot, corner of Marilyn Ave. & Woodlyn Rd.
Remarks: Robert J. Romacka
Posted by: Robert J. Romacka Date of return: July 17, 69

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Calverton Ave.
Towson, Md. 21204

George E. Gavelis
Director
John G. Rose
Zoning Commissioner

May 21, 1969

Robert J. Romacka, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221

RE: Type of Hearing: Reclassification from an RA zone to an ARCA zone, and for Special Exception for living quarters.
Location: E/S Marilyn Ave., 966' S. of Woodlyn Ave.
15th District
Petitioner: Ronald Welsh
Committee Meeting of May 13, 1969
Item 267

Dear Sir:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

James E. Hill
James E. Hill,
Zoning Supervisor

JED:SD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 21, 1969

County Office Bldg.
111 W. Calverton Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Robert J. Romacka, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221

RE: Type of Hearing: Reclassification from an RA zone to an ARCA zone, and for Special Exception for living quarters.
Location: E/S Marilyn Ave., 966' S. of Woodlyn Ave.
15th District
Petitioner: Ronald Welsh
Committee Meeting of May 13, 1969
Item 267

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 and is wooded. The area to the north is improved with a split level home, with part of it improved with a barber shop, the rest is living quarters. The property to the south is improved with a residence dwelling with a wooded area to the west. The property to the west is the Back River. The property to the east is improved with a hardware store and several other commercial structures. Marilyn Avenue in this location is presently improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Marilyn Avenue is an existing road which has recently been improved as a 40-foot closed section on a 60-foot right-of-way and no further improvements are required at this time.

The entrance location is subject to approval by the Department of Traffic Engineering.

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Robert J. Romacka, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221
Item 267

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.

The property to be developed is located adjacent to the water front. The Applicant is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential (commercial) development and other special construction features are required.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

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

BUREAU OF TRAFFIC ENGINEERING:

The entrance as shown does not conform to Baltimore County standards for commercial entrances.

The proposed site as BM could generate 200 trips per day. As RA it could generate 40 trips per day.

BUILDING ENGINEER'S OFFICE:

Must meet all Baltimore County Building Code requirements.

FIRE DEPARTMENT:

Petitioner shall be required to meet Fire Department requirements when plans are submitted for approval.

BOARD OF EDUCATION:

Would not increase student population.

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Robert J. Romacka, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221
Item 267

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.

ZONING ADMINISTRATION DIVISION:

In view of the comments by the Bureau of Traffic Engineering, the petitioner will be required to submit revised plans prior to the hearing.

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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

OLM:JU
Enc.

TELEPHONE 823-3000 EXT. 367

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

DATE June 9, 1969

TO: Robert J. Roscoe, Esq.
229 Eastern Blvd.
Baltimore, Md. 21201

Being Spt. of Baltimore County

INVOICE NO. 62264

REPORT TO ACCOUNT NO. 01-422

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

AMOUNT \$50.00

COBT

50.00

Petition for Reclassification and Special Exception for Ronald Walsh 70-3-21

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

TELEPHONE 823-3000 EXT. 367

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

DATE July 20, 1969

TO: Edward L. Stromberg
229 Eastern Blvd.
Baltimore, Md. 21201

Being Spt. of Baltimore County

INVOICE NO. 64636

REPORT TO ACCOUNT NO. 01-422

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

AMOUNT \$4.35

COBT

4.35

Advertising and printing of property for Ronald Walsh 70-3-21

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

Robert J. Roscoe, Esq. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

229 Eastern Blvd.
Baltimore, Md. 21201

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

#267

Your Petition has been received and accepted for filing this

1969 day of July 1969

JOHN G. ROSE, Zoning Commissioner

Petitioner: Ronald Walsh

Petitioner's Attorney: Robert J. Roscoe, Esq. Reviewed by: Oliver L. Myers, Chairman of Advisory Committee

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 11th DISTRICT

ZONING: From R.A. to R.M. Zone. Petition for Special Exception for Listing Quarters in a commercial building.

LOCATION: West side of Marlyn Avenue 111 feet South of Woodlyn Road.

DATE & TIME: Wednesday, July 23, 1969 at 10:00 A.M.

PUBLIC HEARING: Room 105, 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. Petition for Special Exception for Listing Quarters in a commercial building.

All that parcel of land in the 11th District of Baltimore County, containing 11,000 square feet of land, being the property of Ronald Walsh and Edward L. Stromberg, as shown on plat plan filed with the Zoning Department.

Being the property of Ronald Walsh and Edward L. Stromberg, as shown on plat plan filed with the Zoning Department.

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUN 12 1969

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 2nd day of July, 1969, the first publication appearing on the 12th day of July, 1969.

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 11th DISTRICT

ZONING: From R.A. to R.M. Zone. Petition for Special Exception for Listing Quarters in a commercial building.

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PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 10 1969

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THE JEFFERSONIAN.

Cost of Advertisement, \$.....

OFFICE OF

THE ESSEX TIMES

ESSEX, MD. 21221 July 14, 1969

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

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 14th day of July, 1969 that is to say, the same was inserted in the issue of July 20, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 11th DISTRICT

ZONING: From R.A. to R.M. Zone. Petition for Special Exception for Listing Quarters in a commercial building.

LOCATION: West side of Marlyn Avenue 111 feet South of Woodlyn Road.

DATE & TIME: Wednesday, July 23, 1969 at 10:00 A.M.

PUBLIC HEARING: Room 105, 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. Petition for Special Exception for Listing Quarters in a commercial building.

All that parcel of land in the 11th District of Baltimore County, containing 11,000 square feet of land, being the property of Ronald Walsh and Edward L. Stromberg, as shown on plat plan filed with the Zoning Department.

Being the property of Ronald Walsh and Edward L. Stromberg, as shown on plat plan filed with the Zoning Department.

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

OFFICE OF

THE ESSEX TIMES

ESSEX, MD. 21221 June 16, 1969

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

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 16th day of June, 1969 that is to say, the same was inserted in the issue of June 12, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

S 27°-00' E
90.40

584'-00" W

N 34°-00' E

#70-3RX

R-A

OFFICE
COPY
MAP
4-B
EASTERN
AREA
BM-X

B-L

No. 422

BARRIED
SHOP

823' E TO MADLYN AVE

N 6°-00' W

MADLYN AVE

TO EASTERN AVE

1144.25

PROPOSED
SCREENING
4' HIGH

200.00

1115.43

No. 524 MARLYN AVENUE

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
Scale: - 1" = 50'

Date: 4-18-69

REVISED 6/18/69

PRESENT USE - NONE

PROPOSED USE - STORES & 2 APTS. FOR LIVING QTRS.

PRESENT ZONING - R-A

PROPOSED ZONING - B-M. - WITH SPECIAL EXCEPTION FOR LIVING QTRS.
IN A COMMERCIAL BLDG.

AREA OF PROPOSED BLDG. - 2760 SQ. FT.

AREA OF LOT TO BE ZONED - 13,000 SQ. FT.

PARKING DATA

No. OF PARKING SPACES REQUIRED - 14

No. OF PARKING SPACES SHOWN - 16

PARKING AREA TO BE PAVED WITH A DURABLE DUSTLESS SURFACE

RESIDENCE



FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237

