PETITION FO. ZONING RE-CLASSI. CATION AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:legal owner S. of the property situate in Baltimore MAP Exe we are the County and which is described in the description and plat attached hereto and made a part hereof. 4-2 tion (1) that the zoning status of the herein described property be re-classified, pu ant EASTERN zone to an AREA NE-I-H BM-X 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 Lior we, agree to pay expenses of above re-classification and/or Special Exception adve etc., upon filing of this petition, and further agree to and are to be bound by the zoning Ronald Welsh Ronald Welsh, 821 Dorsey Ave. Balto, Md. 21221 Legal Owner Bernard T. Herzberg 832 uorsey Ave. Balto, Md. 2122 LEGAL DWNER 13th , 1962 ... 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 Battimore County in Room 106, County Office Building in Towson, Baltimore County on the PN and day of July 1969 at 1:00 o'clock T. se : > #267 #267 0111

FRANK S. LEE BALTIMORE MD 2

Aprel 1 17, 1969

No. 624 S. Marlyr Avenue S.S. Marlyn Avenue 323 Fe t S. Woodlyn Hoad 15th District Paitimore County, Maryland

Begin in for the asse on the west side of Farlyn Avenue at west side of Narlyn Avenue at west side of Narlyn Avenue rose the somewhere contended in the west side of Narlyn Avenue from the south side of Narlyn Avenue from the country and binding on the west side of Narlyn Avenue for the degrees on introde Sact 75 feet thence laying Merlyn Avenue for typec lines of division as follows: South 85 perces 00 minutes west 20 feet, North 86 degrees 00 minutes west 75 feet and Sorth 85 degrees 00 minutes East 700 feet to the place of beginning.

Containing 15,000 square feet of land.



BALTIMORE COUNTY, MARYLAND

#70-3 PX

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

FROM George E. Gavrelis, Director of Planning

Petition #70-3-RX. West side of Martyn 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 Westa - Petitioner

15th District

HEARING: Wednesday, July 2, 1959 (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 70-3-KX 2 digins ARTMENT OF BALTIMORE COUNTY District 15# Posted for Medward Medwarday July 2rd 1862 & Lice P.M. Date of Posting James 10 - 1969 Location of property 11/15 Mordyn also 964 La of Mordyn Ed wastion of Signa Williams Costed in Greant Sel Creater Borlow Stop Posted by Masl W. Mass Signature Date of return June 20 -1969

> #70.3 RX 2 segns

CERTIFICATE OF POSTUL THENT OF BALTIMORE COUNTY

Date of Posting Jerly 19-69 Posted for Hadrang Wad July 30.69 at 10:00 A.M. Petitioner: Bareald Walshy Location of property by I State of Manlyn and 823' 5/ of Geroallyn Rd Location of Signer D. mustle of love france grand 31/2 from fance Suggest an faring markyn are Posted by Robert Lee Bull Date of return July 17-69

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E. GAL

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

RE: Type of Hearing: Reclassification from an RA zone to an BM zone, and for "Special Exception for Hving quarters Location: E/S Harlyn Ave., 956' So, of Woodlyn Ave. 15th District Market Committee Meeting of May 13, 1959

May 21, 1969

Dear Sirs

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. This 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 Coning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

JAHES E. BYER, Zoning Supervisor

JED: JD

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG

Oliver L. Myers

BUREAU OF

DIFFERU OF TRAFFIC ENGINESHING STATE BOADS COUNTS BUREAU OF FIRE PREVENTION

> HEALTH CPARTMENT BUILDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINISTRATE

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

RE: Type of Hearing: Reclassification from an RA zone to an BH zone, and for Special Exception for Itving querters Location: L/S Harlyn Ava., 966' So. of Woodlyn Ave. 15th District Politiconer: Bonald Welsh Politiconer: Bonald Welsh Committee Item 267 mittee Meeting of May 13, 1969

Hay 21, 1969

ine 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 solvent representation of the second and the second 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 quar-ers. The property to the south is improved with a residence duelling with a wooded area to the west. The property to the west is the Back River. The property to the est is improved with a wooded area to the west. The property to the est is improved with an Allyn Avenue in this location is presently improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Marlyn 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.

- Page 2 -

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

May 21, 1969

The Applicant must provide necessary drainage facilities (temporary or therwise) 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 addised 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.

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

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

BUREAU OF TRAFFIC ENGINEERING:

The entrunce as shown does not conform to Baltimore County standards

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

BOAFD OF EDUCATION:

- Page 3 -

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

Hay 21, 1969

HEALTH DEPARTMENT:

Fublic water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and commitmee with the haryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Epitimer County Superment of Health.

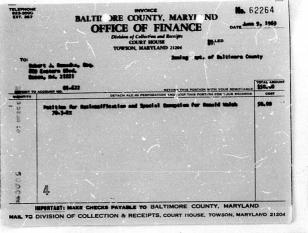
ZONING ADMINISTRATION DIVISION:

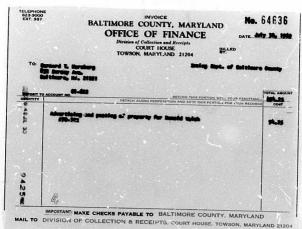
In view of the comments by the Bureau of Traffic Engineering, the petitioner will be required to Jubmit revised plans prior to the hearing.

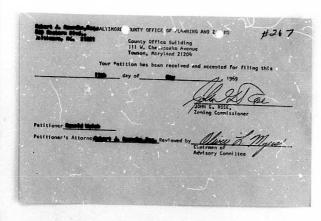
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 30 days effect the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours.

OLIVER L. MYERS, Chairman







CERTIFICATE OF PUBLICATION

TOWSON, MD. JUN 12.1969. , 19. THIS IS TO CERTIFY, that the annexed advertisement was in THE JEFFERSONIAN, a weekly newspaper printed in Towson, Baltimore County, Md., once in each appearing on the 12th day of Jups THE JEFFERSONIAN.



OFFICE OF BESSEX TIMES ESSEX, MD. 21221 July 14, THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Saltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a leek for One week/ before the 14th day of July. 1969, that is to say, the same was inserted in the issue of July 90, 1969. STROMBERG PUBLICATIONS, Inc. 11 Buth morgan

ORIGINAL

OFFICE OF

BESEXTIMES

ESSEX, MD. 21221

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

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One weeks before the 16th day of June, 1969 that is to say, the same was inserted in the issue of June 12, 1959.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 1 0 1969 19

in THE JEFFERSONIAN, a weekly newspaper printed ng on the ___l0th__day of ___duly_____

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 1 0 1969

THIS IS TO CERTIFY, that the annexed advertisement was iblished in THE JEFFERSONIAN, 2 weekly newspaper printed shed in Towson, Baltimore County, Md., once in each appearing on the 10th day of July

> THE JEFFERSONIAN. & frank Structur

