

70-18-X	<u>W/S Hanover Road 1327' N of Emory Road</u>	4th
6/10/69	Petition for Special Exception for Living Quarters in a commercial building for Harry W. Morfoot \$85.00 cost paid.	
6/10/69	Hearing date set for 10:00 A.M. 7/21/69	
7/3/69	Certificate of publication filed	
7/5/69	Certificate of posting filed	
7/25/69	Order for the special exception granted by the Deputy Zoning Commissioner.	

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HARRY W. MORFOOT, 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 SEC. 6 zone, for the following reasons:

- We need living quarters for the manager and part time caretaker.
- Our business has been burglarized at least six times in the past eight years and we feel that having someone in the building part time would help to eliminate this.
- We need a shelter over the back windows and doors of the present building for protection from thunder storms or flash storms.
- This shelter over back windows and doors would also provide a better means of cooling our building in hot weather.
- There are times when it is necessary to stay at the present building all night because of various mechanical failures of equipment and heating facilities.
- Living at my home on Black Rock Road, which is a secondary road creates a transportation problem under snow and sleet conditions.
- Residing at this property is not anticipated as a type of commercial zoning description.

County, to use the herein described property, for living quarters to be added on the back of our present commercial building.

Property is to be posted and advertised as prescribed by Zoning Regulations. 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.

Contract purchaser: Harry W. Morfoot Legal Owner
Address: Arcadia, Upperco, Maryland

Petitioner's Attorney: _____
Protestant's Attorney: _____
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of June, 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 10:00 o'clock.

John G. Rose
Zoning Commissioner of Baltimore County.

Mr. Harry W. Morfoot
Arcadia-Upperco
Maryland
Item 295 Page 3

June 19, 1969

ZONING ADMINISTRATION DIVISION:

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:JD
Enc.

West side of Hanover Road beginning, 1583 feet north of Emory Road, thence northerly, on the west side of Hanover Road, 354 feet; thence South 82 degrees 06 minutes West 449.9 feet; thence South 06 degrees 08 minutes east 391.5 feet and thence North 77 degrees 26 minutes east 494.3 feet to the beginning. The remaining portion of the property described in the petition is continued as an "R-6" Zone.

Charles Alvah Myers
CHARLES ALVAH MYERS
STATE REGISTERED SURVEYOR
Emory Road
Upperco, Maryland
Phone 429-5079

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 19, 1969

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

Mr. Harry W. Morfoot
Arcadia-Upperco
Maryland

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

RE: Type of Hearings: Special Exception for living quarters
Location: 1583' No. of Emory Rd., W/S Hanover Rd.
4th District
Petitioner: Harry W. Morfoot
Committee Meeting of June 10th, 1969
Item 295

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 roller rink surrounded by agricultural and dwellings. The proposed apartment would be in the rear of the subject roller rink. Hanover Road at the present time is not improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

Highways:

Hanover Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

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.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: 7-5-69
Posted for: Special Exception
Petitioner: H. Morfoot
Location of property: W/S of Hanover Rd - 1583' N of Emory Rd.
Location of Signs: 1750' E of Emory Rd on W/S of Hanover Rd
Remarks: See above
Posted by: [Signature] Date of return: 7-16-69

INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 64623	
Division of Collection and Receipts		COURT HOUSE		TOWSON, MARYLAND 21204		DATE: July 21, 1969	
To: <u>The Sparhawk Hill Roller Skating Club of Upperco, Inc., Upperco, Md.</u>				Billing Dept. of Baltimore County			
REPORT TO ACCOUNT NO.	01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT	835.00			
QUANTITY	1	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST	35.00			
Advertising and posting of property 7/5-15-69							
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204							

Mr. Harry W. Morfoot
Arcadia-Upperco
Maryland
Item 295 Page 2

June 19, 1969

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property; therefore, a private sewage disposal system must be provided in accordance with Department of Health regulations and requirements.

Water:

Public water supply is not available to serve this property; therefore, a private water system must be provided in accordance with Department of Health regulations and requirements.

PROJECT PLANNING DIVISION:

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

BUREAU OF TRAFFIC ENGINEERING:

The subject zoning should have no major effect on traffic.

BUILDING ENGINEER'S OFFICE:

Must meet all Baltimore County Building Code Requirements.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

HEALTH DEPARTMENT:

Prior to approval of a building application, soil percolation tests must be conducted to determine the suitability of the soil for underground sewage disposal. Also, another water well must be drilled for the apartment.

STATE ROADS COMMISSION:

This office has reviewed the subject plot plan and finds that the existing entrance is acceptable to the State Roads Commission.

Mr. Harry W. Morfoot
Arcadia-Upperco
Maryland

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 10th day of June, 1969.

Petitioner: Harry W. Morfoot

Petitioner's Attorney: _____

Reviewed by: John G. Rose
Chairman of Zoning Advisory Committee

INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 62296	
Division of Collection and Receipts		COURT HOUSE		TOWSON, MARYLAND 21204		DATE: June 30, 1969	
To: <u>The Sparhawk Hill Roller Skating Club of Upperco, Inc., Upperco, Md.</u>				Billing Dept. of Baltimore County			
REPORT TO ACCOUNT NO.	01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT	835.00			
QUANTITY	1	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST	35.00			
Petition for Special Exception for Harry W. Morfoot 7/5-15-69							
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204							

PETITION FOR SPECIAL EXCEPTION—4th DISTRICT

ZONING: Petition for Special Exception for Living Quarters in a commercial building.
LOCATION: West side of Hanover Road, 1322 feet North of Emory Road.
DATE & TIME: Monday, July 21, 1969 at 10:00 A.M.
PUBLIC HEARING: Room 106, 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:

Petition for Special Exception for Living Quarters in a commercial building.

All that parcel of land in the Fourth District of Baltimore County, West side of Hanover Road beginning 1543 feet north of Emory Road, thence northerly, on the west side of Hanover Road, 354 feet; thence South 72 degrees 06 minutes West 415.9 feet; thence South 06 degrees 08 minutes east 391.5 feet and thence North 77 degrees 26 minutes east 494.3 feet to the beginning. The remaining portion of the property described in the petition is continued as an "R-6" Zone.

Being the property of Harry W. Morfont, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, July 21, 1969 at 10:00 A.M.

Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By order of
JOHN G. ROSE
 Zoning Commissioner of Baltimore County.
 July 2.

CERTIFICATE OF PUBLICATION

JUL 3 1969

TOWSON, MD. 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 ~~two weeks~~ before the 21st day of July, 1969, the first publication appearing on the 21st day of July, 1969.

THE JEFFERSONIAN,

Donald L. Stroman
 Manager

Cost of Advertisement, \$.....

PETITION FOR SPECIAL EXCEPTION 4th DISTRICT

ZONING: Petition for Special Exception for Living Quarters in a commercial building.

LOCATION: West side of Hanover Road, 1322 feet North of Emory Road.

DATE & TIME: MONDAY, JULY 21, 1969 at 10:00 A.M.

PUBLIC HEARING: Room 106, 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:

Petition for Special Exception for Living Quarters in a commercial building.

All that parcel of land in the Fourth District of Baltimore County.

West side of Hanover Road beginning 1543 feet north of Emory Road, thence northerly, on the west side of Hanover Road, 354 feet; thence South 82 degrees 06 minutes West 445.9 feet; thence South 06 degrees 08 minutes east 391.5 feet and thence North 77 degrees 26 minutes east 494.3 feet to the beginning. The remaining portion of the property described in the petition is continued as an "R-6" Zone.

Being the property of Harry W. Morfont, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, July 21, 1969 at 10:00 A.M.

Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of
JOHN G. ROSE
 ZONING COMMISSIONER OF BALTIMORE COUNTY

July 3, 1969

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 JUL 7 1969

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose

Zoning Commissioner of Baltimore County

was inserted in **THE COMMUNITY TIMES**, a weekly newspaper published

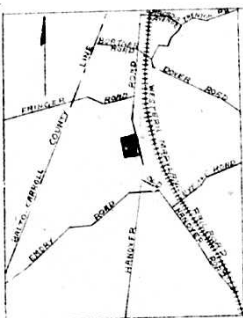
in Baltimore County, Maryland, once a week for one ~~two weeks~~

week before the 21st day of July 1969 that is to say, the same

was inserted in the issue of July 3, 1969

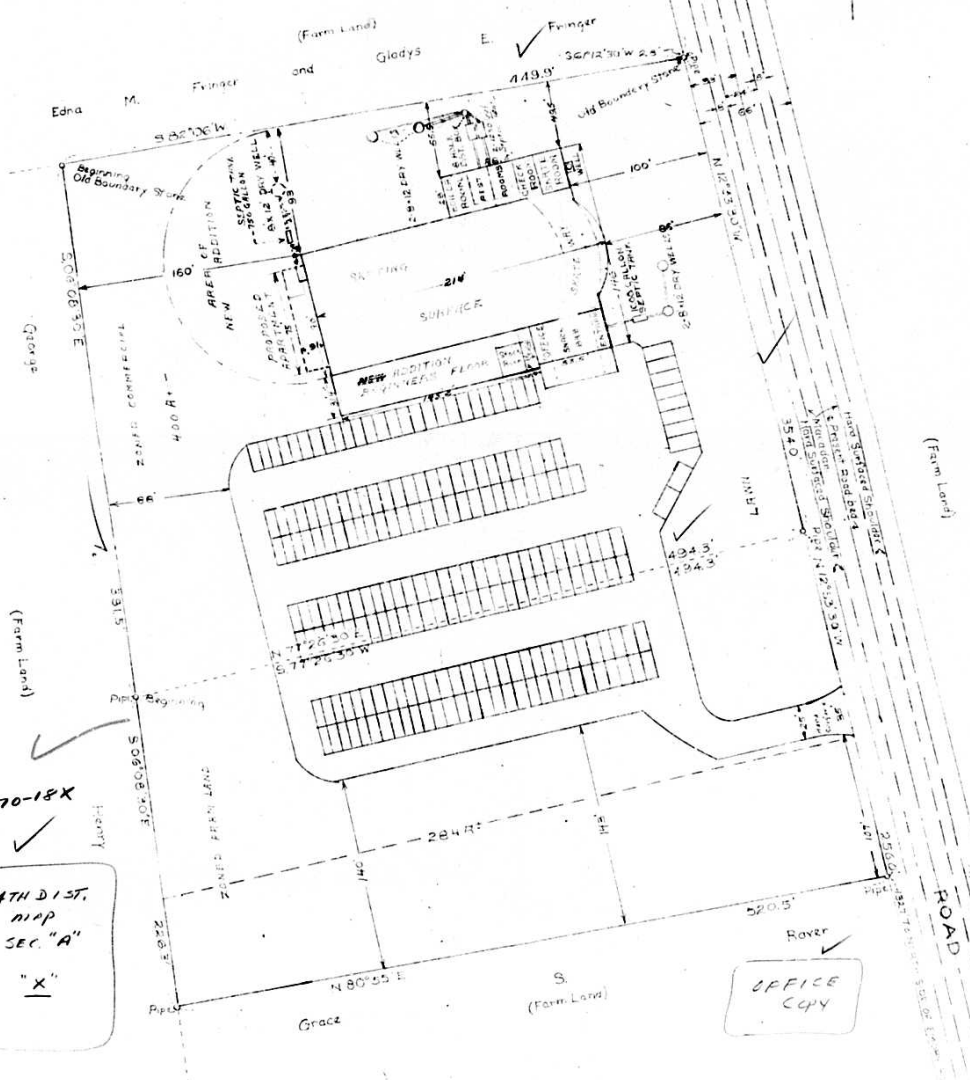
STROMBERG PUBLICATIONS, Inc.

By *Paul Morgan*



9561

Manover



#70-18X

4TH DIST.
RIAP
SEC. "A"
"X"

OFFICE
COPY



THIS IS TO CERTIFY THAT
THE ABOVE BUILDING IS LOCATED
AS SHOWN HEREON
AUGUST 20, 1958

H. S. MORTGAGE ASSOCIATES
STATE REGISTERED ENGINEERS & SURVEYORS

4TH DISTRICT, BALTIMORE COUNTY, MD.
SCALE 1"=50' MARCH 11, 1959

H. S. Mortgate
H. S. MORTGAGE ASSOCIATES

STATE REGISTERED ENGINEERS & SURVEYORS
BALTIMORE, MD. LICENSE NO. 1-47721

