

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JACK BAYLIN, TRUSTEE, 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 M.L., R-6 & R-6-G, zone to an ML zone; for the following reasons:

1. Change in the character of the neighborhood.
2. Error in the Original Zoning Map.

Variance to Sections 255.2 and 243.2 of the Zoning regulations to permit a side yard of 30' instead of the required 50'.

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 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.

ESTATE OF JOSEPH J. BAYLIN
ESTATE OF ALAN WURTZBURGER

Contract purchaser Trustee Legal Owner

Address: 216 E. Lexington Street - Baltimore, Maryland 21202

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of July, 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 11th day of September, 1969, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE, Zoning Commissioner Date: July 30, 1969

FROM: PROJECT PLANNING DIVISION

SUBJECT: Zoning Advisory Agenda Item #14

July 22, 1969
Jack Baylin, Trustee
E/S Willow Spring Rd.
120' S. of Riverview Ave.

This office requests that the hearing date be postponed until a meeting is held with the interested parties from Baltimore City and comments are received from that meeting.

RBW:vh

RICHARD H. WILLIAMS
Planner

RE: PETITION FOR RECLASSIFICATION AND VARIANCE
W/S of Willow Spring Road, 120' S of Riverview Avenue - 12th Election District
Estate of Joseph J. Baylin and Alan Wurtzburger - Petitioners
NO. 70-55-RA (Item No. 14)

The Petitioners request a Reclassification from M.L., R-6, and R.G. Zones to a M.L. Zone and a Variance to permit a side yard of 30 feet in lieu of the required 50 feet. Said property is located on the west side of Willow Spring Road, 120 feet south of Riverview Avenue, in the Twelfth Election District of Baltimore County.

As the Comprehensive Zoning Map of Baltimore County was adopted on March 24, 1971 by the Baltimore County Council, this Petition is considered moot.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of September, 1974, that the requested Reclassification and Variance be and the same is declared moot and the Petition is DISMISSED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE: September 4, 1974

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland, 21204

TO: John G. Rose Date: July 23, 1969
Attn: Oliver L. Myers

FROM: C. Richard Moore

SUBJECT: Item 14 - ZAC - July 22, 1969
Property Owner: Jack Baylin, Trustee
Willow Spring Rd. S. of Riverview Avenue
ML and Var. to Sec. 255.2 + 243.2

A change of the subject site from R6 & RG to ML is not expected to increase the daily trip density of the land. However, the peak hour demands from ML zoning are twice that of R6 and RG during the peak hour.

C. Richard Moore
Assistant Traffic Engineer

CRM:rr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner Date: July 24, 1969

FROM: Mr. John France

SUBJECT: E/S Willow Spring Rd.
210' S. of Riverview Ave.
DA.12

Must meet Baltimore County Building Code requirements.

JOHN FRANCE

JF/as

September 4, 1974

Melvin A. Steinberg, Esquire
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification and Variance
W/S of Willow Spring Road, 120' S of Riverview Avenue - 12th Election District
Estate of Joseph J. Baylin and Alan Wurtzburger - Petitioners
NO. 70-55-RA (Item No. 14)

Dear Mr. Steinberg:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/aw

Attachment

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING OF JULY 22, 1969

Petitioner: JACK BAYLIN

Location: E/S Willow Spring Rd.

District: 12

Present Zoning: ML, RL 4.2G

Proposed Zoning: ML & Var. to Sec. 255.2 + 243.2

No. of Acres: PARCEL A (4.3 AC) PARCEL B (0.43 AC)
TOTAL: 5.36 AC

Comments: Would NOT INCREASE STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 25, 1969

FROM: Inspector John Lilley and Inspector George Webb

SUBJECT: Property Owner: Jack Baylin, Trustee

Item # 14 Zoning Agenda July 22, 1969

Location: E/S of Willow Spring Road, 120 feet S. of Riverview Road
District: 12

Owner shall be required to comply with all Fire Department requirements in accordance with the Life Safety Code 101, 1967 edition, Chapter 11, "Industrial occupancies."

cc: Mr. Hanna

John Lilley
Inspector Lilley

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 4, 1969

COUNTY OFFICE BUILDING
117 Chesapeake Ave.
Towson, Maryland 21204Oliver L. Myers
XXXXXXXXXXXX
Chairman

MEMBERS:

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE NATURAL CONSERVATION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Fred E. Waldrop, Esq.
Masonic Building
Towson, Maryland 21204RE: Type of Hearings: Reclassification
From an ML, R-5 & R-5.5 zone to an
ML zone
Location: E/S Willow Spring Rd., 120'
So. of Riverview Avenue
Petitioner: Jack Baylin, Trustee
Committee Meeting of July 22, 1969
Item 14

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 property as it exists lies contiguous to residential, both on the east and north side of Willow Spring Road. On the south side of the property is the Baltimore City/Baltimore County line. To the west there is existing residential properties.

BUREAU OF ENGINEERING:Highways:

Willow Spring Road is an existing County road which will be improved in the future as a 40-foot closed section with flexible type pavement on a 60-foot right-of-way. Highway widening, 10 feet wide, will be required along the frontage of the subject property.

Central Avenue is presently unimproved from Riverview Avenue southerly into the subject property. In order to provide access to the existing unimproved alley, located along the rear of the residences situated on the south side of Riverview Avenue, Central Avenue will be improved to that point as a 30-foot closed section with flexible type pavement on a 50-foot right-of-way.

The alleyways adjacent to the site are for residential use only. Therefore the Applicant shall provide means to prevent ingress or egress of vehicular traffic.

Fred E. Waldrop, Esq.
Masonic Building
Towson, Maryland 21204
Item 14 Page 2

August 4, 1969

Highways: (Continued)

It shall be the responsibility of the Applicant's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drainage facilities will be required in connection with any subsequent building or grading permits.

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.

Sediment Control:

Development of this property through stripping grading, and stabilization could result in a sediment pollution problem damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property. A 20-foot wide easement will be required over the existing 24-inch sanitary sewer traversing this property, with one side of the easement located 5 feet off of and parallel with the center line of the existing sewer. The additional width is necessary to allow for future supplementation or replacement of the existing 24-inch sewer.

Water:

Public water supply is available to serve this property.

Fred E. Waldrop, Esq.
Masonic Building
Towson, Maryland 21204
Item 14 Page 3

August 4, 1969

PROJECT PLANNING DIVISION:

This office requests that the hearing date be postponed until a meeting is held with the interested parties from Baltimore City and comments are received from that meeting.

BUREAU OF TRAFFIC ENGINEERING:

A change of the subject site from R6 & RG to ML is not expected to increase the daily trip density of the land. However, the peak hour demands from ML zoning are twice that of R6 and RG during the peak hour.

BUILDING ENGINEER'S OFFICE:

Must meet Baltimore County Building Code requirements.

BOARD OF EDUCATION:

Would not increase student population.

FIRE PREVENTION BUREAU:

Owner shall be required to comply with all Fire Department requirements in accordance with the Life Safety Code 101, 1960 edition, Chapter 14, "Industrial Occupancies."

HEALTH DEPARTMENT:

Since public water and sewers are available, no health problems are anticipated.

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:

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 in the filing certificate, will be forwarded to you in the near future.

Very truly yours,


OLIVER L. MYERS, Chairman
OLM:JO
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver G. Myers Date: July 24, 1969

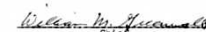
FROM: Mr. William M. Greenwalt

SUBJECT: Item 14 - Zoning Advisory Committee Meeting July 22, 1969

14. Property Owner: Jack Baylin, Trustee
Location: 1/3 Willow Spring Road 120' S of Riverview Ave.
Present Zoning: ML, R6 and R3
Proposed zoning: ML and Var. to Sec. 255.2 + 243.2
No. acres: Parcel A (4.93 Ac.) Parcel B (0.43 Ac.)
Section District: 12th

Since public water and sewers are available, no health problems are anticipated.

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.


Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMG:p

BUREAU OF ENGINEERING

Zoning Plat - Comment

14. Property Owner: Jack Baylin, Trustee
(1969-1970)
Location: 1/3 Willow Spring Rd. 120' S. of Riverview AvenueDistrict: 12th
Present Zoning: ML, R6 and R3
Proposed Zoning: ML and Var. to Sec. 255.2 and 243.2
No. Acres: Parcel A (4.93 Ac.) Parcel B (0.43 Ac.)Highways:

Willow Spring Road is an existing County road which will be improved in the future as a 40-foot closed section with flexible type pavement on a 60-foot right-of-way. Highway widening, 10 feet wide, will be required along the frontage of the subject property.

Central Avenue is presently unimproved from Riverview Avenue southerly into the subject property. In order to provide access to the existing unimproved alley, located along the rear of the residences situated on the south side of Riverview Avenue, Central Avenue will be improved to that point as a 30-foot closed section with flexible type pavement on a 50-foot right-of-way.

The alleyways adjacent to the site are for residential use only. Therefore, the Applicant shall provide means to prevent ingress or egress of vehicular traffic.

It shall be the responsibility of the Applicant's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drainage facilities will be required in connection with any subsequent building or grading permits.

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.

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

14. Property Owner: Jack Baylin, Trustee
(1969-1970)
Page 2Sediment Control: (Cont'd)

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property. A 20-foot wide easement will be required over the existing 24-inch sanitary sewer traversing this property, with one side of the easement located 5 feet off of and parallel with the centerline of the existing sewer. The additional width is necessary to allow for future supplementation or replacement of the existing 24-inch sewer.

Water:

Public water supply is available to serve this property.

WMG:SW

see S.E. Key Sheet
15 S.E. 17 Position Sheet
S.E. 4 E 200' Sec 1 Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Comm. Date: November 6, 1968

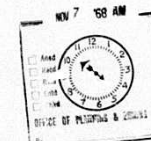
FROM: H. B. Staab, Industrial Development Commission

SUBJECT: Item 106 - Zoning Advisory Agenda of Oct. 29/68
Owner: Jack Baylin, et al
Painters Mill Road and Northwest Expressway
4th Election District

We have reviewed the subject petition and offer the following:

The Industrial Development Commission feels that before any action is taken on this petition the adequacy of the utilities in the area should be reviewed.

If the change of zoning on this acreage (290 acres, more or less) from R-10 and R-40 to R.A. in any way overtaxes the sewer and water facilities which may have an adverse effect on the development of the industrially zoned land created by the Zoning Map dated January 18, 1957, this office suggests that the present zoning remain unchanged.


H. B. STAAB
Director


BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 29, 1969

FROM: Mr. George E. Cuvellis, Director of Planning

SUBJECT: Petition #70-55-RA. Reclassification from M.L., R-6 & R-G to M.L. Zone. Variance to permit a side yard of 30 feet instead of the required 50 feet. West side of Willow Spring Road 120 feet south of Riverview Ave. Estate of Joseph J. Baylin, et al., Petitioners.

12th District

HEARING: Thursday, September 11, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 and R-G to M.L. zoning. It expresses its opposition to the reclassification noting that the intent of the comprehensive map here was to maintain a residential buffer between industrial and single family residential uses. No changes have occurred which would justify a reclassification to industrial zoning here.

GEG:bms

Rec. 8/29/69
4/30

DESCRIPTION

4.93 ACRE, MORE OR LESS, PARCEL, WEST SIDE OF WILLOW SPRING ROAD, 120 FEET SOUTH OF RIVERVIEW AVENUE, TWELFTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PARCEL "A"

THIS DESCRIPTION IS FOR "ML" ZONING WITH YARD VARIANCES

Beginning for the same on the west side of Willow Spring Road at a point 120' southerly from the intersection of the south side of Riverview Avenue and the west side of Willow Spring Road, thence landing on the west side of Willow Spring Road and on a portion of the third line of the Baltimore County Zoning Description 12 RG 20 southerly 296' ±, thence running in a westerly direction on the southerly outline of the Plat of St. Helena Improvement Co. recorded among the land records of Baltimore County in Plat Book J, W.S. 1-80, S 88° 43' W 435' more or less to intersect the 3th line of Zoning Description 12 RG 20; thence binding on a portion of the 8th, 9th, 10th and 11th lines of said description (1) westerly 264' more or less to intersect the East Boundary Line of Baltimore City, thence binding on said line and on the 9th line of said description (2) northerly 190' ±, thence (3) easterly .000' ±, thence (4) northerly 120' more or less, thence at right angles to said first line of said description easterly 650' more or less, to the place of Water Supply, Sewerage, Drainage, Highways, Structures, Development, Planning, Reports.

DESCRIPTION

0.43 ACRE, MORE OR LESS, PARCEL, SOUTH SIDE OF RIVERVIEW AVENUE AT CENTRAL AVENUE, TWELFTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PARCEL "B"

THIS DESCRIPTION IS FOR "ML" ZONING WITH YARD VARIANCES

Beginning for the same at the intersection formed by the southeast corner of Riverview Avenue and Central Avenue, thence southerly 115' ± to intersect the first line of Baltimore County Zoning Description 12 RG 20, thence binding on said first line, continuing in a southerly direction 125' more or less, thence westerly binding on the 10th line of said description 100' ± to intersect the East Boundary line of Baltimore City, thence binding on said line in a southerly direction 240' ± to intersect the south side of Riverview Avenue, thence binding on the south side of Riverview Avenue easterly 71' ± to the place of beginning.

Containing 0.43 acres of land, more or less.

RL:Smpl

J.O. #69132

July 9, 1969



PETITION FOR RECLASSIFICATION AND VARIANCE
12th DISTRICT

ZONING: From M.L. R. & R. to M.L. Zone. Petition for Variance for a Side Yard.
LOCATION: West side of Willow Spring Road, 120 feet south of Riverview Avenue, Twelfth Election District, Baltimore County, Maryland.
DATE & TIME: Thursday, September 11, 1969, 10:00 A.M.
PUBLIC HEARING: Room 114, 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 on the petition for reclassification and variance from the M.L. R. & R. Zone to the M.L. Zone, and for a side yard variance, on the above described property, on the date and at the time specified herein.
The petition for reclassification and variance from the M.L. R. & R. Zone to the M.L. Zone, and for a side yard variance, is being presented to the Zoning Commission of Baltimore County for its consideration and action on the date and at the time specified herein.
All that parcel of land in the Twelfth District of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 9, 1970.

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 before the 30th day of April, 1970, the first publication appearing on the 9th day of April, 1970.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$.....

THE DUNDALK TIMES

DUNDALK, MD. 21222 April 13, 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward B. Handberg, Zoning Commissioner of Baltimore County, was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 13th day of April, 1970, that is to say, the same was inserted in the issue of April 9, 1970.

STROMBERG PUBLICATIONS, Inc.

B. *Barth Morgan*

beginning.

Containing 4.93 acres of land, more or less.

RL:Smpl

J.O. #69132

July 9, 1969



PETITION FOR RECLASSIFICATION AND VARIANCE
12th DISTRICT

ZONING: From M.L. R. & R. to M.L. Zone. Petition for Variance for a Side Yard.
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CERTIFICATE OF PUBLICATION

TOWSON, MD. AUG 21, 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 before the 25th day of August, 1969, the first publication appearing on the 21st day of August, 1969.

THE JEFFERSONIAN,

Manager

Cost of Advertisement \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 16, 1970

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 before the 7th day of April, 1970, the first publication appearing on the 16th day of April, 1970.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION AND VARIANCE
12th DISTRICT

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DUNDALK, MD. 21222

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 25th day of August, 1969, that is to say, the same was inserted in the issue of August 21, 1969.

STROMBERG PUBLICATIONS, Inc.

B. *Barth Morgan*

PETITION FOR RECLASSIFICATION AND VARIANCE
12th DISTRICT

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#70-55-RA

District 124 Date of Posting April 9, 1970
Posted for: Hearing Thursday April 9, 1970 10:00 A.M.
Petitioner: Estate of Joseph T. Baylin
Location of property: W/S Willow Spring Rd 120' S of River View Ave
Location of Signs: 2 Posted on Willow Spring Rd at E of Central Ave facing West
Remarks:
Posted by Mel N. Hess Signature Date of return: April 16, 1970

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 124 Date of Posting 8-22-69
Posted for: Hearing Thurs. Sept. 11-69 RT 10:00 A.M.
Petitioner: JOSEPH J BAYLIN ET AL
Location of property: W/S OF WILLOW SPRING RD 120' S/O RIVERVIEW AVE.
Location of Signs: 3 2 on Willow Spring Rd approx 180' from the alley - facing River View Ave. approx 60' from the alley
Remarks:
Posted by Robert Lee Bell Signature Date of return: 8-28-69

Fred E. Waldrop, Esq. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Masonic Building
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
22nd day of July, 1969

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner Jack Baylin, Trustee

Petitioner's Attorney Fred E. Waldrop, Esq. Reviewed by Oliver L. Myers
Chairman of
Advisory Committee

TELEPHONE
823.3000
EXT. 387

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

No. 64672

DATE Aug. 15, 1969

Zoning Dept. of Baltimore County

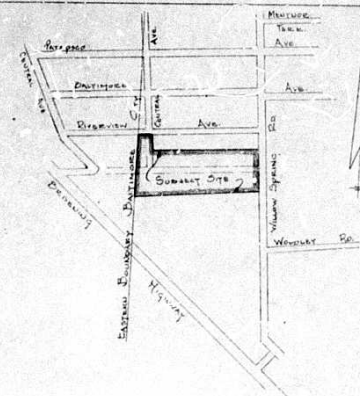
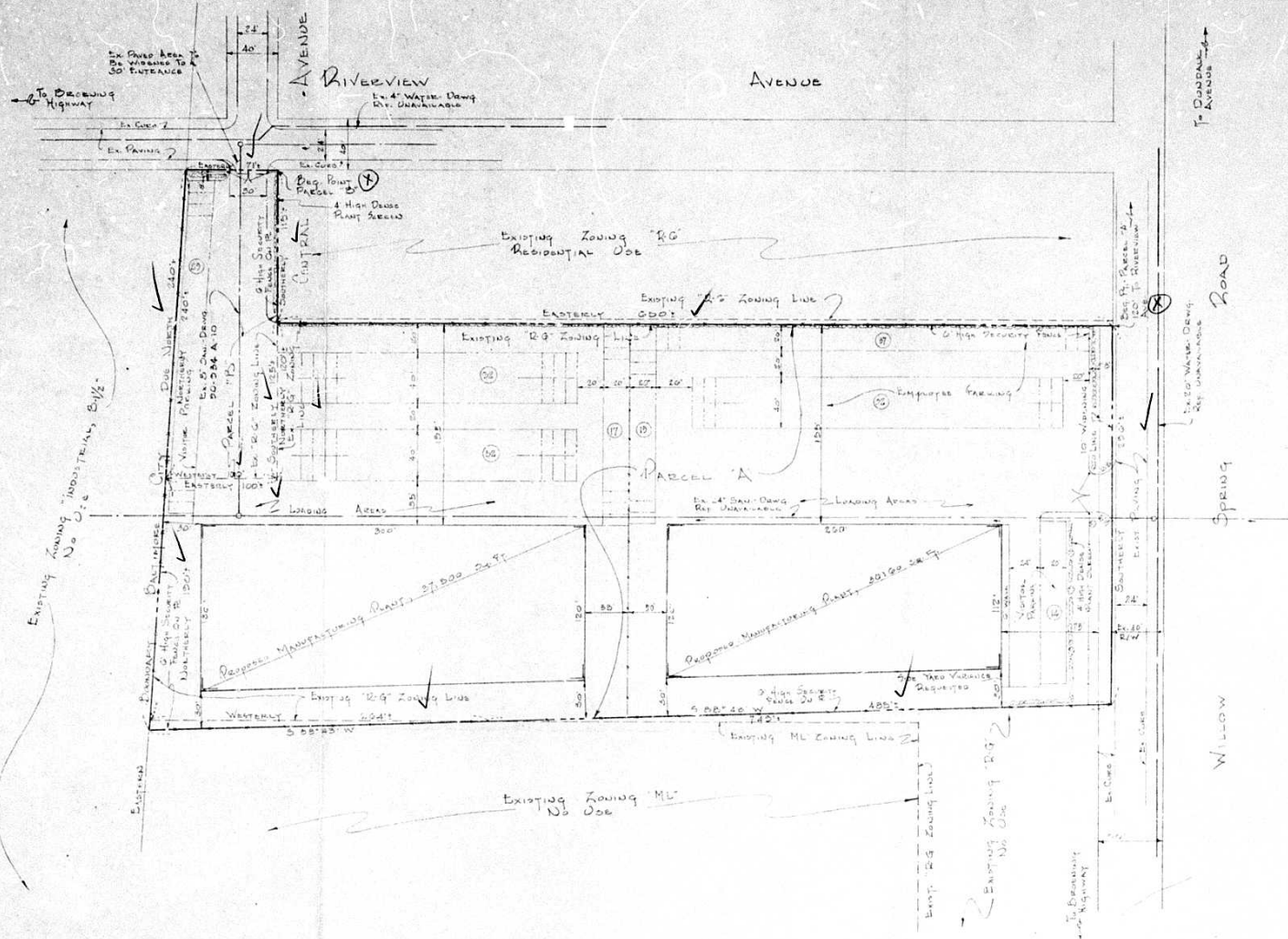
TO:
Fred E. Waldrop, Esq.
Loyla Federal Building
Towson, Md. 21204

BILLED
BY:

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY	TURN THIS PORTION WITH YOU (REMITTANCE) DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
4	Petition for Reclassification and Variance for Estate of Joe. Baylin, et al 870-S-2A	50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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



LOCATION PLAN
SCALE: 1"=500'

- GENERAL NOTES
1. Area of Property shown is 5.25 Acs, Requesting Reclassification for 5.25 Acs.
 2. Existing Zoning of Property: ML, R-1 & R-2.
 3. Existing Use of Property: No Use.
 4. Proposed Zoning of Property: ML.
 5. Proposed Use of Property: Warehouse & Light Manufacturing.
 6. Petitioner is Requesting Variances To Sections 255.2 & 265.2 of The Zoning Regulations To Permit A Use Yards of 20' Instead of The Required 30'.

#70-5512A

OFFICE COPY

MAP #12
SEC. 4-A
SE-4-E
ML

PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
WITH VARIANCES
VICINITY
WILLOW SPRING RD. & RIVERVIEW AVENUE
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
JULY 3, 1993
SCALE: 1"=50'



MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
JOB NO. 213 DRAWN BY: TACED BY: CHECKED BY: PL

(823-0900)