

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, MURRAY G. GREENBERG, 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 BL zone to an R-6 zone for the following reasons:

- Change in character of neighborhood
- Error in original zoning map

See attached change 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 RECREATION.

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

Contract purchaser
Murray G. Greenberg
Rhoda B. Greenberg Legal Owner
Address: 2100 Eastern Blvd
Baltimore County, Maryland
21220

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of August, 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 29th day of October, 1969, at 1:00 o'clock P.M.

(over)

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

Zoning Description

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the corner formed by the intersection of the northeast side of Eastern Boulevard as shown on State Roads Commission of Maryland Plat No. 4759 with the northeast side of Hawthorne Road, 32 feet wide and running thence and binding on the northeast side of Hawthorne Road North 45 degrees 49 minutes East 127 feet to a point; thence South 45 degrees 49 minutes East 75.58 feet from the division line between Lots Nos. 50 and 52 as laid out on the Assessed Plat of Homeland; thence North 45 degrees 49 minutes East, binding on the division line between Lots Nos. 51 and 54 as laid out on the Assessed Plat of Homeland, 153 feet to the northeast side of Eastern Boulevard; thence binding on the northeast side of said boulevard the three following courses and distances viz: South 44 degrees 01 minute West 42 feet, South 52 degrees 31 minutes West 30 feet and South 89 degrees 30 minutes West 39 feet to the place of beginning.

Containing 0.34 of an Acre of land more or less.

Being the property of Murray G. Greenberg and wife as shown on a plat filed in the office of the zoning commissioner of Baltimore County.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Deputy Zoning Commissioner
FROM: Mr. George E. Gavrelis, Director of Planning
SUBJECT: Petition # 70-78R. Reclassification from R-6 to B.L. Northeast corner of Hawthorne Road and Eastern Avenue Murray G. Greenberg, Petitioners

15th District

HEARING: Monday, October 20, 1969 (1:00 P.M.)

This request conflicts with the East-Northeast Sector Master Plan and Reasoning Map which recommends rezoning of this property to R.A. However, a special exception for offices in a R.A. zone would be in concert with the Plan. In any event it would be more suitable for this request to be evaluated through the Planning Board - County Council public hearings process.



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 64739
DATE: Sept. 26, 1969

TO: Mr. Murray G. Greenberg 2100 Eastern Blvd. Baltimore, Md. 21220	DATE: Sept. 26, 1969	NO. 64739
SUBJECT: Petition for Reclassification 70-78R		
AMOUNT TO ACCOUNT IN \$5.00	REASON FOR ACCOUNT IN \$5.00	TOTAL AMOUNT \$5.00
1	2	3
4	5	6

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 67020
DATE: Sept. 26, 1969

TO: Mr. Murray G. Greenberg 2100 Eastern Blvd. Baltimore, Md. 21220	DATE: Sept. 26, 1969	NO. 67020
SUBJECT: Advertisement and posting of property 70-78R		
AMOUNT TO ACCOUNT IN \$5.00	REASON FOR ACCOUNT IN \$5.00	TOTAL AMOUNT \$5.00
1	2	3
4	5	6

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
2118 Eastern Ave.
Towson, Maryland 21204

MEMBERS:

CHAIRMAN: L. MYERS

MEMBERS:

DEPARTMENT OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

September 5, 1969

Mr. Murray G. Greenberg
2100 Eastern Blvd.
Baltimore, Maryland 21220

RE: Type of Hearings Reclassification from an R-6 zone to an BL zone and Special Exception for offices located NE 1/2 of Eastern Blvd. & Hawthorne Rd. Petitioner: Murray G. Greenberg, et al. Commission Meeting of August 25th, 1969 Item 3B 15th District

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 improved with a one and a half story single office building used by a dentist. The property to the northeast is improved with dwellings, as well as to the northwest and west. The property to the southwest is improved with a Gulf Oil Company station, and to the east and southeast with a shopping center and several service stations. Eastern Avenue and Hawthorne Road in this location is improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Eastern Boulevard and Old Eastern Avenue are State Roads; therefore, this site will be subject to State Roads Commission requirements.

Hawthorne Road is an existing County road which has been improved as a 30-foot close roadway section within a 32-foot right-of-way. The existing curb and gutter and roadway paving is in satisfactory condition and no further roadway improvements are required at this time. However, a minimum right-of-way width of 40 feet has been established for Hawthorne Road and a 4-foot highway widening is required along this property for the frontage adjacent to Hawthorne Road. Also, a 4-foot wide concrete public

Mr. Murray G. Greenberg
2100 Eastern Blvd.
Baltimore, Maryland 21220
Item 3B Page 2

September 5, 1969

Valley will be required to be constructed immediately adjacent to the existing curb along the frontage of this property in connection with any subsequent building permit.

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

The entrance shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot minimum radius curb returns, shall be located a minimum of 7 1/2 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrance.

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.

Eastern Boulevard and Old Eastern Avenue are State Roads. Therefore, drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Roads Commission.

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 Sewers

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

The comments of the Bureau of Engineering as to R/W and sidewalks must be complied with.

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2100 Eastern Blvd.
Baltimore, Maryland 21220
Item 3B

September 5, 1969

BUREAU OF TRAFFIC ENGINEERING:

The subject site as BL could generate 300 trips a day. As existing R-6, 20 trips a day.

The entrance as shown does not meet County standards and is not satisfactory.

HEALTH DEPARTMENT:

Public water and sewers are available.

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.

BOARD OF EDUCATION:

Acroage is too small to reveal a student yield. No problem.

FIRE PROTECTION BUREAU:

Any use petitioner would propose for this office shall meet all Fire Department regulations.

BUILDING ENGINEER'S OFFICE:

Petitioner shall comply to Building Code of Baltimore County, if any alterations or construction is to be done.

STATE ROADS COMMISSION:

This office has reviewed the subject plot plan and finds that no direct access is prepared to the State Highway; therefore, there will be no requirement from the State Roads Commission.

ZONING ADMINISTRATION DIVISION:

In view of the comments by the Bureau of Engineering and the Dept. of Traffic Engineering, it will be required that the engineer submit revised plans to this office in accordance with those comments prior to the hearing.

Mr. Murray G. Greenberg
2100 Eastern Blvd.
Baltimore, Maryland 21220
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September 5, 1969

ZONING ADMINISTRATION DIVISION: (Continued)

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

DLR:JD
Enc.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood

the above Reclassification should be had, and to further appearing that by reason of

a Special Exception should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21 day of October, 1969, that the herein described property or area should be and the same is hereby reclassified, from a B-6 zone to a BL zone.

from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning. DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD and or to. Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1969, that the above re-classification 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 be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

PETITION FOR RECLASSIFICATION
1969 DISTRICT
ZONING: From B-6 to B-1 Zone.
LOCATION: Northeast corner of Hawthorne Road and Eastern Boulevard.
DATE & TIME: MONDAY, OCTOBER 20, 1969 at 1:00 P.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Subordinate Plans of Baltimore County, with a public hearing:
Proposed Zoning: B-1.
All that parcel of land in the Fifteenth District of Baltimore County.
Beginning for the same at the corner formed by the intersection of the northeast side of Eastern Boulevard as shown on State Roads Commission of Maryland Map No. 4798 with the northeast side of Hawthorne Road, 32 feet wide and running thence and meeting on the northeast side of Hawthorne Road 175 feet to a point distant South 45 degrees 49 minutes East 75.56 feet from the division line between Lots Nos. 50 and 52 as laid out on the Amended Plat of Hawthorne which plat is recorded among the Plat Records of Baltimore County at Plat Book L-142, M. No. 11 folio 44, thence bearing S 45° 49' E and running the two following courses and distances: viz. North 45 degrees 49 minutes East 99 feet and South 45 degrees 49 minutes West 100 feet between a part of the division line between Lots Nos. 52 and 54 as laid out on the amended plat of Hawthorne, 1.53 feet to the northwest side of Eastern Boulevard and thence running on the northeast side of said Eastern Boulevard the following courses and distances: viz. South 45 degrees 49 minutes West 42 feet, South 45 degrees 49 minutes West 30 feet and South 45 degrees 49 minutes West 39 feet to the place of beginning. Containing 0.24 of an Acre of land more or less.
Being the property of Murray G. Stromberg and Rhonda B. Stromberg, as shown on said site plan filed with the Zoning Department.
Hearing Date: Monday, October 20, 1969 at 1:00 P.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY, OCT. 2, 1969

ORIGINAL
OFFICE OF
THE ESSEX TIMES
ESSEX, MD. 21221 October 6, 1969
THIS IS TO CERTIFY, that the annexed advertisement was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 6th day of Oct. 1969 that is to say, the same was inserted in the said October 2, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

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The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Subordinate Plans of Baltimore County, with a public hearing:
Proposed Zoning: B-1.
All that parcel of land in the Fifteenth District of Baltimore County.
Beginning for the same at the corner formed by the intersection of the northeast side of Eastern Boulevard as shown on State Roads Commission of Maryland Map No. 4719 with the northeast side of Hawthorne Road, 32 feet wide and running thence and meeting on the northeast side of Hawthorne Road 175 feet to a point distant South 45 degrees 49 minutes East 75.56 feet from the division line between Lots Nos. 50 and 52 as laid out on the Amended Plat of Hawthorne which plat is recorded among the Plat Records of Baltimore County at Plat Book L-142, M. No. 11 folio 44, thence bearing S 45° 49' E and running the two following courses and distances: viz. North 45 degrees 49 minutes East 99 feet and South 45 degrees 49 minutes West 100 feet between a part of the division line between Lots Nos. 52 and 54 as laid out on the amended plat of Hawthorne, 1.53 feet to the northwest side of Eastern Boulevard and thence running on the northeast side of said Eastern Boulevard the following courses and distances: viz. South 45 degrees 49 minutes West 42 feet, South 45 degrees 49 minutes West 30 feet and South 45 degrees 49 minutes West 39 feet to the place of beginning. Containing 0.24 of an Acre of land more or less.
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BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY, OCT. 2, 1969

CERTIFICATE OF PUBLICATION

TOWSON, MD. OCT. 2, 1969 19...
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 20th day of October, 1969, the first publication appearing on the 2nd day of October, 1969.

THE JEFFERSONIAN,
D. L. Smith, Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

H70-78-R
District 15
Date of Posting Oct. 1-69
Posted for: Murray G. Stromberg, Oct. 20, 1969, 1:00 P.M.
Petitioner: Murray G. Stromberg
Location of property: B-6 has 7 Hawthorne Rd. E. Eastern Blvd.
Location of Signs: @ Posted 1 sign Eastern Blvd. 1 sign Hawthorne Rd.
Remarks: M. N. Rose
Posted by: M. N. Rose
Date of return: Oct. 8-69

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 day of 1969.
John G. Rose, Zoning Commissioner
Petitioner: Murray G. Stromberg, et al
Petitioner's Attorney: Reviewed by: Chairman of Advisory Committee

ZONED R6
RESIDENTIAL USE

ZONED BL
GASOLINE SERVICE STATION

ZONED R6
RESIDENTIAL USE

ZONED R6
RESIDENTIAL USE

24" SANITARY SEWER
HAWTHORNE ROAD
6" WATER MAIN

N45°49'W 181'

24'

24'

24'

24'

24'

24'

24'

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24'

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24'

TO BE PAVED WITH A
DURABLE POSTLESS CURB

PROPOSED
PAVING

PROPOSED
PAVING

PROPOSED
SCREENING FENCE

EXISTING
DENTIST OFFICE
AND DRILLING
TO BE CONVERTED
TO OFFICES

RIGHT OF WAY
SEE STATE ROAD PLAT No. 4157

EASTERN

DOULEVARD

ZONED BL
COMMERCIAL USE

#70-78R

OFFICE
COPY

MAP
4-B
EASTERN
AREA

NE-3-2

BL

OFFICE COPY

Murray G. Greenberg, et ux

SEP 24 1969



PROPERTY OF
MURRAY G. GREENBERG & WIFE
LOCATED IN
15TH DISTRICT BALTO. CO. MD.



SCALE 1" = 20' JULY 14, 1969
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON MD

EXISTING ZONING R6
PROPOSED ZONING BL
PROPOSED USE OFFICES
AREA 0.34 ACRES

Planning Date
1969-200-25
9

