

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JACOB M. LOHMEYER, legal owner, 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 R-5 zone to an B-1 zone for the following reasons:

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 in a commercial building.
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, printing, 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 JACOB M. LOHMEYER
Address 608 Military Avenue, Baltimore, Maryland 21208
Petitioner's Attorney DOROTHY O. LOHMEYER
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of September, 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 30th day of October, 1969, at 1:00 o'clock.

Jacob M. Lohmeyer
Zoning Commissioner of Baltimore County.
(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioner proved error in zoning the subject property, R-5 on the Land Use Map, and changes in the area.

the above Re-classification should be had, and it further appearing that the petitioner has met requirements of Section 502.1 of the Baltimore County Zoning Regulations.

a Special Exception for Living Quarters in commercial building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31 day of December, 1969, that the herein described property or area should be and the same is hereby reclassified, from an R-5 zone to an B-1 zone, and also a Special Exception for Living Quarters in commercial building should be and the same is granted, from and after the date of this order, subject to approval of site plan by Bureau of Public Services and Office of Planning and Zoning.

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 the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31 day of December, 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 R-5 zone; and/or the Special Exception for Living Quarters in commercial building be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

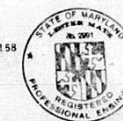
0.42 ACRE, MORE OR LESS, PARCEL, KNOWN AS NO. 608 MILITARY AVENUE

This Description is for B-1 Zoning With Special Exception

Beginning for the same at the intersection of the southwest side of Military Avenue and the southeast side of McHenry Avenue, thence running and binding on the southwest side of Military Avenue in a southeasterly direction 130 feet, then at a right angle to the last mentioned line in a southwesterly direction 142 feet to a point, thence running parallel to and 142 feet southwest of the southwest side of Military Avenue northwesterly 130' to intersect the southeast side of McHenry Avenue, thence binding on the southeast side of McHenry Avenue in a northeasterly direction 142 feet to the place of beginning.

Containing 0.42 acres of land, more or less and comprising all of lots 15A, 16A, 17A, 18A, 19A & 20A, as shown on the Plat of Warrens Addition to East Sudbrook Park, recorded among the land records of Baltimore County in Plat Book W.P.C. 3 Folio 114.

RL:smpl J.O. #69158 August 15, 1969



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

0.05 ACRES, MORE OR LESS, PARCEL, KNOWN AS NO. 608 MILITARY AVENUE, BALTIMORE COUNTY, MARYLAND.

This Description is for B-1 Zoning With Special Exception

Beginning for the same at the northeast corner of the improvement known as #608 Military Avenue; said point of beginning being 38 feet, more or less, southwest of the right of way line of Military Avenue, said point on Military Avenue being 16 feet southeast of the intersection of the southwest side of Military Avenue and the southeast side of McHenry Avenue, thence binding on the northeast side of said improvement (1) southeasterly 38.2 feet, more or less, to the southeast side, thence along said southeast side of said improvement, three courses: (2) southwesterly, 20.2 feet, more or less, (3) southeasterly 3.5 feet, more or less, and (4) southwesterly, 12.2 feet, more or less to the southwest side of said improvement, thence along said southwest side of said improvement, (5) northwesterly, 30.9 feet, more or less, to a point, thence (6) southwesterly 71 feet, more or less, to the northwest line of said property, thence on said property line, (7) northwesterly, 26 feet, more or less, to intersect the southeast side of McHenry Avenue, thence along the southeast side of McHenry Avenue, (8) northeasterly 25 feet, more or less, to a point, thence (9) southeasterly at a right angle to McHenry Avenue, 16 feet, more or less, to intersect a line extended southwesterly from the northwest side of said improvement, thence

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
110 W. Chincapen Ave.
Towson, Maryland 21204

September 19, 1969

Mr. Jacob M. Lohmeyer
608 Military Avenue
Baltimore, Maryland 21208

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDINGS DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

RE: Type of Hearings Reclassification from an R-5 zone to an B-1 zone Location SW 1/4 of Military Ave. 5 McHenry Avenue Petitioner: Jacob M. Lohmeyer Committee Meeting of September 9th, 1969 3rd District Item 51

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 1 1/2 story frame dwelling, with the properties to the southeast, southwest, and northwest improved with dwellings, 10 to 25 years of age, in excellent repair. The properties to the northeast are improved with a mid-rise apartment building and the Pikesville Military Reservation. McHenry and Military Avenues are not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Military Avenue is an existing County road which will be improved in the future as a 30-foot closed section with flexible type pavement on a 50-foot right-of-way. McHenry Avenue is an existing County road which will be improved in the future as a 30-foot closed section with flexible type pavement on a 40-foot right-of-way. Military Avenue has been virtually improved along the frontage of the mid-rise apartment building and no further highway improvements are required at this time for either road. However, highway widening, 5 feet in width along the frontage of McHenry Avenue and 10 feet in width along the frontage of Military Avenue, will be required from the subject property. Highway widening will also include the fillet at the intersection of the two roads required to construct sidewalk and a curb radius of 20 feet.

Mr. Jacob M. Lohmeyer
608 Military Avenue
Baltimore, Maryland 21208
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September 19, 1969

Highways (Continued)

The proposed entrance on McHenry Avenue should be a minimum of 7 1/2 feet from the side property line at the proposed 40-foot right-of-way line.

Storm Drains:

A public 33-inch diameter R.C.C.P. storm drain exists in the 10-foot easement along the southeasterly property line of this property. (See Baltimore County Bureau of Engineering drawing #51-943, A-9).

In the course of grading and developing the subject site, the property owner must provide the necessary measures to protect the existing storm drain facilities from damage.

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 water. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sediment Controls:

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.

BUREAU OF TRAFFIC ENGINEERING:

McHenry Avenue and Military Avenue, due to their width, are not considered commercial streets.

PROJECT PLANNING DIVISION:

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

Mr. Jacob M. Lohmeyer
608 Military Avenue
Baltimore, Maryland 21208
Item 51 Page 3

September 19, 1969

BOARD OF EDUCATION:

Acreage too small to have an effect on student population.

FIRE DEPARTMENT:

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

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:

The petitioner will be required to provide revised plans to this office prior to the hearing in conformance with the Bureau of Engineering comments.

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

CLM:JD

Enc.

MCA
MATZ, CHILDS & ASSOCIATES, INC.

- 2 -

binding on said line so extended and on the northwest side of said improvement, in all, (10) northeasterly 77 feet, more or less, to the point of beginning.

Containing 0.05 of an acre of land, more or less, (2,385 square feet, more or less), and comprising portions of lots 15A, 16A, 17A, 18A, 19A, and 20A, as shown on the Plat of Warrens Addition to East Sudbrook Park, recorded among the Land Records of Baltimore County in Plat Book W.P.C. 3, Folio 114.

RL:smpl J.O. #69158 December 18, 1969



INTER-OFFICE CORRESPONDENCE

In any event this request should be resolved through the Comprehensive Zoning Mapping process now under way.

1

Cost of Advertisement, \$.....

Zoning Dept. of Baltimore County

IMPORT TO ACCOUNT IN		TOTAL AMOUNT	
91-622		61.25	
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
0617 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517			

Reviewed by Quinn T. Myers
Chairman of
Advisory Committee

4 SIONS #70-89-RX

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3-RX Date of Posting _____
Posted for RECLASSIFICATION D-6 TO D-2 WITH AN OPTION FOR
LIVING QUARTERS IN A COMMERCIAL BUILDING
Petitioner 1400 B. M. LOHMEYER
Location of property S. W. S. MILITARY & McHEARN AVES.

Location of Signs: 1/4 B. W. S. OF MILITARY AVE 75 FT. S. OF McHEARN
AVE. 344 S. S. OF McHEARN 75 FT. W. OF MILITARY AVE.

Remarks: _____
Posted by Charles H. Neal Date of return OCT. 17, 1969

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 October 13, 1969

THIS IS TO CERTIFY, that the annexed advertisement of

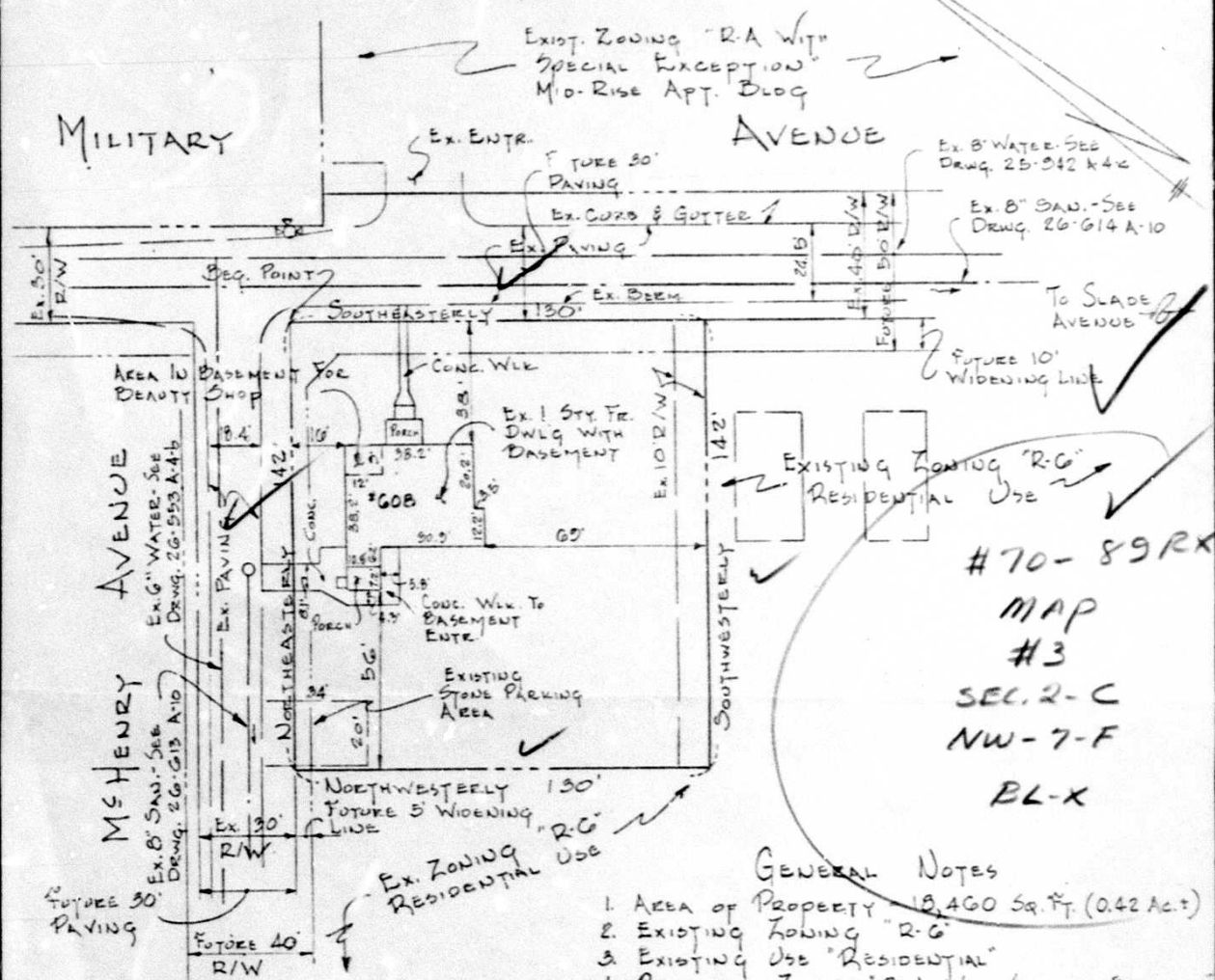
**John G. Rose, Zoning Commissioner
of Baltimore County**

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One ~~XXXXXX~~ week before the 13th day of Oct., 1969, that is to say, the same was inserted in the issue of October 9, 1969.

STROMBERG PUBLICATIONS, Inc.

By: *Beith Morgan*

TELEPHONE 823.3000 EXT. 382		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 67003 DATE Dec. 4, 1969	
TO Money Order #75099779		Zoning Dept. of Baltimore County		BILLED BY	
DEPOSIT TO ACCOUNT NO. 21-622		RETURN THIS SECTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		TOTAL AMOUNT \$50.00	
QUANTITY		1		COST	
UNIT		7		50.00	
50.00		4		4	
Important: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					



PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION & SPECIAL EXCEPTION
OF PROPERTY AT
608 MILITARY AVENUE
ELECT. DIST. 3 BALTO. CO., MD.

- GENERAL NOTES
1. AREA OF PROPERTY 19,460 SQ. FT. (0.42 AC.)
 2. EXISTING ZONING "R-6"
 3. EXISTING USE "RESIDENTIAL"
 4. PROPOSED ZONING "B-1 WITH SPECIAL EXCEPTION"
 5. PROPOSED USE "BEAUTY SHOP IN BASEMENT OF HOME & LIVING QUARTERS ON UPPER FLOOR"
 6. PETITIONER IS REQUESTING A RECLASSIFICATION TO OPERATE A BEAUTY SHOP IN THE BASEMENT OF THE DWELLING & A SPECIAL EXCEPTION IN ORDER TO MAINTAIN LIVING QUARTERS ON THE PROPERTY. ENTRANCE TO SHOP WILL BE AN EXISTING "OUTSIDE" BASEMENT ENTRANCE.
 7. AREA OF SHOP = 108 SQ. FT.
 8. REQ'D PARKING = 1 SPACE
 9. PROP. PARKING = 2 SPACES



OFFICE
COPY

MATZ, CHILDS & ASSOCIATES
1020 Cromwell Bridge Road, Baltimore, Maryland 21204

Scale: 1"=50'
Issued: 8-14-69
Revised: 10-29-69