### #70-100EX PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I. MANNA. Charles Gagliano legal owner of the property situate in Baltimore may
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-6 zone to an
R-A zone: for the following reasons:
It is desired to use the residence for a professional office. $RA$
The area is changing and this will provide a buffer between
the BP zoning at the rear of the property and the residential
area on the side and front of the property.

and (2) for a Special Exception, under the said Zoning Jaw and Zoning Regulations of Baltimore County, to use the herein described property, for a professional office.

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 Zorung Law for Baltimore

100	2.240	Lad
	R. Clark	
WITTIMA	i clark	Contract purchaser
Address	912 Star	bit Road

Self

Y

COUNTY OFFICE BLDG 111 T Chesaptake Ave.

OLIVER L MYSE

MENTERS

BUREAU OF FNGINERAING

DEPARTMENT OF TRAFFIC ENGINEERIN STATE BOADS COUNT BUREAU OF

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMEN

ZONING ADMINISTRATI

INDUSTRIAL DEVELOPMENT

GARD OF ED CATIO

Sowson, Maryland 21204

Petitioner's Attorney 912 Starbit Road

Towson, Maryland 21204

...... 196. G. that the subject matter of this petition be advertised, as mired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughresulted by the Zoning Law of Baltimore County, in two newspapers or general the before the Zoning off Baltimore County, that property be posted, and that the public hearing be had before the Zoning Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Con.missioner of Bultimore County in Room 106, County Office Building in Towson, Baltimore 17th day of November 196\_9, at 1:00\_0'clock

...P. M ..

DEPUTY Zoning Commissioner of Baltimore County.

17/11

should be granted

....should be and the same is

Zoning Commissioner of Baltimore County

PALMER & CLARK, INC. / ENGINEERS

#9

SEC.3-C

NE-10-A

RA-A

September 22, 1969

DESCRIPTION OF PROPERTY KNOWN AS 111 EAST SUSQUEHANNA AVENUE. TOWSON, MARYLAND

Beginning for the same at the corner formed by the intersection of the north side of Susquehanna Avenue with the west side of Centre Avenue as shown on the Plat of Towson Manor recorded in Baltimore County Plat Book WPC #5 Polio 79 running thence south 770 - 51' westerly binding on the north side of Susquehanna Avenue 50' thence North 120 - 9' East paralish with Centre Avenue 1257 thence south 770 - 51' west parallel to Susquehanna Avenue 50' to the west side of Centre Avenue thence North 120 - 9' East binding thereon 125' to the place of beginning.

120 MM

BALTIMORE COUNTY, MARYLAND

INTER-PETET CORRESPONDENCE

TO Mr. Edward D. Hardesty, Deputy Zoning Date November 7, 1969

IROM Mr. George E. Gayrelis, Director of Planning SUBJECT Petition #70-100-RX. Northwest corner of Centre and Susquehanna Avenue.

Petition for Keclassification from R-6 to R.A. Petition for Special Exception

9th District

HEARING: Monday, November 17, 1969 (1:00 P.M.)

The staff of the Office of Plotenin; and Zoning has reviewed the subject petition for reclassification from R-6 to R.A. zoning together with a special exception for office use. It has the following advisory comments to make regarding pertinent planning factors:

1. No apartment zoning exists in "a area vicinal to the subject property. All of the dwellings appear to be used for purely residential purposes. From a planning viewooint, creation of apartment zoning here would constitut spat zoning and would serve as an entering wedge to further change in the character of the immediate residential area. The planning staff does not propose changing land use potentials here as part of its recommendation for comprehensively rezoning the area. We voice our objection to this patition.



## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 16, 1969

Charles Gagliero R. S. R. Charles Gagliaro

Towson, Maryland 21204

Legal Owner Address 111 E. Susquehanna Avenue

Protestant's Attorney

Mr. Charles Gagliano 111 E. Susquehanna Avenue Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an R-6 zone to an R-A zone, and for Special Exception for a professional office office Location: NW Cor. of Susquehanna Ave. Location: NW Cor, of Susquehanna Ave 6 Centre Ave. Petitioner: Charles Gagliano Committee Meeting of October 7, 1969 9th District Item 66

Dear Sire

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

The subject property is presently improved with a two-story frame dealling, with the property to the north improved with the Battlance county Warehouse and a printing company. The property to the east is improved with deallings. The property to the wast is improved with deallings as well as the property to the south. Susquehans Avenue and Center Avenue is not improved as a far as curb and gutter are concerned for the entire length of the property. However, on Jusquehansa Avenue, a portion of the procerty is improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

Susquehanna Avenue is an existing street which has been improved as a 24-foot wide closed section on a 50-foot right-of-way. The existing concrete curb and gutter and mackabn paving are in satisfactory condition and no further highway improvements are required at this time.

Centre Avenue is an existing macadam road which is proposed to be improved as a 30-foot wide closed section with flexible type pavement on the existing 50-foot right-of-way. Highway improvements, including public Mr. Charles Gagliano 111 E. Susquehanna As Towson, Maryland 21204 Item 66 Page 2

Highways: (Continued)

side alks, sould be required in connection with any subsequent grading or building permits. Also, a highway right-of-way fillet, 10 feet in length on each leg, will be required at the intersection of Centre Avenue and Susquebanna Avenue.

uant to the advertisement, posting of property, and public hearing on the above petition and

..... 196. ... that the herein described property or area should be and

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show error in the original coming map or

substantial changes in the character of the neighborhood, and failure to meet the requirements of Section 502, 1 of the Baltimore County Zoning Reguitions.

the above re-classification should NOT BE HAD, and see the Special Exception should NOT BE

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day

R-6...zone; and mx the Special Exception for Offices

Edward D. Harde ty

ROFILMED

DEPUTY Zoning Commissioner of Baltimore Court

of E December ...... 196.9. that the above re-classification be and the same is hereby

DESTED and that the above described property or area be and the same is hereby continued as and

the above Reclassification should be had; and it further appearing that by reason of ...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this...

the same is hereby reclassified; from a \_\_\_\_\_zone to a \_\_\_\_

zone, and/or a Special Exception for a

granted, from and after the date of this order.

it appearing that by reason of

GRANTED.

an Office Building

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prewnt creeting any nuisances or damages to adjocent 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.

Sanitary Sewer:

Public sanitury semmage is available to serve this property. Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

This plan must be revised prior to the hearing to show the entrance to  $24^\circ$  wide and the screening along the West property line to be labeled  $4^\circ$  high compact screen planting.

BUREAU OF TRAFFIC ENGINEERING:

Centre Avenue and Susquehanna Avenue are not conducive to apartment or office traffic.

FIRE DEPARTMENT:

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

BOARD OF EDUCATION:

No bearing on student population.

Mr. Charles Gaglfano 111 5. Susqueharna Avenue Towson, Maryland 21704 Item 66 Page 3

October 17, 1969

PLANS REVIEW DIVISION:

Petitioner shall comply with Baltimore County Building Codes, iles and Regulations.

Public vater and sewers are available to the site.

Air Pollution Comments: The building or building on this site may be subject to registration and compliance with the Paryland State Health Air Pollution Control Regulations. Additional Information may be obtained from the Division of Air Pollution, Baltimore County Reportment of Health.

ONING ADMINISTRATION DIVISION:

The type and height of the proposed screening for the parking area must be indicated on 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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Mr. George R. Clark 912 Starbit Road Baltimore, Maryland 21204

No. 67030 BALTMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COUR', HOUSE TOWSON, MARYLAND 21204 BULLE ing Dept. of Baltimore Count and Special Exception for Charles Galizno PORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

BALTIMORE COUNTY, MARYLA	ND
OFFICE OF FINANCE	
Division of Collection and Peccepts COURT HOUSE TOWSON, MARYLAND 21204	84
	BALTIMORE COUNTY, MARYLA OFFICE OF FINANCE Diction of Collection and "eccepts COURT HOUSE



No. 67062

AND PECIAL EXCEPTION TO BESTREET or from R-4 to R.A. Sons. on for Special Exception for TION: Narthwest corner fre and Straposhanna Ave & TIME Monday, Naves 1949 at 1:00 P.M. EDWARD D. HARI ENTY Deputy Zoning Counts-sioner of Politimore County Oct. 20.

# CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baitimore County, Md., once in each

of one time the little appearing on the 30th day of October

THE JEFFERSONIAN. L. Lisak Streets

OFFIC OF

ORIGINAL

# TOWSON IMES

TOWSON, MD. 21204 November 3,

THIS IS TO CERTIFY, that the annexed advertisement of Edward B. Hardesty
Deputy Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one

weeks before the 3rd day of Nov. 19 69, that is to say, the same was inserted in the issue of October 30, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

97

#176-100 RX

District. 98 Posted for Liguing Wanday Nov - 12.
Petitioner: Charles Lilland Dute of Posting Lef 31-69. Location of property: NW/Cost & Gentre & Sugarlanne Ole tocation of Signe 2 hold In Just & Holgs in Front Joseph Gracing

Posted by Med H Ness Date of return: 201-6-69.

Your Pritition has been received and acce

