

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, Alfred Larsen and Margaret E. Larsen, legal owners 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 R-10, Residence Zone, to an R-10, Business/Local Zone, for the following reasons:

Error in the Comprehensive Zoning Map
Change in the Character of the Neighborhood

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, 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.

Alfred Larsen
Margaret E. Larsen
Contract purchaser
Address: 2325 York Road
Timonium, Maryland 21093
Edward C. Covahey, Jr.
2322 York Road
Timonium, Maryland 21093
252-4332 Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of February, 1970, that the subject matter of this petition be reviewed, 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 2nd day of February, 1970, at 2:00 o'clock P.M.

Edward D. Hardisty
DEPUTY Zoning Commissioner of Baltimore County

(over)

ZONING DESCRIPTION

R-10 To B-1

ALFRED LARSEN AND MARGARET LARSEN

BEGINNING for the same on the easternmost side of York Road at a pipe heretofore planted at a point distant 335 feet more or less measured southerly from the center line of Talbot Avenue (as constructed) said point of beginning being at the end of the fourth or fifth 11 degrees 53 minutes west 253 foot line of that tract of land which by deed dated November 19, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.R. No. 2042 folio 218 etc. was conveyed by Everett D. Waring and wife to Alfred Larsen and wife, thence running with and binding reverely on said last line and on the easternmost side of said York Road south 11 degrees 53 minutes east 253 feet, thence leaving said road and running with and binding reverely on the third, second and first lines of said deed the three following courses and distances north 77 degrees 35 minutes east 238.45 feet, north 4 degrees 29 minutes west 217.99 feet and south 85 degrees 31 minutes west 268.75 feet to the place of beginning.

CONTAINING 1.37 acres of land more or less.

BEING all of that tract of land which by deed dated November 19, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.R. No. 2042 folio 218 etc. was conveyed by Everett D. Waring and wife to Alfred Larsen and wife.

November 20, 1969



DAVID W. DALLAS, JR.
CIVIL ENGINEER
4712 OLD ANNEPOLE RD., BALTIMORE 34, MD.
BO 5-7422

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Deputy Zoning Commissioner
FROM: Mr. George E. Gavelis, Director of Planning
SUBJECT: Petition #70-144-R. Reclassification from R-10 to B-1. East side of York Road 335 feet south of Talbot Ave. Alfred Larsen, Petitioner

5th District

HEARING: Monday, February 2, 1970 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B-1 zoning. We voice our objection to reclassification of the subject tract for commercial purposes. In doing so, we recognize that certain changes have occurred relative to land use in the area but, we point out that commercial zoning on the west side of York Road does not match the frontage of the subject property. We note also, that the use on the adjacent, commercially-zoned tract at the moment is limited and plenty of landscaping and buffering exists. Establishing commercial zoning here would have an adverse effect on the residential potentials of adjoining properties, would cause a chain reaction relative to the zoning of other tracts, and is premature relative to traffic and other considerations on York Road. The Planning Board has not contemplated the creation of additional commercial zoning here in connection with its recommendations with comprehensive rezoning.

GEG:bms



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

No. 69266

DATE Feb. 2, 1970

BILLED BY

Zoning Dept. of Baltimore County

To: Alfred Larsen
2325 York Road
Timonium, MD. 21093

QUANTITY	AMOUNT TO ACCOUNT NO. 81-422	TOTAL AMOUNT DUE
1	Advertising and posting of property #70-144-R	\$90.75
4		\$0.75

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

EX PARTE * BEFORE THE
IN THE MATTER OF * ZONING COMMISSIONER
ZONING RECLASSIFICATION FOR * FOR
ALFRED LARSEN AND * BALTIMORE COUNTY
MARGARET E. LARSEN *

Alfred Larsen and Margaret E. Larsen, legal owners, by Edward C. Covahey, Jr., their Attorney, in support of this petition that the zoning status of their property be classified from R. 10 Residence Zone, One-Family to a B. 1. Zone, Business, Local say:

- That Petitioners deny that the provisions of Bill No. 72 enacted by the County Council of Baltimore County are here applicable and Petitioners further assert that same is patently unconstitutional and invalid on its face.
- That there has been a substantial change in conditions and the character of the neighborhood since the Comprehensive Zoning Map for this District was adopted on December 20, 1955 as evidenced by the following:
 - Zoning file 68-63-R-2 rezoned from R. 20 to B-1 by the Zoning Commissioner of Baltimore County on September 26, 1967, containing 1.804 acres of land, situate immediately to the south of subject tract, now improved by offices and other commercial uses.
 - Zoning file No. 3889 special exception granted for gasoline service station by the Zoning Commissioner of Baltimore County on November 11, 1956, located approximately one block south of site on the opposite side of York Road, improved by Flying A Service Station.

- Zoning File No. 67-17-RA rezoned from R-10 to B.L by the Zoning Commissioner of Baltimore County on July 27, 1966, situate at the northwest corner of York Road and Washington Street approximately one block distant from the site, improved by an antique shop.
- Zoning File 4426 rezoned from R-10 to R-20 for use as a tea room by the Zoning Commissioner of Baltimore County on January 4, 1958, this property is immediately adjacent to the site and is the same land as mentioned in paragraph a. above, which was subsequently rezoned.
- Zoning File No. 68-290 R-1 rezoned from R-10 to MR by the Zoning Commissioner of Baltimore County on August 28, 1968 containing 2.494 acres of land approximately one-quarter mile south of the site on the same side of York Road, improved by a plastics manufacturing plant.
- Zoning File 5651 RKA rezoned from R-10 to BL with special exception for gasoline service station by the Zoning Commissioner of Baltimore County on October 4, 1962, one property removed from the subject site south of the site on the same side of York Road, improved by Sunoco Gasoline Service Station.
- Numerous zoning applications granted within one-half mile of the site at the intersection of York and Padonia Roads.
- New Padonia Road as cut through and extended along with the new Padonia Shopping Center have substantially altered the road and traffic patterns in the immediate neighborhood of the site.

- Sewerage which was heretofore unavailable to the property is scheduled to be installed in the bed of York Road in approximately one year.
- Since adoption of the Comprehensive Map, the physical character of York Road now classified as a Class II Commercial motorway has become almost totally commercial, which has altered the entire character of the neighborhood and of York Road.
- That the County Commissioners in not zoning subject property for commercial use on December 20, 1955 committed mistake and error for the following cogent reasons:
 - The County Commissioners erred in not considering the projected availability of sewerage to the site.
 - R. 10 Zoning fails to properly reflect, other than for a single family dwelling, because of the fact that a stream bisects the southern portion of the property, the topographical characteristics of the site which preclude its use for residential purposes.
 - The County Commissioners further erred in not taking into consideration the population explosion in the immediate vicinity of the site which has created a tremendous need and demand for facilities such as are envisioned on this site.
 - The County Commissioners erred in not taking into consideration the increased traffic on York Road and the tremendous increase in commercial and industrial uses in the immediate vicinity of the property.
 - The County Commissioners erred in not taking into consideration the relocation of Padonia Road and the extension thereof.

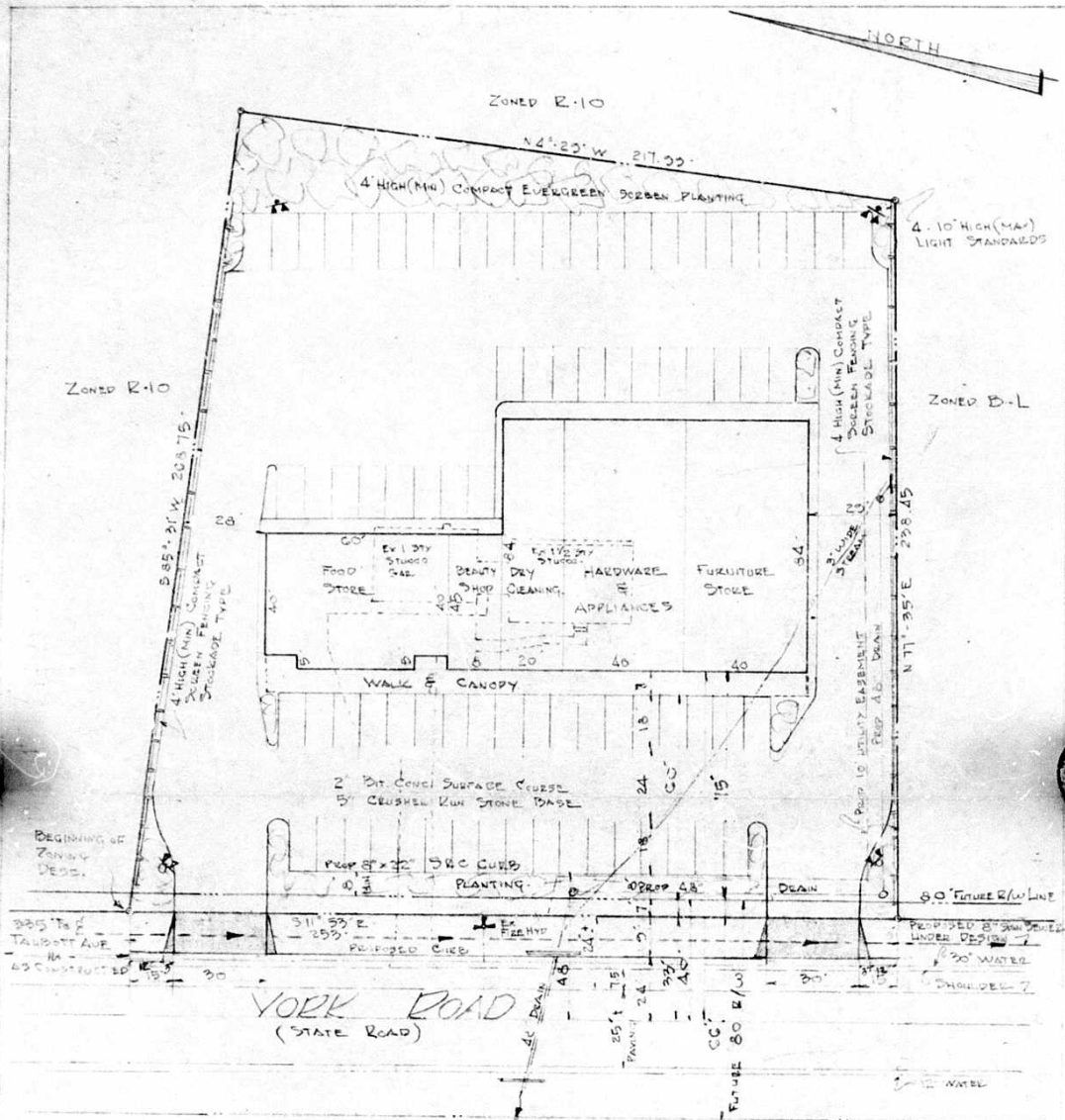
- That the Petitioners have other and further reasons to support their application all of which will be shown at the hearing on same.

Edward C. Covahey, Jr.
Attorney for Petitioners
2322 York Road
Timonium, Maryland 21093
252-4332

Alfred Larsen

Margaret E. Larsen, Legal Owners

10-29-70



NOTE: ALL CONSTRUCTION WITHIN 5' RC R/W SHALL BE IN ACCORDANCE WITH DRC PERM.

ZONING DATA

- | | |
|-----------------------------|------------------------|
| 1. EXISTING ZONING OF TRACT | R-10 |
| 2. PROPOSED ZONING OF TRACT | B-1 |
| 3. GROSS ACREAGE OF TRACT | 1.37 ACRES |
| 4. AREA OF BUILDING | 11,810 SQ. FT. |
| 5. REQUIRED PARKING | 11,810/300 = 60 SPACES |
| 6. PROPOSED PARKING SHOWN | 77 SPACES |

OFFICE COPY
REVISED PLANS

JAN - 2 10 AM

☐ Amend	☐ Recd
☐ Note	☐ Encl
☐ Unit	
ZONING DEPARTMENT	
By _____	

ZONING PLAT

PROPERTY OF

ALFRED LARSEN & MARGARET LARSEN

6TH ELECTION DISTRICT - BALTIMORE COUNTY, MD

SCALE 1" = 30' NOVEMBER 12, 1960

9% MR. EDWARD COVATTA, BALTIMORE, MD

2502 YORK ROAD

PLAT NO. 2-1960

FILE 252-4332

MAP
#8
SEC. 3-D
NW-15-A

BK

EDWARD W. DALLAS, JR.
CIVIL ENGINEER
1015 OLD HARTFORD RD. BALTIMORE, MD
NO. 5772

