PETITION FOR ZONING RE-CLASSIFICATION 171-7R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALLTMORE COUNTY:
Goodman Grav, Hilda Grav (now Fichmer)

I, or we, 905, Buby, Sherman legal owners. of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part bereof. hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant

to the Zoning Law of Baltimore County, from ag £=10...zone; for the following reasons.

NM-12-13 Because of error in the classification of this property at the time of the adoption of the existing \mathcal{I}^{\perp}

Decause of changes in the character and uses of the neighborhood since the adoption of the existing

See attached description

and -E) for a Special Exception, under the said Zening Law and Zening Regulations of Be

Property is to be posted and advertised as prescribed by Zoning Regulat

I, or we agree to pay expenses of above re-classification and/or Special Exception advertising sting, 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

Grav, Legal Owner Haw (Dow) Luchstrus)

Ruby Sterman, Legal Owner Address . & Parks Lane . Cackeysville . Md.

SANW

.. 191/0., that the subject matter of this petition be advertised, as required by the Zening Law of Baltimore County, in two newspapers of general circulation through-Commissioner of Baltimore County in Room 106. County Office Bull:ling in Towson, Baltimore County in Room 106. County Office Bull:ling in Towson, Baltimore County in Room 106. out Baltimore County, that property be posted, and that the public hearing be had before the coning day of July 196 ×70 at 11:00 clock

Laware 10. Hardesty

E. F. RAPHEL & ASSOCIATES Registered Professional Land Surreyor 201 COURTLAND AVENUE TOWSON. RYLAND 21.'04

April 24, 1970

OFFICE 025 3905

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DESCRIPT. ON TO ACCOMPANY PETITION FOR RECLASSIFICATION FROM R-10 TO BL No. 4 & 6 PARKS AVE.

BEGINNING for the same at a point on the northeide of Parks Avenue at a distance of 138.86' northeasterly from the intersection formed by the east side of York Road and the north Site of Parks Avenue, thence leaving the northside of Farks and binding on the centerline of a 12' alley as shown on the Plat #2 Timonium Peights and recorded among the Land Records of Baltimore County in Liber WPC 7, Part 1-15 N12*31'W 98.44' thence leaving the centerline of afo. said alley and binding on the southernmost line of Lot 32 Section AA as shown on the aforesaid Plat N77*29'E 126.00' to the westernmost side of Monroe Street, running thence and binding on the westernmost side of Monroe Street 512*31'E 157.5' to the northernmost side of Parks Avenue, running theree and binding on the

northernmost side of Parks Avenue N77"24'W 139.16' to the place CONTAINING 0.370 acres of land more or less.

REING Lots 26 thru 31 inclusive Section AA as shown on the Plat #2 Timonium Heights and recorded among the Land Records of Baltimore County in Liber WPC 7, Part 1-15.



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PENDENCE 7/14592

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18785

LLF/blz 4/30/70 1 & 3

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY-

Boulevard was reclassified from R-6 to B.L. on May 24, 1963.

138.86 feet Northeasterly from York Road.

station was granted on July 21, 1964.

offices on December 14, 1967.

Re: Petition for reclassification from R 10 to B.L., property of North side of Parks Avenue

The Petitioners submit the following changes in the character of the neighborhood

1. Zoning case number 65-119RA property at the Northeast corner of York Road

2. Case number 58-57 the property at the Southeast corner of York Road and Gibbons

3. In case number 68-218R the property on the West side of York Road 479.75 feet

In case number 66–178 a special exception for use as a gasoline service station

osevelt Street was reclassified from R-10 to B.L. and special exception and

6. In case number 65-3-R the property at the Scuthwest corner of York Road and

7. In case number 5828 the property on the South side of Park Avenue 530 feet East of York Road was reclassified from R-10 to B.L. and the property immediately South-

8. In case number 68-133 the property on the North side of Park Avenue 344 feet

9. In case number 67-17R.X. property at the Northwest corner of York Road and

East of York Road was reclassified from R-10 to R.A. with special exception for use as

Padonia Road was reclassified from R-10 to B.L. and special exception for gasoline service

5. In case number 66-94 the property on the West side of York Road 46. 74 fee

PETITIONERS' MEMORANDUM

surrounding the instant property as justification for the reclassification requested:

and Gibbons Boulevard was reclassified from R-10 to B.L. on October 21, 1964.

North of Padonia Road was reclassified from R-10 to B. M. on March 28, 1968.

variances for gasoline service station were granted on October 13, 1965.

east thereof was reclassified from R-20 to R.A. on May 28, 1963.

was granted for the property at the Southeast corner of Padonia Road and York Road.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFF CE BADG

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MINIERS

DEPARTMENT OF

BUREAU OF

HEALTH DEPARTMENT

PRODUCT PLANSIN

BUILDING DEP LETUE

DOARD OF EDITA

20NING ADMINISTRAT

STATE ROADS CO

Mr. Edward D. Hardesty, Zoning Commissionene July 17, 1970 FROM ... Mr. George E. Gayrelis, Director of Planning

BALTIMORE COUNTY, MARYLAND ___ JUL 17 70 PM

SURJECT Petition 7.1-7-8. North side of Parks Avenue 138.86 feet East of York Food Petition for Reclassification from 8-10 to 8.L. Zone. Goodman Grav, et al - Petitioners.

NTER-OFFICE CORRESPONDENCE

8th District

HEARING: Monday, July 20, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B.L. Zone a.d has the following advisory comments to make relative to pertinent planning factors:

The north side of Parks Avenue does not now have any commercial zoning or uses on it. Parks Avenue is now and will continue to be a short service drive. A reclassification to R.A. and a special exception for offices was granted in 1967 for the property adjacent to the west of the subject properties. A request for 8.1. and appriment was denied by the Circuit Court (Petrition No. 68-302R) in April 1970, for the Parks property and the property property and the property prope imately 800 feet east of the parc els in question.

The Planning Board, on its maps adopted February 11, 1970, recomme The Planning Board, on its maps adopted February 11, 1970, recommended that commercial zoning not be extended north of Parks. Avenue or Pudonia Road east of its intersection with Parks Avenue. The Board did recommend the application of its intersection with Parks Avenue. The Board did recommend the application of its intersection with Pedonia Rd., anticipating the development of offices through the special exception procedures. The offices could offer an acceptable transition from the commercial zoning and development on the south idea of Parks Ave. and Padonia Rd., to the excitting residential subdivision of Timonium Heights. The partitioners' properties are a part of that subdivision. The above-mentioned recent acting decirion seems to substantiate the Sourd's position.

The Staff feels that there is ample land nearby in the York Rd. carridor with much better potential for commercial development than any properties along Parks Ave.

I am recommending the B.L. not be granted and R.A., with possibilities for a special exception for office requiring screening on the rear property line, be granted instead.

June 19. 1970

Lewis L. Fleury, Esq. 305 W. Chesapoake Avenue Towson, Haryland 21204

RE: Type of Hearing: Reclassification from R-10 zone to BL zone Location: 5% side Mon oo St., Int. M/S Parks Avenue Petitioner: Goodban Gray, ot al. Committee Meeting of May 12, 1970 Bth District Item 308

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 commetts are a result of this review and inspection.

we will not a continuous to this review and inspection, which we'll ness with the property to be north and west improved with dwellings, with the property to the south improved with a Phillips 65 automotive service station and a watern lot which is zoned Suriness Local. The property on the east is brodered with a property of the party of the property of the cast is brodered with the property of the property of

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review b; the Zoning Advisory Committee in connection with the subject item.

Parks Avenue an existing road and Monroe Street an unimproved street shall utilizetely be improved as 30-foot curbed streets on 50-foot richts-Gueyay. A 5-foot widening for the roid frontages of the site and improvements are required in connection with any subsequent grading or building permit applications.

Lewis L. Fleury, Esq. 305 W. Cherapeake Aven Item 308 Page 2

June 22, 1970

Highways: (Continued)

The status of the alley is unknown; however, a commercial site of have ingress or egress from a residential alleyway.

The pattioner must provide necessary drainage facilities (temporary or personnent) to prevent creating any nuisances or demands to elegate the second process of the second proc

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, designing private and public holdings domastreen 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

Water and Sanitary Sewer:

Public water and sewer is available to serve this site.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject netition indicate all access from a 12 foot existing alley. This is not satisfactory for BL and must be eliminated.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted.

FIRE DEPARTMENT: Owner shall be required to meet fire Departme nt requirements for office occupancies. Washington Street was reclassified from R-10 to B.L. and a special exception granted for living quarters in a commercial building on August 1, 1966.

10. In case number 69-256 the property on the East side of York Road 83 feet North of Parks Avanue was reclassified from R-10 to B.L. and from Undishicted to S.S.A. District on May 22, 1969.

11. That the land of the Petitioners was erroneously classified R-10 by buttimore County when said land should have been classified B.L., since land immediately across the road was classified B. . . and there was an obvious shortage of and need for commercial property in the area to accommodate tremendous influx of new residents.

Respectfully submitted

J. J. Elen

June 22, 1970

HEALTH DEPARTMENT:

Public water and sewers are available.

Air Pollution Comments: The building or building on this site maybe subject to registration and combinance with the Maryland State Mealth Air Pollution Control Regulations. Auditional information may be obtained from the Division of Air Pollution, Baltime: County Department of Health,

BOARD OF EDUCATION:

No effect on student copulation.

ZONING ADMINISTRATION DIVISION:

The putitioner will be required to submit revised plans to this office indicating the following:

1. Access either from Monroe Street or Parks Avenue. No access will be permitted from the 12 ft. alley indicated on the petitioner's site plan.

2. The proposed 50 ft. right-of-way for Parks Avenue with a 30 ft. roachway.

The petitioner will be required to submit these revised plans prior to the

1. west OLIVER L. MYERS, Chairman

OLM:JD

GEG:msh

Pursuant to the a	dvertisement, posting of preperty, and public hearing on the above petition and
t appearing that by re	ason of
he above Reclassificat	ion should be had; and it further appearing that by reason of

Special Exception for	ashould be granted.
	y the Zoning Commissioner of Baltimore County this.
	196, that the herein described property or area should be and
	assificit; from azone to a
	Exception for ashould be and the same is
	r the date of this order.
	Zoning Commissioner of Baltimore County
	(vertisement, posting of property and public hearing on the above petition
	reason of failure to show error in the original zoning map or
abstantial change.	a in the character of the neighborhood,
e above re-classification	on should NOT BE HAD, andcorrestnessignosials: Prooption************************************
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NIED and that the a	104.70, that the above re-classification be and the same is hereby hove described property or area be and the same is hereby continued as and R-10. Took made to the Same is hereby continued as and R-10. Took made to the Same is hereby continued as and Same is the same is hereby continued as and R-10.
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E1146240000000000000000000000000000000000	WICKETT
PHONE	INVOICE No. 71334
	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipt COUNT HOUSE TOWSON, MARYLAND 21204

PETITION FOR RECLASSIFICATION ZONDM: "SELECT TO THE SELECT TO THE SELECT TO THE SELECT TO THE SELECT THE SELEC	TOWSON [1] [M]	DUPLICATE C
20, 1970 at 11:00 A.B. PUBLIC HEARING: Room 108.		
County Office Building, 111 W. Chesapeake Avenue, Towson,	724 YORK ROAD TOWSON, MD 21204	821 - 7500
	1999, 20 2120	
The Zoning Commissioner of B-15, sere County, by authority of the Zwang Act and Regulations of		
Rabinore County, will hald a public bearing:	July 6 •	1970
Proposed Zoning: B.L.	THE IS TO SERVEN	
Proposed Zoning B.L. All that percel of land in the Eighth District of Baltimers County BEGINNING for the same at a point	THIS IS TO CERTIFY, that the annexed advertisement Edward D. Hardesty	of
on the northede of Parks Avenue at a	Zoning Commissioner of Baltimore County TOWNON	
the is erection formed by the east	TOWNON	
Parks Avenue, thence leaving the northeids of Parks and binding on the	was inserted in THE THE STARTE TIMES, a weekly news	paper published
centerline of a 12 alley as about or the Plat #2 Timonium Heathte and	in Beltimore County, Maryland, once a week for	
recorded among the Land Records of Baltimore County in Liber WPC 7.		2000000000
Part 1-15 N12-31'W 20.46' thence leaving the centerline of aforesaid	week before the 6th day of July 19 70 that is	to see the
line of Let 32 Section AA as shown on		to say, the same
the westernmost side of Monroe Street,	was inserted in the issued of July 2, 1970.	
westernmost side of Monroe Street S12'31'E 157.5' to the northernmost		
side of Parks Avenue, running thence		
of Parks Avenue N77'24'W 138.16' to		
CONTAINING 0.370 acres of land		
BEING Lots 26 thre 31 inclusive Section AA as about on the Plat v2	STROMBERG PUBLIC	ATION
Timonium Heights and recorded among the Land Records of Baltimers	The state of the s	ATTONS, Inc.
County in Liber WPC 7, Part 1-15. Being the property of Grodman		
as shown on plat pars filed with the		
Hearing Date Monday, July 20, 1970 at 11:00 A.M.	By futh in nyo	n
Public Hearing Room 106, County	7	
Public Hearing Roam 128, County Office Building 111 W. Chempeake Avenue, Torono, Md. BY ORDER OF		
EDWARD D. HARDESTY ZONING COMMISSIONER OF BALTIMORE COUNTY		
July 2, 1970 HALTIMORE COUNTY		
ALCOHOL MANAGEMENT AND ADDRESS OF THE PARTY		
Commission	CATE OF POSTING	
	LENT OF BALTIMORE COUNTY	
2***	oursen, Moryland #7/1-7/K	
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y	Date of Posting July 2 - 20	
. Hearing Monday of	1 20 1970 @ IF.co DM.	
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property: 1/5 4 tosto	de 138.86' East of york Rd	,
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Signe: X . I. J. catel Ass.	gard of Na 4 1 Post 1 is get	. 8
6 Both formy De	relovis Rd	

0000MM GRAY, ET AL. N/S Parks Ave. 138,86. E of

	northeide of Parks centerline of a 12 the Plat #2 Time recorded among ti Baltimore County Part 1-15 N12'3 leaving the cent	alley of the Land
· American Color	line of Lat 32 Sect the aforessid Plat the westermost aid running thence a westermost aids 812°31°E 157.5° 6 side of Paria Ave- and binding on the of Parka Avenue the place of beginn CONTAINING	MA NATE OF MARKET PARKET NATE OF MARKET
	among the Land I County in Liber W Being the pro Grav. Hilda Grav as shown on plat Zoreing Departmen Hearing Date: 1970at 1:20 A.M. Public Hearing	Monda Round Round Round Round Round Round Round
	ZONING O	KDD
		je.
ITION FOR RE		

TOWSON IMES July 6 -THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County 200408 by the seat. Investigate the seat of the was inserted in THE ANSARMENT TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one xxxxxxxxxx weeks before the 6th day of July 1979 that is to say, the same was inserted in the issued of July 2, 1970.

STROMBERG PUBLICATIONS, Inc.

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	CERTIFICATE OF POSTIN	a **
1 / ZONIN	G DEPARTMENT OF BALTIMORE	
Isyn	Toursen, Maryland	#71-7R
District.	Deti	o of Posting July 2. 20
Posted for Meaning Ma	nday July 20 1976	C. IFOO DM
Petitioner: Lenlings	Sin et al	
Location of property: 7/15.5	forto de 138.50	" Gast of youl Red
Location of Signa: 2 L. P. cal. 4 No. 6 Bell Lo	d in gad of Na	of I Post of to get
Remarks:	,	
Posted by Mul H A	Date of re	turn July 2 - 20
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PETITION FOR RECLASSIFICATION
ZONING: From R-10 to B.L. Zone, LOCATION: North side of Parks Avvices III.65 East of York Read, DATS & THUE: Monday, July 10, 1970 at 11:00 A.M. PUBLIC REARING: Room 100, Coun- ty Office Building, 111 W. Chess- paths Avvaus, Townen, Haryland.
The Zening Commissioner of Saltimore County, by sutherity of the Zening Act and Sa relations of Saltimore County, will hold a public hearing:
From a patter \$12. The part of the patter o
Bring the property of Goodman Gray, Rilda Gray and Suby Sherman
as shown on plot plan fied with the Zening Department. Hearing Dete: Monday, July 20, 1970 at 11.00 A.M.
Public Hearing: Roem 104, County Office Building, 111 W. Cheespeaks Avenue, Turone, Ma. By order of
EDWARD D. HARDETTY

CERTIFICATE OF PUBLICATION TOWSON, MD. July 2, and published in Towson, Baltimore County, Md., once in each day of July 19 70, the first publication appearing on the 2rd day of July

THE JEFFERSONIAN,

Cost of Advertisement, \$

May 12, 1970 Goodman Grav, et al S/E side Monroe Street, Int. N/S Parks Avenue This office has reviewed the subject site plan and offers the following comments:

SURJECT. Zoning Advisory Agenda Item. (308)

The access to the parking is inadequate and should be revised to show the driveway, 18' wide curbed and screened within the property owned by the petitioner.

BALTIMORE COUNTY, MARYLAND NTER-OFFICE CORRESPONDENCE

Date July 9, 1970

ELEPHONI 823-9000 EXT. 367	INVOICE	
To:		OTAL AMO
4	Abstratating and pasting of property for Gradien, Gran, et al.	36.50
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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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IMPORT	ANT: MAKE CHEC	BALTIMORE PTS, COURT HO	

BALTMORE COUNTY, MARY AND

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

No. 71291

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	County Office Building
	Towson, Maryland 21204
	Your Patition has been received and accepted for filling
this 1986	day of
	Eleand D. Hardesty, EDMARD D. HARDESTY, Zoning Commissioner
Petitioners Seeding &	rey, at al
Petitioners Section &	22

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