

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph A. Manzo and Anita M. Manzo, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an BL zone, for the following reasons:

There was a mistake in the original zoning and/or the character of the character of the neighborhood has changed to such an extent that the reclassification requested is proper.

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 For living quarters in a commercial zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., including 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 Joseph A. Manzo
Address Anita M. Manzo
1221 Chesaco Ave.
Baltimore, Maryland 21237

James D. Nolan, Petitioner's Attorney
Nolan, Plumbhoff and Williams
Address 204 West Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of July, 1980, 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 the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of August, 1980, at 11:00 o'clock.

Charles R. Hardisty
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE
AND SPECIAL EXCEPTION : COUNTY BOARD OF APPEALS
W/S Chesaco Avenue 269' S. of : FOR
Philadelphia Road - 15 District : BALTIMORE COUNTY
15th District : No. 71-50-RX
Joseph A. Manzo, et al
Petitioners

ORDER OF DISMISSAL

Petition of Joseph A. Manzo, et al for reclassification from R-6 zone to B.L. zone, and for Special Exception for living quarters in a commercial building, on property located on the west side of Chesaco Avenue 269 feet south of Philadelphia Road, in the 15th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of appeal filed August 4, 1972 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Petitioners-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Petitioners-Appellants requests that the appeal filed on behalf of said Petitioners be dismissed and withdrawn as of August 4, 1972.

IT IS HEREBY ORDERED, this 1st day of September, 1972, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Chairman

W. Giles Parker

Robert L. Gillard

RE: PETITION FOR RECLASSIFICATION * BEFORE THE
AND SPECIAL EXCEPTION * BALTIMORE COUNTY
W/S Chesaco Avenue 269' S. of *
Philadelphia Road - 15 District *
Joseph A. Manzo, et ux, Petitioners *
No. 71-50-RX (Item No. 236) *
* No. 71-50-RX (Item 236)

ORDER OF DISMISSAL WITHOUT PREJUDICE

Mr. Clerk:

Please enter the above entitled matter "Dismissed Without Prejudice" on behalf of the Petitioners, JOSEPH A. MANZO, et ux, Petitioners.

James D. Nolan
James D. Nolan
Nolan, Plumbhoff and Williams
Attorneys for Petitioners
204 W. Pennsylvania Avenue
Towson, Md. 21204
Telephone: 823-7800

I HEREBY CERTIFY, that on this 1st day of August, 1972, a copy of the foregoing ORDER OF DISMISSAL was mailed to Earl I. McMillan, Jr., Esquire, 1209 Chesaco Avenue, Baltimore, Maryland 21237, Attorney for Protestants.

James D. Nolan
James D. Nolan

PETITION FOR RECLASSIFICATION * BEFORE
AND SPECIAL EXCEPTION * THE ZONING COMMISSIONER
W/S CHESACO AVENUE *
269' SOUTH OF PHILADELPHIA *
ROAD * OF
15th DISTRICT * BALTIMORE COUNTY
JOSEPH A. MANZO, et ux *
Petitioners *
No. 71-50-RX (Item No. 236) *

ORDER FOR APPEAL

Mr. Commissioner:

Please enter an appeal to the County Board of Appeals on behalf of the Petitioners, Joseph A. Manzo and Anita M. Manzo, his wife, from your Order of January 6, 1971, denying the requested reclassification and special exception, and each and every part thereof.

James D. Nolan
James D. Nolan
Nolan, Plumbhoff and Williams
Attorneys for Petitioners-Appellants
204 West Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 823-7800

I HEREBY CERTIFY that on this 5th day of February, 1971, a copy of the foregoing Order for Appeal was mailed to Earl I. McMillan, Jr., Esquire, 1209 Chesaco Avenue, Baltimore, Maryland, 21237, attorney for Protestants.

James D. Nolan



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-5900

DESCRIPTION

0.69 ACRE PARCEL, WEST SIDE OF CHESACO AVENUE, 269 FEET, MORE OR LESS, SOUTH OF PHILADELPHIA ROAD, KNOWN AS #1221 CHESACO AVENUE, ELECTION DISTRICT 15, BALTIMORE COUNTY, MARYLAND.

This Description is for "R-1" Zoning
With Special Exception

Beginning for the same at a point in or near the center line of Chesaco Avenue, said point of beginning being 269 feet, more or less, southerly from the intersection of the center line of Philadelphia Road and Chesaco Avenue, thence lying on a portion of the first line of the deed from Ed V. Berenbrak and wife to Joseph A. Manzo and wife and recorded January 2, 1970 among the Land Records of Baltimore County in Liber 5064, page 064, (1) S 66° 30' W 277 feet, more or less, to intersect the sixteenth line of the Baltimore County Zoning Description 15ML7, thence binding on a portion of said line, (2) in a southeasterly direction 122 feet, more or less, to intersect the third or N 66° 30' E 394 foot line of the aforementioned deed, thence binding on a portion of said line, (3) N 66° 30' E 237 feet, more or less, to a point in or near the center line of Chesaco Avenue, thence binding on the fourth or N 20° 14' W 118 foot line of said deed, (4) N 20° 14' W 118 feet to the place of beginning.

Water Supply ■ Sewerage ■ Drainage ■ Highway ■ Railroad ■ Development ■ Recreation ■ Agriculture

MCA
MATZ, CHILDS & ASSOCIATES, INC.

Containing 0.69 acres of land, more or less, and being a portion of the property known as #1221 Chesaco Avenue.

RLS:IMPL J.O. #70046 April 5, 1970



PROPERTY OF JOSEPH A. MANZO
AND WIFE
15th ELECTION DISTRICT OF BALTIMORE COUNTY

I. DESCRIPTION OF PROPERTY

Subject tract is an improved tract of land of 1.04 acres more or less located on the southwest side of Chesaco Avenue southeast of Philadelphia Road, in the Fifteenth Election District of Baltimore County. All of the adjoining property to the southwest is presently zoned ML, and with the exception of the adjoining residential property immediately to the northwest of the subject tract, most of the surrounding neighborhood is zoned BL, supporting such uses as a tavern, a medical center, a drug store, a cleaning establishment, and other similar uses.

II. PRESENT ZONING

The property is presently zoned R-6 and ILL, and is used for residential purposes by the owners.

III. REQUESTED ZONING

The owners seek to have BL zoning with a special exception for living quarters in a commercial zone to be imposed upon that part of the owners' property presently zoned R-6. The owners plan to develop in the basement of their present residence a beauty shop. The only external changes which the owners will need to make will be to widen their driveway and to pave a small parking area. The subject property is hedged on the northeast boundary so as to obstruct any view of the proposed external development.

IV. REASONS FOR REQUEST

The property owners wish to engage in the beauty shop business in their present residence and feel that the property is ideally

located for such use. Since the owners plan to remain in residence on the subject tract, there is little danger that the proposed use would adversely affect the immediate neighborhood. The property owners have invested a great deal of money in improving the subject tract for residential purposes and they feel that the addition of a beauty shop in the basement would not detract from their investment.

The entrance to the proposed business would be from an existing outside basement entrance. The Petitioners are also planning to remain in residence on the subject tract, and this is the reason for their request for a special exception to maintain living quarters in a commercial zone.

For all these and additional reasons, the property owners respectfully request that this property be zoned BL with a special exception for living quarters in a commercial zone.

Respectfully submitted,

James D. Nolan
Attorney for Joseph A. Manzo
and Anita M. Manzo, his wife

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

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

a Special Exception for a should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1970, that the herein described property or area should be and the same is hereby reclassified, from a zone to a zone, and or a Special Exception for a should be and the same is granted, from and after the date of this order

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 failure to show error in the original zoning map or substantial changes in the character of the neighborhood and failure to meet the requirements of Section 92.1 of the Baltimore County Zoning Regulations

the above Reclassification should NOT BE HAD, and the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of January 1971 that the above Reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby CONTINUED to remain a R-6 zone, and the Special Exception for Living Quarters in a Commercial Building be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

James D. Nolan, Esq.
Nolan, Plunhoff and Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
from an R-6 zone to an BL zone, and
for living quarters in a commercial zone
Location: 1221 Chesaco Avenue
Petitioner: Joseph & Anita Manzo
Committee Meeting of April 21, 1970
15th District
Item 236

Dear Sirs:

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 dwelling. An out building is also located on the west or rear portion of the site. The extreme rear portion of the subject property is presently zoned ML. The properties to the north and south are improved with R6 dwellings, 10 to 15 years of age, in excellent repair. The property to the east is improved with a church. Chesaco Avenue in this location is partially improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

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

Highways:

Chesaco Avenue is an existing road which shall ultimately be improved as a curbed roadway on a 70-foot right-of-way. No improvements will be made at this time other than establishing the proposed right-of-way.

June 11, 1970

James D. Nolan, Esq.
Nolan, Plunhoff and Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204
Item 236

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, denuding 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.

Water and Sanitary Sewers:

Public water and sanitary sewer services are available to serve this site.

PROJECT PLANNING DIVISION:

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

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is asking for a change from R6 to BL of .69 acres. The only access to the subject property is via Chesaco Avenue which is a street that has not been designed for commercial activity.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet all applicable requirements for Baltimore County Building Code and Regulations. (See Multiple Occupancies, Sec. 400.3 and also Business Occupancies 404.

James D. Nolan, Esq.
Nolan, Plunhoff and Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204
Item 236

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

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.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the proposed highway widening for Chesaco Avenue is shown on revised plans.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD

Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavett, Director of Planning

SUBJECT: Petition 771-50-RX. West side of Chesaco Avenue 269 feet south of Philadelphia Road. Petition for Reclassification from R-6 to B.L. Petition for Special Exception for Living Quarters in a commercial building. Joseph A. Manzo - Petitioner.

15th District

HEARING: Wednesday, August 19, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B.L. zoning. We note that the Planning Board's recommendations for comprehensive rezoning do not call for extension of commercial zoning here. We note, also, that church and institutional property occurs across the street. If close examination of the facts reveals that commercial zoning is justified, the Planning Board would then recommend that the gap between the subject property and nearby commercial zoning be filled with yet additional B.L. zoning.

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
15th DISTRICT
BONDING: From R-6 to B.L. zone.
Petitioner for Special Exception for Living Quarters in a commercial building.
LOCATION: West side of Chesaco Avenue 269 feet south of Philadelphia Road.
DATE & TIME: Wednesday, August 19, 1970 at 11:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
THE Zoning Commissioner of Baltimore County will hold a public hearing on the above petition for Special Exception for Living Quarters in a commercial building at the time and place specified above.
BONDING WITH SPECIAL EXCEPTION
RECLASSIFICATION for the same to a B.L. zone, and Special Exception for Living Quarters in a commercial building.
The Zoning Commissioner of Baltimore County will hold a public hearing on the above petition for Special Exception for Living Quarters in a commercial building at the time and place specified above.
BONDING WITH SPECIAL EXCEPTION
RECLASSIFICATION for the same to a B.L. zone, and Special Exception for Living Quarters in a commercial building.
The Zoning Commissioner of Baltimore County will hold a public hearing on the above petition for Special Exception for Living Quarters in a commercial building at the time and place specified above.

CERTIFICATE OF PUBLICATION

TOWSON MD July 30 1970
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 xxxxxxxxx before the 19th day of August 1970... the first publication appearing on the 30th day of July 1970.

THE JEFFERSONIAN
Manager
Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
15th DISTRICT
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OFFICE OF
THE ESSEX TIMES
ESSEX, MD. 21221 August 3 1970

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland once a week for one xxxxxxxxx week before the 3rd day of August 1970 that is to say, the same was inserted in the issue of July 30, 1970.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

771-50-RX

District: 15th
Date of Posting: July 30, 1970
Posted for: Hearing Wed Aug 19 1970 at 11:00 A.M.
Petitioner: Joseph A. Manzo
Location of property: W. Chesaco Ave. No. 1221
Location of Signs: 2 Posted in Front yard
Remarks: Mark R. Hardesty
Posted by: Mark R. Hardesty
Date of return: Aug 19 1970

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73780

DATE Aug. 18, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

FILED

To: Zoning Dept. of Baltimore County

Messrs. Nelson, Plumbhoff and Williams
204 W. Pennsylvania Ave.
Baltimore, Md. 21204

REPORT TO ACCOUNT NO. 01-522

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT
\$59.50

QUANTITY

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

COST

Advertising and posting of property for Joseph A. Manno
#71-50-RX

59.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73707

DATE July 27, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

FILED

To:

Arlita Manno
1221 Chesapeake Ave.
Baltimore, Md. 21207

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-522

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT
\$58.00

QUANTITY

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

COST

Petition for Reclassification and Special Exception
#71-50-RX

58.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 78342

DATE 2/11/71

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

FILED

To: Messrs. A. Williams, Esq.,
204 W. Pennsylvania Avenue
Towson, Md. 21204Zoning Office
119 County Office Bldg.,
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-522

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT
\$70.00

QUANTITY

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

COST

Cost of appeal - property of Jos. J. Manno, et al
No. 71-50-RX

\$70.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204OFFICIAL
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15

Date of Posting 2-25-71

Posted for

Petitioner: Joseph A. Manno

Location of property: W. Chesapeake Ave. 1221 W. Chesapeake

Location of Signs: Signs posted on front of 1221 Chesapeake

Remarks:

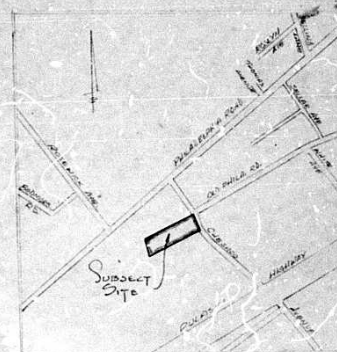
Posted by: Muel N.

Signature

Date of return: 3-4-71

Realignment of Chesaco Ave
As Proposed by Design &
Highway Dept of Expt. Co.

EXIST. B-1 ZONING LINE
EXIST. B-2 ZONING LINE
OLD PHILADELPHIA ROAD



LOCATION PLAN
Scale: 1" = 500'

GENERAL NOTES

#236
REVISED PLANS
JUL 8 70 P.M.

☐ Amend
☐ Delete
☐ Add
☐ Change

ZONING DEPARTMENT
By *[Signature]*

OFFICE COPY

1. TOTAL AREA OF TRACT: 1.04 AC.
2. AREA OF TRACT REQUESTING RECLASSIFICATION: 0.69 AC.
3. EXISTING ZONING OF TRACT: R-6
4. EXISTING USE OF TRACT: RESIDENTIAL
5. PROPOSED ZONING OF TRACT: R-6 WITH SPECIAL EXCEPTION
6. PROPOSED USE OF PROPERTY: RESIDENTIAL
7. PETITIONER IS REQUESTING A SPECIAL EXCEPTION TO MAINTAIN LIVING QUARTERS ON THE PROPERTY
8. ENTRANCE TO SHOP WILL BE FROM AN EXISTING OUTSIDE BASEMENT ENTRANCE
9. AREA OF SHOP: 5000 SQ. FT. (50' x 20')
10. REQUIRED PARKING: 3 UNITS (5' x 20')
11. PROPOSED PARKING: 3 UNITS (5' x 20')

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION & SPECIAL EXCEPTION OF PROPERTY
KNOWN AS

1221 CHESACO AVENUE
ELECTION DISTRICT 15 BALTIMORE CO., MD.
SCALE: 1" = 50'

APRIL 2, 1970
Revised: July 7, 1970



MATZ, CHILDS & ASSOCIATES
1020 CHESAPEAKE DRIVE, SUITE 100
BALTIMORE, MARYLAND 21204
T. G. M. CHILDS, REGISTERED PROFESSIONAL ENGINEER
70016 RLS PL

