13+1815T SECT YB PETITION FOR ZONING RE-C'ASSI (CATION #71-58R AND/OR SPECIAL EXCEPTION PIAP

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

F. Gray, his mother,
I, or we Robert C. Gray and Lily/legal water of the property situate in Bally County and which is described in the description and plat attached hereto and made a part hereof, SET, 4-B. hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant $_{LE}$ -1-E to the Zoning Law of Baltimore County, from an R-6 BL

To fill a need in the area.
 To bring the zoning status of the property in conformity with zoning of surrounding areas.
 To correct an error in the zoning map.

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, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, pos. g. etc., upon filing of this petition, and further agree to and are to be bound by the zoning

pon hing or tais petition, and turnor agree to and are to so count by the countries restrictions of Baltimore Country adopted pursuant to the Zoning to for Baltimore Countries and Countries of Countries purchaser Balto md. 21217

19670, that the subject matter of this petition be advertised, as ared by the Zoning Law of Baltimore County, in two newspapers of general circulation through e County, that property be posted, and that the public hearing be had before the Zoning Commission or of Baltimore County in Room 106, County Office Building in Towron, Baltimore

Sward D. Hardesty

RECEIVED FOR

REQUEST FOR RECLASSIFICATION *FROM R6 TO B.L. OF LOT 596 IN *SECTION FOUR AS LAID DOWN ON A *PLAT OF GRACELAND PARK KNOWN AS*7203 FASTERN AVENUE LOCATED IN *THE TWELFTH ELECTION DISTRICT * OF BALTIMORE COUNTY, BY ROBERT C. GRAY AND LILY F. GRAY, HIS MOTHER, LEGAL OWNERS

#12 SE(.4-B SE-1-E BALTIMORE COUNTY BL ZONING COMMISSIONER

1271DST SECI 43

#71-58R

MAP

MEMORANDUM

NOW COME Robert C. Gray and Lily F. Gray, his mother, legal owners of the above-captioned property, by Thomas L. Hennessey, their attorney, in accordance with Bill 72, Section 27 22(b) and state that the reclassification requested should be granted for the following reasons:

The proposed zoning is to correct an apparent oversight. The land here being a strip 25.7 x 125.5 on a corner and incapable of any practical application to an R6 use, its present zoning. The property to the East is all zoned B.L. and the dwelling to the rear is zoned Rt. The major zoning consideration is Jaklawn

The changes in the area, the further development of Eastern Avenue and particularly the adjacent property at 7203 Eastern Avenue in the same ownership, being Zoning Application No. 5941-RV6358, substantiates the necessity to correct this error. It is well to consider the changing area, the traffic flow on Eastern Avenue and an ever-increasing need to create the proper aesthetic outlook in connection with zoning. A review of the and the surrounding zoning gives rise to the question and the apparent oversight is easily recognized due to the

PRED H. DOLLENBETS PAUL G. DOLLENBETS CARL L. GEBHOLD JOHN F. ETZEL PHILIP N. CROSS MIRRY W. KRAHN

DOLLENBERG BROTHERS 709 WASHINGTON AVENUE AT LOSE BOAD

April 22, 1970

SEC.4-B

Zoning Description

SE-1-E All that piece or parcel of land situate, lying and being in the Twelfth Election District of Caltimore County, State of Maryland and ELL described as follows to wit:

TOWSON, MD. 21204

Beginning for the same at the corner formed by the intersection of the southeast side of Eastern A-sume with the northeast side of little street and running immon-and binding on the southeast side of Eastern Avenue Sorth 62 degrees 00 minutes and 25.07 feet, thence leaving said avenue and running the two following line-vi; South 23 degrees 30 minutes East 125.57 feet and South 65 degrees 10 minutes East 25 feet to the northeast side of hoth Street Worth 23 degrees 30 minutes are 125.7 feet to the place of beginning.

Containing 0.07 of an Acre of land more or less.

Being Lot No. 576 as shown on the flat of Section h of Graceland Park which plat is recorded among the Firt Records of Baltimore County in Plat Book W. F.C. No. 6 Folio 122.

Being the land of the petitioners herein as shown on a plat filed in the Haltmore County Zoning Department.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENC

Mr. Edward D. Hardesty,

Date August 21, 1770

#71-54R

Zoning Commissioner
FROM Mr. George E. Gavrelis, Director of Planning SUBJec-Petition 171-58-R. Southeast corner of 45th Street and Eastern Avenue Petition for Reclassification from R-6 to B.L. Robert Gray - Petitioner

12th District

HEARING: Monday, August 24, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject polition for reclassification from R-6 to B.L. zoning.

We note that the map approved by the Planning Board preliminarily last winter did recommend extending the commercial zoning here to embrace all of the subject property. We regard this petition as one dealing with a minor and proper adjustment in zone boundaries.

GEG:msh

PLANNING & ZONING

PFICE OF PLANNING AND ZONING

Petitioner Robert C. Comp and Lily To Comp

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Thomas L. Hetmessey, sequire NOT Mest Fenns, Ivania Avenua Touson, Maryland 2120h

RE: Type of Hearing: Reclassification Location: 3/5 mastern Avenue at int. atth ABth Server Countities Heating of May 12, 1970 Fatitioner: Hobert C. Gray and Lity: Gray 12th District

BELL CARRYON

The Zöring Advisory Cognities has reviewed the plans submitted above referenced scattlen and her hale an on site field inspection justic. "It collectly somewhat are a result of this review and

The subject projects is a sension's securitizate of land which abouts a fract sound ill and approve with a boardy sec. The positioner owner both fracts of land. The subject properts in boards on the north with Enteren Subject, the such with reclimital way, to the east by conceptial to these or and and a constay. The property to the west is ground Ad- which is improved with wordling. Enter Avenue and both utget we improve a few as occasionable of the subject when the subject with the subject wit

Forty-cighth Street and Jastern Averue are existing curbed readways of which no additional improvements are contemplates.

Storn Denirer

nor of the state o

Thomas L. Hennessey, Esquire Item 296

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 the it.

Public water and sever services are available to serve this site.

This office has reviewed the subject site-plan and has no commonts.

Petitioner to comply with requirements of Farking Lots "Dection 109,108."

The subject petition should create no major change in trip density since it only constit to 0.07 more.

The Fire Department has no comment at this time.

BOURD OF BOUNTIENS

Es bearing on student population.

This position is accented for filling on the date of the enclosed filling contificate. Taking of the banding date and then, which will be held not lead than 30, nor rame than 90 days after the date on the filling contificate, will be formarded to you in the man fature.

Very truly yours,

And Lives

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. Oliver Myers Date May 14, 1970

FROM Ian J. Forrest

SUBJECT Item 296 - Zoning Advisory Committee Meeting, May 12, 1970

296. Property Owner: Robert C. & Lily F. Gray
Location: S/S Eastern Ave. at int. with 48th Street
Present Zoning: Re-6
Proposed Zoning: Reclass. to BL
District: 12th
No. Acres: 0.07 acres

Since this petition is for parking, no health herards are anticipated. However, a revised plan must be submitted prior to the hearing date showing how property is served with water and severs.

Water and Sewer Section BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

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DUNDALK IMES

DUNDALK, MD. 21222 August 10 - 1970

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

was inserted in THE DUNDALK TIMES, a weekly newspaper published ie Baltimore County, Maryland, once a week for one memocratic weeks before the 10th day of august 19 70, that is to say, the same was inserted in the issue of August 6, 1970.

STROMBERG PUBLICATIONS, Inc.

By Porth Morgan

CERTIFICATE OF PUBLICATION

appearing on the 6th day of August

THE JEFFERSONIAN, L. Leanh Street

Cost of Advertisement, \$

| | IMA DISTRICT |
|---|--|
| | ZONING: From R-4 to R.L. Zone. LOCATION: Southeast curses of 10th Sirvet and Eastern Avenue. DATE & TIME: Mooday, August 24, 1970 at 11:0 P.M. UPGALC HEARING: Room 11:0 Creaty Office Smiding, 11:1 Chearpothe Avenue, Terman, Hary inne. |
| | The Zening Commissioner of Salimore County, by authority of the Zeoing Act and Regulations or idilitizate County, will hold a public Service County, will hold a public Service County & A. Proposed Zening: B L. All the Proposed Zening: B Leaf the County of Salimore County Cou |
| | Marining for the same at the street former formed by the inter-action of the contract of the c |
| - | Being the property of Robert C. Gray and Lily F. Gray. as shown on plat plan filed with the Zening De-Hammer Code. Monday. August 24 150 at 100 P.M. Catapaske Table Hammer Code. Committee Code. Toward. Med. Catapaske August. Toward. Med. D. MANDESTY EDWARD D. MANDESTY EDWARD OF BEINGONG OF BEINGONG COMMITTEE. |
| Ŀ | Aug 6. |

PETITION FOR REPLASSIFICATION

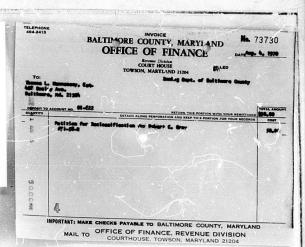
CERTIFICATE OF PUBLICATION

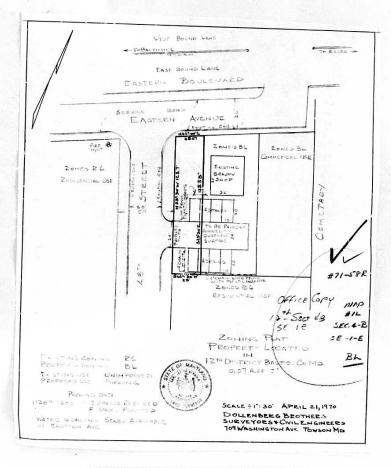
TOWSON, MD. August 6 THIS IS TO CERTIFY, that the annexed advertisement was sublished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each day of _____August_______, 19.70_, the first publication appearing on the 6th day of August 19...79

THE JEFFERSONIAN D. Leank Streeten

Cost of Advertisement, S.

| | CERTIFICATE OF POSTING | |
|----------------------------|--|---------------|
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