PETITION FOR SPECIAL HEARING

HUS

C. PRESTON SCHEFFEMCKER S/3 Alleghany Ave. 1251 W Bosley Ave.

KN

TO THE ZONING COMMISSIONER OF PALTIMORE COUNTY:

C. Preston and
I, or we. — Dorothy Scheffchacksulegal cwners. — of the property
situate in Baltimore County and which is described in the description and
plat attached her Commissioner should agreement eliminate the restrictions contained in the order of January 4, 1962 (Case #5438-X) and permit the property to be used for a general office building.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

1, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to lound by the zoning regulations and restrictions of Baltimore County advertisation to the Zoning Law for Baltimore County.

Contract Purchaser Address 526 Sast Seminary Avo.ue copyrille Mid Petitioner's Attorney 11 West Susquehanna Avenue Address Towson, Maryland 21204

CP Delifferestor

Towson. Maryland 21204____

Protestant's Attorney

4/14/7

ORDERED By the Zoning Commissioner of Baltimore County, this 16th at_U0:30_o'clock___&_M.



Zoning Commissioner of Baltimore County

DESCRIPTION TO ACCOMPANY SPECIAL HEARING FOR 305 ALLEGHENT AVENUE

Beginning for the same at a point on the South side of Alleghany Avenue as it exists 30 feet wide said point being 125 feet West of and measured along said South side from the West side of Bosley Avenue as it exists 60 feet wide said place of beginning being at the Northwest corner of the lot new or formerly belonging to the Methodist Church running thence on the said South side of Alleghany Avenue North 76° West 65 feet thence South 13° 59' West 150 feet to the North side of a 20 foot alley, running thence binding on the said North side of said alley with the thersof in common with others South 76° East 65 feet to the beforementioned lot of the Methodist Church running on said lot North 130 59: East 150.00 feet to the place of beginning.

Being the same lot described in a deed from Joseph W. Scott to Henry R. McNally dated June 29, 1921, and recorded among the Land Records of Baltimore County in Liber W.P.C. 541, folio 352. Containing 9,750 eq. ft.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 15, 1971

OLIVER L. MYERS MEMBERS

TRAFFIC ENGINEERS

SUREAU OF FIRE PREVENTION

BEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTME

BOARD OF EDUCATION ZONING ADMINISTRAT

INDUSTRIAL DEVELOPMENT

STATE ROADS CO

Messrs. Power and Mosner 21 West Susquehanna Avenue Towson, Maryland 21204

RC: Tyme of Hearing: Special Hearing Location: S/S Allegheny Avenue, 125' W, of Rostey Avenue Patitioner: C. Freston & Dorothy Scheffenecier Company of the Company of the Statics I tem 123

Gent lemen:

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 to result of this review and inspection.

The subject property is presently improved with an office building that holds a restriction that only the first floor may be used for such offices. The property to the east is improved with an office building used by a professional engineer. The properties to the south and west are residential in chirecter, however, they are zoned BA at the present time. The yoperty to the north is part of the Tousontown Elementery School complex. All agivery dyname in this location is improved insider as concerned.

BUREA J OF LINGTHEERING:

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

Allegheny Avenue, an existing improved County street, is proposed to be further improved as a 48-foot closed section within the existing 80-foot right-of-wey. Highway improvements are not required for Allegheny Avenue at this time.

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The alleyways in this area are being subjected to more intensive use as a subject to the transition in land use. The existing 20-foot alley at the reason of the transition in land use. The existing 20-foot alley at the reason of the transition of

At such time as highway improvements are made and/or the alley is reconstructed, the abutting property owners will be assessed therefor, in accordance with County policy then provailing.

All entrances, to or from all public streets and alleys, are subject to the approval and requirements of the Office of Planning and Zoning and the Department of Traffic Engineering.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan, $% \left(\frac{1}{2}\right) =0$

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 weters. Correction of any problem which may result, due to improser grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewer:

Both public water supply and sanitary sewerage are available to serve this property.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject special hearing should have no major effect on traffic. However, should the subject use and the properties to either side combine the parking lots, the parking area would be more efficient.

ROARD OF EDUCATIONS

No bearing on student population.

FIRE PREVENTION:

BATTIMORE COUNTY OFFICE OF PLANNING AND FONTING

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HEALTH DEPIRTMENT:

Public water and sewer is available to this site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and comitance with the Naryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore Cr. p Department of Health.

BUILDING ENGINEER'S OFFICE:

See Section 700.2c on design loads of offices. Also, netitioner to comply with all applicable requirements of Baltimore County Building Cook and regulations when plans are submitted.

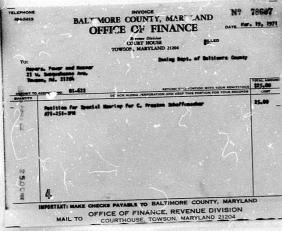
ZONING ADMINISTRATION DIVISION:

The proposed parking lot to the rear of the existing office building must be channelized with a minimum of a 25 foot entrance to the parking lot. The entire frontage along the 20 foot alley must be curbed with the exception of this entrance.

The 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.

Oliver & Theyer OLIVER L. HYERS, Chairman

OLM: JD



	BALTIMORE COUNTY, MARYLAND	SULPH STATE
	OFFICE OF FINANCE DATE OF	15, 1971
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UI DESCRIPT TO	ACCOUNT NO. DETACH ALONG PERFORATION AND REEP THIS PORTION FOR YOUR RECORDS	\$51.00 COST
PATITION	DETACH ALONG PENFORATION AND REEP THIS PORTION	51.00
	Advertising and posting of property for treaten Schollenscher	
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	IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAN	up.

County Office Building li W. Chesapeake Avenue Towson, Haryland 2120h Your Petition has been received and accepted for filing this 71-251-5PM 15160 CENTRACATE OF POSTING IS DEPARTMENT OF BALTIMORE COUNTY Date of Posting 114864 27-1971 Posted for: SPECIAL - MIARING Petitioner L. PRESTON SCHEFFEN ACKER Location of preperty 5/5 of KILLANDAY AVE 1255T. W. OF BOSHY AVE Location of Signer 305 ALLEGHANY AVE-Posted by Charles M. Mass. Date of return. APRIL 14-1971

CERTIFICATE OF PUBLICATION

TOWSON MD March 25 THIS IS TO CERTIFY, that the annexed advertisement was as one time assessments before the .. 14th appearing on the 25th day of March

THE JEFFERSONIAN

06-01-71



C. PRESTON SCHEFFEMACKER #71-251-50H S/S Allinghamy Ave. 125' W of Bosley Ave. 9th

71-

Joria day of April 1981, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order to aliminate the restrictions contained in Order of Jan. 4 1962 Subcolder ONDEX NEWS. subject to approval of the site plan by the State Roads Commission, Bureau of Public Services Market State Commission, Bureau of Public Services Market State Commission and the Office of Planning and Zoning Commissioner of Baltimore Chunty Zoning.

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

the mbove Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
_____day of______, 196__, that the above Special Hearing be
and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

TOWSON TEMES

724 "ORK ROAD TOWSON, MD 21204

March 29, 1971

THIS IS TO CERTIFY, that the annexed advertisement of

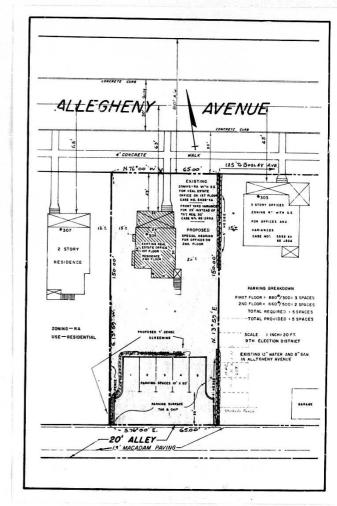
Mard D. Hardesty, Zoning Commissioner of Baltimore County

TOWSON was inserted in THE OWNOXEK TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for One COUNTY weeks' before the 29th day of Eurch 1971, that is to say, the same was inserted in the issue of March 25, 1971.

STROMBERG PUBLICATIONS, Inc.

By Ruth morgan





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SPECIAL HEAVING
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