

74-209-R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, EUGENE J. MAIER legal owner 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 DR 3.5 zone to an BL zone, for the following reasons:

For that the Contract Purchasers desire in accordance with the zoning law of Baltimore County to construct on the land described in the description and plat attached hereto a two-story office and professional building, medical center and adjacent drug and medical supply stores; and further that the present zoning be changed from DR 3.5 to BL due to the change in the neighborhood and necessity for the aforesaid business and building in the business complex.

See attached description

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, 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.

Anthony Padusis Contract purchaser
Address: 2020 Dumont Road
Baltimore, Maryland, 21237

Eugene J. Maier Legal Owner
Address: 6014 Kenwood Avenue
Baltimore, Maryland, 21237

Robert E. Carney, Jr. Protestants Attorney
Address: 2611 E. Fayette Street
Baltimore, Maryland, 21224

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of October, 1974, 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 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 22nd day of March, 1974, at 11:00 o'clock.

Robert E. Carney, Jr. Zoning Commissioner of Baltimore County
Address: 407 Jefferson Blvd.
Towson, Md. - P.O. Highway

same is hereby DENIED and that the subject property be and the same is hereby continued as and to remain a D, R. 3.5 Zone.

Robert E. Carney, Jr. Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 3.5 to B.L. : COUNTY BOARD OF APPEALS
W/S Shady Spring Avenue, 585' : OF
E. of Kenwood Avenue :
14th District :
Eugene J. Maier, Petitioner : BALTIMORE COUNTY
No. 74-209-R

OPINION

This case comes before the Board on an appeal by the Petitioner from a decision of the Zoning Commissioner which denied a requested reclassification from the existing D.R. 3.5 to a B.L. zone. The subject property is located in the Fourteenth Election District of Baltimore County, on the west side of Shady Spring Avenue. A plat in the file of this case delineates the subject property, and reflects that same contains approximately two (2) acres.

The Board waited from 10 a.m. to 10:40 a.m. for the arrival of the Petitioner. The Petitioner is an elderly gentleman who has lived on the subject property since 1921. Through these years he has maintained a small cut flowers and greenery business. This elderly Petitioner was without counsel. The Petitioner was very hard of hearing and was represented by a spokesman, Albert L. Mohlsted. On behalf of this Petitioner, only his stepson, Richard J. Nann, spoke. Principally, he told the Board of Mr. Maier's cut flowers and greenery business at the subject site, and also told the Board of hothouses/greenhouses that were on the subject property but which were destroyed by fire about thirty-five or forty years ago. He noted that the foundations were still there.

As the Petitioner was without counsel, the Board explained the burden that was upon said Petitioner in that he must evidence original error and/or substantial change in the character of the neighborhood if the petition were to be granted. At the conclusion of the testimony of the only witness for the Petitioner, the Board received in evidence as People's Counsel Exhibit A, the file in the subject case.

Quite frankly, the Petitioner presented practically no testimony which would further his petition. The Board finds that there is not sufficient evidence of error

DESCRIPTION OF PROPERTY; PROPOSED USE OF PROPERTY THEREON AND REASON FOR RE-CLASSIFICATION

That the property sought to be re-classified as per the Petition for Zoning Re-Classification and/or Special Exception situate and lying in Baltimore County, known as 6014 Kenwood Avenue, Baltimore County, Maryland, 21237, which comprises four (4) lots of ground with improvements thereon; aforesaid lots being known in Baltimore County Assessments Book as Lot No. 18-13-023150-51-52-53; which comprises all land owned by Eugene Maier, legal owner of the above property; said property binding from the point beginning at the intersection of Kenwood Avenue and Shady Spring Road, thence in a north-westerly direction approximately 575 feet to intersect a line running in a northerly direction 425 feet to Shady Spring Road and thence in a south-easterly direction 560 feet to the point of beginning, said area comprising approximately two (2) acres, more or less.

The Contract Purchasers desire a re-classification from the present zoning of DR 3.5 to a BL classification in order to erect a two-story building with approximately 15,000 square feet overall or 7,500 square feet on each floor to be divided into offices or suites for professional use, such as for doctors or lawyers, with adjacent parking areas and erection of medical center building for sale of medical drugs and other medical supplies, such business being a need in this area and such classification being sought because of the change in the neighborhood.

Eugene J. Maier - 74-209-R

and/or substantial change in the character of the neighborhood upon which the requested reclassification could be granted. Therefore, the Order of the Zoning Commissioner shall be affirmed and said petition shall be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 27th day of January, 1976, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated May 31, 1974, is hereby affirmed, and that the reclassification petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Maier, Jr., Chairman

John A. Miller

William T. Hockett

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
W/S of Shady Spring Avenue, : ZONING COMMISSIONER
85' E of Kenwood Avenue - :
14th District : OF
Eugene J. Maier - Petitioner :
NO. 74-209-R (Item No. 7) : BALTIMORE COUNTY

The Petitioner requests a Reclassification from a D, R. 3.5 Zone to a B. L. Zone for a parcel of property containing 2.00 acres of land, more or less, located on the west side of Shady Spring Avenue, 585 feet east of Kenwood Avenue, in the Fourteenth Election District of Baltimore County.

Evidence presented on behalf of the Contract Purchaser indicated that he proposed to develop a two-story office building with a professional pharmacy located on the first floor of said building.

There was extensive testimony, presented both by the Petitioner and the residents of the area in protest of the subject Petition, concerning traffic along Kenwood Avenue. It was indicated that the subject property is located on a sharp bend on Kenwood Avenue and is hazardous for motorists. Traffic has been increasing steadily in the past several years on this segment of Kenwood Avenue.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the D, R. 3.5 classification of the subject property is not in error.

The Comprehensive Zoning Map, as adopted on March 24, 1971, is presumed to be correct. The burden of proving error and/or substantial changes in the character of the neighborhood is borne by the Petitioner. In the opinion of the Zoning Commissioner, these burdens have not been met.

Therefore, it is ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of May, 1974, that the Reclassification be and the

E. F. RAPHAEL & ASSOCIATES Registered Professional Land Surveyors 201 COURTLAND AVENUE TOWSON, MARYLAND 21204

OFFICE: 825-3008

RESIDENCE: 771-4192

October 1, 1973

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION OF MAIER PROPERTY

BEGINNING for the same at a point on the westernmost side of Shady Spring Avenue at the distance of 585 feet more or less from the intersection formed by the west side of Shady Spring Avenue and the east side of Kenwood Avenue, said point being at the division line between Lots 3 and 4, Block L, of "East Kenwood Park", a subdivision of Baltimore County recorded among the Plat Records of said County in Plat Book W.P.C. 7, folio 1124, thence leaving Shady Spring Avenue and binding on a part of the division line between the aforesaid Lots 3 and 4 northwesterly a distance of 194 feet more or less, running thence southerly across said Lot 3 a distance of 56 feet more or less to intersect the division line between Lots 2 and 3, running thence and binding on said division line southeasterly 10 feet more or less, running thence southwesterly across Lots 1 and 2 a distance of 165 feet more or less to the southwest corner of Lot 1 as shown on the aforesaid Plat and to intersect the east side of Kenwood Avenue, running thence southerly on the east side of Kenwood Avenue as shown on the aforesaid Plat southerly a distance of 525 feet more or less to intersect the west side of Shady Spring Avenue, running thence northeasterly on the west side of Shady Spring Avenue a distance of 585 feet more or less to the place of beginning.

CONTAINING 2.00 acres of land more or less.
BEING part of Lots 1, 2 and 3, Block L, of the aforesaid Plat of "East Kenwood Park" and being all of Lot 64, Plat A, of "Kenwood Park" shown among the aforesaid Plat Records in Plat Book J.W.S. 1, folio 323.

E. F. Raphael
Eugene F. Raphael
E. F. Raphael & Associates
Registered Land Surveyor #2246

E. F. Raphael
Eugene F. Raphael
E. F. Raphael & Associates
Registered Land Surveyor #2246

MOORE, HENNEGAN, BRANNAN & CARNEY ATTORNEYS AT LAW

8 SOUTH MOORE
A. LIVEN B. TEGAN
WILLIAM E. BRANNAN
ROBERT E. CARNEY JR.
ROBERT E. CARNEY
W. HENNEGAN

100 JEFFERSON BUILDING
100 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

AREA 1000 SQ.

July 2, 1974

County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: File No. 74-209-R
Eugene J. Maier (Padusis,
contr. pur.)

Gentlemen:

Please be advised that I represented Dr. Padusis at the hearing on the above referred to case before the Zoning Commissioner.

The contract purchaser did not file an appeal, and I am not the attorney of record in this proceeding. It is my understanding that the appeal was filed on behalf of Eugene J. Maier in proper person.

Please check your records in this matter.

Very truly yours,

Robert E. Carney, Jr.
Robert E. Carney, Jr.

RECJR/lrj

Rec'd 7/3/74
10 a.m.

May 31, 1974

Robert E. Carney, Jr., Esquire
409 Jefferson Building
Towson, Maryland 21204

RE: Petition for Reclassification
W/S of Shady Spring Avenue,
585' E of Kenwood Avenue -
14th District
Eugene J. Maier - Petitioner
NO. 74-209-R (Item No. 7)

Dear Mr. Carney:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/sw

Attachments

cc: Mr. William Burgess
8215 Edwille Avenue
Baltimore, Maryland 21237

JOHN J. SCHUCHMAN
ATTORNEY AND COUNSELLOR AT LAW

ASSOCIATE
ARTHUR J. NOVOTNY, JR.

LEGAL BUILDING
2611 E. FAYETTE STREET
BALTIMORE, MARYLAND 21224
March 19, 1974

Mr. Eric Dinenna,
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition for Reclassification for Eugene J. Maier
74-209-R Item #7
Friday, March 22, 1974

Dear Mr. Dinenna:

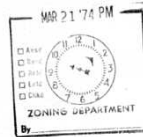
Please strike my appearance as attorney of record for the contract purchasers, Drs. Robert P. Pedusis and Anthony Pedusis and enter the appearance of Robert E. Carney, Jr., Esquire, and forward all correspondence, all notices of hearings directly to his attention at his office at 407 Jefferson Building, Towson, Maryland.

Thanking you, I remain,

Very truly yours,
John J. Schuchman

JJS:b

cc: Robert E. Carney, Jr., Esq.



JOHN J. SCHUCHMAN
ATTORNEY AND COUNSELLOR AT LAW

ASSOCIATE
ARTHUR J. NOVOTNY, JR.

LEGAL BUILDING
2611 E. FAYETTE STREET
BALTIMORE, MARYLAND 21224
March 12, 1974

Mr. Eric Dinenna,
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition for Reclassification
for Eugene J. Maier
#74-209-R March 22, 1974

Dear Mr. Dinenna:

Please strike my appearance as attorney for the Contract Purchasers in the above entitled case.

Very truly yours,

John J. Schuchman

JJS:w



Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Director of Engineering
ELLSWORTH N. GIVER, P. E. CHIEF

October 30, 1973

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #7 (October 1973-April 1974 - Cycle VI)

Property Owner: Eugene J. Maier
W/S of Shady Spring Ave., 585' from the intersection of the
W/S of Shady Spring Ave. & E/S of Kenwood Ave.
Existing Zoning: D-1, 3.5
Proposed Zoning: S-1
No. of Acres: 2 Acres District: 14th

Dear Mr. Dinenna:

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.

Highways:

Kenwood Avenue is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Shady Spring Avenue is an existing road which shall ultimately be improved with a 30-foot closed roadway within a 50-foot right-of-way. Highway right-of-way widening and improvements would be required with any subsequent development of this property.

The configuration of the intersection of Shady Spring Avenue and Kenwood Avenue is subject to further study and the alignment as shown on the Zoning Plat is not necessarily correct.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the subject plans; however, storm drain facilities and/or easements will be required in connection with any subsequent development of this site.

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.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 19, 1973

- 2 -

Arthur J. Novotny, Jr., Esq.,
2611 E. Fayette Street
Baltimore, Maryland 21224

RE: Reclassification Petition
6th Zoning Cycle
Item 7 - 6th Zoning Cycle
Eugene J. Maier - Petitioner

Dear Mr. Novotny:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the east side of Kenwood Avenue and the west side of Shady Spring Avenue, in the 14th District of Baltimore County.

This property, which is zoned DR 3.5 is requesting a Reclassification for a Business Local zone. The property is currently improved with a one-story ranch house with a detached greenhouse. It appears to be fairly well maintained and lies adjacent to existing dwellings that front on Shady Spring Avenue, directly across from a wooded area on Kenwood Avenue and just north of an existing shopping center on the west side of Kenwood Avenue.

Curb and gutter does not currently exist either along Kenwood Avenue or Shady Spring Avenue at this location.

Petitioner is requesting his Reclassification

Arthur J. Novotny, Jr., Esq.,

Re: Item #7
6th Zoning Cycle
Eugene J. Maier - Petitioner
November 19, 1973

for a two-story office and professional building, medical center and adjacent drug and medical supply stores that would be housed in a 50x90 foot structure.

Adequate parking, based on a ratio of one space for each 200 square feet is indicated on the site plan.

Petitioner is advised to pay particular attention to the State Highway Administration comments regarding the proposed entrances to the site, as well as the Department of Traffic Engineering comments with regard to the increase in trip densities.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, December 17, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1974 and April 15, 1974 will be forwarded to you well in advance of the date and time.

Very truly yours,

JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJD:JJD

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

Item #7 (October 1973-April 1974 - Cycle VI)
Property Owner: Eugene J. Maier
Page 2
October 30, 1973

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Water and Sanitary Sewer:

Public sanitary sewerage and public water exist adjacent to this property.

Very truly yours,

ELLSWORTH N. GIVER, P. E.
Chief, Bureau of Engineering

END:RAN:RSC:rs

1-100 Key Sheet
NO. 5-1 Topo
17 NOV 21 1973



Maryland Department of Transportation
State Highway Administration

October 11, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland

RE: Baltimore County
Sixth Zoning Cycle, Oct. 1973
Property Owner: Eugene J. Maier
Location: W/S of Shady Spring Ave.,
585 ft. from the intersection of
the W/S of Shady Spring Ave. &
E/S of Kenwood Ave. (Site 585)
Existing Zoning: D.R. 3.5
Proposed Zoning: B.L.
No. of Acres: 2 acres
District: 14th

Attn: Mr. John J. Dillon

Dear Mr. DiNenna:

There is less than desirable stopping sight distance at the subject site due to the vertical and horizontal alignment of Kenwood Ave. The situation could be improved somewhat by establishing a single entrance from Kenwood Ave. at a point 170' south of the north property line.

The proposed roadside curb is to be 20' from the center of the highway and not 10' as indicated on the plan.

The 1972 average daily traffic count for this section of Kenwood Ave. is 6,100 vehicles.

Access from Kenwood Ave. will be subject to approval and permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits
John L. Wimbley
By: John S. Mayers

CL:JRM:1A0

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

855-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Eugene J. Maier

Location: W/S of Shady Spring Avenue, 585 ft. from the intersection of the W/S of Shady Spring Avenue & E/S of Kenwood Avenue
Item No. 7 Zoning Agenda Wednesday, October 3, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *H. J. Phillips* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nl
4/16/73

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MAIER
DEPUTY TRAFFIC ENGINEER

October 24, 1973

Mr. S. Eric DiNenna
County Office Building
Towson, Maryland 21204

Re: Item 7 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Eugene J. Maier
West side of Shady Spring Avenue, 585 feet east of Kenwood Avenue
B.L.
District 14

Dear Mr. DiNenna:

The subject petition can be expected to increase trip density from 70 to 1000 trips per day. This site in itself should create no major traffic problems. However, as existing vacant land continues to develop along Kenwood Avenue as presently zoned, the addition of these additional trips could create a problem to Kenwood Avenue.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRH/pk

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 18, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 3, 1973, are as follows:

Property Owner: Eugene J. Maier
Location: E/S Kenwood Ave., N of Int. of Shady Spring Ave.
Present Zoning: D.R. 3.5
Proposed Zoning: B.L.
No. Acres: 2.0
District: 14

Metropolitan water and sewer are available.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mw
cc: L.A. Schuppert
W.L. Phillips

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 5, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #7, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Eugene J. Maier
Location: W/S of Shady Spring Avenue, 585 ft. from the intersection of the W/S of Shady Spring Avenue & E/S of Kenwood Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: B.L.
No. of Acres: 2 acres
District: 14

The site plan appears to be satisfactory. However, there may be a problem with the truck circulation at the rear of the building. Any exterior lighting would be limited to 8 feet in height and in compliance with Section 409 of the Zoning Regulations.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: October 25, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: "Cycle 6"

Re: Item
Property Owner: Eugene J. Maier
Location: W/S of Shady Spring Ave, 585 ft. from the intersection of the W/S of Shady Spring Ave & E/S of Kenwood Ave
Present Zoning: D.R. 3.5
Proposed Zoning: B.L.

District: 14th
No. Acres: 2

Dear Mr. DiNenna:

A change from residential to BL would only result in a loss of approximately 3 or 4 pupils and would have no adverse effect.

WNP/ml

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

Arthur J. Nowatny, Jr., Esq.,
2611 E. Fayette Street
Baltimore, Maryland 21224

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this _____ day of _____ 1973

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

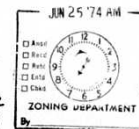
Petitioner: Eugene J. Maier

Petitioner's Attorney: Arthur J. Nowatny, Jr.
c/o E. J. Nowatny & Associates
261 Courtland Avenue, Towson, Md. 21204

Reviewed by:
John L. Wimbley
John L. Wimbley
Chairman,
Zoning Advisory Committee

BALTIMORE, MARYLAND

RE: Petition For Reclassification
W/S of Shady Spring Ave
585 E. of Kenwood Avenue
14th District
Eugene J. Maier Petitioner
No 74-209R (Item No. 7)



Dear Commissioner:
Please enter an appeal in the above referenced case to the Baltimore - County Board of Appeals from the decision of the Zoning Commissioner, dated May 31, 1974 on behalf of Eugene J. Maier petitioner.

Respectfully yours,

Eugene J. Maier
Eugene J. Maier
6014 Kenwood Avenue
Baltimore, Maryland 21237

