PETITION FC ZONING RE-CLASSIC CATION AND/OR SPECIAL EXCEPTION B 222 C

I, or we. Malsh & Co Ince legal owner of the property situate in Baltimore ounty and which is described in the description and plat attached hereto and made a part hereof. tition (1) that the zoning status of the herein described property be re-classified, pursuan Zoning Law of Baltimore County, from an MLR-IN

entire treat under one type of soning for our Hardware Store and building materials. This is an existing business.

1 3/ 2/

ing, etc., upor filing of this petition, and further agree to and are to be bound by the zoning

ORDER

Lichard E Walsh President Address 205 Stemmers Run Road

ired by the Zoning Law of Baltimore County, in two newspapers of general circulation through nore County, that property be posted, and that the public hearing be had before the Zoning day of ______ march ____ 197 4 _ at 1100 o'clock

Here de Menna

RE: PETITION FOR RECLAS FICATION S/S of Stemmers Run Road, 148.50' SW of Mace Avenue - 15th District Walsh & Company, Juc. - Petitioner NO. 74-222-R (Item No. 3B)

DEPUTY ZONING

OF

BALTIMORE COUNTY

...

This Petition represents a request for a Reclassification from a M. L. R. I. M. Zone and District to a B. R. Zone. The property in question has frontage on the south side of Stemmers Run Road as well as Golden Ring Road and is Run Road, in the Fifteenth Election District of Baltimore County, The 1,437 acre parcel of ground is improved with a hardware building materials store

The Petitioner. Mr. Richard E. Walsh, President of Walsh & Company Incorporated, presented testimony and evidence that the business and lumberyard has existed on the site for the past 45 years. Mr. Walsh felt that the Comprehensive Zoning Map adopted March 24, 1971, was in error in not granting a more appropriate classification that would permit his business to

Planning Board comments relative to land use and the Comprehensive

"The Planning Board believes that commercial zoning would be appropriate and would provide a proper zoning classification for the building supply business that has existed here for many years. Further, in view of the adjacent commercial use to the north (F. V. Viec. 'o.) c. B. L. zoned land and the fact that the northeramost portion of this parcel is currently zoned B. L., the Board believes that granting the petitioner's request would have no solverse effects on the surrounding area."

County and State agencies, who reviewed the Petitioner's site plans, had no adverse comments with regard to the existing use and improvements or the property

Without reviewing all the evidence and testimony but based on all the ony and evidence presented, it is the opinion of the Deputy Zoning Commissioner that the Comprehensive Zoning Map as adopted is in error and that the Petitioner's property should be classified in a zoning category compatible with the use that has existed on this property apparently without problems for 45 years

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 247# day of April, 1974, that the herein described property or area should be and the same is hereby Reclassified from a M. L. R. I. M. Zone and District to a B. R. Zone, subject to the approval of a site plan by the Department of Public Works and the Office of Plannin; and Zoning.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

January 10, 1974

DONALD J. ROOP, M.D., M.P.H.

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

Dear Mr. DiNenna:

Revised comments on Item 3B, Cycle #6, Zoning Advisory Committee Meeting, January 8, 1974, are as follows:

Property Owner: Walsh & Co., Inc. Location: S/S Stemmers Run Rd., 148' SW of Mace Ave.

Revised plot plan received shows private sewage disposal system with room for expansion if necessary.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICE.

lan.

"B" Zoning Description Walsh & Co. Inc.

Beginning for the same at a point on the south side of Stewars Rum Road at a distance of 148.50° measured southwasterly from the center of Maca Avenue themes southerly 25° more or less, thence ensterly 20° more ensurements 21° more ensurements 21° more ensurements 21° more ensurements 20° more ensu



BALTIMORE OUNTY OFFICE OF PLANNING & JOHNEY

S. ERIC DINENNA

DATE



This is to advise you that \$216.96

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 121, County Office Building, before the

DR 16 DRIG-D.R. 5.5 MLR-/M E D.F. 10.5 9 R 5.5 DRES

11 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

0 ng 24 73

R RECEIVED FOR

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Saltimor

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

Walsh & Co Inc

Balto, Md. 21221

ORDERED By The Zoning Commission

Points of Error committed by the Council in classifying The Subject Property M.L.R-IM (should be M.L. & B.L.)

A The property in question was and is still an existing business before any soning had been adopted (business existed since 1942) It was split in half when soning was adopted by the Council, one half was sonned

The new roads in the area around the property also have had a change on the properties and the Zoning should be adjusted to rest the the needs. The new Roads are the relocated Golden Hing Ro, Mace Ave. and the new Stemmers Run Road.

n this Parcel is not in line with the business of the Hardware Store and building materials, it should be sened so that the business can use this property ention with our business.

WAISH & CO., INC.

Reclan Wall Poes

DR53

ESSEX TIMES

ESSEX, MD. 21221

March 11 - 19 74

THIS IS TO CERTIFY, that the annexed advertisement of S. Erix DiNenna Zoning Cormissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 11th day of March 1974 that is to say, the same was inserted in the issue of March 7, 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruch Maryon

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ourcectaxeach day of _____ March______ 19_7k, the first publication appearing on the ____ 7tb __day of _ March 19.74

Cost of Adverticement, \$_____

PETITION	M	APPI	NG	PRO	GRE	SS	SHEE	T		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:							or des	c ripti		Yes No

	AND COLORS			MID A SAME		
ALTIMORE	MALE WAT	OFEN'S O	PLANNING	ANT	ZONING	

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

Your Petition has been received * this 27th

Sept. 1973 1972. Item

Petitioner Whileh & Co.

* This is not to be interperted as acceptance of the Petitian for resignment of a hearing

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINAN REVENUE D'VISION

ACCOUNT 01-662 March 29, 1974

AMOUNT \$116.96

DISTRIBUTION WHITE - CASHIER

Walsh & Co., Inc. 705 Stemers Dun Rd. Baltimore, Md. 21221 Advertising and posting of property for Reclassification

Location of property Sh & Storing Over Ad 1148.50 SM & Mary pre-

H74-222-K

Location of Signe I day . Dotal der Brent Woodar of Extender the

CERTIFICATE OF POSTING

S DEPARTMENT OF BALTIMORE COUNTY

No. 13179

Posted by James | Las Date of return: 3-14-74

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS JASH RECEIPT

DATE Nov. 29, 1973 ACCOUNT 01-667

AMOUNT \$50.00

PINIC - AGENCY VELLOW - CUSTOMER

Walsh & Co., Inc. 705 Stemmers Run Rd. Baltimore, Md. 21221 Petition for Reclassification

285 0 50km 28

50.00 HSC

No. 12792

