

Petition for Zoning Re-Classification
To The Zoning Commissioner of Baltimore County--
I, or we, Goucher College, legal owner of the property situated on the northeast corner of Joppa & Dulany Valley Roads, Towson, Md., 9th District, Baltimore County, fronting easterly on the north side of Joppa Road 640' to the easternmost outline of the Joppa Chapel property, thence northerly on said property line, and the extension thereof 500', thence westerly parallel to the Joppa Road 350', thence southerly on the east side of Dulany Valley Road 510' to beginning, excepting therefrom all that portion heretofore established as a Commercial Zone.

Whereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence zone to an "R-2" Commercial zone.
Reason for Re-Classification: Commercial Shopping Center
Character of use for which above property is to be used: Commercial Shopping Center
To be approved by the Plgr, Sept. 1946, feet; height: feet; Size and height of building front: feet; depth: feet; To be approved by the Zoning Dept. feet; side: feet; Front and side set backs of building from street lines: feet; side: feet; Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, 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 of Baltimore County.
Goucher College
By Charles S. Miller, Jr.
Legal Owner
Address: 23rd St., Baltimore

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of July, 1946, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., 75 Towson, Baltimore County, on the 6th day of August, 1946, at 9:30 o'clock A.M.

John H. Williams
Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF PUBLICATION
TOWSON, MD., July 26, 1946
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 week, on the 6th day of August, 1946, the first publication appearing on the 17th day of July, 1946.
THE JEFFERSONIAN.
Manager.

ZONING DEPARTMENT-BALTIMORE COUNTY, MD.
Certificate of Posting of Re-Classification of Special Permit Notice
Date of Posting Property: July 25/46
Date of Return: July 26, 1946
Location of Sign on Property: 23rd St. at Joppa Rd.
Location of property: Northeast corner of Joppa Rd. & Dulany Valley Rd.
Reclassification of Special Permit Petition for Commercial
Petitioner: Goucher College
Remarks: 2 signs, 150 feet North of Joppa Rd. 250 feet East of Dulany Valley Rd.
Inspector making return:

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being contiguous to and a logical and necessary extension of an existing "R" Commercial zone.
It is Ordered by the Zoning Commissioner of Baltimore County this 26th day of December, 1946, that the above described property or any part be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence zone to an "R-2" Commercial zone.
This Order is made subject to the strict compliance with the setback requirements from abutting roads, the restrictions of buildings and uses of the easternmost portion of the "Joppa Chapel" property and the restrictive use of the easternmost 50 foot parallel strip of said "Joppa Chapel" property as fully set forth in a letter of this date to Goucher College and to be taken and made a part of this Order.

John H. Williams
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 location, being contiguous to and a logical and necessary extension of an existing "R" Commercial zone.
It is Ordered by the Zoning Commissioner of Baltimore County, this 26th day of December, 1946, that the above petition be and the same is hereby denied and that the above described property or any part be and the same is hereby confirmed as to and remain a "A" Residence zone.
Zoning Commissioner of Baltimore County
FILED APR 10 1947

Upon hearing on appeal from the Order of the Zoning Commissioner of Baltimore County, passed on December 26, 1946, granting the petition for reclassification of the property described in the within petition:
It is in this 6th day of April, 1947, ORDERED by the Board of Zoning Appeals of Baltimore County, that the aforesaid Order of said Zoning Commissioner be and the same is hereby sustained.

Samuel A. Green
William J. Pratt
John H. Williams
Board of Zoning Appeals of Baltimore County.
County Commissioners of Baltimore County
April 10, 1947
By Charles S. Miller, Jr.
President

REC'D JAN 6 1947
IN THE MATTER OF * BEFORE: ZONING COMMISSIONER
PETITION FOR RECLASSIFICATION * OF BALTIMORE COUNTY
FROM "A" RESIDENCE ZONE TO
"R-2" COMMERCIAL ZONE, N. E.
COR. JOPPA AND DULANY VALLEY
ROADS, TOWSON, GOUCHER COLLEGE *

Mr. Commissioner:
Please enter an appeal on behalf of Samuel A. Green, John W. Westerman, James A. Pratt, O. Harold Williamson and T. Lyde Mason, Jr., and other Protestants at the hearing, from the Order in the above Petition for Reclassification dated December 26, 1946.

Samuel A. Green
John W. Westerman
James A. Pratt
O. Harold Williamson
T. Lyde Mason, Jr.
Appellants and Protestants

Very truly yours,
John H. Williams
Zoning Commissioner

REC'D JUL 14 1947
DEPARTMENT OF PUBLIC WORKS
STATE OF MARYLAND
STATE ROADS COMMISSION
100 EAST CALVERT STREET
BALTIMORE 3, MD.
July 11, 1947.

Mr. A. J. Miller, Building Engineer,
Building and Zoning Department of Baltimore County,
Record Building,
Towson, Md., Maryland.
Dear Mr. Miller:-
This is in compliance with your request made to our Mr. Hinton at the meeting held in my office on Wednesday, July 9th, for the tentative status finally agreed to by those present, for Joppa Road and Dulany Valley Road, in connection with the proposed Hutzler Development.
As you know, due to the limited area available for this large shopping center, it was almost necessary that we compromise and agree to the following tentative widths:
1. Joppa Road between Dulany Valley Road and Delmar Avenue

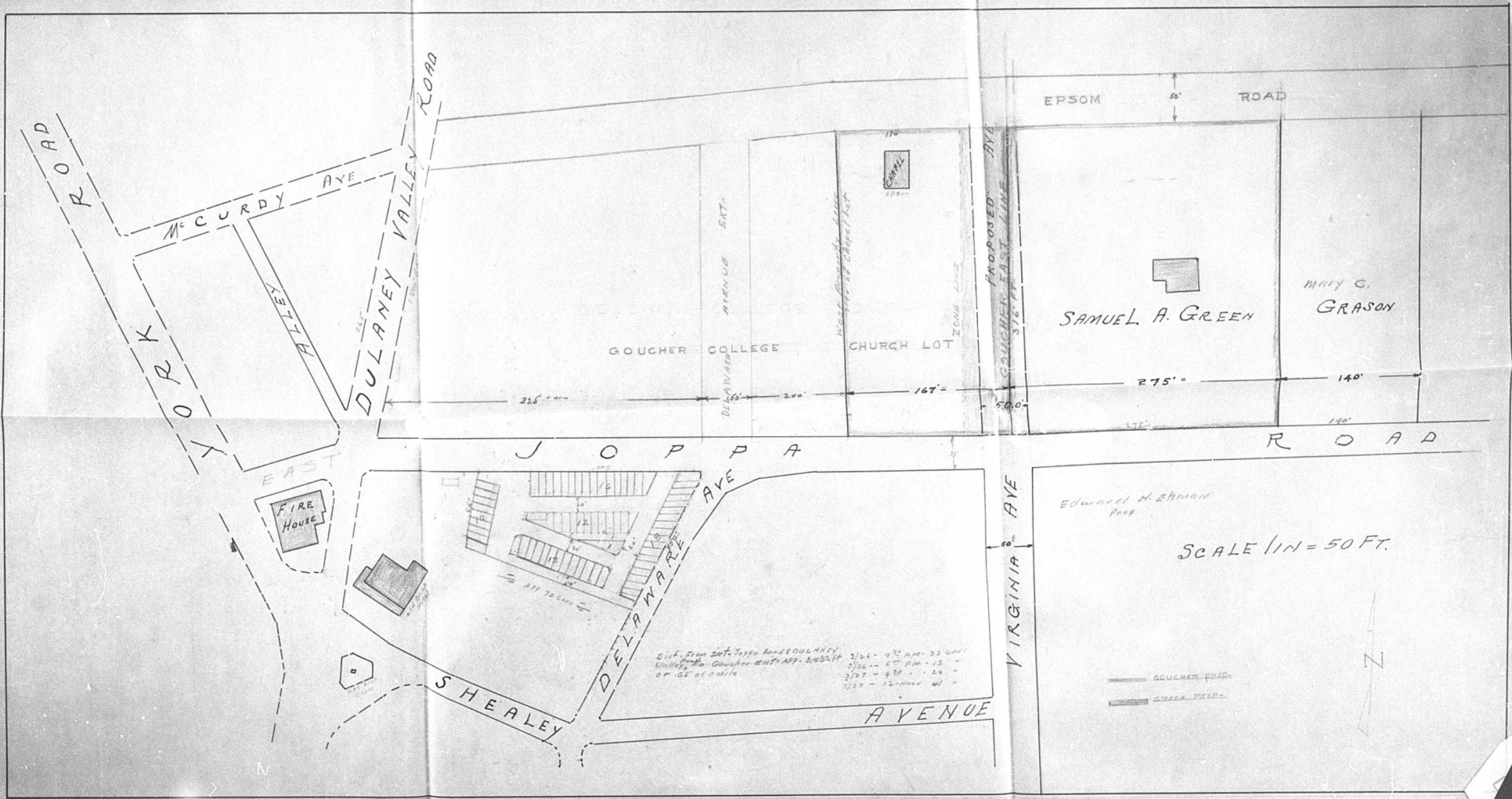
14 feet between curbs with sidewalk of adequate width on the north and south sides of the highway. This is with the understanding that parking will be prohibited at all times. The conference agreed that a 11' width of sidewalk on the south and a 5' width on the north will be satisfactory.
In establishing building lines along the Joppa Road, both east and west of these limits, we purposely recommend that provision be made for a minimum width of 60' between curbs for the highway section. This will allow four 11' traffic lanes, and two 5' parking lanes.
The sidewalk area along each side should be of sufficient width to take care of pedestrian traffic.
The above arrangement sets forth what we feel are the minimum requirements necessary for highway traffic. Any decision with regard to the establishment of set back lines is a matter, of course, coming under the jurisdiction of the Baltimore County Zoning Board.

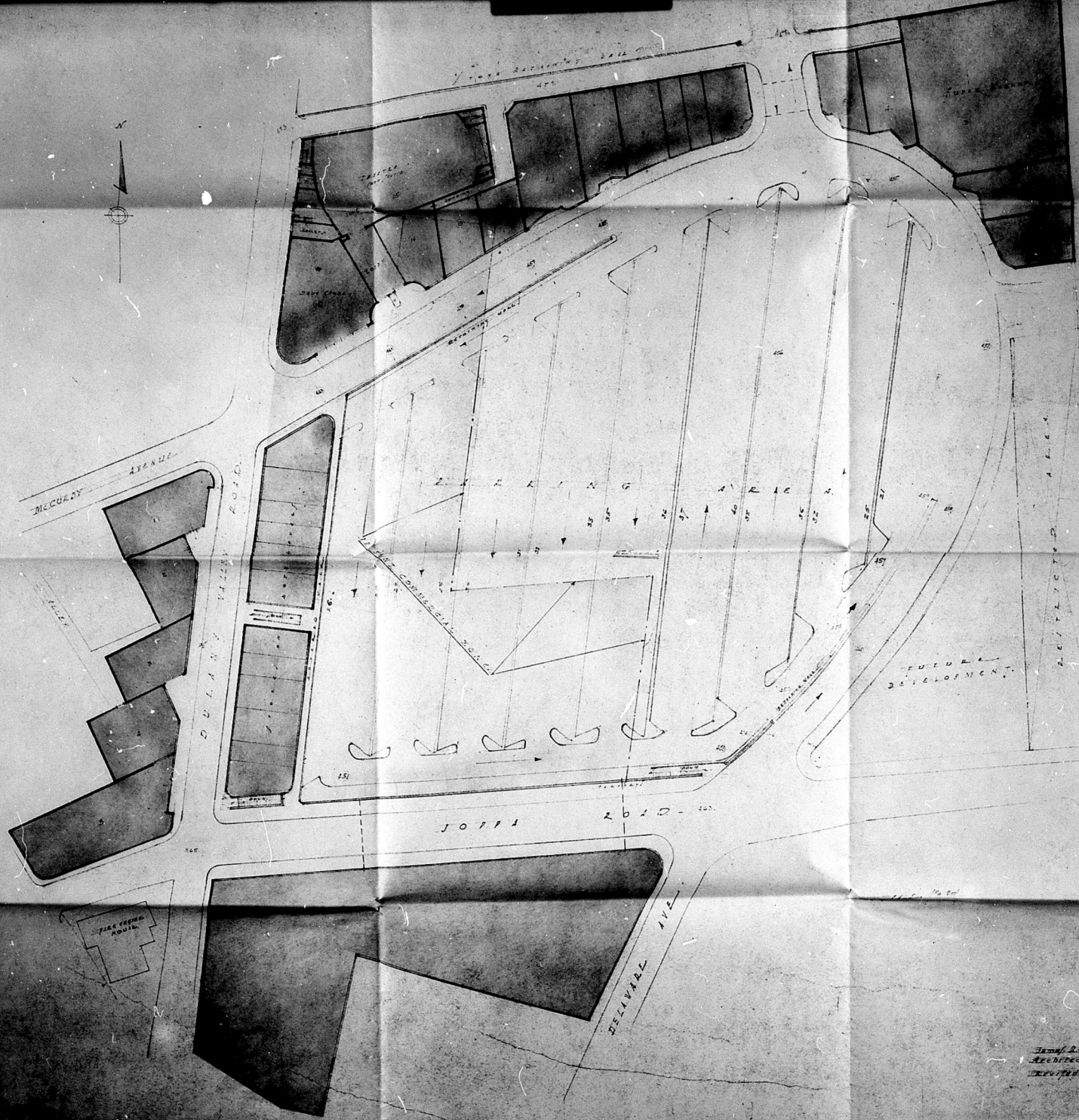
CLARK THOMSEN & SMITH
ATTORNEYS AT LAW
BALTIMORE, MD.
January 9, 1947

Board of Zoning Appeals
Record Building
Towson 5, Maryland
Gentlemen:
Please enter my appearance for Goucher College in the matter of the appeal involving the Joppa Road property, and send me notice of all hearings.
Very truly yours,
Carl H. Thomsen
Carl H. Thomsen,
Attorney for Goucher College

REC'D JAN 9 1947
STATE ROADS COMMISSION
Mr. A. J. Miller
7-11-47
2. Dulany Valley Road north of Joppa Road
We recommend the restriction of traffic along the Dulany Valley Road to a one-way movement northbound from the York Road to McCurdy Avenue. A minimum width of 36' between curbs will be required based upon the provision that parking will be prohibited at all times along the east side. There should be provision for sidewalk of adequate width on each side of the highway. This width was determined as 10' by those at the conference on July 9th.
Along the Dulany Valley Road north of McCurdy Avenue, where two-way traffic will be permitted, provision should be made for four moving and two parking lanes, requiring a minimum width of 60' between curbs.
3. McCurdy Avenue from Dulany Valley Road to York Road
We recommend that this section be restricted to one-way movement of traffic westward to the York Road. A minimum roadway width of 36' between curbs will be required, with the provision that parking will be prohibited for all time along one side of this highway. Provision should be made for sidewalk of adequate width. The conference determined upon 10'.
We cannot stress enough the importance of establishing an adequate width between building lines for the proper control of both vehicular and pedestrian traffic in this and other fast growing communities, and sincerely trust that your Board will agree and insist that all future development be set back a sufficient distance to allow for proper highway needs.
The following attended the conference of July 9, 1947, referred to in first paragraph above:
Mr. Albert Hutzler and son
Mr. A. J. Miller, Building Engineer of Baltimore County
Mr. John Hinton of the Road Department of Baltimore County
and the following from the State Roads Commission:
Wilson T. Ballard, Chief Engineer,
W. P. Chittis, Jr., Director of Traffic Division,
Geo. H. Lewis of Traffic Division,
C. L. Hinton of Traffic Division,
D. P. Campbell, District Engineer.

Very truly yours,
Wilson T. Ballard
Chief Engineer,
State Roads Commission,
County Commissioners Bldg., Cor. Mr. W. P. Chittis, Jr.





James E. Gindoff, Jr.
 Architect
 Knoxville, March 14, 1947