

SEP 23 1952

PETITION FOR A SPECIAL PERMIT FOR AUTOMOBILE PARKING, MUELLER, ZONING COMMISSIONER OF BALTIMORE COUNTY

Mr. Commissioner:

Please enter an appeal from your order dated September 15th, 1952.

John O. Blome, Howard J. Schepf
24 S. Penna Ave.,
Towson 4, Md.
Attorneys for Petitioners

RE: PETITION FOR A SPECIAL PERMIT FOR AUTOMOBILE PARKING - S. W. Side Loch Hill Road, 299.16 feet N. W. Loch Raven Boulevard, 9th District, George O. Blome, Howard J. Schepf and Josephine Schepf, Petitioners

The property which is the subject of this petition for a special permit for automobile parking in connection with a commercial center, is located on the southeast side of Loch Hill Road, 150 feet southeast of Regester Avenue, Loch Hill, 9th District. The original commercial area was zoned by Order of the Zoning Commissioner of Baltimore County on October 10, 1945. This Order stated as follows:

"It is ORDERED by the Zoning Commissioner of Baltimore County this 10th day of October, 1945, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an 'A' Residence Zone to an 'R' Zone to permit the erection and use of retail stores, with the agreed provision and condition, however, that adequate parking space be provided so as to prevent parking in the bed of Regester Avenue."

The property which was reclassified under this Order included the present commercial area lying to the west of Loch Hill Road and also the bed of Loch Hill Road lying immediately to the east of said commercial area. Loch Hill Road has been extended southerly from Regester Avenue to Loch Raven Boulevard since the passage of the Order reclassifying the property on October 10, 1945.

It is the contention of the petitioner that due to the fact that the commercial area has been lessened by the extension of Loch Hill Road, that it is reasonable and proper to establish a parking area to the south of the remaining commercially zoned area this parking area to be of dimensions approximately 225 feet on Loch Hill Road with a depth of 121 feet.

The Order of the Zoning Commissioner establishing the original commercial zone in 1945 is interpreted to mean that the property reclassified was to accommodate not only the stores and buildings but also the necessary parking facilities for this commercial zone. In view of this Order it would seem proper that any additional automobile parking allowed by a special permit shall not generally exceed that taken away from the petitioner by the extension of Loch Hill Road from Regester Avenue to Loch Raven Boulevard. Therefore in keeping with the interpreted intent of the Order of John J. Munroe, Zoning Commissioner, dated October 10, 1945, it is the opinion of the Zoning Commissioner of Baltimore County that a special permit should be granted for automobile parking for lots Nos. 1 and 2, Section 1, together with the triangular piece of land between lots Nos. 1 and 2 and the existing commercial zone.

It is this 15th day of September, 1952, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid special permit petitioned, should be and the same is hereby granted for automobile parking, subject, however, to the requirements as set forth in the Zoning Regulations and Restrictions for Baltimore County, said area so to be used being more particularly described as follows:

All that parcel of land on the southwest side of Loch Hill Road, beginning 180 feet southeast of Regester Avenue, thence southeasterly, on the southwest side of Loch Hill Road, 75.20 feet; thence South 42 degrees 20 minutes West 121 feet; thence North 17 degrees 10 minutes West 130 feet and thence North 66 degrees 42 minutes East 135 feet to beginning. Being lots Nos. 1 and 2 and the triangular parcel lying between lot No. 1 and the existing commercial zone.

George O. Blome, Howard J. Schepf and Josephine Schepf
Zoning Commissioner of Baltimore County

IN THE MATTER OF

APPEAL FROM ORDER OF ZONING COMMISSIONER OF BALTIMORE COUNTY

For a Special Permit

To the Zoning Commissioner of Baltimore

George O. Blome, Howard J. Schepf and Josephine Schepf

Contract

hereby petition for a Special Permit, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 477 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and A. 1, as follows:

A Special Permit to use the land (and improvements now or to be erected thereon) hereinafter described for parking

area for a shopping center

George O. Blome, Howard J. Schepf and Josephine Schepf
24 S. Penna Ave.,
Towson 4, Md.
Attorneys for Petitioners

Contract

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ORDERED by the Zoning Commissioner of Baltimore County this 17th day of July, 1952, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing, thereon be had in the office of the Zoning Commissioner of Baltimore County, on the 10th day of August, 1952, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. 109.16
THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the 1st day of August, 1952, the first publication appearing on the 1st day of August, 1952.

THE UNION NEWS

Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

2333

District 9th Date of Posting 8-6-52
Posted for Special Permit for Shopping Center
Petitioner: Howard J. Schepf and Josephine Schepf
Location of property: S. W. Side of Loch Hill Road, 150 feet S. E. of Regester Avenue, 9th District, Baltimore County, Maryland
Location of Sign: On the S. W. Side of Loch Hill Road, 150 feet S. E. of Regester Avenue, 9th District, Baltimore County, Maryland
Remarks: See map of property
Posted by: George O. Blome and Howard J. Schepf Date of return: 8-6-52

\$22.00

RECEIVED of Robert S. Thurman, President of the Loch Hill Association, the sum of \$22.00 being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting the special permit for automobile parking, southeast side of Loch Hill Road, 299.16 feet northwest of Loch Raven Boulevard.

Zoning Commissioner

PAID
SEP 2 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

August 5, 1952

\$20.00

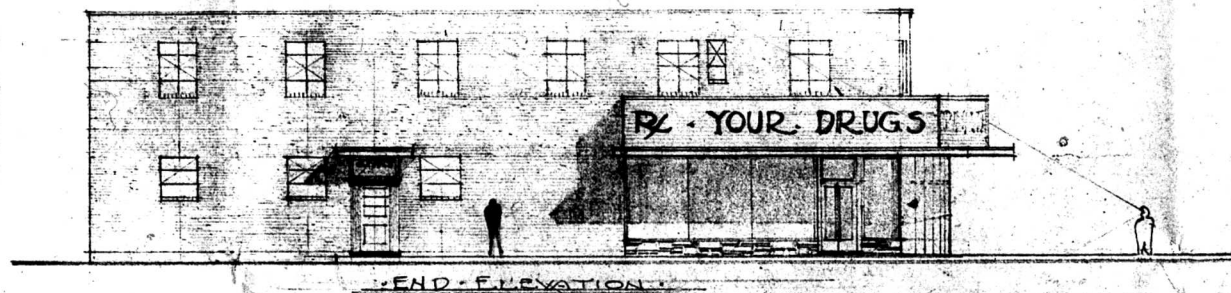
RECEIVED of John O. Blome, Attorney, the sum of Twenty (\$20.00) dollars, being cost of petition for Special Permit for Howard J. Schepf, Josephine Schepf and George O. Blome for parking area Loch Hill Road, 9th District of Baltimore County.

Zoning Commissioner

Hearings

Monday, August 18, 1952
at 11:00 A. M.
Board Room
Basement of the Harbor Building
Towson, Maryland

PAID
AUG 6 - 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

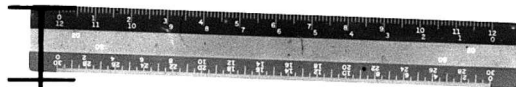
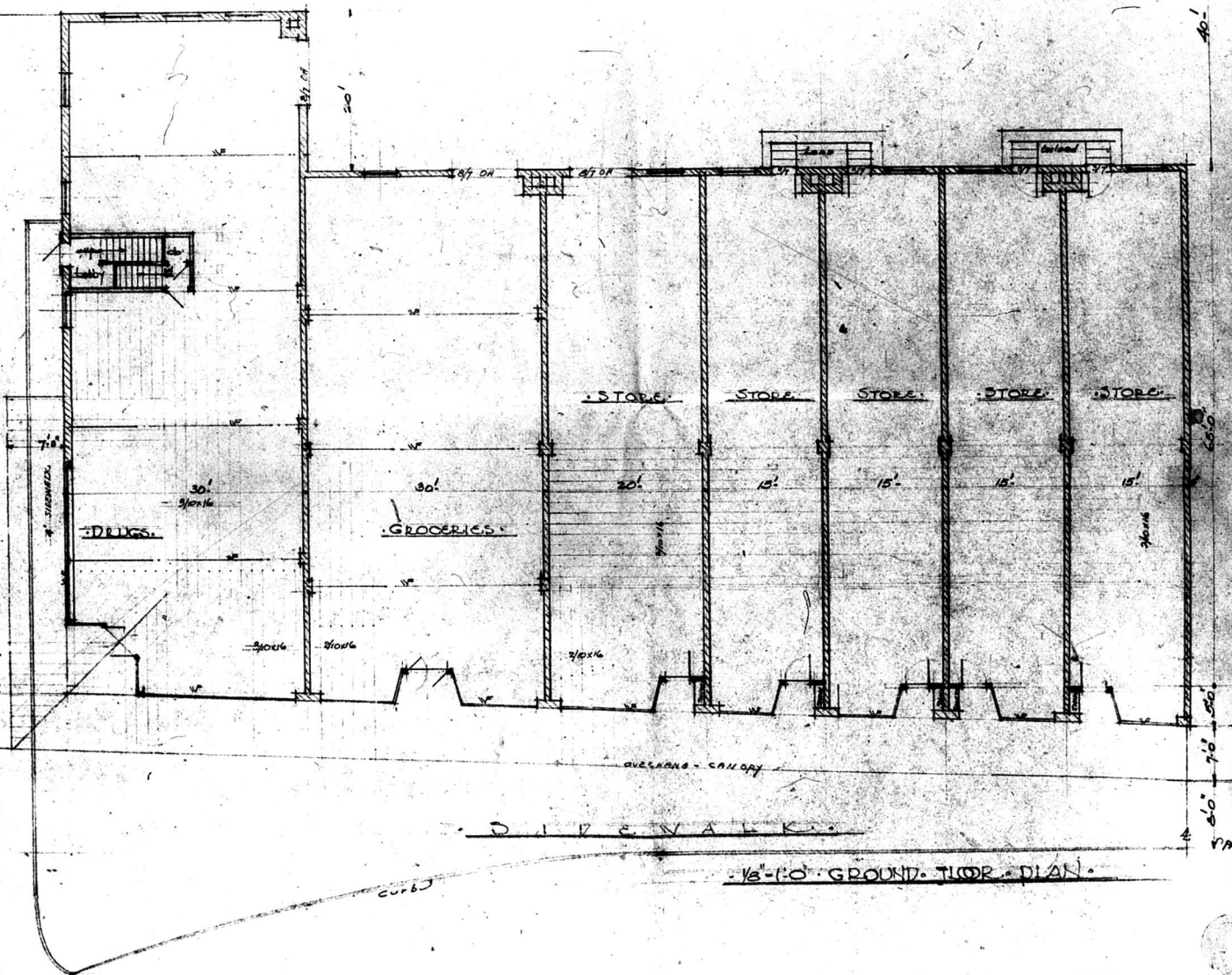


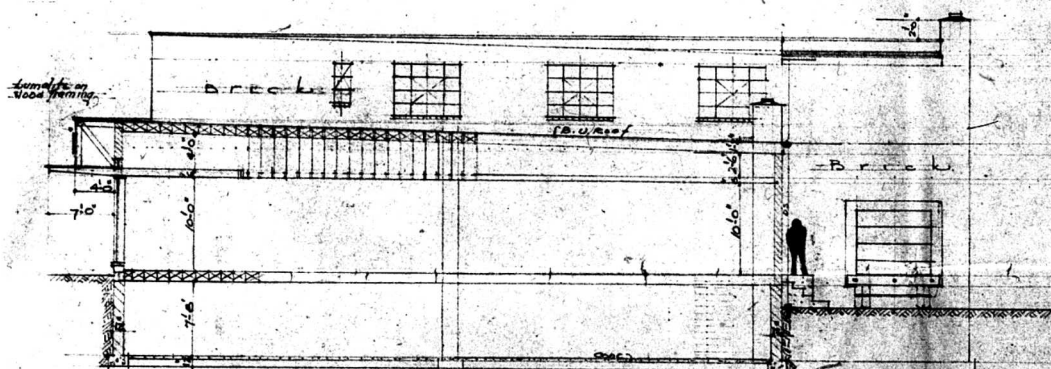
Study - Shopping Center
 Hospital Road
 Baltimore County, Md.
 James H. Cox
 Dated July 5, 1962
 Drawing 12

20' max

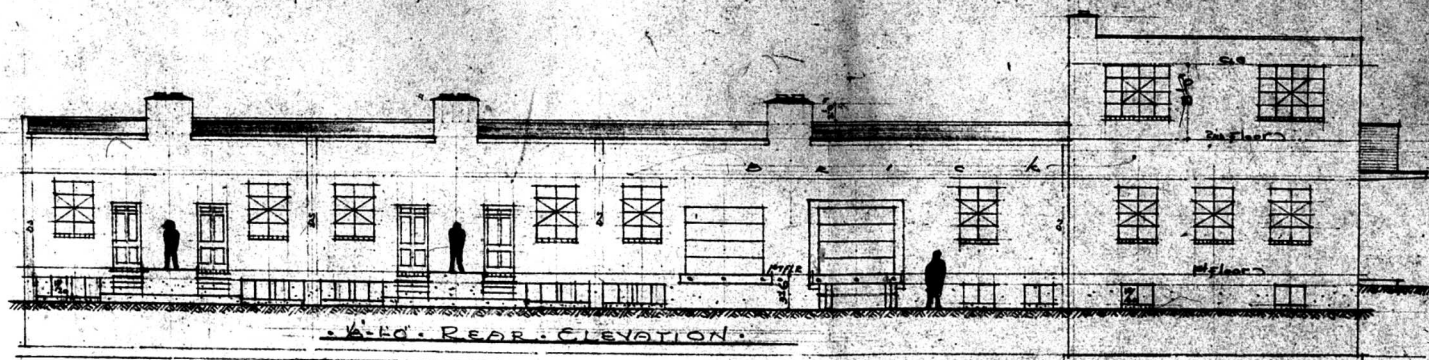
85'

55'±





15'-0" TYPICAL SECTION



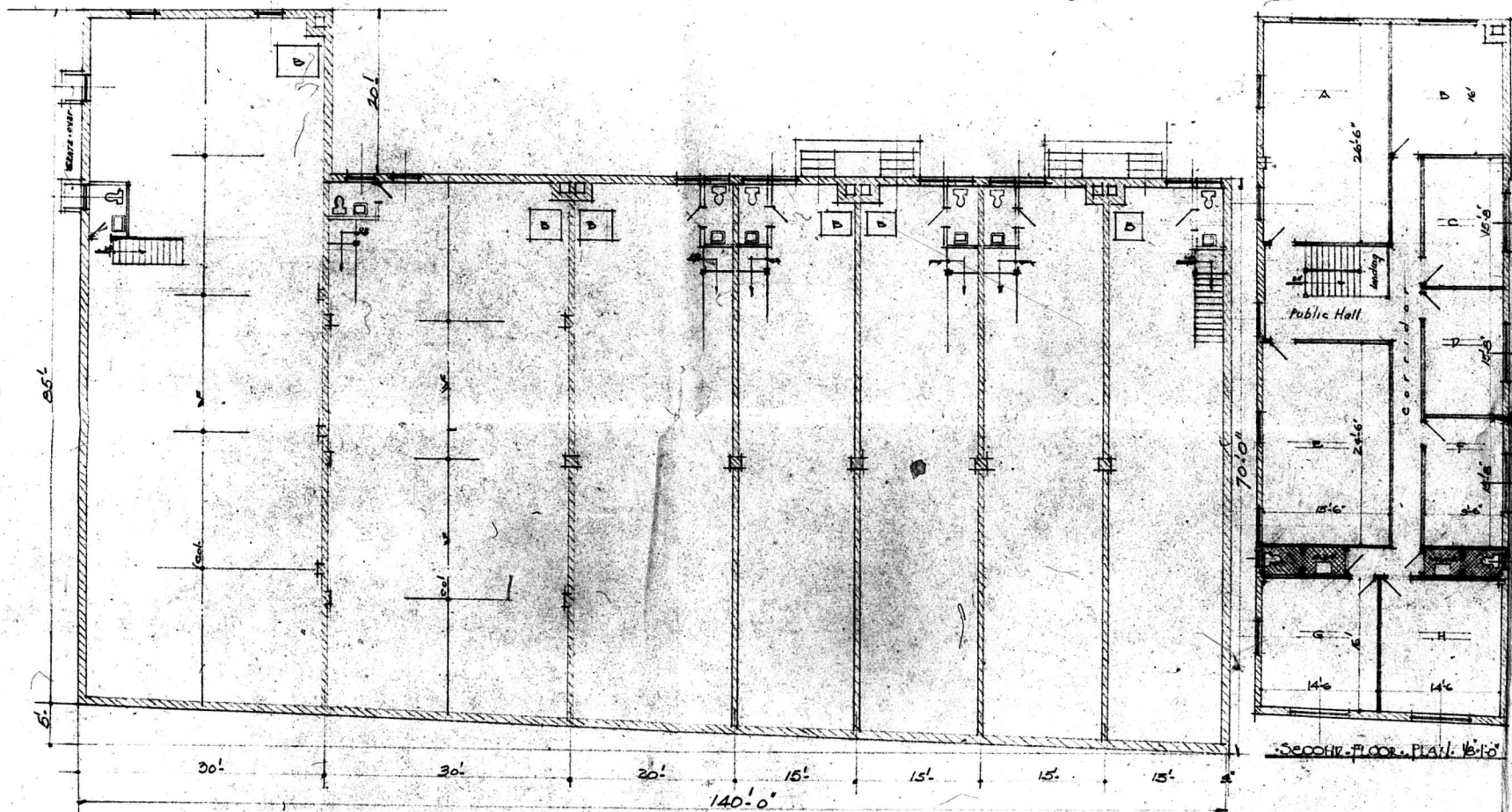
K.E.O. REAR ELEVATION



Study Shopping Centre
Loch Hill Road
Baltimore County Md.

James H. Cox
ARCHITECT
Baltimore, Maryland

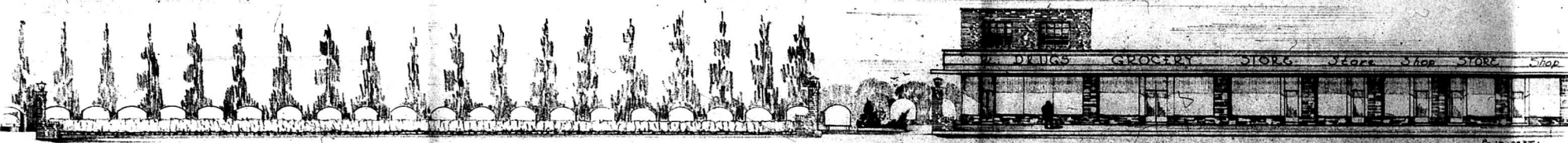
Dated July 9, 1954
Drawing #3 of 3



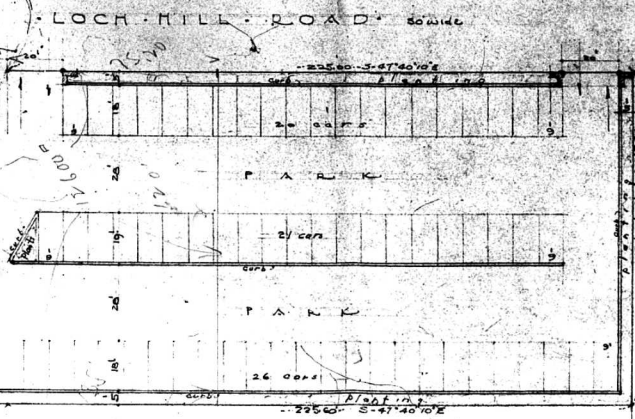
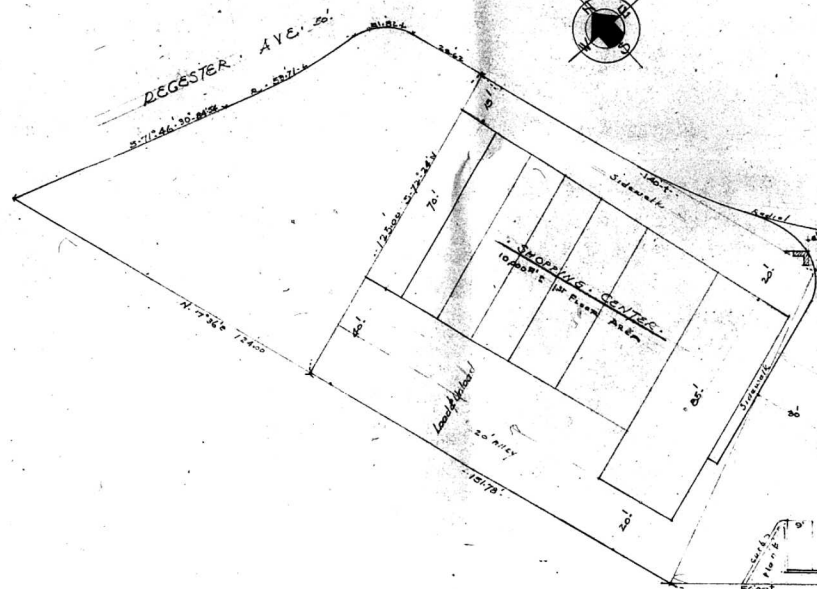
• BASEMENT PLAN 1/8" = 1'-0"

• SECOND FLOOR PLAN 1/8" = 1'-0"





LOCH HILL ROAD FACADE



BLOCKS 1 & 2, Subdivision: PLAT
LOCH HILL ADDITION, 9th ELEC. DIST.
PARKING LOTS, 1st & 2nd BLOCK '1'
SCALE 1" = 20 FEET, PLAT PLAN

PROPOSED SHOPPING CENTER, LOCH HILL ROAD

James R. Cox
Architect
TOWN OF KANSAS
JULY 2, 1952