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BM
PARK
MAY

RE: PETITION FOR SPECIAL EXCEPTION - PARCELS
number 4 and 5 - Property of Greater Towson
Development Corp., a body corporate -
West side of York Road, 7th District of
Baltimore County

Pursuant to advertisement, posting of property and public
hearing, in the above matter, the evidence produced at the hearing
before me showed that the Planning Board of Baltimore County has
approved of the type of planned and integrated development projected
for the tracts in question and the remaining acreage of said over-all
tract. It also appeared that by reason of the topography of the
land involved it is completely feasible to build elevator apartment
buildings without doing any damage to the surrounding property
owners.

I am, therefore, convinced by the evidence that the granting
of these special exceptions will in no way be detrimental to the
health, safety, or general welfare of the locality involved; or
tend to create congestion in roads, streets or alleys therein;
or create a potential hazard from fire, panic or other dangers;
or tend to overcrowd land and cause undue concentration of population;
or interfere with adequate provisions for schools, parks, water,
sewerage, transportation or other public requirements, conveniences,
or improvements or interfere with adequate light and air.

Being of this opinion I hereby grant this 15th day
of June, 1956, the special exceptions for the parcels referred to
in the petition as Nos. 4 and 5.

William M. Coleman
Zoning Commissioner of
Baltimore County

ORDERED BY the Zoning Commissioner of Baltimore
County this 7th day of May, 1956,
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, Maryland, on the 6th
day of June, 1956, at 11 o'clock
A.M.

Zoning Commissioner
of Baltimore County

Greater Towson Development Co.,
Campbell Building
Towson 4, Maryland
Attn: Carroll W. Royston, Esq.

Re: Petition for a Special Exception
Parcels Nos. 4 and 5 Greater
Towson Dev. Corp., Petitioner
W. S. York Road, 7th District

Dear Mr. Royston:

Replying to your letter of May 29, 1957
re: meeting an extension of the special exception granted
June 15, 1956, in the above matter, please be advised that I
have today extended the special exception, as to Parcel No. 5,
for one year from June 15, 1957 to June 15, 1958.

Very truly yours,

Deputy Zoning Commissioner

CWR/BD

GREATER TOWSON DEVELOPMENT CORPORATION

CAMPBELL BUILDING

TOWSON, BALTIMORE 4, MARYLAND

June 29, 1957

Zoning Commissioner of Baltimore County
County Office Building,
Towson 4, Maryland

Re: Special Exception for Office
Building on parcel No. 5
as set out and referred to in
your Petition No. 2829-RX,
Order granted by Zoning
Commissioner dated June 15, 1956

Dear Mr. Commissioner:

We find that we are unable to make the
proper negotiations to erect an office building
on the above referred to parcel of land and we
do hereby request an extension of the above
referred to special exception.

Yours very truly,

Carroll W. Royston
Carroll W. Royston
Vice President

ALFRED G. BECKER, JR., CHAIRMAN

Baltimore County Planning Board

COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

May 7, 1956

HENRY M. FRANKS
JOHN B. FINE
PAUL A. GARDNER
CLAUDE E. HELLMANN
CHRISTINE A. HOLMES
J. FRED PAPER
EDWARD S. STAPLETON
GEORGE A. SMITH

MEMORANDUM

TO: Wilkie H. Adams
FROM: Malcolm H. Dill

At its regular meeting on May 2 the Planning Board
approved the enclosed amendments to the Zoning Regulations
and asked that they be forwarded to you with the recommenda-
tion that steps be taken for their adoption. I shall be
glad to discuss with you any recording that you or Mr. Barry
may think advisable. It's quite possible that Sec. 217-6
as stated may need further working out.

END
THGB
Encs.

CC - Mr. Roland S. Piel
Mr. Irwin Baker

MALCOLM H. DILL, SECRETARY
BARBARA A. STANTON, SENIOR SECRETARY

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 28, 1956.

THIS IS TO CERTIFY That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on the 28th
day of May, 1956, before the 6th
day of June, 1956, the first publication
appearing on the 10th day of May,
1956.

THE JEFFERSONIAN,
Mr. Smith

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 5-23-56
Posted for: Carroll W. Royston, Vice President
Location of property: West side of York Road, 7th District
Location of Signs: On corner of York Road & 7th District
Remarks: See plan for details
Posted by: George A. Smith Date of return: 5-24-56

Zoning Amendments approved and recommended by the Baltimore County Planning Board at its Meeting on May 2, 1956.

Section 209.3 Add as a separate line the following:
Accessory building in an interior side yard, as limited in Section 400.1.

Section 270 Add the following:
Accessory building in a side yard.
Note as S.R. under R.6j as an x under all other residential zones.

Section 400.1 Change to read as follows:
Accessory buildings in residence zones, other than farm buildings (Section 40j) shall be located only in the rear yard, except as noted hereinafter, and shall occupy not more than 10% thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50% of such third. They shall be located not less than 5 feet from any side or rear lot line, except that two private garages or other accessory buildings may be built with a common party wall straddling a side interior property line if all other requirements are met. In the case of a subdivision that has had tentative approval from the Office of Planning, and only in accordance with such approved plan, paired accessory buildings may be built within their interior side yards, if approved as Special Exceptions by the Zoning Commissioner or the Board of Zoning Appeals on appeal, provided no part of such accessory buildings shall be closer than 15 feet to the side walls of their respective dwellings and that they be built in compliance with requirements of the County Building Code for a structure that has a common party wall along a joint lot line. The limitations imposed by this section shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building.

May 7, 1956

R. A. Zone -

Section 215.5 - Change to read as follows:

Offices and office buildings. An existing dwelling may be used or adapted for one or more professional offices, when permitted as a Special Exception, provided that no alteration shall involve encroachment on any existing required minimum front, side, or rear yard, and that offstreet parking requirements are complied with.

Section 217.1 - Change to read as follows:

For two-family dwellings, same as in R. 2. Zone; for one-family dwellings and other permitted uses except new apartment houses and new office buildings, same as in R.6 Zone.

Section 217.2 - Front Yard - - For new apartment houses and new office buildings, the front building line shall be not less than 30 feet from the front lot line and not less than 60 feet from the center line of the front street.

Section 217.3 - Change to read as follows:

Side yards - For new apartment houses and new office buildings, not less than 25 feet from any building to a side property line.

Section 217.6 - Offstreet Parking (see Section 409) - - Not more than 50% of any yard area may be used for parking, except in the case of offices and office buildings, and apartments other than those in garden apartment projects, more than 50% of a side or rear yard may be used for parking provided that other minimum requirements are met, and that the Zoning Commissioner issues a Use Permit therefor, in accordance with a parking plan which has been approved by the Office of Planning and the Bureau of Land Development.

May 7, 1956

June 4, 1956

\$112.00

RECEIVED OF Bruce S. Campbell, the sum of One Hundred and Twelve (\$112.00) dollars, being cost of petition for Reclassification and Special Exception, advertising and posting property, 9th District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
JUN 4 1956
COMMISSIONER'S OFFICE
N W

01.623 - \$66.00
01.623 - \$46.00

petition for (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

TO the Zoning Commissioner of Baltimore County:

WE, GREAT TOWSON DEVELOPMENT CORPORATION, legal owner hereby petition (1) that the zoning status of the hereinafter described property be reclassified, pursuant to the Zoning Laws of Baltimore County, as follows:

1. A Special Exception for office buildings as described in "parcel # 1" and "parcel # 5", as shown on legal descriptions and plats hereto attached;

2. From an RA (Residence Apartment) zone to a "BM" (Business Major) zone for the purpose of erecting a hotel and inn as shown on legal descriptions and plats hereto attached for Parcel # 2.

3. A Special Exception for an automobile parking lot, in accordance with the appropriate regulations for parking of motor vehicles as may be occasioned by the necessity of providing such space under the appropriate zoning regulations, (see legal description of Parcel # 3 and Plats hereto attached.)

Property to be posted as prescribed by Zoning Regulations.

WE, agree to pay expenses of the above reclassification and 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.

GREAT TOWSON DEVELOPMENT CO.
a body corporate

by:

Bruce S. Campbell, Vice President
Legal owners

Campbell Building, Towson 4, Maryland
Address

4. A special exception for an Elevator Apartment Buildings in accordance with Section 215.5 of the Zoning Regulations (see legal description of parcel number 4 and plats hereto attached).

3829-RX
MAP
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B M
6/5/56

Having
6/6/56

**NO PLAT
IN
THIS FOLDER**