

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF

D. LUKE HOPKINS

For a Special Exception

To The Zoning Commissioner of Baltimore County

Legal Owner

Contract Purchaser Lessee

Research Institute for Advance Studies

herby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1913, for a certain permit and use, as provided under said Regulations and Act, as follows:

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

Research Institute for Advance Studies - Laboratory

All that parcel of land in the Ninth District of Baltimore County, beginning for the same at the intersection of the center line of Bellona Avenue, 50 feet wide, with the center line of Brightside Avenue, 30 feet wide, and running thence, heading on the center line of Brightside Avenue, South 15 degrees 30 minutes West 3 1/2 feet; thence leaving the center line of Brightside Avenue, and running for a line of division, now made, South 69 degrees 10 minutes East 568 feet to the Westernmost side of a road 25 feet wide; thence heading on the Westernmost side of said road the side following courses and distances: North 30 degrees 00 minutes East 3 1/2 feet, North 17 degrees 30 minutes East 69 feet, North 7 degrees 00 minutes East 61 feet, North 1 degrees 30 minutes East 67 feet, North 5 degrees 30 minutes West 160 feet and North 0 degrees 45 minutes West 129 feet to the center of Bellona Avenue and thence heading on the center line of Bellona Avenue, South 87 degrees West 135 feet, North 78 degrees 30 minutes West 136 feet to the place of beginning.

Contract Purchaser Lessee

2120 North Charles Street

Baltimore 15, Maryland

Legal Owner

Contract Purchaser Lessee

Woodbrook Lane Baltimore 15

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 9th Date of Posting 4-12-57

Posted for: Special Exception for a Research Laboratory

Petitioner: D. Luke Hopkins

Location of property: 2120 North Charles Street, Baltimore 15, Maryland

Location of signs: One sign on S. E. corner of Bellona & Brightside Avenues, another sign on N. W. corner of Bellona & Brightside Avenues, and another sign on S. E. corner of Bellona & Brightside Avenues, and another sign on S. E. corner of Bellona & Brightside Avenues.

Remarks: See map of Baltimore County

Posted by: D. Luke Hopkins Date of return: 4-13-57

CERTIFICATE OF PUBLICATION

April 19 7

TOWSON, MD. 1957

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 7 successive weeks before the 15th day of MAY, 1957, the first publication appearing on the 12th day of April 1957.

THE UNION NEWS

Manager

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Contract Purchaser Lessee

2120 North Charles Street

Baltimore 15, Maryland

Legal Owner

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Woodbrook Lane Baltimore 15

April 9, 1957

\$35.00

RECEIVED of James C. L. Anderson, Attorney for petitioners, D. Luke Hopkins, the sum of Thirty-five (\$35.00) dollars, being cost of petition, advertising and posting property on the center line of Bellona Avenue with the center line of Brightside Avenue, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED

Tuesday, May 1, 1957 at 11:00 A. M.

Room 105

County Office Building

111 N. Chesapeake Ave.

Towson, Maryland

RECEIVED

APR 9 1957

COMPLIMENT'S OFFICE

ORDERED BY the Zoning Commissioner of Baltimore County this 1st day of April, 1957, 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 1st day of May, 1957, at 11 o'clock A. M.

Zoning Commissioner of Baltimore County

OFFICE OF PLANNING

MEMORANDUM

Date: Office Correspondence

From: Office of Planning May 1, 1957

To: Mr. William H. Adams, Zoning Commissioner

Subject: Zoning Petition #1120-C

Special Exception for a Research Laboratory. Property at the southeast corner of the intersection of Brightside Avenue and Bellona Avenue, 9th District, Baltimore 15, Md. Hearing: May 1, 1957 - (11:00 A. M.)

The buildings on this property consists of an extensive brick dwelling together with auxiliary outbuildings, including a garage, outcrop and greenhouse. The property is located in a neighborhood of fine homes of very high quality with large lots and extensive landscaping. This petition presents a desire of the owners of certain large residential properties to dispose of them for other than residential use in areas where most surrounding properties still remain in residential use.

It is the opinion of the Office of Planning that the use proposed for this property is appropriate for a large residential property which is no longer practical as a single family dwelling. It is believed that a research other use permitted as Special Exception in the R-40 Zone. However, it is felt that such restrictions as are necessary to preserve the amenity value, imposed upon the petitioner. It is considered that in this neighborhood it would be appropriate to impose one or more of the following restrictions on any Special Exception which might be granted for the venue of the property.

1. That no additions or exterior alterations be made to the buildings.
2. That no appreciable changes be made to the planting or landscaping of the grounds.
3. That no signs indicating the use of the property be placed where they would be visible to any passer by.
4. That appropriate screen fences be erected where necessary to screen the use of the property from adjoining properties.
5. Restrictions to prevent nuisances - e.g., noise, odor, smoke.

It is suggested that the Zoning Commissioner might require the petitioner to enter into a written agreement with the County covering any restrictions which of each Special Exception and that the owners of adjoining properties be consulted with regard to any restrictions which they deem necessary to protect their properties.

RE: PETITION FOR SPECIAL EXCEPTION FOR RESEARCH LABORATORY, Bellona Ave., and Brightside Ave., 9th District - D. Luke Hopkins, Petitioner

ZONING COMMISSIONER OF BALTIMORE COUNTY

Pursuant to the advertisement, posting of property and public hearing on the above petition to use the property, described in said petition, for a Research Laboratory, from the evidence presented it is the opinion of the Zoning Commissioner, and also the Office of Planning, that the use proposed for this property is appropriate. However, it is felt that such restrictions as are necessary to preserve the amenity value, the general character and high value of the neighboring properties, should be imposed upon the petitioner. Therefore, for the above reasons, the following restrictions are to be made a part of the Order in granting this special exception:

1. That no additions or exterior alterations are to be made to the existing buildings and no other construction on this property; also no change in the external appearance of the dwelling or other buildings.
2. That no appreciable changes are to be made to the planting or landscaping on the grounds.
3. That no signs indicating the use of the property to be placed where they would be visible, except a name sign not exceeding two square feet.

4. That there shall be no noise, odor or smoke which would aggravate nearby residents, and

5. That there shall be no flashing of lights during the night.

It is this 1st day of May, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception for a Research Laboratory, be and the same is hereby granted, subject, however, to compliance with the restrictions set forth above.

It is further ORDERED that the Special Exception shall terminate five (5) years from the above date.

William H. Adams

Zoning Commissioner of Baltimore County

OFFICE OF PLANNING

MEMORANDUM

Inter-Office Correspondence

From Office of Planning May 1, 1957
To Mr. Wilson H. Adams, Zoning Commissioner
Subject Zoning Petition #4120-X

Special Exception for a Research Laboratory.
Property at the southeast corner of the
intersection of Brightside Avenue and Bellona
Avenue, 9th Election District. 5.12 acres.
Hearing: May 1, 1957 - (11:00 a. m.)

The buildings on this property consists of an extensive brick dwelling together with ancillary outbuildings, including a garage, cottage and greenhouse. The property is located in a neighborhood of fine homes of very high value with large lots and extensive landscaping. This Petition presents a problem which it is expected will be recurrent in the future, that is, the desire of the owners of certain large residential properties to dispose of them for other than residential use in areas where most surrounding properties still remain in residential use.

It is the opinion of the Office of Planning that the use proposed for this property is appropriate for a large residential property which is no longer practical as a single family dwelling. It is believed that a research laboratory would be no less appropriate in the neighborhood than any of the other uses permitted as Special Exceptions in the R-40 Zone. However, it is felt that such restrictions as are necessary to preserve the amenity value, the general character and high value of the neighboring properties should be imposed upon the Petitioner. It is considered that in this neighborhood it would be appropriate to impose one or more of the following restrictions on any Special Exception which might be granted for the reuse of the property.

1. That no additions or exterior alterations be made to the buildings.
2. That no appreciable changes be made to the planting or landscaping of the grounds.
3. That no signs indicating the use of the property be placed where they would be visible to any passer by.
4. That appropriate screen fences be erected where necessary to screen the use of the property from adjoining properties.
5. Restrictions to prevent nuisances - e.g. noise, odor, smoke.

It is suggested that the Zoning Commissioner might require the Petitioner to enter into a written agreement with the County covering any restrictions which might be imposed upon the granting of the Special Exception, prior to the granting of such Special Exception, and that the owners of adjoining properties be consulted with regard to any restrictions which they deem necessary to protect their properties.

NO PLAT
IN
THIS FOLDER