

IN THE MATTER OF
THE GREATER TOWSON
DEVELOPMENT CORPORATION,
N. W. of York Road & Algburth Ave.,
9th Election District

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

For a Special Exception
To The Zoning Commissioner of Baltimore County

The Greater Towson Development Corporation Legal Owner
Contract Purchaser

hereby 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 1943, 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 an office building and
accompanying parking spaces.

See description attached hereto.

THE GREATER TOWSON
DEVELOPMENT CORPORATION

By: Charles D. Mullan Pres.
Legal Owner

Campbell Building, Towson 4, Md.
Address

THE GREATER TOWSON DEV. CORP., 9th Dist.,
Algburth Avenue and
York Road
#133-X

DESCRIPTION OF LAND FOR PROPOSED REZONING FROM R. A. AND
R. A. SPECIAL EXCEPTION FOR PARKING TO R. A. SPECIAL EXCEP-
TION FOR OFFICE BUILDING.

All that piece or parcel of land lying and being in the 9th Election District
of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same at a point situate, referring all courses to
the true meridian as established by the Baltimore County Metropolitan Dis-
trict, said point being on the sixteenth line by a deed dated October 27,
1955, and recorded among the Land Records of Baltimore County in Liber
C. L. B. No. 2807, Folio 12, was conveyed by Howard O. Frer, widower,
to the Greater Towson Development Corporation; thence leaving said point
of beginning and running with and binding on the outline of the heretofore
mentioned deed, said outline being the center of the Maryland & Pennsylv-
nia Railroad right-of-way by the two following courses and distances, viz:
South 42 degrees 09 minutes 20 seconds West 140.16 feet; a curve to the
left of radius 521.67 feet, length 339.91 feet; thence leaving said outline for
the following lines of division: North 41 degrees 21 minutes 30 seconds
West 692.00 feet; North 12 degrees 57 minutes 30 seconds East 480.0 feet;
South 77 degrees 02 minutes 30 seconds East 30.00 feet; a curve to the left
of radius 500.00 feet, length 314.16 feet; a curve to the left of radius 100.00
feet, length 82.47 feet to a point on the south right-of-way line of the pro-
posed county road (70 foot right-of-way) thence running with and binding
on the south right-of-way line of said road by the following courses and dis-
tances: South 55 degrees 09 minutes 27 seconds East 334.14 feet; South 59
degrees 21 minutes 42 seconds East 60.09 feet; North 30 degrees 18 minutes
18 seconds West 1.00 feet; South 59 degrees 21 minutes 42 seconds East
612.63 feet to the place of beginning.

Containing 10.1 acres of land, more or less.

⊗ SAID POINT BEING APPROX 800' X
W. OF YORK ROAD.

RE: PETITION FOR A SPECIAL
EXCEPTION FOR OFFICE
BUILDING & ACCOMPANYING
PARKING SPACES - PROPERTY
N. W. of York Road - 9th
District - The Greater
Towson Development Corpo-
ration, Petitioners

BEFORE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 1133-X

Pursuant to the advertisement, posting of property and
public hearing on the above petition to use the property described
therein for an Office Building and Accompanying Parking Spaces, and
it appearing that the use for which the special exception is requested
will not:

- Be detrimental to the health, safety, or general welfare
of the community involved;
- Tend to create congestion in roads, streets or alleys
therein;
- Create a potential hazard from fire, panic or other
dangers;
- Tend to overcrowd land and cause undue concentration
of population;
- Interfere with adequate provisions for schools, parks,
water, sewerage, transportation or other public require-
ments, conveniences, or improvements;
- Interfere with adequate light and air,

the Special Exception should be granted.

It is this 22nd day of May, 1957, by the Zoning Com-
missioner of Baltimore County, ORDERED that the aforesaid petition
for a special exception, be and the same is hereby granted.

Walter H. Adams
Zoning Commissioner
of Baltimore County

From: GEORGE H. LEBER May 16, 1957
To: WALTER H. ADAMS
Subject: Zoning Petition #1133-X
Special Exception
Office Building
Greater Towson Development Subdivision

This office has no objection to the Special Exception for
an office building, however, the owner should be notified of
the following:

- Processing of Greater Towson Development Subdivision
must be completed prior to submission of building
application.
- Responsibilities for utilities and road improvement
must be completed prior to approval of any building
permits.

George R. Leber
GEORGE H. LEBER
Chief - Permit Section

GR:ls
CC: Mr. Stirling (Planning)

ZONING DEPARTMENT OF BALTIMORE
COUNTY
PETITION FOR SPECIAL EXCEPTION
FOR OFFICE BUILDING
AND ACCOMPANYING PARKING SPACES
N. W. of YORK ROAD - 9TH DISTRICT
THE GREATER TOWSON DEVELOPMENT CORPORATION
Presented to petition filed with the Zoning
Commissioner of Baltimore County, May 16, 1957.
The following is a copy of the petition as
presented to the Zoning Commission for its
consideration.
On May 16, 1957, the Zoning Commission
of Baltimore County, Maryland, held a public
hearing on the petition of the Greater Towson
Development Corporation for a special exception
to use the property described in the petition
for an office building and accompanying parking
spaces. The petition was presented to the
Zoning Commission by George H. Leber, Chief
of the Permit Section, and was read by the
Commissioner. The Commission then held a
public hearing on the petition, and the
petitioner, George H. Leber, appeared and
presented his case. The Commission then
deliberated on the petition and voted to
grant the special exception. The Commission
then ordered that the special exception be
granted, and the petitioner was notified of
the Commission's decision.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 16, 1957
THIS IS TO CERTIFY, That the aforesaid advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., RECEIVED
on 2 day of MAY, 1957, before the 20th day of
MAY, 1957, the first publication
appearing on the 3rd day of MAY,
1957.
THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 5-2-57
Posted for: Special Exception for an Office Building & Accompanying Parking Spaces
Petitioner: The Greater Towson Development Corporation
Location of property: N. W. of York Road and Algburth Avenue, etc.
See Map
Location of Sign: West side of York Road - 75 ft. South of Monument
at the corner of York Road
Remarks:
Posted by: George R. Leber Date of return: 5-2-57

OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning May 17, 1957
To: Mr. Walter H. Adams
Subject: Zoning Petition #1133, Special
Exception for Office Building.
West boundary roughly parallel
to Maryland and Pennsylvania
Railroad and overlying Maryland
and Pennsylvania Railroad right-
of-way by roughly 50 feet average,
beginning approximately 1000 feet
north of intersection of Maryland
and Pennsylvania Railroad with
entrance to Shppard Pratt Hospital,
10.1 acres, 9th District.
Hearings: May 20, 1957 (10:00 a. m.)

The site of this proposal is part of Parcel IV of
Petition #359. A Special Exception for Elevator Apartment
Building was granted for the whole of Parcel IV, June 15, 1957.

This Office considers that the new request for Special
Exception, Office Building on 10.1 acres of Parcel IV, proposes
a suitable use of the land, which will be a decided asset to
the Towson area and to Baltimore County.

OS
1268

May 16, 1957

\$10.00

RECEIVED of Kenneth C. Proctor, attorney for petitioner,
Greater Towson Development Corporation, the sum of Ten (\$10.00)
dollars to cover cost of advertising the property situate on the
Northwest side of York Road and Algburth Avenue, Ninth District
of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

trd

016-202-810.00

RECEIVED
MAY 14 1957
COMPTROLLER'S OFFICE

\$35.00

RECEIVED of Kenneth C. Proctor, attorney for petitioner,
The Greater Towson Development Corporation, the sum of Thirty-
five (\$35.00) dollars, being cost of petition for Special
Exception, advertising and posting property situate Northwest
of York Road and Algburth Avenue, Ninth District of Baltimore
County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING

Monday, May 20, 1957
at 10:00 A. M.

Room 100
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

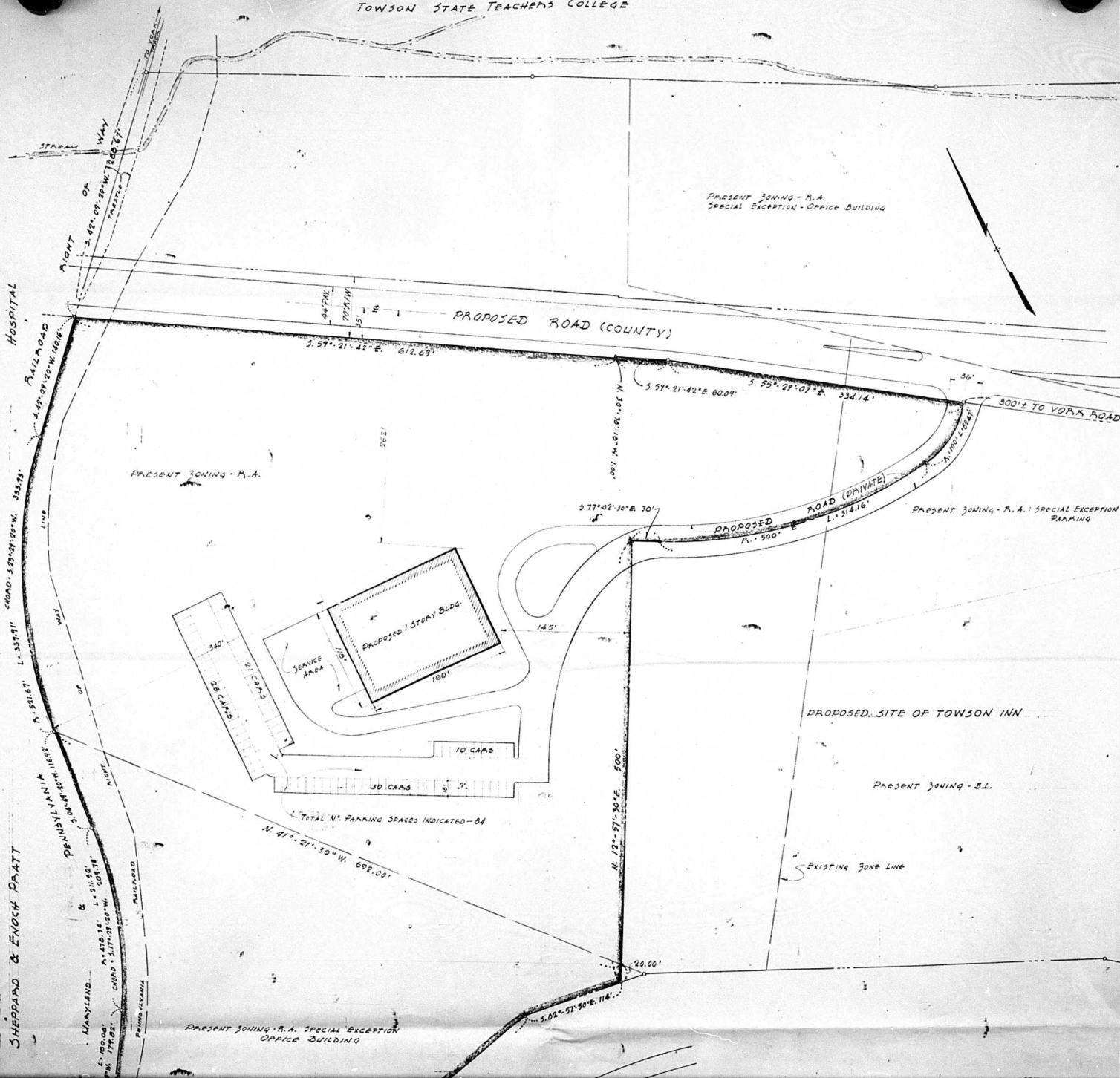
016-202-810.00

RECEIVED
MAY 14 1957
COMPTROLLER'S OFFICE

TOWSON STATE TEACHERS COLLEGE

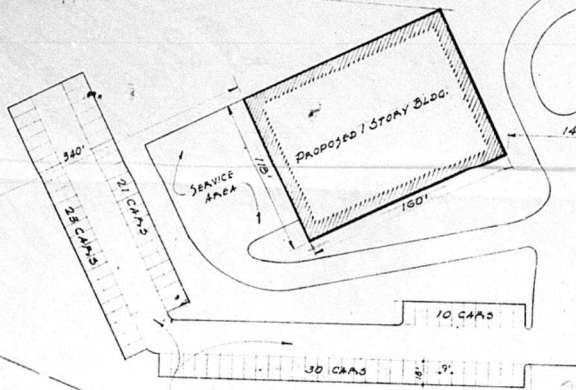
HOSPITAL

SHEPPARD & ENOCH PAATT



SHEPPARD & ENOCH PRATT

PRESENT ZONING - R.A.



TOTAL NO. PARKING SPACES INDICATED - 84

PRESENT ZONING - R.A. SPECIAL EXCEPTION OFFICE BUILDING

SHEPPARD & ENOCH PRATT HOSPITAL

PROPOSED BALTO. GAS & ELEC. CO. SUBSTATION

SHEPPARD ENTRANCE

ZONING NOTES:

1. 9TH ELECTION DISTRICT
2. AREA OF PROPERTY (SHADED OUTLINE) - 13.9 ACRES ±
3. EXISTING USE OF PROPERTY - UNIMPROVED
4. PROPOSED USE OF PROPERTY - OFFICE BUILDING
5. PRESENT ZONING - R.A. 1. R.A. SPECIAL EXCEPTION OFFICE BLDG; R.A. SPECIAL EXCEPTION PARKING. SEE PLAN - PRESENT ZONING LINES INDICATED THUSLY
6. PROPOSED ZONING - R.A. SPECIAL EXCEPTION OFFICE BUILDING 10.1 ACRES ± (3.8 ACRES OF THE 13.9 ACRES TO BE USED IS NOW ZONED R.A. SPECIAL EXCEPTION FOR OFFICE BUILDING)

PLAT OF PROPERTY

FOR
PROPOSED BUILDING
LOCATED AT

THE GREATER TOWSON DEVELOPMENT
"SOUTH TOWSON", 9TH DISTRICT, BALTO. CO.

SCALE: 1"=50'

APRIL 10, 1957
REVISED 4/19/57 FOR ZONING REV.

Plan by MULLAN & CO.