

#4404RX

RE: PETITION FOR RECLASSIFICATION
FROM AN "R-6" ZONE to an "R-1A"
Zone and a Special Exception
for Doctors' Offices - 9th
of York and Thornhill Roads - 9th.
Robert A. Abraham, Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
No. 4404-RX

OPINION

This petition of Robert A. Abraham asks for reclassification from an "R-6" zone to an "R-1A" zone and a special exception for Doctors' Offices on the northeast corner of York and Thornhill Roads. The petitioner, a physician, presently maintains his residence in the two story brick house on the subject property.

The petitioner, should the reclassification and special exception be granted, plans to convert the basement and first floor of the residence into offices for three (3) doctors, including himself. The petitioner will temporarily continue to live on the second floor.

There were no protests at the hearing. It was established that the immediate area to the south and directly across the street from the subject property was zoned commercial and that other exceptions have been made in the immediate vicinity. It was also established that a need exists for physicians in this neighborhood.

It is the opinion of this Board that the use sought by the petitioner will not be detrimental to the public health, safety and welfare and will, in fact, result in a benefit to the community; subject, however, to the following restrictions:

1. That the use granted is limited to the basement and first floor of the dwelling on the subject property.
2. That no material alteration or modification of the exterior of the present dwelling on the property be made.
3. That any outdoor signs be limited to the customary physicians' emblems.

ORDER

For the reasons set forth in the foregoing opinion, the above property is hereby reclassified from "R-6" zone to "R-1A" zone and a special exception, subject to the foregoing restrictions, for doctors' offices is hereby granted.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

DATE 6/5/58

#4404RX

h. There shall be no parking of automobiles on the subject property other than that permitted for an ordinary residence.

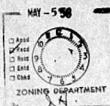
Due to the existence of adequate street parking facilities and the confirmation of the land on the subject property, a variance from the off-street parking requirements is hereby granted by the Board at its own request.

PETITION FOR RECLASSIFICATION
FROM AN "R-6" ZONE TO AN "R-1A"
ZONE AND SPECIAL EXCEPTION FOR
DOCTORS' OFFICES - 9th
of York and Thornhill Roads, 9th
DIST. ROBERT A. ABRAHAM AND
JUNE L. ABRAHAM, Petitioners

BEFORE THE ZONING
COMMISSIONER OF
BALTIMORE COUNTY
No. 4404-RX

APPEAL

Mr. Commissioner:
Please enter an Appeal from your Order in the above entitled matter, dated April 24, 1958, denying the reclassification and special exception, and forward all papers to the Board of Appeals of Baltimore County.



John Grason Turnbull
24 W. Pennsylvania Avenue
Towson 4, Maryland
Valley 3-4111
Attorney for Petitioners

ORDERED BY the Zoning Commissioner of Baltimore County this 17th day of March, 1958, 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 23rd day of April, 1958, at 9 o'clock P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition (1) for reclassification from an "R-6" Zone to an "R-1A" Zone and (2) for a special exception to use said property for Doctors' Offices, there was no evidence presented by the petitioner to show that sufficient changes had taken place in the character of the neighborhood to warrant the reclassification nor that there was an error in the zoning of the subject property. The petition, therefore, is hereby denied.

It is this 24th day of April, 1958, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for reclassification from an "R-6" Zone to an "R-1A" Zone and special exception, be and the same is hereby denied and the above described property is continued as and to remain an "R-6" Zone.

Deputy Zoning Commissioner
of Baltimore County

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, Robert A. & June L. Abraham

14 March 1958

All that parcel of land in the Ninth District of Baltimore County on the Northeast corner of York and Thornhill Roads; thence Northwesterly and binding on the East side of York Road 50 feet; thence North 73 degrees 15 minutes East 150 feet; thence South 15 degrees 15 minutes East 50 feet to the North side of Thornhill Road; thence Westerly and binding on the North side of Thornhill Road 150 feet to the place of beginning.

(2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property for OFFICES (DOCTORS).

Property to be posted as prescribed by Zoning Regulations.

I, or 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.

Edward T. Egan
(Witness)
Robert A. Abraham, M.D.
June L. Abraham
Legal Owner
June L. Abraham

1511 York Rd., Lutherville, Md.
Address

property located at 1511 York Rd. (Northeast corner of York & Thornhill Roads) Lutherville, Maryland - Ninth District, Baltimore County

hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 Zone to an R-1A Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property for OFFICES (DOCTORS).

Property to be posted as prescribed by Zoning Regulations.

I, or 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.

Edward T. Egan
(Witness)
Robert A. Abraham, M.D.
June L. Abraham
Legal Owner
June L. Abraham

1511 York Rd., Lutherville, Md.
Address

May 6, 1958

\$50.00

RECEIVED OF Turnbull & Brewster, Attorneys for Robert A. Abraham, et al, petitioners, the sum of Fifty (\$50.00) Dollars, being cost of appeal to the County Board of Appeals from the decision of the Zoning Commissioner denying reclassification and a special exception for Doctors' Offices, Northeast corner of York and Thornhill Roads, 9th District.

Deputy Zoning Commissioner

RECEIVED
MAY 07 1958
COUNTY CLERK'S OFFICE

March 31, 1958

\$43.00
RECEIVED OF Robert A. Abraham, petitioner, the sum of Forty-three Dollars (\$43.00) to cover cost of petition, advertising and posting property situated on the Northeast corner of York and Thornhill Roads.
Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
Wednesday, April 23, 1958
at 3:00 P. M.
Room 108
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

RECEIVED
MAY 1 1958
COUNTY CLERK'S OFFICE

4/23/58
8 P.M.

4/23/58
8 P.M.

ZONING DEPARTMENT OF BALTIMORE COUNTY

PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION--8TH DISTRICT.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from a R-3 Zone to a R-A Zone and a Special Exception to use the property hereinafter described for Office the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

On Wednesday, April 23, 1958
At 2:00 P. M.

to determine whether or not the following mentioned and described property should be changed or reclassified and whether a Special Exception for Offices should be granted, to wit:

All that parcel of land in the Ninth District of Baltimore County on the northeast corner of York and Thornhill Roads; thence running northerly and binding on the East side of York Road 50 feet; thence North 73 degrees 45 minutes East 150 feet; thence South 18 degrees 15 minutes East 50 feet to the North side of Thornhill Road; thence westerly and binding on the North side of Thornhill Road 150 feet to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of Robert A. and June L. Abraham.

By Order of

WILSIE H. ADAMS,
Zoning Commissioner of
Baltimore County.

Apr. 4-11.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 11, 1958, 19

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~~ ~~xxxxxxx~~ ~~xxx~~ 2 times ~~on~~ ~~xxxxxxx~~ before the 23rd day of April, 1958, the first publication appearing on the 4th day of April 1958

THE JEFFERSONIAN,

Frank Thurston

Manager.

Cost of Advertisement, \$-----

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

404

District 9th

Date of Posting 4-9-58

Posted for: An R-6 zone to an R-A zone + Special Exception Director's Office

Petitioner: Robert A. Abraham

Location of property: N.E. corner of York & Thornhill Roads, etc. See Plat known as 1511 York Road.

Location of Signs: Posted on property known as 1511 York Road.

Remarks:

Posted by *George R. Hummel*

Signature

Date of return: 4-10-58

