

RE: PETITION FOR SPECIAL EXCEPTION:
FOR OFFICE FOR PRACTICE OF
MEDICINE - S. S. Epsom Road
East of Goucher Boulevard,
9th District - Towson Gardens,
Inc., Petitioner
BALTIMORE COUNTY
No. 4727-X

Pursuant to the advertisement, posting of property and public hearing on the above petition for a special exception to permit offices for the practice of medicine, Baltimore County at the time the zoning map was prepared for the Ninth District, in which district the subject property is located, it was recognized that the residential property fronting on Joppa Road should be placed in an "R-4" zone and would eventually be converted to office use which is of a semi-commercial use. However, since the adoption of the map these lots have been subdivided and the rear portion sold for apartment development. This was never anticipated at the time the map was prepared as the residential character of Campus Hills should be protected and kept strictly as a residential area.

It is the opinion of the Zoning Commissioner that any type of semi-commercial use in this area would be detrimental to the health, safety and the general welfare of the locality involved, therefore, the special exception should be denied.

It is this 15th day of September, 1959, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception should be and the same is hereby denied.

John J. Gorman
Zoning Commissioner
of Baltimore County

4727-X
TOWSON GARDENS, INC.
BALTIMORE COUNTY
No. 4727-X

PETITION FOR SPECIAL EXCEPTION TO THE ZONING REGULATIONS

IN THE MATTER OF
TOWSON GARDENS, INC.
2535 Linden Avenue
Baltimore 17, Maryland
Legal owner and Lessor
and
RAYMOND C. VAIL ROBINSON, M.D.
Lessee

REPORT THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

FOR SPECIAL EXCEPTION TO THE ZONING REGULATIONS
To the Zoning Commissioner of Baltimore County:

Towson Gardens, Inc., legal owner and Lessor, and Raymond C. Vail Robinson, M.D., Lessee, of the property hereinafter described hereby petition for a special exception to the Zoning Regulations of Baltimore County.

The Zoning Regulations to be accepted are as follows:

Section 215 - R. A. Zone: Use Regulations - as conditioned by Section 215.3, special exception for private offices.

THE REASON FOR THE SPECIAL EXCEPTION:

To permit the use of the apartment building on the hereinafter described lot as a private office for the practice of medicine. The Lessee, Dr. Raymond C. Vail Robinson is a specialist in dermatology.
Property situated:

BEGINNING for the first thereof at a point on the southwest side of Epsom Road, 50 feet wide and in the first line of a parcel of land firstly described in a deed dated December 19, 1947 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1425 folio 171, which was conveyed by The Towson Company to Frank V. Procter and wife, said point being distant north 82 degrees 12 minutes west 135 feet measured along said first line from the beginning thereof, said place of beginning also being at the end of the first line of a parcel of land which by Deed dated May 29, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.S. No. 2941 folio 275, was conveyed by Frank V. Procter and wife to Joseph Giebs and wife, being also the point of beginning of the second parcel of the land which by Deed dated July 11, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.S. No. 3193 folio 300, etc. was conveyed by Frank V. Procter and Mary Allen Procter, his wife, and Gladys Ruth Procter and Frank V. Procter, her husband to George T. Strait and Preston S. Foster; running thence binding on the southwest side of Epsom Road North 82 degrees 12 minutes west 310.27 feet, thence for a line of division South 27 degrees 48 minutes west 149.54 feet to the end of the third line of the third parcel of land described

J. ELLEN WEINERT, JR.
ATTORNEY AT LAW
TOWSON, MARYLAND

8/26/59
9/30

7/6/17

in the last mentioned deed, thence binding reversely on said line south 62 degrees 11 minutes east 25.0 feet, thence binding on the third line of the first parcel of land described in the last mentioned deed south 62 degrees 12 minutes east 150.07 feet, thence binding on the third line of the second parcel of the land described in the last mentioned deed south 62 degrees 12 minutes east 125.17 feet, thence binding on the fourth line of the second parcel of the last mentioned deed north 27 degrees 51 minutes east 140.19 feet to the point of beginning.
Being all of Parcel No. 1 and No. 2 and the eastermost 25 feet of Parcel No. 3 of the land depicted in the last mentioned deed. *J. B. Eshkin Robert, Baltimore, County*

Raymond M. Herman
President
Towson Gardens, Inc.
Legal Owner and Lessor

Raymond C. Vail Robinson
Raymond C. Vail Robinson, M.D.
Lessee

OFFICE OF PLANNING

Inter-Office Correspondence

From: GEORGE E. DAYTON, August 26, 1959

To: WILSON H. ADAMS, Zoning Commissioner

Subject: 4727-X, Special Exception for offices in an R-4 Zone. Southside of Epsom Rd., 610 feet east of Goucher Blvd., 9th District (9:30 A.M.)

The Office of Planning has reviewed the subject petition and has the following advisory comment to make:

1. Use of the subject property for offices apparently would help to meet the needs of the locality for medical services. It appears that utilization of the entire apartment structure for professional offices however, would be contrary to the residential character already established on the northside of Epsom Road and might introduce an inordinate amount of non-residential traffic into the area.
2. We, therefore, suggest that the Zoning Commissioner, if he sees fit to grant the petition, limit the Special Exception to the use of medical office now sought by the petitioner.

GB:ad

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 N. CALVERT STREET
BALTIMORE 5, MARYLAND
VA 9-2000

WILLIAM H. BELL
DIRECTOR
WILSON H. ADAMS
ZONING COMMISSIONER

NOTICE OF HEARING

Towson Gardens Inc.
2535 Linden Ave.
Baltimore 17, Md.

Re: Towson Gardens Inc., Petitioner
9th District
S/A Epsom Rd. bsp. 610' East of Goucher Blvd.

TIME: 9:30 A.M.
DATE: Wednesday, August 26, 1959
PLACE: Room 106, County Office Building, 111 N. Calvert Street, Baltimore
REMOVED SECTION

Zoning Commissioner
of Baltimore County

PAID
BALTIMORE COUNTY, MD. - Office of Finance

Date: AUGUST 3, 1959

8-399 3095 • • • TEL- 4000

RECEIVED of: J. B. Eshkin, 8-14-59 • • • TEL- 4000

LOCATION OF PROPERTY: 888-8888

AMOUNT: \$10.00

Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 11, 1959.

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 August 11, 1959, 2 times, ~~consecutively~~ before the 21st day of August, 1959, the first publication appearing on the 21st day of August, 1959.

THE JEFFERSONIAN

Frank M. Sturges
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#4727

District: 9th Date of Posting: 8-12-59
Posted for: Special Exception Offices
Petitioner: Towson Gardens, Inc.
Location of property: S. S. Epsom Rd. bsp. 610' East of Goucher Blvd.
Location of Signs: 2 signs on property corners S. S. Epsom Rd.

Remarks: George E. Dayton
Posted by: George E. Dayton Date of return: 8-14-59

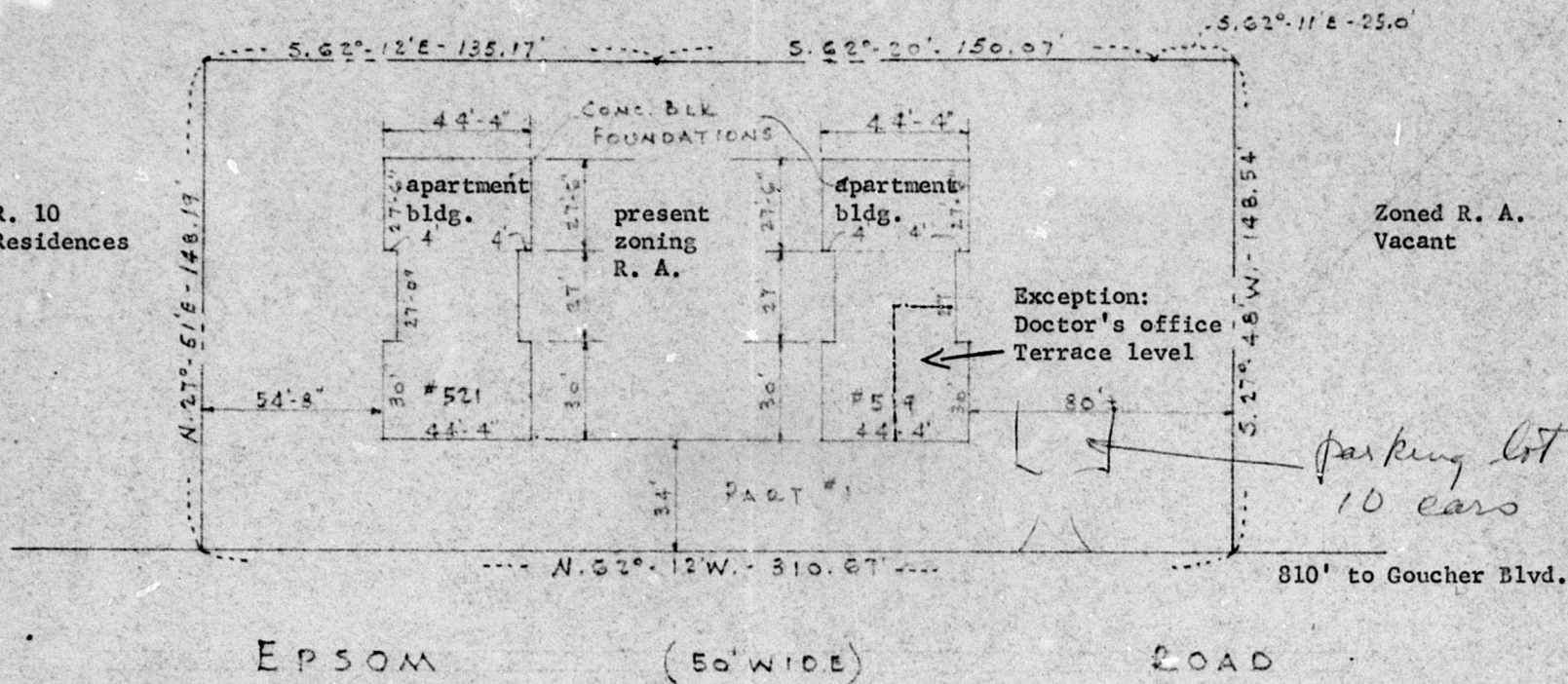
THIS IS TO CERTIFY THAT I HAVE SURVEYED
THE PROPERTY SHOWN ON THIS PLAT AND
FOUND THE IMPROVEMENTS AS SHOWN

Wesley W. Tarr
LAND SURVEYOR

Zoned R. A.
Use - Residences

Zoned R. 10
U - Residences

Zoned R. A.
Vacant



TOWSON GARDENS, INC. PROPERTY
519 & 521 EPSOM RD. - BALTO. CO. - MD. 9th Election District
SCALE 1"=50' MAY 18, 1959
WESLEY W. TARR - SURVEYOR
LIC. NO. 1135

