

✓ #5241 RXA MAP #9 SEC. 3-C BM 4/6/61 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Loch Bend Apts.
I, William F. Chew, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R A zone to an BM zone; for the following reasons:

Demand has increased in area for Hotels, rather than apartments as shown by excessive turnover in rental apartments.

SEE ATTACHED DESCRIPTION

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Motel

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or 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.



Loch Bend Apts. Corp.
Contract purchaser
Address Loch Bend Apts. Corp.
1000 E. Pratt St.
Baltimore 8, Md.
RJ 6 - 8090

Address 1000 E. Pratt St.
ORDERED BY The Zoning Commissioner of Baltimore County, this 7th day of March, 1961, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 19th day of April, 1961, at 2:30 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

1-Each

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected,

the above Reclassification should be had; and it further appearing that by reason of location

a Special Exception for a Motel should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of April, 1961, that the herein described property or area should be and the same is hereby reclassified, from a R A zone to a BM zone, and for a Special Exception for a Motel should be and the same is granted, from and after the date of this order, provided, however, that the special exception shall be conditioned upon final approval of site plans by the Office of Planning as well as the Department of Public Works and the Traffic Engineer.
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of March, 1961, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R A zone; and/or the Special Exception for Motel be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 3-28-61
Posted for Loch Bend Apts. Corp. to an R A zone to a BM zone.
Petitioner Loch Bend Apts. Corp.
Location of property 1000 E. Pratt St. Baltimore 8, Md.
Location of Sign 1000 E. Pratt St. Baltimore 8, Md.
Remarks See map of Baltimore 8, Md. showing location of property.
Posted by John F. Throckmold Date of return 3-29-61

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 4563 DATE 4/12/61
TO: Loch Bend Apartment Corp. Pikesville 8, Md.		BILLED BY: Zoning Department of Baltimore County
REPORT TO ACCOUNT NO. 01622	QUANTITY	TOTAL AMOUNT \$9.90
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		
Advertising and posting of property for William F. Chew		\$9.90
PAID - Baltimore County Office of Finance		
4-1361 7667 • • • INL -		\$9.90
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 4292 DATE 2/27/61
TO: Loch Bend Apartment Corp. Pikesville 8, Md.		BILLED BY: Zoning Department of Baltimore County
REPORT TO ACCOUNT NO. 01622		QUANTITY
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		
Advertising and posting of property for William F. Chew		\$9.90
PAID - Baltimore County Office of Finance		
4-1361 7667 • • • INL -		\$9.90
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.		

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
FROM George S. Garrelis, Deputy Director Date April 6, 1961
TO John G. Rose, Zoning Commissioner
SUBJECT #5241-RX-R to R-M and special exception for Motel, 1000 E. Pratt St., & Loch Raven Blvd. Loch Bend Apartment Corporation

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification and special exception for a Motel and has the following advisory comment to make with respect to pertinent planning factors:

- From a land use viewpoint and from a zoning viewpoint, the distinction between the present apartment zoning and the proposed motel use is in a fine line. If the subject zoning action could assure that the property would be developed as a motel, rather than developed within the context of the numerous other permitted business major uses, the planning staff would offer no adverse comment. We have reviewed the site plan submitted by the petitioner which indicates his intent to convert the existing apartment units into motel units to raise several of the existing units in the center of the project and create between restaurants, office, and lobby facilities for the proposed motel use; and to provide the appropriate number of off-street parking spaces. The overall intent of the petitioner's site plan is satisfactory.
- If the petition is granted, it is requested that the special exception be conditioned upon final approval of site plans by the office as well as the Department of Public Works and the Traffic Engineer.

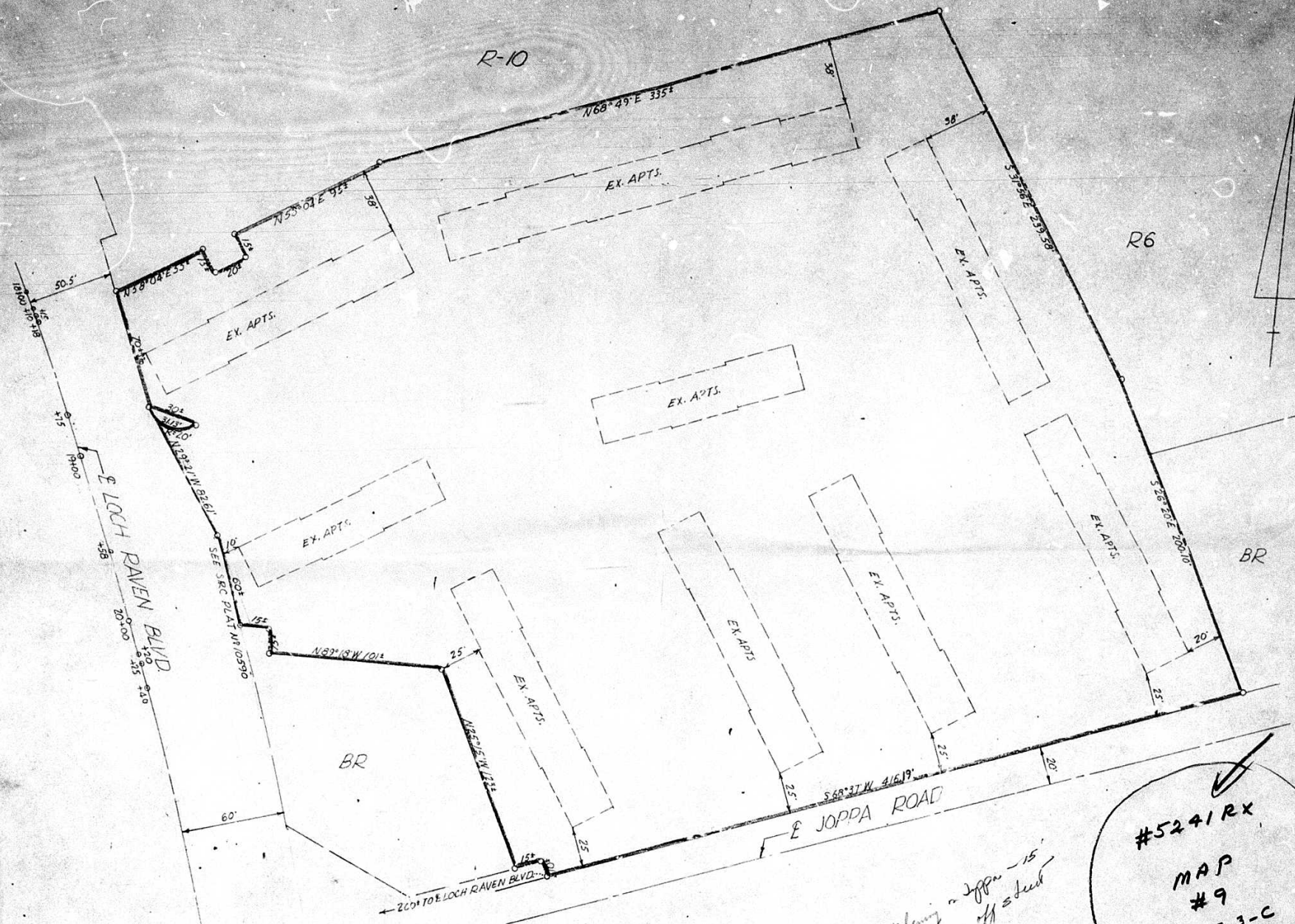
GG:ite



CERTIFICATE OF PUBLICATION

TOWSON, MD. March 30 1961
THIS IS TO CERTIFY That the annexed advertisement was published in the COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive week before the 19th day of April, 1961, the first publication appearing on the 30th day of March, 1961.

The COUNTY Paper, Inc.
Manager



AREA OF PROR - 3.4c±
 EXIST USE OF PROR - APTS.
 PROR USE OF PROR - MOTEL
 PRES. ZONING OF PROR - RA
 PROR ZONING OF PROR - BM-SR EX.
 CITY WATER & SEWER AVAILABLE

MULLER, RAPHEL & ASSOCIATES, INC.
 REG. ENGINEERS & SURVEYORS
 201 COURTLAND AVE.
 TOWSON 4, MARYLAND

NOTE: COMPILED FROM DEEDS, S.R.C. PLATS & OTHER SOURCES.

Widening - Joppa - 15'
 Parking - 75' Street

#5241RX
 MAP
 #9
 SEC. 3-C
 BM-XA

PLAT TO ACCOMPANY ZONING PETITION
 9TH ELECT. DIST. BALTO. CO. MD.
 SCALE: 1" = 40' FEB. 27, 61

APPROVED FOR FILING
 Reviewed By *LEO*
 Date *3/7/61*

