\$5243 RXA #11 +14A

RS: PSTITION FOR REGLASSIFICATION from an "R-6" Zone to an "R-4" Zone and Special Exception for Offices - N.W. Side Bel Air Road 5243' from Baker Ave., 11th Dist. Jack T. Gibson and JoRettz Gibson,

· · · Carrier

REFORE ZONING COMISSIONER Œ

X

11th 1213-

BALTIMORE COUNTY No. 5243

Upon hearing on the above petition (1) for reclassification

from an "R-6" Zone to an "K-A" Zone and (2) for a special exception to use the property described therein for Offices, as the petition for rezonits from an "R-6" Zone to an "R-A" Zone is a normal transition from residential to semi-residential and the property across the street being presently zoned "business local" the reclassification should be granted.

The request for the special exception is in order provided the existing house is for effice use, subject to approval of a site plan by the Office of Planning and Zoning.

It is this 300 day of May, 1961 by the Zoning Commissioner of Baltiwee County, CRDERED that the aforesaid reclassification should be and the same is helicby granted from an "R-6"

The special exception is also granted subject to compliance with the following conditions:

- That the existing house shall be converted to office use, and
- That the existing off-street parking in the rear of the property shall conform to the site plan approved by the Office of Planning and Zoning.

OFFICE OF PLANNING

Subject #5243-RX

- a. Conversion of the existing house for office use. A new office structure at this time should not be built.
- b. Provision for the appropriate off-street parking which should be in the rear of the property and should be succeeded in accordance with the require-ments of the soning regulations.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

#11+14A I, or we._Jack_T_&JoRetta A._ Gibnan legal owner_s of the property situate in Battimore County and which is described in the description and plat attached hereto and made a part percof hereby retition (1) that the zoning status of the herein described property he re-classified __zone; for the following reasons: that the neighborho wounding this property has undergone great change including several re-

classifications to B-L and the highest and best use of the property herein described which is commensurate with the general welfare of the neighbor hood is for office use

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

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 Baltim Jack To Gibson Mach

		JoRetta A. Gibson Legal		
	Contract purchaser	JoRetta A. Gibson Lega		
Address		Address 9660 Belair Road		
J.	uni L. Feluny	_Baltimore 6, Mar		

Baltimore 6. Maryland Lewis L. Fleury
Petitioner's Attorney

Addres. Masonic Building - Towson 4, Md.

OPDERED By The Zoning Commissioner of Bultimore County, this 22rd day ., 196_1., 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 108, County Office Building in Towson, Baltimore County, on the ...



Zoning Commissioner of Baltimore County.

1- EACH

CERTIFICATE OF POSTING TONING DEPARTMENT OF BALTIMORE COUNTY

5243

11th	—— H-1	3-61
Districtf-l	Date of Posting	
Posted for Grand to a	was a jone topico	
Posted for Live 3 to getter the Petitioner Jack T. Julian Because of promote of the State of the Contlet Land of Jacks and Location of Signs Bold 2004	<u> </u>	, ,
Location of property: 11 6 5 of Siller	L. S. L. IS ft emperor leiz	franch
Center land of Prafactual	ile Suflat	·
Location of Signs: Both 20012 11	65 4 Helan Ry 235ft 110	dof
Ninne Wow Road		
Anti-		
Remarks:	Date of return: 1-1	4-61
Posted by Marye A. Henry	Date of return:	f Year f

Towson, Maryland

PETITION FOR MONIXA. Zone Reception for ION: Northwest side of Bel-lead 178 feet, more or less, the centry line of linker ning all that percel of land

53.43

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 13 19 61 THIS IS TO CERTIFY, That the annexed advertisement

> The COUNTY Paper, Inc. Manager. ø

was published in The COUNTY Paper, Inc., a weekly newspaper A and published in Towson, Baltimore County, Md., once in each of _One_ successive weeks before the 3rd day of May 19 61 the first publication appearing on the 13th day of Anril 19 61.



#5243-RX

RA-X ZONING TITLE - PROPERTY ON THE NORTHWEST SIDE OF BELAIR ROL 178 PT., NORE OR LESS, FROM THE CENTER LINE OF BAKER AVENUE

4/7/61 Northwest Side of Relair Road and the Center Line of Fairer Avenue being also the beginning of land which by deed dated February 19, 1961 and recorded among the Land Records of Saltimore County in Liber W.J.R. No. 3817, Samuel Miller and wife to Folio 138 was conveyed by Jack T. Gibson and wife running thence and binding on the Northwest Side of Belair Road and on the lat line of the aforesaid deed S-49-49-W 100.00 ft, thence leaving the Northwest Side of Belair Road and binding on the lat. 2nd. and 3rd.lines of the aforesaid deed the three following courses and distances: N 40-11W 200.00 ft., N 49-49E 100.00 ft., and S 40-11E 200.00 ft. to the place of beginning. 0.459 acres of land, more or less. BEING the same lot which by lease dated May 5, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. Mc. 2698, Folio 154, was demised and lessed by Calvin T. Kramer et al unto C.R.R., Inc.

TELEPHONE

BALTMORE COUNTY, MAINLAND

No. 4671 DATE 5/2/61

OFFICE OF FINANCE ition of Collection and I COURT HOUSE TOWSON 4 MARYLAND

To: Jack T. Gibson, D.D.S. 246 Burke Ave. Towson L. Nd.

BY: Zoning Departme

33.00 metising and posting of your propert Phil) -- butter or County, Atd, -- Office of Star 5==261 8 499 e e # FL= 63.66 -

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORF COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE

INVOICE BALLMORE COUNTY, MARYLAND OFFICE OF FINANCE

Ma 4529 DATE 2/28/61

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

POSIT TO	ACCOUNT NO. 01622	TOTAL AMOUNT
UANTITY		
	Petition for Reclassification 4 special exception	50.80
	FAID - tuling a County talk - O'Coast Resear	
	3-3861 7100 4 • • ML+	5000
	2	

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND OFFICE OF PLANNING

From George E. Cavielia, Deputy Director -April 21, 1961

To _ John G. Ross, Zoning Comissions

#52A3-RX , R-6 to R-4 mone and Special Exception for Offices, NM/s belair Rt. 178* more or less from the center line of Baker Avenue Jack Ghben

11th District

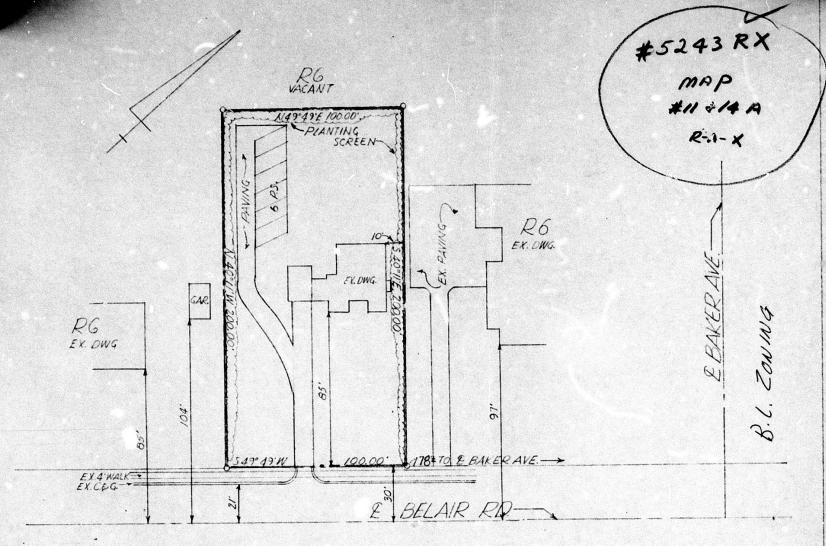
5/3/61

9230:4 .M.

The staff of the Office of Flanning and Youing has reviewed the subject petition for reclassification from Re5 to Re4 woning with a special exception for offices. It has the following attriory comments to make:

- 1. Red coming provides an excellent device by which to create a transition between the use potentials of conserval soning and those of single farsh of the conserval soning and for remidential occupancy of the local most given to be used as offices emables the Red Some to Personal Protection to the used as offices emables the Red Some to Personal Protection in the result of the Red Some to Personal Protection of the Community of
- abutts it on the northest and southern and not the property are abutts it on the northest and southern and not thoundaries.

 2. But toning would be exceedingly appropriate for this property—if commercial soning did exist on either side, or as As canho ware already existent north to Baker Avenue. Since this is no case, or the side of the same and the same until such line as more intensive soning for the supercey would not be superceyed from Baker Avenue. As noted in previous coning case this property from Baker Avenue. As noted in previous coning case this property from Baker Avenue. As noted in previous coning case of this property from Baker Avenue. As noted in previous coning case and a supercent is a disturbing trand towards conservable in the property to the extent of the coning and soning time. The start of the Carlies of commercial strip soning is appropriate. The staff of the Carlies of coning line strip and the start of the control of the coning and foring is strip and supercent of the case of the case of the coning the strip and the start of the case of the cas
- As noted above, if this petition is granted, it is requested that the granting be made conditional upon the approval of site plans ty 'me Office of Planning and Zoning. Approval of site plans would be conditioned upon these points:



EX. CURB-

SEWER & WATER AVAIL.

AREA OF PROR - 20,000 SQ FT.

EXIST. USE OF PROR - DWELLING

PROR USE OF PROR - OFFICES

PRES. ZUNING OF PROR - RE

PROP. LONING OF PROR - RA & S.E. OFFICES

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

B.L. ZONING

B.L. APPROVED FOR FILING

Reviewed By A29,

Date 4226 0 0

PLAT TO ACCOMPANY ZONING PETITION

1/ THE ELECT. DIST. BALTO. CO., MD.

SCALE: /": 40' MAR. 17, 1960