

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9th Date of Posting: 7-5-61 #5325

Posted for: George B. Hammond

Petitioner: Henry A. Mylander, President  
Coastal Roadside Club

Location of property: 106 E. Wm. Penna. Ave. Towson, Md.

Location of Signs: On East side of Wm. Penna. Ave. at Northwest corner of Joppa and Center Roads.

Remarks:

Posted by: George B. Hammond Date of return: 7-6-61

**NOTICE FOR HEARING**  
The Zoning Commission of Baltimore County, in conformity with the Act and Regulations of Baltimore County, will hold a public hearing on the application for a Special Exception to the Zoning Law of Baltimore County, Maryland, for the purpose of reclassifying the property described in the following certificate of posting as a Special Exception to the Zoning Law of Baltimore County, Maryland, from a R-6 zone to an R-1 zone.

The property is located in the 9th District, Baltimore County, Maryland, and is bounded as follows: North by the 106 E. Wm. Penna. Ave. a distance of 106 feet, East by the 106 E. Wm. Penna. Ave. a distance of 106 feet, South by the 106 E. Wm. Penna. Ave. a distance of 106 feet, and West by the 106 E. Wm. Penna. Ave. a distance of 106 feet.

The Zoning Commission will hold a public hearing on the application for a Special Exception to the Zoning Law of Baltimore County, Maryland, for the purpose of reclassifying the property described in the following certificate of posting as a Special Exception to the Zoning Law of Baltimore County, Maryland, from a R-6 zone to an R-1 zone.

The hearing will be held on July 11, 1961, at 9:30 o'clock in the 9th District, Baltimore County, Maryland, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:  
JOHN G. HOOD  
Zoning Commissioner of Baltimore County

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. July 7, 1961

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 the 7th day of July, 1961, the first publication appearing on the 7th day of July, 1961.

THE JEFFERSONIAN,  
Frank [unclear]  
Manager.

Cost of Advertisement, \$.....

**OFFICE OF PLANNING AND ZONING**  
Inter-Office Correspondence

Date: July 24, 1961

To: John G. Hood, Zoning Commissioner

From: George E. Cavallaro, Deputy Director

Subject: #5325 - R-6 to R-1 zone, 106 and 104 corners of Joppa and Center Roads  
Henry Mylander

9th District 7/26/61 7:30 A.M.

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

- The subject property is located on the northerly side of Joppa Road opposite the Redwood Shopping Center. Although frontage on the southeasterly side of Joppa Road is zoned for residential rather than commercial purposes, it appears that the impact of the center will affect the use of this property for single family residences. This area will be used for parking and access to the shopping center. Missing an embellishment of Joppa Road in connection not only with the shopping center but also as part of the improvements of this road from Towson to Loch Raven Boulevard, will add to the extent of traffic anticipated here.
- The subject tract is within a node of residential zoning between the Murray Corporation property and the Zenith Radio plant. The location of the property in close proximity to possible employment centers and the shopping center across the street, makes it suitable for apartment use.

It is our understanding that the dwellings on the northerly side of Joppa Road—with one or two exceptions, are rented occupied rather than owner occupied. This type of occupancy in effect means that the residences along the north side of Joppa Road, eastward from the old M&P Bldg. right of way to the Zenith plant constitute a low density apartment project. It would appear that the use potential of the R-6 zone as sought in this petition would be in keeping with the character of the vicinal area. By acting as a transitional device for the Redwood Shopping Center and the traffic on Joppa Road, apartment zoning for the subject tract would serve to reinforce and protect this residential area.

GEO:bc

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, (see attached sheet) legal owner(s) 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-6 zone to an R-1 zone for the following reasons:

Change in neighborhood

SEE ATTACHED DESCRIPTION

under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for.....

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.

Richard H. Hoff  
Richard H. Hoff  
Contract purchaser

Henry A. Mylander, Trustee  
Henry A. Mylander, Trustee and agent  
Legal Owner

Address Northwest Farms Address 803 Maryland Trust Building  
Baltimore, Maryland Baltimore 2, Maryland

William S. Baldwin  
Petitioner's Attorney

Address 24 W. Penna. Ave., Towson 4, Md.

ORDERED By the Zoning Commissioner of Baltimore County, this 16th day of June, 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 106, County Office Building in Towson, Baltimore County, on the 26th day of July, 1961, at 9:30 o'clock A.M.

John G. Hood  
Zoning Commissioner of Baltimore County.

5325  
RECEIVED AT THE OFFICE OF PLANNING AND ZONING  
No. 4, Division of Joppa & Center Roads, 9th

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; with the following exceptions:.....

Special Exception..... should be approved.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of July, 1961, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an R-1 zone with the following exceptions:..... should be and the same is granted, from and after the date of this order, subject, however, to approval of plans for the development of said property by State Roads Commission, Bureau of Land Development and the Office of Planning & Zoning 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..... day of..... 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..... zone, and/or the Special Exception for..... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

INVOICE No. 4883 DATE 6/27/61

TO: Mr. William S. Baldwin  
Attorney  
24 W. Penna. Ave.  
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DESCRIPTION	TOTAL AMOUNT
0122		Petition for Henry A. Mylander for reclassification	50.00
			50.00

6-2761 1633 \* \* \* NP- 50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND LEA 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

INVOICE No. 7125 DATE 7/26/61

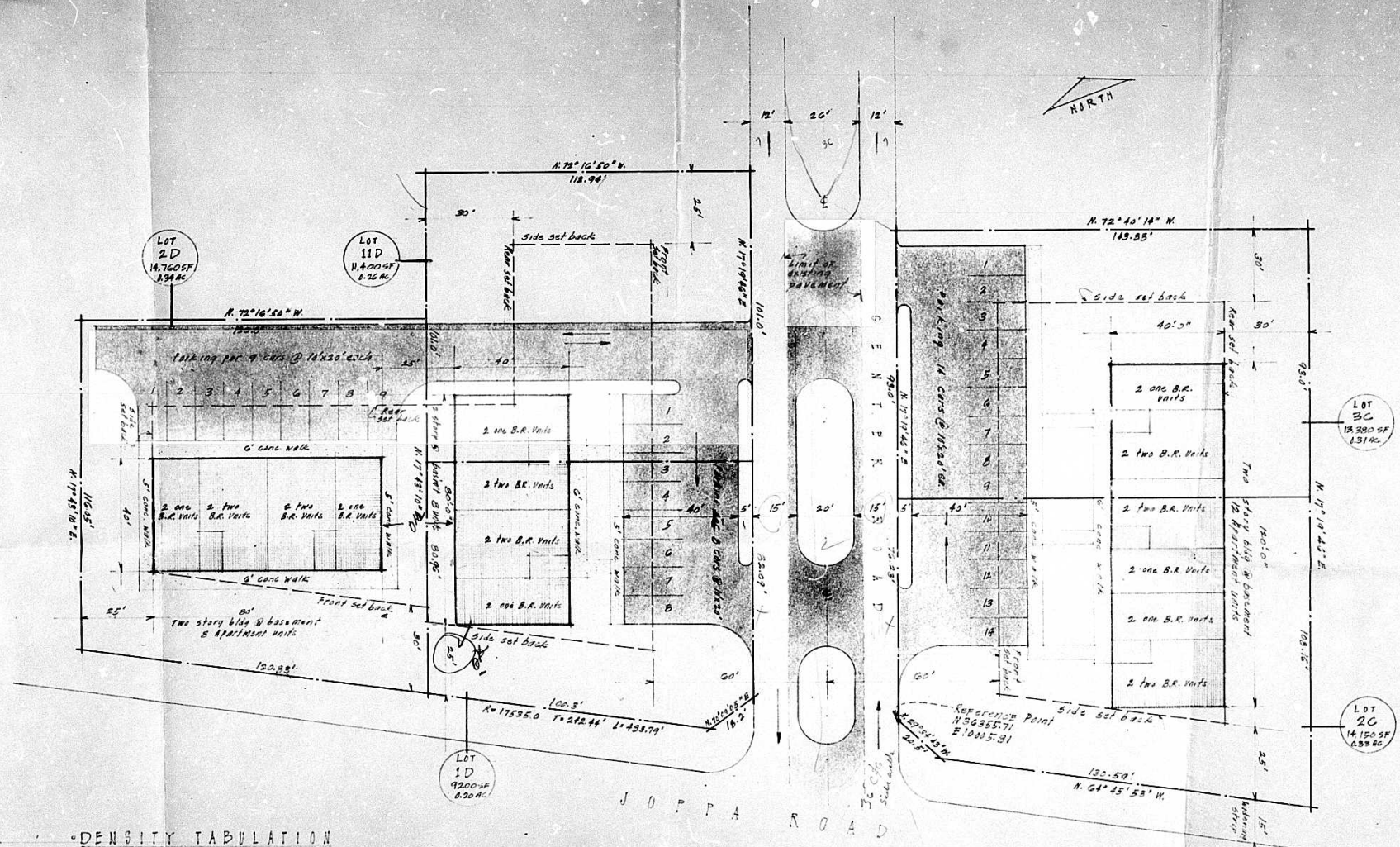
TO: William S. Baldwin, Esq.  
24 W. Penna. Ave.  
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DESCRIPTION	TOTAL AMOUNT
0122		Advertising and posting of property for Mylander's property of Joppa Road	53.00
			53.00

6-2761 1633 \* \* \* NP- 53.00

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.

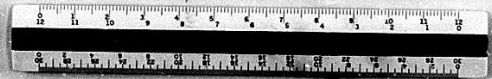


DENSITY TABULATION

LOT NO.	ACREAGE		NO. UNITS	
	GROSS	NET	GROSS	NET
2C	0.47	0.33	6	6
2D	0.35	0.20	6	4
11D	0.42	1.34	7	6
11D	1.30	1.26	5	5

Total possible: 35 units  
Proposed: 28 units

NOTE  
Property data taken from plat prepared by  
William D. Purdum, Engineer & Land Surveyor  
dated May 21, 1957 and recorded in B & L B  
25 Folio 55 on August 7, 1958, Baltimore County



SITE PLAN

Scale: 1" = 20'

PROPOSED APARTMENT DEVELOPMENT FOR RICHARD W. OFFER  
SECTION II TOWSON ESTATES SUBDIVISION, TOWSON MARYLAND CHARLES P. CURRY JR. AIA ARCH. BALTIMORE MD

