

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Herbert N. Mules and
I, or we, Sophia M. Mules, 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 property be reclassified from R-4 to Professional Office Building and (2) that a special exception be granted for a professional office building in an R-4 zone.

See Attached Description

under (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, a professional office building in an R-4 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and of 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.

Medical Arts - West, Inc.
Erwin Greenberg, President and Treasurer
Address 1209 Court Square Building
Baltimore 2, Maryland
Arma, Jr., Agnew & Hennegan
John Warfield Armiger, Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this, 28 day of March, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers 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 28th day of March, 1962, at 11:00 o'clock A.M.



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

To: John Warfield Armiger, Esq.
106 The Jefferson Building
Towson 4, Md.

BILLED BY: Baltimore County

No. 15380
DATE: 2/13/62
5515

DEPOSIT TO ACCOUNT NO.	QUANTITY	TOTAL A MOUNT
01622	61.00	61.00
Advertising and posting for Dr. Herbert N. Mules		61.00

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.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
8 McLEOD AVENUE, TOWSON 4, MARYLAND

Description for Special Exception for Professional Offices in R-4 Zone
January 10, 1962

Beginning for the same at a point on the west right-of-way line of Rolling Road as proposed to be laid out 90.00 feet wide, said point of beginning being on the sixth or South 69° 34' 27" East 406.71 foot line of the land conveyed by Charles L. Sponsler et al to Herbert N. Mules et al by deed dated July 2, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2514, folio 93, at a point distant 367.09 feet from the beginning of said sixth line, and running thence hindling on said west right-of-way line of Rolling Road as proposed to be laid out 90.00 feet wide the two following courses and distances viz: first North 16° 10' 34" East 151.43 feet and second Northeasterly along a curve to the left with a radius of 1055.00 feet, for a distance of 16.14 feet, said curve being subtended by a chord bearing North 15° 43' 46" East 16.14 feet, thence North 28° 00' 40" West 21.97' to intersect the South side of Powers Lane as proposed to be laid out 50.00 feet wide, thence hindling on said South side of Powers Lane as proposed to be laid out 50.00 feet wide North 70° 56' 16" West 152.65 feet, thence for a line of division South 13° 24' 50" West 200.06 feet to intersect the sixth line of said deed at a point distant 208.99 feet from the beginning of said sixth line, thence hindling on part of said sixth line as now surveyed South 77° 00' 43" East 138.50 feet to the place of beginning.

Containing 0713 acres of land more or less.
Being part of the land conveyed by Charles L. Sponsler et al to Herbert N. Mules et al by deed dated July 2, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2514, folio 93.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 16, 1962
FROM: Mr. George E. Cavrells, Deputy Director

SUBJECT: #5515-X, Special Exception for Professional Office Building, Southwest corner of Powers Lane and Rolling Road, Being property of Herbert Mules.

1st District
HEARING: Wednesday, March 28, 1962 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for offices and has the following advisory comments to make:

- The Zoning Map for the Western Planning Area and this portion of the 1st District established R-4 or apartment zoning on the subject property. The purpose of this apartment zoning simply was to provide for transitional uses from the commercial area along Route 40 to the residential area to the north. The Planning staff believes that the subject property ideally is suited and is appropriate for the office use being sought.
- Although the site plan accompanying this petition indicates appropriate setbacks for the proposed office structure and some screening for the off-street parking area, the Planning staff is in doubt with respect to its ability to approve site plan as submitted. For example, an additional 5 foot widening strip would be required along Powers Lane. Widening for Rolling Road should be in conformity with the plans of the County. If granted, the granting should be conditioned upon approval of site plans including dedication of any necessary widening for Rolling Road and Powers Lane.



PETITION FOR ZONING
SPECIAL EXCEPTION

1st DISTRICT
ZONING: Petition for Special Exception for a Professional Building.

LOCATION: Southwest corner of Powers Lane and Rolling Road.

DATE & TIME: WEDNESDAY, MARCH 28, 1962 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of ONE successive weeks before the 28th day of March, 1962, the first publication appearing on the 8th day of March, 1962.

THE TIMES
John M. Martin
Manager
John M. Martin

Cost of Advertisement \$ 28.00
Purchase order- R 2865
Requisition no. L 9198

CERTIFICATE OF PUBLICATION

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

To: Messrs. Armiger, Agnew and Hennegan
106 The Jefferson Building
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

No. 10256
DATE: 1/12/62

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

To: Messrs. Armiger, Agnew and Hennegan
106 The Jefferson Building
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

No. 10256
DATE: 1/12/62

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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Posted for: Special Exception for Professional Office Building
Petitioner: Herbert N. Mules
Location of property: SW corner of Powers Lane & Rolling Road
Location of Sign: Southwest corner of Powers Lane and Rolling Road

Remarks:
Posted by: George E. Cavrells Date of return: 3-8-62

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Riverview, Md.
THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

March 13, 1962.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for ONE week before the 13th day of March, 1962, that is to say the same was inserted in the issues of March 9, 1962.

THE BALTIMORE COUNTIAN
By: Paul J. Morgan
Editor and Manager

PETITION FOR ZONING
SPECIAL EXCEPTION

1st DISTRICT
ZONING: Petition for Special Exception for a Professional Building.

LOCATION: Southwest corner of Powers Lane and Rolling Road.

DATE & TIME: WEDNESDAY, MARCH 28, 1962 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Concerning all that parcel of land in the First District of Baltimore County

Beginning for the same at a point on the west right-of-way line of Rolling Road as proposed to be laid out 90.00 feet wide, said point of beginning being on the sixth or South 69° 34' 27" East 406.71 foot line of the land conveyed by Charles L. Sponsler et al to Herbert N. Mules et al by deed dated July 2, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2514, folio 93, at a point distant 367.09 feet from the beginning of said sixth line, and running thence hindling on said west right-of-way line of Rolling Road as proposed to be laid out 90.00 feet wide the two following courses and distances viz: first North 16° 10' 34" East 151.43 feet and second Northeasterly along a curve to the left with a radius of 1055.00 feet, for a distance of 16.14 feet, said curve being subtended by a chord bearing North 15° 43' 46" East 16.14 feet, thence North 28° 00' 40" West 21.97' to intersect the South side of Powers Lane as proposed to be laid out 50.00 feet wide, thence hindling on said South side of Powers Lane as proposed to be laid out 50.00 feet wide North 70° 56' 16" West 152.65 feet, thence for a line of division South 13° 24' 50" West 200.06 feet to intersect the sixth line of said deed at a point distant 208.99 feet from the beginning of said sixth line, thence hindling on part of said sixth line as now surveyed South 77° 00' 43" East 138.50 feet to the place of beginning.

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Being the property of Herbert N. Mules and Sophia M. Mules, as shown on plat plan filed with the Zoning Department.

By Order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County
Mar. 9

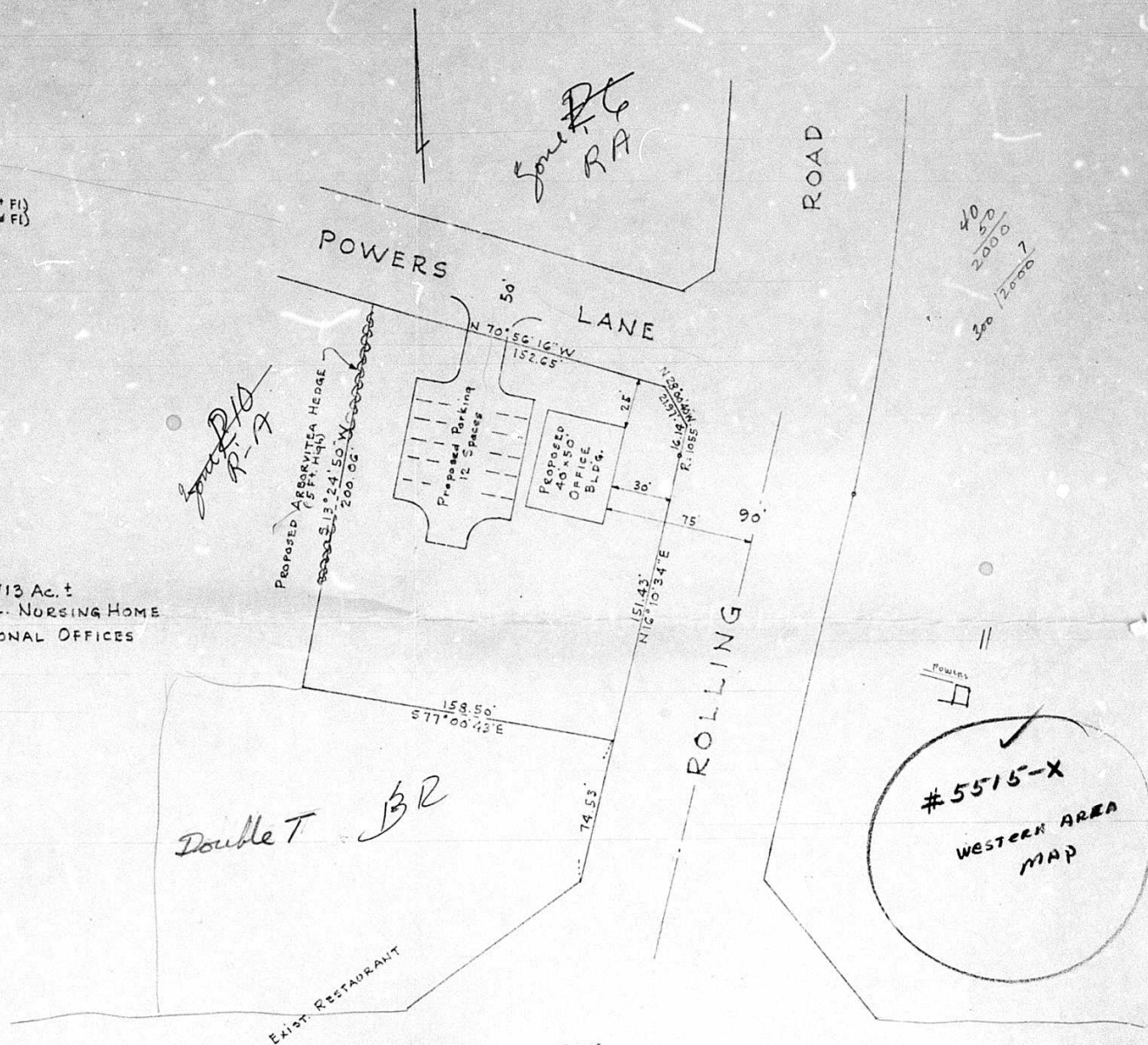
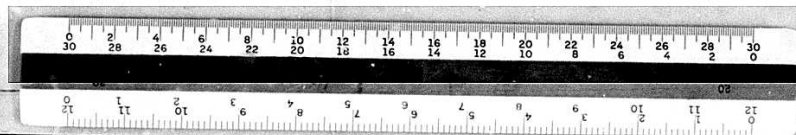
PARKING DATA

Bldg. Area 2,000 Sq. Ft.
 One parking space for each 300 (1st Fl.)
 One parking space for each 500 (2nd Fl.)
 11 Parking spaces required
 12 Parking spaces shown
 Parking spaces 9' x 18'

AREA OF PROPERTY --- 0.713 Ac. ±
 EXISTING USE OF PROPERTY --- NURSING HOME
 PROPOSED USE --- PROFESSIONAL OFFICES
 PRESENT ZONING --- R-A

George William Stephens, Jr.,
 and Associates, Inc.
 Engineers
 5 McCurdy Avenue,
 Towson, 4, Maryland

Baltimore National Pike



PLAT TO ACCOMPANY APPLICATION
 FOR SPECIAL EXCEPTION FOR
 PROFESSIONAL OFFICES IN R-A ZONE
 ROLLING ROAD & POWERS LANE

Balto. Co. Md.
 Scale: 1" = 50'

Elect. Dist. #1
 Jan. 10, 1962.

REVISED: FEB 28, 1962

#5515-X
 WESTERN AREA
 MAP