Continued Hearing I be Panavertise Posted #5524 OLD MAP #9 RE: POINTION FOR REMIASSIFICATIVE Prom as "Red" Zone to a "B-L" Zone - S. S. Jopps Road 98 E: Purshing Ave., 9th District - Wilson H. Faith, and Elizabeth P. Faith, Poiltionero : West' Sicream, Contract Purclaser : ZONING COMMISSIONER æ BALTIMORE CO. TITY No. 5524

> The petitioners in the above matter seek reclassification of

property on the south side of Joppa Road, 93 feet east of Pershing Avenue, in the Rinth District of Baltimore County, from an "R-6" Zone to a "B-L"

Upon the request of the Zoning Commissioner to the Director

of Public Works, the following comments were received:

of Public Works, the following comments were received:

*Puttion 552; - The Office of Planning has been discussing this property
With the pullicent, however, have reached no conclusions with respect
With the pullicent, however, have reached no conclusions with respect
You have the public the public to the public the complete of the public the sorting hearing, with respect to the sentimetring requirements necessary. The owner has agreed to provide the necessary widenings ments necessary. The owner has agreed to provide the necessary widenings necessary and the property of the property owner. Indian tendent of the property owner are such that be cannot at present substitute a plan showing location of prop of buildings, etc.

It is suggested that your office request the submission of the necessary $\operatorname{plane}^\alpha.$

Upon request to the Director of Planning and Zoning the

following communits were received:

BALTIMORE COUNTY, MARYLAND

TO Mr. John C. Rose, Zoning Commissioner Date. March 30, 1962

Wednesday, April 11, 1962 (10:00 A.H.)

The start of the office of Planning and Joning has reviewed the subject printing for reclassification from residential to commer-cial scoting. These to following arrivery consents to make with respect to partiment planning factors:

Prepare to perchase planning another

1. Preliminary proposals by the Flanning staff for comprehensive reacting of this portion of the 9th District affirm the emtablishment of conserval soning on the seaterly side of Perring Parkeys, they would not recommon conservals soning on the westerly side of Perring Parkeys, The evolving Master Flan and the resultant Comprehensive Zoning Flan would willies Parking Parkeys a stopping point for active commercial use. There is a this time no commercial soning along loops Read between the Boltomy crossing to the west and Parking Parkeys to the east of the subject to report.

FROM. Hr. George E. Cavrelis, Deputy Director

"I am transmitting three copies of plans embracing the subject potition as well as adjacent preparties to the each and west. The plans have been approved concept with respect to widening and channelization of Jopes Roughl as for location of access points from that rough laboration in the plan approval is the provision of rise that rough them for off-street parking which will allow free nowe-

OLD (IA) need of traffic between all three adjacent properties without having to traverse Joppa Road.

¥5524

Ancess to properties along Jopa Road would be lixited as follows: not more than one entrance for the property at the southeast corner of Jopa Road and Perching Arenae, one somemental type entrance only for the Faith property to be located at the westerly end of the proposed Jopa Road channelisation, and one entrance near the westerly boundary of the property at the southwest corner of Jopa Road and Parring Parkaey. Neither widening nor improvements have been suggested at this time for Pershing Avenue. These would be dependent upon whether or not brothing Avenue remains as a County read or becomes a private way.

It is critical that the Zoning Commissioner understands clearly that approval in concept of the circulation plans for these three proporties will not at this lies relieve or improve the severely congested traffic conflictions at threing Parking and Copp Hond. The congested traffic conflictions at threing Parking and Copp Hond. The constraint of the Copp Hond. The congested traffic conflictions at the contract of the copp Hond. The congested traffic conflictions at the confliction of the confliction of

The planning staff reiterates its prior comment, the essence of which is that removing should not be accomplished here on a piecessal basis. The Zaning Gomissioner's stending is also called to recomt meetings and issuessions dealing with land use and soming problems at Beltzey interchanges. Jopen Road is the interchange problems at Beltzey interthanges, Jopen Road is the interchange intersection.

In addition a plan was approved in concept by the

Office of Planning and Zoning on February 4, 1967. This plan was attached

Thorn has indeed been a great deal of change inthe area and such change is enough towarrant a reclassification of this property. However, this property can only be used if properly controlled traccionades. As shown on the plat it will be necessary to use this monerty in conjunction with property on either side.

For the above reasons the requested goning from "R-6" to "B-L" is granted, but subject to/other changes and recommendations as may be made by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

OLD MAP #9

It is this \$44 day of February, 1963, by the Zoning of Baltimore County, ORDERED that the herein described from an WR-6W Zone to a WR-IW Zone, from and after the date of this Order, subject, however, to other changes and recommendations as may be made by the State Ponde Commission. Bureau of Bublic Service

and the Office of Pleaning and Jordan

TELEPHONE

BALTIMORE COUNTY, MARMAND OFFICE OF FINANCE

No. 10356

DATE 2/21/62

Massrs. Proctor, Re Campbell Building Townen b. Maryland

BILLED Zoming Department of

osiT TO	лесоинт но. 01622	10850.00 PM
ANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Petition for Reclassification for Wilmer H. Faith	50,00 -
	Phillips or and a descriptions	
	2-21-62 1 (13 = • • 171 5	0.00
		11 (1-12 (1 14)

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE

BALTIN RE COUNTY, MARY ND OFFICE OF FINANCE Division of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND

No. 14253

BILLED Soning Department of

POSIT TO	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$33.50 coer
	Advertising and porting of preparty for Wilner Feith	
	(FAU - service and a service a	
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IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR RÉMITTANCE.

Property is to be posted and advertised as prescribed by Zoning Regulations L 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 Bultimore William T. Biermann Contract purchaser
Address Seed Lewis Proc Amoria. Kennell C. Proch Kenneth C. Procter Pelitioner's Attorney Address Campbell Bldg., Towson 4, Md.

Wilmer H. Faith Elizabeth P. Faith Legal Owners Address 1917 E. Joppa Road

Baltimore 34, Maryland Hay a Wankel

of February 1962, that the subject matter of this petition be advertised, as comined 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 Since Building in Towson, Ballimore

1962 at 10:00 o'clock

Solvent State State

Commissioner of Ballimore County. County, on the FR 20 82 11th day of April Am. Discourse of the second of

PETITION FOR ZONING RE-CLASSIFICATION . 5524

OLD MAP)

AND/OR-SPECIAL EXCEPTION

Because of changes in the area and error in the comprehensive zoning

bereby petition (I) that the zoning status of the herein described property be re-classified

See Attached Description

to the Zoning Law of Baltimore County from an R. 6

B. L. ___zone; for the following reasons:

1 2 Dem

Sept. 20, 1962: Petition dismissed without

Pursuant to	the advertisement, posting of pro	Zoning Cormissioner of Baltimore Coperty, and public hearing on the above petition
it appearing that	by reason of	V
4		
	NATIONAL TO SERVICE OF THE STOCKER	urther appearing that by reason of
a Special Exception	on for a	should be gran
IT IS ORDER	ED by the Zoning Commissioner	of Baltimore County this
		erein described property or area should be
day of		
	reclassified; from a	zone to a
the same is hereb		zone to a should be and the sam
the same is hereby zone, and/or a Sp		

Pursuant to the advertisement, posting of property and public hearing on the above petition the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE 196..., 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 _zone; and/or the Special Exception for_be and the same is hereby DENIEL

Zoning Commissioner of Baltimore County

MICROFILMED





BALTIMORE COUNTY, MARYLAND

TO Mr. John G. Ross, Zoming Commissioner Date. February L. 1963

FROM Mr. George B. Gevrelis, Deputy Director

SURJECT. #552h, Rd to B-L. Southside of Joppa Road, 98 feet E. of Pereling Avenue. Wilser H. Faith property. 9th Bistrict

I as transmitting three copies of plans embracing the subject patition as well as adjacent properties to the east and west. The plans have been approved comognically with respect to widening and chammalisation of copies good as well as for location of access pointer from that read: Inhere is the plan approval in the provision of sizes in any scheme for eff-street pating which with all allow free novement of traffic between all three adjacent properties without having to traverse Joppa Road.

is to properties along Jopps Read would be limited as follows: not nore than suitures for the property at the southeast corner of Jopps Red and Parkling as one accumental type entrance only for the property to be located as one accumental type entrance could for the propess Jopps he seaterly and of the proposal Jopps the mealingsting, and one entrance to seaterly boundary that the suiture of the seaterly boundary than the standard property of the seaterly o

TELEPHONE BALTIN RE COUNTY, MARY ND BALTIN RE COUNTY, MARY No. 11580 No. 12828 TELEPHONE OFFICE OF FINANCE OFFICE OF FINANCE DATE N/10/62 CERTIFICATE OF POSTING DATE 5/31/62 ivision of Collection and Receipts Division of Collection and Receipts ZONING DEPARTMENT OF BALTIMORE COUNTY COURT HOUSE COURT HOUSE TOWSON & MARYLAND TOWSON & MARYLAND #5524 Date of Posting 5-17-62 TOTAL MOU CHAPANAL ME DEPOSIT TO ACE VITHAUP QUANTITY 12.00 territains and mostine of memoris for Wilson H. Faith tions and porting of property for Wilson Routh Guinni PART - Suffered County and on Calles of Phone PAG - S. Wester Clark Str. or Clark of States 6-1 62 5507 . 1.00 100 4-10-62 2780 . . HL----B IMPERTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND IMPERTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4. MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. ZONING: Prom R4 to BL Zone.
LOCATION: South side of Jopon Read 28
feet East of Purshing Avenue.
PLANT AND THE PROJECTION OF THE PROPERTY OF THE PURSHING Read 184. Causty
Office Building, 111 W. Chenapeake Avenue, Teasung, Baryakar. CERTIFICATE OF PUBLICATION The state of the s TOWSON, MD., May 18, 1962 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., and Abeceah at 1 time _____fth ____fth ___ appearing on the 18th day of May THE JEFFERSONIAN Containing 2.9 Acres of Land more or less. The remaining portion of land below Williams 18. Faith and with which had considered to the post of the state of the Cost of Advertisement, \$-----Being the preperty of Witmer II. Elizabeth P. Falth, as shown on plat 1 filed with the Zoning Department.

