

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 22, 1962

FROM: Mr. George S. Gavrellis, Deputy Director

SUBJECT: #5592-RV... R-A to R-M and Variance to permit side yard of 15 feet instead of the required 25 feet. East side of Loch Raven Boulevard 103 feet South of White Oak Avenue. Being property of Dr. Edward Grau.

9th District

HEARING: Thursday, July 5, 1962 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification and a variance. It has the following advisory comment to make with respect to pertinent planning factors:

1. The apartment zoning now in existence along the portion of Loch Raven Boulevard south of White Oak Avenue serves as transitional zoning and should be retained. The Planning staff believes that the office use now on the site is appropriate and should be expanded, but within the context of apartment zoning. It recommends an aisle of the reclassification by granting the variance. It is to be noted that the variance requested under the R-M zoning application is the same variance which would be required under R-A zoning.

George S. Gavrellis
Deputy Director of Planning

GSG:mas



FROM THE OFFICE OF
GEORGE S. GAVRELLIS, JR. & ASSOCIATES, INC.
ENGINEERS
8 MCNEELY AVENUE, TOWSON 4, MARYLAND

Description to accompany Rezoning Application

April 26, 1962

Beginning for the same at a point on the East side of Loch Raven Boulevard as widened to 80 feet (see State Roads Commission Plat No. 12386) said point being where the said East side of Loch Raven Boulevard intersects the first line of that parcel of land described in a deed from Thomas J. Caldera and Son, Inc. to Edward Gordon Grau dated April 8, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1656 folio 167, said point of beginning being also 103 feet more or less from the South side of White Oak Avenue running thence binding on the remainder of said first line South 72° 52' 46" East 179.2 feet more or less to the West side of an existing 15 foot alley, running thence binding on the said West side and binding also on the second line of the above deed North 10° 16' 18" East 127.05 feet to the South side of White Oak Avenue 50 feet wide, running thence binding on the said South side and binding also on part of the third line of the above deed Westerly by a line curving to the right with a radius of 2,422.80 feet for a distance of 138.5 feet more or less to the end of a cut-off line as shown on the above mentioned State Roads Commission Plat No. 12386 running thence on said cut-off line Southwesterly 53 feet more or less to the before-mentioned East side of Loch Raven Boulevard, running thence binding on the said East side Southerly by a line curving to the right with a radius of 2,123.48 feet for a distance of 63 feet more or less to the place of beginning.

Containing 0.43 acres more or less.

Being the above mentioned parcel of land conveyed to Edward Gordon Grau saving and excepting that portion conveyed to the State Roads Commission by deed dated December 14, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.S. 2610 folio 425 and shown on the above-mentioned State Roads Commission Plat No. 12386.

TELEPHONE
VALLEY 3-3000BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 12989

DATE: 6/15/62
5592-RV

TO: A. Gordon Grau, Esq.,
2 John A. Bishop, Jr., Esq.,
903 Compton Ave.,
Towson 4, Md.

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
Advertising and posting of your property		\$2.00
		\$4.00

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.

RECEIVED FROM BALTIMORE COUNTY, MARYLAND
FOR THE BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
DIVISION OF COLLECTION AND RECEIPTS
COURT HOUSE
TOWSON 4, MARYLAND

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 15, 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., on the 11th day of July, 1962, the 15th day of June, 1962.

THE JEFFERSONIAN,

Sarah Strickland,
Manager.

Cost of Advertisement, \$.....

PETITION FOR REZONING
RECLASSIFICATION AND
A VARIANCE TO THE
ZONING REGULATIONS
NO. 12989

REZONING: From R-A to R-L
Zone. Petition for a variance to
permit side yard of 15' instead
of 25'.

LOCATION: East side of Loch
Raven Boulevard, running
thence binding on the South
side of White Oak Avenue.

DATE: 1st THURSDAY,
JULY 5, 1962 at 2:00 P.M.
PUBLIC HEARING: Room
104, County Office Building, 111
W. Chaucer Avenue, Towson,
Maryland.

The zoning regulations to be
annexed to the
County Code are as follows:
Section 233.2 - Side Yard 15
feet.

Beginning for the same at a
point on the East side of Loch
Raven Boulevard as widened to
80 feet (see State Roads Com-
mission Plat No. 12386) said
point being where the said East
side of Loch Raven Boulevard
intersects the first line of that
parcel of land described in a
deed from Thomas J. Caldera
and Son, Inc. to Edward Gordon
Grau dated April 8, 1948, and
recorded among the Land Rec-
ords of Baltimore County in Li-
ber T.B.S. 1656 folio 167, said
point of beginning being also 103
feet more or less from the South
side of White Oak Avenue, run-
ning thence binding on the re-
mainder of said first line South
72° 52' 46" East 179.2 feet to the
South side of White Oak Ave-
nue 50 feet wide, running thence
binding on the said South side
and binding also on part of the
third line of the above deed
Westerly by a line curving to
the right with a radius of 2,
422.80 feet for a distance of
138.5 feet more or less to the
end of a cut-off line as shown
on the above mentioned State
Roads Commission Plat No.
12386 running thence on said
cut-off line Southwesterly 53
feet more or less to the be-
fore-mentioned East side of Loch
Raven Boulevard, running
thence binding on the said East
side Southerly by a line curving
to the right with a radius of 2,
123.48 feet for a distance of 63
feet more or less to the place
of beginning.

Containing 0.43 acres more or
less.

Being the above mentioned
parcel of land conveyed to Ed-
ward Gordon Grau saving and
excepting that portion conveyed
to the State Roads Commission
by deed dated December 14,
1954, and recorded among the
Land Records of Baltimore
County in Liber G.L.S. 2610 fo-
lio 425 and shown on the above-
mentioned State Roads Com-
mission Plat No. 12386.

Being the property of Dr. Ed-
ward and Anna H. Grau, as
shown on plat plat: filed with
the Zoning Department.

BY ORDER OF
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County
June 15, 1962

OFFICE OF
THE BALTIMORE COUNTIANTHE COMMUNITY NEWS
Baltimore, Md.THE COMMUNITY PRESS
Dundalk, Md.THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

June 18, 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, Mary-
land, once a week for One Week, commencing on the
18th day of June, 1962, that is to say
the same was inserted in the issues of
June 18, 1962.

THE BALTIMORE COUNTIAN

By: *Paul J. Morgan*
Editor and Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 9th Date of Posting: 6-17-62

Posted for: *George R. Grau*

Petitioner: *Dr. Edward Grau*

Location of property: *854 Loch Raven Blvd. 103 ft. S. from S.B. of*
White Oak Ave. by the 1st Right of Way on E. 854th St. (formerly
Loch Raven Blvd.)

Location of Sign: *Both signs posted on property shown on E. 854th*
St. (formerly White Oak Ave.)

Remarks: *George R. Grau*

Posted by: *George R. Grau* Date of return: 6-14-62

TELEPHONE
VALLEY 3-3000BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 11651

DATE 5/11/62

TO: Dr. Edward G. Grau
854 Loch Raven Blvd.
Baltimore 14, Md.

BILLED BY: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
Petition for Reclassification to your property		\$2.00
		\$4.00

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.

Date: *June 4, 1962*

At the request of counsel, Petition No. 5592-RV has been
reinstated and by agreement between A. Gordon Boone, Esq., counsel for
the protestants, and John J. Bishop, Jr., Esq., counsel for the
petitioners, the petition for a variance to Section 233.2 of the
Zoning Regulations, involving a change in the side yard is granted.

John J. Bishop, Jr.
Zoning Commissioner of
Baltimore County.

✓
#5592-RV

MAP ✓
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SEC. 3-C
BL
6/27/62

#9
SEC. 3-C

BL
6/27/62

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the above Reclassification should be had; ~~which is the only way to ensure that the~~

NOTE: That part of the petition requesting a variance to Section 24.5 has been withdrawn.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6th

day of July, 1962, that the herein described property or area should be and
the same is hereby reclassified; from an "R-A" zone to a "R-B-1"

~~zone, and hereinafter subject to the same conditions as those which shall be made by the~~
~~State from and after the date of this order, subject, however, to approval of the site~~
~~plan for the development of said property by the State Roads Commission, Division~~

Land Development and the Office of Planning & Zoning.
Zoning Commissioner of Baltimore County

