

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MINOT H. PRATT, Ancillary Exec. of Edith H. Pratt, legal owner... 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 _____ zone to an _____ zone; for the following reasons:

For the purpose of housing the offices of the Tabco Federal Credit Union.

Variance to Sect. 217.3 - Requesting side yards of 4' and 10' instead of the required 25'

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... business 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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

MINOT H. PRATT, Ancillary Exec. of Edith H. Pratt
Contract purchaser

MINOT H. PRATT, Ancillary Exec. of Edith H. Pratt
Legal Owner

Address: 125 Fellows Ave.
Towson 4, Maryland

Address: 125 Fellows Ave.
Towson 4, Maryland

James L. Ward, Jr.
Towson 4, Maryland

James L. Ward, Jr.
Towson 4, Maryland

Address: 125 Fellows Ave.
Baltimore 2, Maryland

Address: 125 Fellows Ave.
Baltimore 2, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1962, at 1:30 o'clock.

By _____, Zoning Commissioner of Baltimore County.

By _____, Petitioner's Attorney.

By _____, Protestant's Attorney.

By _____, Zoning Commissioner of Baltimore County.

By _____, Zoning Commissioner of Baltimore County.

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By _____, Zoning Commissioner of Baltimore County.

By _____, Zoning Commissioner of Baltimore County.

By _____, Zoning Commissioner of Baltimore County.

By _____, Zoning Commissioner of Baltimore County.

By _____, Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the health and the general welfare of the locality not being detrimentally affected, a Special Exception for Offices should be granted.

The above described property is located on the corner of East Joppa Road and Fairmount Avenue, running thence south 8 degrees 47 minutes west 285.31 feet; thence south 89 degrees 09 minutes west 46.2 feet; thence north 5 degrees 56 minutes east 290.15 feet to the center of East Joppa Road; and thence binding in the center of East Joppa Road south 87 degrees 10 minutes east 60.60 feet to the place of beginning; BEING ALL OF THOSE TWO PARCELS OF LAND DESCRIBED IN DEEDS DATED MAY 17, 1938 AND OCTOBER 20, 1944 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER CHB JR 1027 FOLIO 540 AND RJS 1361 FOLIO 502, RESPECTIVELY, WHICH WERE CONVEYED BY SAMUEL A. GREEN AND WIFE TO JAMES ALFRED PRATT AND WIFE; SAVE AND EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED PROPERTY THAT IS PRESENTLY ZONED B.M., BUSINESS MAJOR.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1962, that the herein described property be re-classified from _____ to _____, that _____ should be and the same is granted, and after the date of this order, the variance to Sect. 217.3 of the Regulations is also granted which permits side yards of 4 feet and 10 feet instead of the required 25 feet.

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 _____, 1962, 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

JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVYORS
320 WEST 24th STREET
BALTIMORE 11, MARYLAND
RE-100 5-5292

DESCRIPTION OF SPECIAL EXCEPTION FOR PROPOSED OFFICES
IN AN R. A. ZONE, RESIDENCE, APARTMENT

BEGINNING FOR THE SAME AT A POINT IN THE CENTER OF EAST JOPPA ROAD 530 FEET WEST OF THE INTERSECTION OF EAST JOPPA ROAD AND FAIRMOUNT AVENUE AND RUNNING THENCE SOUTH 8 DEGREES 47 MINUTES WEST 285.31 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES WEST 46.2 FEET; THENCE NORTH 5 DEGREES 56 MINUTES EAST 290.15 FEET TO THE CENTER OF EAST JOPPA ROAD; AND THENCE BINDING IN THE CENTER OF EAST JOPPA ROAD SOUTH 87 DEGREES 10 MINUTES EAST 60.60 FEET TO THE PLACE OF BEGINNING; BEING ALL OF THOSE TWO PARCELS OF LAND DESCRIBED IN DEEDS DATED MAY 17, 1938 AND OCTOBER 20, 1944 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER CHB JR 1027 FOLIO 540 AND RJS 1361 FOLIO 502, RESPECTIVELY, WHICH WERE CONVEYED BY SAMUEL A. GREEN AND WIFE TO JAMES ALFRED PRATT AND WIFE; SAVE AND EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED PROPERTY THAT IS PRESENTLY ZONED B.M., BUSINESS MAJOR.

JEC/FR W.O. 1762 6/22/62

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR THE CONVEYANCE OF PROPERTY.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 20, 1962

FROM: Mr. George E. Carvelis, Deputy Director

SUBJECT: #5658-IV. Special Exception for Business Offices and Variance to permit side yards of 4 feet and 10 feet instead of the required 25 feet. South side of Joppa Road 530 feet west of Fairmount Avenue. Being property of Minot H. Pratt.

9th District

REMARKS: Monday, October 8, 1962 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception and a Variance and has the following advisory comment to make with respect to pertinent planning factors:

1. The Planning staff has no adverse comment to make concerning the Special Exception and Variance. If granted, the granting should be conditioned upon final approval of a site plan providing for all of the parking in the rear of the building and provision and dedication of any widening necessary for the improvement of Joppa Road. The Special Exception further should be conditioned upon its application to conversion of the existing residential structure.

0291ms



CERTIFICATE OF PUBLICATION

TOWSON, MD., September 21, 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., once a week at _____ day of _____, 1962, the first publication appearing on the _____ day of _____, 1962.

THE JEFFERSONIAN,
Leah M. Hutton
Manager.

Cost of Advertisement, \$ _____

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 21, 1962

THIS IS TO CERTIFY, that the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks before the _____ day of _____, 1962, the first publication appearing on the _____ day of _____, 1962.

THE COUNTY NEWS WEEK
W. J. Meyer
Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 9th Date of Posting: 9-19-62
Posted for: Special Exception for Business Offices and Variance
Petitioner: Minot H. Pratt, Ancillary Exec. of Edith H. Pratt
Location of property: East Joppa Road & 334th St. N. of Fairmount Ave.
Location of Signs: Both signs posted on property known as 211 East Joppa Road.
Remarks: By George E. Carvelis
Posted by: George E. Carvelis Date of return: 9-20-62

PETITION FOR ZONING SPECIAL EXCEPTION AND A VARIANCE - FOR SUPPORT
ZONING: Petition for Special Exception for Business Offices, Petition for a Variance to permit side yards of 4 feet and 10 feet instead of the required 25 feet.
LOCATION: South side of Joppa Road 530 feet west of Fairmount Avenue.
DATE & TIME: Monday, October 8, 1962 at 1:30 P.M.
PLANNING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Regulations to be reviewed are Sections 217.3-217.3-15 feet.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will conduct a public hearing on all applications for a Special Exception and a Variance to be held in the 9th District of Baltimore County.
Beginning for the same at a point in the center of East Joppa Road 530 feet west of the intersection of East Joppa Road and Fairmount Avenue and running thence south 8 degrees 47 minutes west 285.31 feet; thence south 89 degrees 09 minutes west 46.2 feet; thence north 5 degrees 56 minutes east 290.15 feet to the center of East Joppa Road; and thence binding in the center of East Joppa Road south 87 degrees 10 minutes east 60.60 feet to the place of beginning.
Being all of those two parcels of land described in deeds dated May 17, 1938 and October 20, 1944 and recorded among the Land Records of Baltimore County in Liber CHB JR 1027 FOLIO 540 and RJS 1361 FOLIO 502, RESPECTIVELY, WHICH WERE CONVEYED BY SAMUEL A. GREEN AND WIFE TO JAMES ALFRED PRATT AND WIFE; SAVE AND EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED PROPERTY THAT IS PRESENTLY ZONED B.M., BUSINESS MAJOR.
By order of JOHN G. ROSE, Zoning Commissioner of Baltimore County.

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

TO: James L. Ward, Jr., 1101 Garrett Building Baltimore 2, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622 QUANTITY 1

ATTACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Special Exception & Variance for Minot H. Pratt

50.00

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.

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

TO: James L. Ward, Jr., 1101 Garrett Building Baltimore 2, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622 QUANTITY 1

ATTACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Cost of advertising and posting property

No. 5658-IV

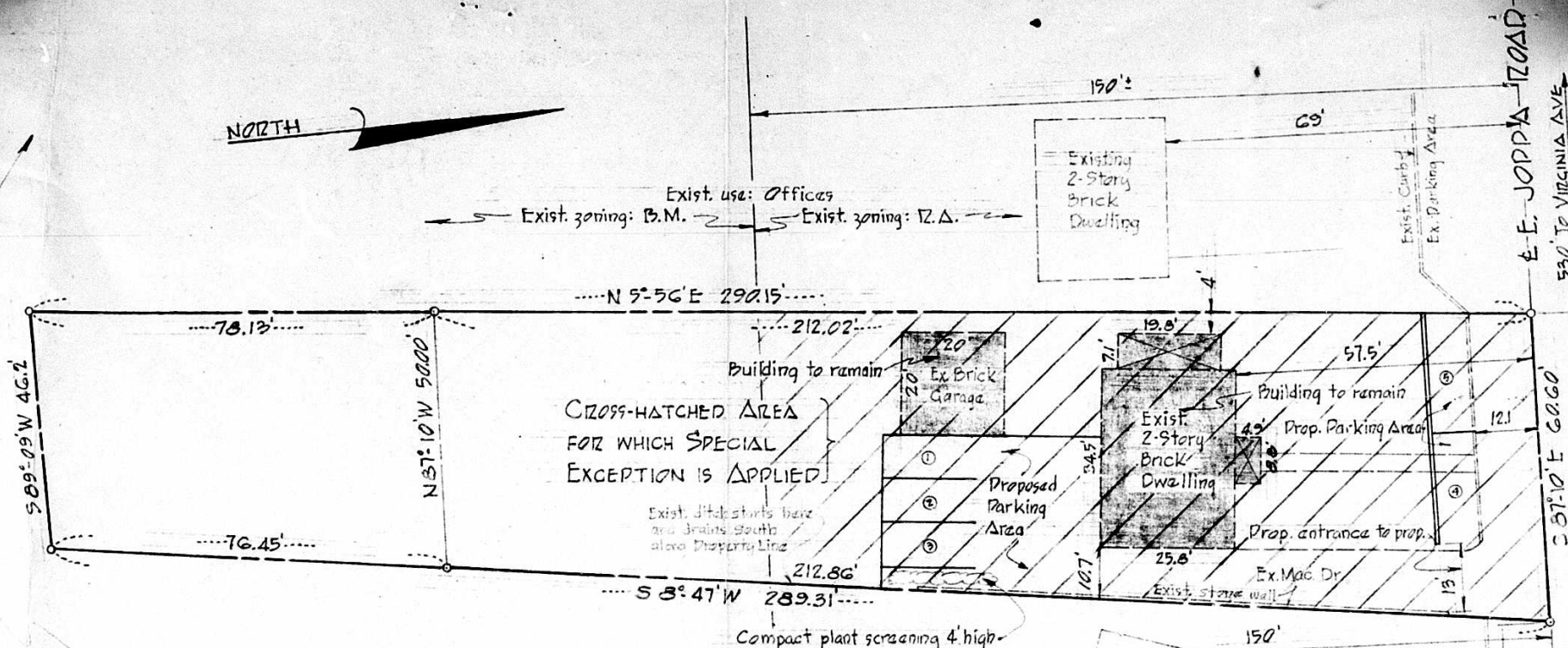
34.50

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.

Exist. use: Residential
Exist. zoning: B.M.



Exist. use: Residential
Exist. zoning: R.A.

GENERAL NOTES:

1. No changes proposed to existing slopes; therefore, no stabilization proposed.
2. No lighting standards proposed.

PARKING DATA:

1. Area of building:
Ground floor: 802 sf.
Upper floor: 802 sf.
2. Basis of space determination: 1 for each 300 sf. of total ground floor area & 1 for each 500 sf. of total area of upper floor.
3. Required number of parking spaces: 5
4. Number of parking spaces shown: 5
5. Size of parking spaces:
90°: 8 1/2' x 18'
Parallel: 8' x 22'

ZONING DATA:

1. Property:
R.A. Zone - Residence, Apartment
2. 9th Election District
3. Area of property: 0.35 A±
4. Scale of drawing: 1" = 20'



JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
320 WEST 24th STREET
BALTIMORE 11, MARYLAND 1762

PLOT PLAN
JAMES A. PRATT PROPERTY
211 EAST JOPPA ROAD
TOWSON 4, MARYLAND
SCALE: 1" = 20' JUNE 21, 1962

PRINT DATE: 6-22-62

1962 - PRATT

