RE: PETITION FOR RECLASSIFICATION : PATH 108 'OR MEDIALSET OF TOWN
FROM "RAC" ZONE TO "RA" ZONE
Property 289.67' N.E. Radcliffe
Ross, 9th District - Special
Exception for Doctor's Office
and Variance to Zoning Regulations. Dr. Chas. P. Cristy,
Petitioner ZONTHO COMMISSIONER Œ BALTIMOPE COUNTY No. 5709-RX

Dr. Charles P. Crimy petitioned for a reclassification from an "R-Q" Zone to an "R-A" Zone with a pecial exception for a Doctor's Office and a variance from the requirements of Sections 217.3 and 217.4 of the Baltimore County Zoning Regulations. This request amounts to placing two units in a group home.

On December 8, 1961, Petition No. 5407, was denied by the Zoning Commissioner for a reclassification from "R-G" Zone to an "R-A" Zone in newly constructed group homes.

In the present matter there is not an error in zoning nor have there been sufficient change to warrant the reclassification. The request for reclassification is denied.

DR. 289

CHARLES P. CRIMY .87' NE of Radoliffe

#57 Road

94

5709

Š

45709 RXV

Although the variance and special exception would be automatically denied by the denial of the zoning regulation it may be well to comment that there is a need for doctors' offices in various residential zone but the procedure used by the petitioner today is not the proper way to satisfy this need. The variance and special

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date November 28, 1962 FROM Mr. George E. Gavrelis, Deputy Director

SURJECT #5709-MAY. B-0 to 5-4, Special Piception for Doctors Office, and Variance to permit side yard setback of 15 feet instead of the required 25 feet and a rear yard of 15 feet instead of the required 30 feet, 289.87 feet Northeast of Radellife Road, Being property of Pr. Charles Crist.

9th District

Wednesday, December 12, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception and variance. It has the rollowing advisory comments to make with respect to pertinent planning factors.

The subject property is situated within an area develop to group bouning. Apartment soning here would not accomplish any feature of transitional use or of buffering a residential area from an adjoining commercial area. Provision of appropriate offertreet parking also would place on adverse land usage in this group housing meighborhood. The Flamming staff cannot recomment feareably for the subject patition.



It is this 12% day of December, 1962, by the Zoning ssioner of Baltimore County, OFDERED that the above reclassification be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and remain an "R-G" Zone, and the Special Exception for Doctor's Office be and the same is hereby

The variance requested to Sections 217.3 and 217.h of the Zoning Regulations is also denied.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Located 289.87' northeast of Radcliffe Road

The subject property was Item 3 of the Zoning Advisory Committee Meeting of October 26, 1962. The existing zoning is R-G; the proposed zoning is Petition for Reclassification from R-G to R-A and Special Excep-

requested. Testimony to this effect will be given upon

The comment of the Division of Traffic Engineering is that there does not exist and there appears to be no way of creating adequate parking facilities for the use as

> Metty Addesin Walter J. Addison, Chief Division of Traffic Engineering

Mr. John G. Rose

SUBJECT Property Owner: Dr. Charles Crimy District 9

tion for Doctors' Offices.

FROM Walter J. Addison

your request.

WIA-CMN- not

AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

informap. I or we Dr. Charles P. Crimy legal owner of the property situate in Salt 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 zone to ansecs & to the Zoning Law of Baltimore County, from an. RG RA-XV ___zone; for the following reasons RA-11/26/62 1. Changes in the neighborhood since the adoption of

PETITION FOR ZONING RE-CLASSIFICATION

original zoning map,

2. Special exception under said zoning law for use as a doctor's office.

3. And a variance of rear and side yard set back of 15 feet in lieu of the requirements of RA-See Attached Description

Section 217.3 - Side Yards 25 feet & Section 217.4 - Rear Yard-30 feet and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for . Doctor's Office

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

> Charles P. Comy Soll * Doctor Charles P. Crimy Legal Owner Address. 711 Seminary A enue

spith and Harrison
By Eugene G. Ricks
Petitioner's Attornoon

Lutherville. Maryland Chall Holl), attom for Part Lt

#5709 PXV

#5709 PXV

Address The Jefferson Building Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this....... 8th 193.2. 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 sissioner of Baltimore County in Room 163, County Office Building in Towson, Baltimore County, on the CCI 8-82 12th day of December 193. 2.. at 10:00 o'clock

1.257

#5709 PXV 12/12

MULLER, RAPHEL & ASSOCIATES, INC. 201-205 COUNTLAND AVENUE, TOWSON 4, MARYLAND

MULLER, RAPHEL & ASSOCIATES, INC

ZONING DESCRIPTION

BEGINNING for the same at a point distant N31°41'44"W 289,87' from

the intersection formed by the centerline of Winthorp Court and the RA-XV

Northeast right of way of Radcliffe Road, said point of beginning being

also at the division line between lots 64 and 65, block #3, as shown on

the plat of Towson Park and recorded among the Land Records of Baltimore

N76°14'06"E 86.26' to the end thereof and to the southernmost corner of

lot 64, block #3, as shown on aforesaid plat, running thence and binding

line between lot 63 and lot 64, block #3, as shown on the aforesaid plat,

running thence and binding on the division line between lot 63 and 64, as

shown on the aforesaid plat N79*49*51"W 21.93, thence still binding on

the division line between lot 63 and lot 64, as shown on aforesaid plat

and passing through the center of the party wall between houses #975 and

as shown on the aforesaid plat, running thence and binding on the afore-

said right of way of Radcliffe Road, as shown on the aforesaid plat, the

two following courses and distances, (1) by a curve to the left with a

radius of 25.00° for a distance of 28.14° (the chord of said arc being

S0°34'46"W for a distance of 26.70') and (2) S31°41'44"E 106.33' to the

#977, N55°36'11"W 149.63' to the Northeast right of way of Radcliffe Road,

on the aforesaid southernmost line %34°23'49"E 10.00° to the division

of way of Radcliffe Road and binding on the aforesaid division line

between lots 64 and 65, block #3, as shown on the aforesaid plat

County in Plat Book GLB 19, Polio 110, thence leaving the Northeast right

CONTAINING 0.147 acres more or less.

BEING lot 64, block #3, as shown on the aforesaid plat of Towson Parky RA and being also all of that lot of ground which by deed dated May 22, 1962 and recorded among the Land Records of Baltimore County in Liber WJR 3992, Polio 410, was conveyed by Norman W. Vickery to Charles P. Crimy and wife.

#5 709 PXV

SEC.36

\$5709 RXV

September 26, 1962 MA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

... Mr. John G. Rose, Zoning Commissioner Date. Hovember 28, 1962

FROM Mr. George E. Gavrelis, Deputy Director

SURJECT. #5709-MXT. R-Q to R-A, Special Exception for Doctors Office, and Variance to permit side yard cettock of 15 feet instead of the required 25 feet and a rear yard of 15 feet instead of the required 35 feet. 259,67 feet Northeast of Radollife Road, Benig property of Pr. Charles Crisy.

9th District

= 709 PXV

/pip)

SE(3.6

RA-XV

- NAU 19 62

HEARING: Wednesday, December 12, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception and variance. It has the following advisory convents to make with respect to pertinent planning factors.

The subject property is situated within an area deroied to group housing. Apartment source here would not accomplish any feature of transitional use or of buffering a residential area from an adjoining conserval area. Provision of appropriate of interest partial gales would place an advarred land with the property of the property of the Finning staff cannot recommend ferreship for the molect patitions.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 23, 19 62. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., SAESXEK-WARE or 1 time xxxxxxxxxxxxxxxxx before the 12th

appearing on the ___ 23rd ____ day of _____ November_____

THE JEFFERSONIAN,

Cost of Advertisement \$

1962...

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. 22nd Hov .. 19 62. THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNT! NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 12th day of December 1962. the first publication appearing on the_____ 2200_____ day of Nov.,.... 19 62...

THE COUNTY NEWS WEEK Huser

TELEPHONE

BALTIMOTE COUNTY, MARYLAND

No. 14200 OFFICE OF FINANCE DATE 10/9/62

Division of Collection and Receipts
COURT HOUSE TOWSON 4, MARYLAND

Dr. Charles P. Crisy 711 Seminary Ave. Lutherville, Md.

BILLED Zoning Department of Beltimore County

DEPOSIT TO	ACCOUNT NO. 01622 DETACH UPPER BECTION AND RETURN WITH YOUR REMI. TANCE	50.00 NT
QUANTITY	Petition for Reclassification, Special Exception & Variance to your property	50.00
	fully - commission the reserve	
	10-962 1000 · · • IIL-	5000
	■ Company of the Com	\$1(0) (mp.#8+ (M*)
	9 BALTIMORE COUNTY, MARYLAND	

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

INVOICE BALTINORE COUNTY, MARYOND

OFFICE OF FINANCE

Division of Collection and Receipts TOWSON 4, MARYLAND

or. Charles Crimy Smith & Harrison Jefferson Building

Zoning Department of Baltimore County

No. 15373

DATE 12/12/62

DEPOSIT TO		\$53.85
QUARTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of your property	53.85
		. II
	161665 3651 • • • INL-	5 3.85
	3	

IMPORTANT: 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 REMITTANCE.

