

RE: PETITION FOR RECLASSIFICATION
FROM "R-G" ZONE TO "R-A" ZONE -
Property 289.87' N.E. Radcliffe
Road, 9th District - Special
Exception for Doctor's Office
and Variance to Zoning Regula-
tions. Dr. Charles P. Crimy,
Petitioner
BALTIMORE COUNTY
No. 5709-RXV

Dr. Charles P. Crimy petitioned for a reclassification from an "R-G" Zone to an "R-A" Zone with a special 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, 1962, Petition No. 5107, 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.

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 zones but the procedure used by the petitioner today is not the proper way to satisfy this need. The variance and special exception are denied.

It is this 12th day of December, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that the above described property 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 denied.

The variance requested to Sections 217.3 and 217.4 of the Zoning Regulations is also denied.

[Signature]
Zoning Commissioner of
Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dr. Charles P. Crimy, 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 R-G zone to an R-A zone; and (2) for the following reasons:

- Changes in the neighborhood since the adoption of original zoning map,
- Special exception under said zoning law for use as a doctor's office,
- And a variance of rear and side yard set back of 15 feet in lieu of the requirements of RA- See Attached Description

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 County.

[Signature]
Contract purchaser
Address: 711 Seminary Avenue
Lutherville, Maryland
By Eugene G. Ricka
Petitioner's Attorney
Address: The Jefferson Building
Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of October 1962, 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 held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 12th day of December 1962, at 10:00 o'clock A.M.



[Signature]
Zoning Commissioner of Baltimore County.

MULLER, RAPHEL & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS - LAND SURVEYORS - ENGINE CONSULTANTS
201-208 COLUMBIAN AVENUE, TOWSON & MARYLAND
VALLEY 8-3808

ZONING DESCRIPTION

BEGINNING for the same at a point distant N31°41'44"W 289.87' from the intersection formed by the centerline of Winthrop Court and the 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 County in Plat Book GLB 19, Folio 110, thence leaving the Northeast right 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 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 on the aforesaid southernmost line N34°23'49"E 10.00' to the division 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 and passing through the center of the party wall between houses #975 and #977, N55°36'11"W 149.63' to the Northeast right of way of Radcliffe Road, as shown on the aforesaid plat, running thence and binding on the aforesaid 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 50°34'46"W for a distance of 26.70') and (2) S31°41'44"E 106.33' to the beginning.

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CONTAINING 0.147 acres more or less.
BEING lot 64, block #3, as shown on the aforesaid plat of Towson Park, 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, Folio 410, was conveyed by Norman W. Vickery to Charles P. Crimy and wife.

[Signature]
Eugene F. Raphael #2246

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

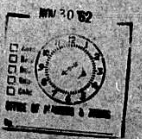
TO: Mr. John G. Rose, Zoning Commissioner Date: November 28, 1962
FROM: Mr. George E. Gavrellis, Deputy Director
SUBJECT: #5709-RXV, R-G to R-A, Special Exception for Doctors Office, and Variance to permit side yard setback of 15 feet instead of the required 25 feet and a rear yard of 15 feet instead of the required 30 feet. 289.87 feet Northeast of Radcliffe Road, Being property of Dr. Charles Crimy.

9th District

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 comments to make with respect to pertinent planning factors.

- The subject property is situated within an area devoted to group housing. Apartment zoning here would not accomplish any feature of transitional use or of buffering a residential area from an adjoining commercial area. Provision of appropriate offstreet parking also would place an adverse land usage in this group housing neighborhood. The Planning staff cannot recommend favorably for the subject petition.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose Date: November 15, 1962
FROM: Walter J. Addison
SUBJECT: Property Owner: Dr. Charles Crimy District 9 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 Exception for Doctors' Offices.

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 requested. Testimony to this effect will be given upon your request.

[Signature]
Walter J. Addison, Chief
Division of Traffic Engineering

WJA:QMY:ach

BALTIMORE COUNTY, MARYLAND

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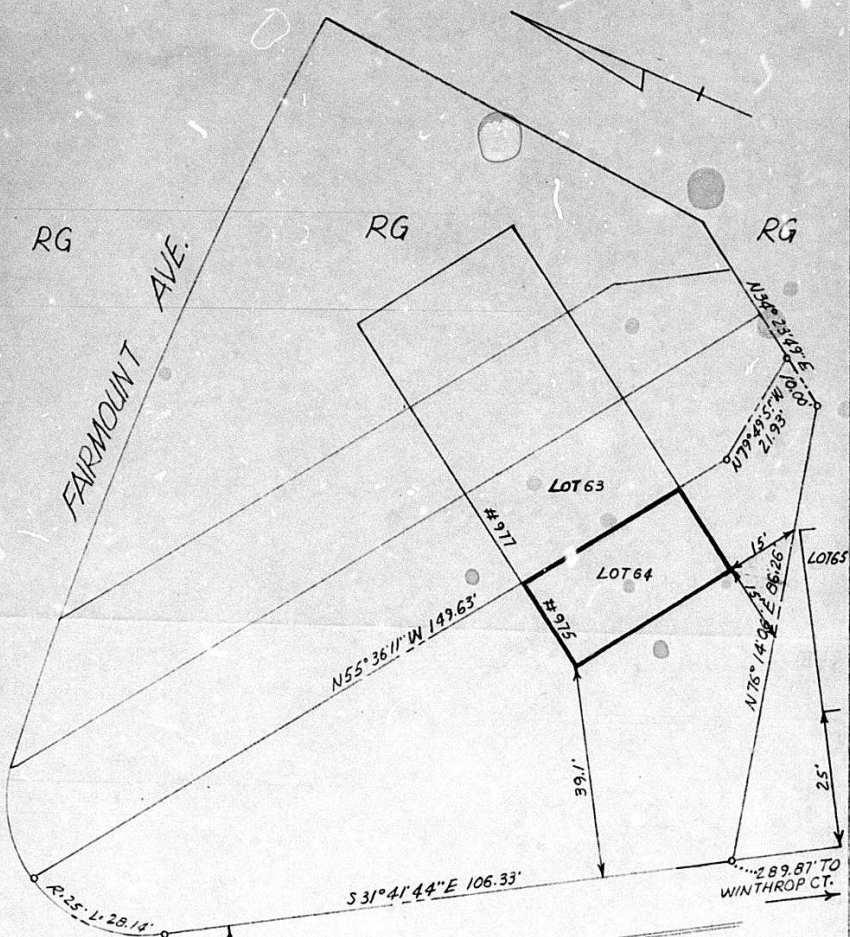
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AREA OF PROP. 0.147 AC.
 EXIST. USE OF PROP. DWG.
 PROP. USE OF PROP. OFFICES
 EXIST. ZONING OF PROP. RG
 PROP. ZONING OF PROP. RA
 WITH S.E. FOR OFFICES AND
 VARIANCE FOR SIDE & REARYARD SETBACK



PLAT TO ACCOMPANY ZONING PETITION
 9TH ELECT. DIST. BALTO. CO., MD.
 SCALE: 1" = 20' SEPT 25, 1962

MULLER, RAPHAEL & ASSOC. TOWSON, MD.

