

5773-EX **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Goucher College, 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-6 zone to an R-A zone, for the following reasons:

- (1) Because of changes in the neighborhood.
- (2) Because of error in the comprehensive zoning map.

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 Elevator Office Building, including business use (church bookstore) for the convenience of its tenants and as conditioned in Section 102-4 of the Baltimore County Zoning Regulations.

I, or we, agree to pay expenses of advertisement and of Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Baptist Association of Maryland, Inc., Goucher College
By: George B. Proctor Contract purchaser
Address: 202 Campbell Bldg., Towson 4, Maryland
By: John C. Proctor Legal Owner
Address: 202 Campbell Bldg., Towson 4, Maryland
By: John C. Proctor Protestor's Attorney
Address: 202 Campbell Bldg., Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of December, 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 held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 13th day of February, 1963, at 1:00 o'clock P. M.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: Jan. 24, 1963
Posted for: "R-A" Zone, an "R-A" Zone and Special Exception
Petitioner: Goucher College
Location of property: S.W. 5th Goucher Blvd. & N. St. Soder Road, etc. see plat
Location of Signs: Signs placed at intersection of S.W. 5th Goucher Blvd. & N. St. Soder Road, on southeast side of S.W. 5th Goucher Blvd.
Remarks: George B. Proctor
Posted by: George B. Proctor Signature Date of return: Jan. 24, 1963

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Atty. Mr. James Dyer
FROM: Gilbert M. Nelson
SUBJECT: Hearing 5773-EX
Goucher College Petition for re-zoning
R-6 to R-A
Special Exception for Elevator Office Building

Review of preliminary plans for the site development results in the following comments:

1. The Goucher Boulevard access is close to the southbound ramp which connects Fairmount Avenue to the eastbound lane of Goucher Boulevard. The existing gradient and curvature on this ramp are quite severe and the traffic using this ramp must yield right-of-way to eastbound traffic already on Goucher Boulevard. As a result, the entrance to the development would create hazards somewhat greater than might normally be expected. On the other hand, sight distance from a parked position at the proposed driveway is quite good.

2. It would appear desirable to maximize the use of the entrance to Soder Road, possibly, even to consider making the Goucher Boulevard access one-way in.

Gilbert M. Nelson, Acting Chief
Division of Traffic Engineering

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BALTIMORE COUNTY, MARYLAND **OFFICE OF FINANCE** Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

TO: Messrs. Proctor, Hoyston & Mueller Campbell Building Towson 4, Md.	BILLED BY: Zoning Department of Baltimore County	No. 16408 DATE: 2/7/63
REPORT TO ACCOUNT NO. 01622	QUANTITY	COST
Advertising and posting of property for Goucher College	41.19	119
4-764 623 * 6 * 711--		

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George A. DeWalle, Deputy Director
SUBJECT: 5773-EX, R-6 to R-A and Special Exception for Elevator Office Building, including business use (Church Bookstore) for the convenience of its tenants and as conditioned in Section 102-4 of the Baltimore County Zoning Regulations, Southwest side of Goucher Boulevard, 125 feet northwesterly from the corner formed by the intersection of the southwest side of Goucher Boulevard with the westmost side of Soder Road. Being property of Goucher College.

2nd District
RECEIVED: Wednesday, February 13, 1963 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-A zoning together with a special exception for Elevator Office Building and a Church Bookstore. It has the following advisory comments to make with respect to pertinent planning factors:

1. The Planning staff is in accord with the concept of apartment zoning here. Utilization of the subject property for office use within a R-A zoning as a transitional device is in eminent accord with the policy employed by the Planning staff and the Planning Board in recent Comprehensive Zoning Maps.
2. If granted, the granting should be conditioned upon final approval of site plans by the Planning staff.

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BALTIMORE COUNTY, MARYLAND **OFFICE OF FINANCE** Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

TO: Messrs. Proctor, Hoyston & Mueller Campbell Building Towson 4, Md.	BILLED BY: Cal. by Board of Appeals (Zoning)	No. 20812 DATE: 2/7/63
REPORT TO ACCOUNT NO. 01712	QUANTITY	TOTAL AMOUNT
Cost of Certified Documents - No. 5773-EX Goucher College SW/S Goucher Blvd. & W/S Soder Road 9th District	6.00	6.00
4-764 623 * 20812* 11P--		
4-764 623 * 20812* 11P--		

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.

BALTIMORE COUNTY, MARYLAND **OFFICE OF FINANCE** Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

TO: Messrs. Proctor, Hoyston & Mueller Campbell Building Towson 4, Md.	BILLED BY: Zoning Department of Baltimore County	No. 15367 DATE: 2/7/63
REPORT TO ACCOUNT NO. 01622	QUANTITY	TOTAL AMOUNT
Petition for Reclassification & Special Exception for Goucher College	50.00	50.00
4-764 3481 * 6 * 711--		
4-764 3481 * 6 * 711--		

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.

BALTIMORE COUNTY, MARYLAND **OFFICE OF FINANCE** Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

TO: Messrs. Proctor, Hoyston & Mueller Campbell Building Towson 4, Maryland	BILLED BY: Office of Planning & Zoning 139 County Office Bldg., Towson 4, Md.	No. 16485 DATE: 2/7/63
REPORT TO ACCOUNT NO. 01622	QUANTITY	TOTAL AMOUNT
Cost of appeal in matter of petition of Goucher College No. 5773-EX	170.00	170.00
4-764 6199 * 6 * 711--		

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.

VENABLE, BARBER AND HOWARD
ATTORNEYS AT LAW
1008 BALTIMORE TRUST BUILDING
BALTIMORE & CALVERT STS.
BALTIMORE 2, MD.
February 27, 1963
Kenneth C. Proctor, Esq.,
Campbell Building,
Towson 4, Maryland.
Dear Mr. Proctor:
I am writing this letter to you as counsel for the Baptist Convention of Maryland, which is applying for a re-zoning of the tract of land purchased by it from Goucher College and located at the intersection of Goucher Boulevard and Fairmount Avenue. As you know, I am and have for some years past been a trustee of and legal counsel for Goucher College. I have also for a number of years been Chairman of the Land Development Committee of the Board of Trustees of the College, which Committee has been charged with the disposition of all real estate owned by the College which has been out off from the campus by the development of roads or otherwise.
The tract of land purchased from the College by the Baptist Convention was, of course, entirely cut off from the College campus by the opening of Goucher Boulevard and it has been generally known for some years that the College was willing to sell the land. During this period of time we received numerous inquiries concerning the acquisition of the land for a variety of purposes, many of which we rejected completely because we felt that such uses would perhaps be injurious to the use as a gasoline filling station, a commercial office building, a restaurant or eating place of the character of Hot Shoppes, White Tower and the like, and a nursing home. In each instance the price offered would have been for the College more money than the sale to the Baptist Convention, but we felt that the use to which the property would be put by the Baptist Convention would be far more desirable from the point of view of the residents of Campus Hills than any of the other uses mentioned above.
Very truly yours,
H. Vernon Erey

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 1-23-63
Posted for: Reclassification and Special Exception
Petitioner: Goucher College
Location of property: SW/S Goucher Blvd. & W/S Soder Road
Location of Signs: Signs placed at intersection of SW/S Goucher Blvd. & W/S Soder Road, on southeast side of SW/S Goucher Blvd.
Remarks: George B. Proctor
Posted by: George B. Proctor Signature Date of return: 1-24-63

Corrected Notice

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

5773-EX

ZONING: From R-6 to R-A Zone. Petition for Special Exception for Elevator Office Building, including business use (church bookstore) for the convenience of its tenants and as conditioned in Section 102-4 of the Baltimore County Zoning Regulations.

LOCATION: Southwest side of Goucher Boulevard, 125 feet northwesterly from the corner formed by the intersection of the southwest side of Goucher Boulevard with the westmost side of Soder Road.

DATE AND TIME: Wednesday, February 13, 1963 at 1:00 P.M.

PUBLIC HEARING: Room 100, County Office Building, 139 County Office Building, Towson 4, Maryland.

The Zoning Commissioner of Baltimore County has caused the notice of public hearing to be published in the Baltimore County Zoning Regulations.

DATE AND TIME: Wednesday, February 13, 1963 at 1:00 P.M.

LOCATION: Southwest side of Goucher Boulevard, 125 feet northwesterly from the corner formed by the intersection of the southwest side of Goucher Boulevard with the westmost side of Soder Road.

DATE AND TIME: Wednesday, February 13, 1963 at 1:00 P.M.

PUBLIC HEARING: Room 100, County Office Building, 139 County Office Building, Towson 4, Maryland.

The Zoning Commissioner of Baltimore County has caused the notice of public hearing to be published in the Baltimore County Zoning Regulations.

DATE AND TIME: Wednesday, February 13, 1963 at 1:00 P.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD.

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 in each of the successive weeks before the...

DATE: February 13, 1963, the first publication appearing on the 13th day of February, 1963.

THE JEFFERSONIAN, Franklin Manager.

Cost of Advertisement, \$ 50.00

