

RE: PETITION FOR RECLASSIFICATION
From "R-6" Zone to "R-A" Zone -
S. S. Joppa Road 70' N.W. Lake-
wood Road, 7th District -
Haven Realty, Inc., Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5810-RV

The petitioner in the above matter requested a reclassification of the subject property from an "R-6" Zone to an "R-A" Zone and a variance to Section 217.3 of the Baltimore County Zoning Regulations to permit side yards on the east and west sides of 12 feet instead of the required 25 feet.

As there have been sufficient changes in the area to warrant the requested change the reclassification should be had.

The variance requested should also be granted to permit side yards on the east and west sides of 12 feet instead of the required 25 feet.

It is this 4th day of April, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from an "R-6" Zone to an "R-A" Zone.

It is also ORDERED that the variance to Section 217.2 to permit side yards on the east and west sides of 12 feet instead of the required 25 feet is also granted.

The granting of the reclassification and the variance are subject to approval of the site plan for the development of said property by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

TELEPHONE
VALLEY 3-3000

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

No. 15457

DATE 4/17/63

TO: Henry J. Weber
5714 Harford Road
Baltimore 14, Md.

BILLED TO: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COUNT
01622		Petition for Reclassification for Haven Realty, Inc.	\$50.00
		3-2265 4430 * * * TIL -	5000

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.

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION + Variance

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

RE: HAVEN REALTY, INC. 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an "R-6" zone to an "R-A" zone; for the following reasons:

For the erection of a four (4) unit apartment building, and for variance pursuant to Section 217.3 of the Zoning Regulations of Baltimore County, Side Yards -

Required: 25'

Requesting: 12' for East and West side yards
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:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification 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.

Contract purchaser

Address

Address: 5714 Harford Road

Baltimore 14, Maryland

Protestant's Attorney

John W. Haselton, Jr.
117 Allegheny Avenue
Towson 4, Maryland
VA 3-8440

ORDERED By The Zoning Commission of Baltimore County, this 21st day of January, 1963, 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 21st day of April, 1963, at 1:00 o'clock P.M.



(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner (Date: March 22, 1963)
FROM: Mr. George E. Garvello, Deputy Director

SUBJECT: #5810-RV, R-6 to R-A and Variance to permit side yards for the east and west side 12 feet instead of the required 25 feet. South side of Joppa Road 70 feet Northeast of Lakewood Road. Being property of Haven Realty, Inc.

7th District

Hearings: Wednesday, April 3, 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 variances to the side yard requirements. It has the following advisory comment to make with respect to pertinent planning factors:

1. Examination of land use data indicates that the subject property is completely surrounded by residential and institutional uses. Ordinarily the Planning staff encourages the concept of creating apartment buildings along major roads as a device of providing transition between residential and commercial areas. In the subject case however, there are no commercial areas to buffer. Creation of apartment zoning, from a Planning viewpoint, would set up land use potentials not in conformity with those of adjacent properties.

GC:bus

TOPOGRAPHICAL SURVEY
SURVEY FOR EXCAVATION

PHONE: BALTIMORE 7-2613

WILLARD M. LEE
REGISTERED CIVIL ENGINEER
4804 MAINFIELD AVENUE
BALTIMORE 14, MARYLAND

S.S. Joppa Road 70 feet N.W. Lakewood Road
9th District Balto., Maryland

Beginning for the same on the south side of Joppa Road at the distance of 70 feet measured northwesterly from the southwest corner of Joppa Road and Lakewood Road thence running and binding on the south side of Joppa Road North 87 degrees 12 minutes 40 seconds West 87.21 feet thence leaving Joppa Road for, four lines of division as follows:-
South 5 degrees 00 minutes 00 seconds East 175 feet, North 85 degrees 00 minutes 00 seconds East 50 feet, North 5 degrees 00 minutes 00 seconds West 53.01 feet and North 14 degrees 00 minutes 00 seconds East 107.05 feet to the place of beginning.

Containing 0.25 acres of land.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 90 Date of Posting: 3/5/63
Posted for: HAVEN REALTY, INC. 3/5/63
Petitioner: HAVEN REALTY, INC.
Location of property: S.S. of Joppa Rd. to NW of LAKEWOOD RD.
Location of Sign: Joppa Rd. 10' from LAKEWOOD RD.
B-7.5 ft. on East lawn 10' from Joppa Rd. 10' from LAKEWOOD RD.
Signed by: Robert L. Bell Date of return: 3/1/63
Signature

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 15, 1963

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 March, 1963, the 1st time, and on the 12th day of March, 1963, the 2nd time, the first publication appearing on the 15th day of March, 1963.

THE JEFFERSONIAN

Cost of Advertisement, \$.

TELEPHONE
VALLEY 3-3000

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

No. 16542

DATE April 1, 1963

TO: Henry J. Weber
5714 Harford Rd.
Baltimore 14, Md.

BILLED TO: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COUNT
01622		Advertising and posting of property for Haven Realty, Inc.	\$2.01
		4-163 6671 * * * TIL -	1261

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.



E. JOPPA

JOPPA ROAD BAPTIST CHURCH

R.D.

LAKESWOOD RD.

#5810 RV

AREA OF LOT - 0.25 AC.
ROAD WIDENING - 0.02 AC.
AREA OF PLPG. - 2,080 SQ. FT.
BUILDING COVERAGE - 10%
GROSS AREA - 0.25 AC.
NET AREA - 0.23 AC.
NO. OF UNITS - 4
NO. OF CAR SPACES - 6

PRESENT USE - NONE
PROPOSED USE - APARTMENTS
PRESENT ZONING - R-C
PROPOSED ZONING - R-A

9TH DISTRICT BALTIMORE CO., MARYLAND
Scale: 1"=50'

Date: 1-9-63



William M. Lee
REG. CIVIL ENGR.

