

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George A. Spiegel, 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-2 zone to an R-1 zone; for the following reasons: To extend and expand present office facilities for Dentist Offices.

VARIANCE: SECTION 217.3 - SIDE YARDS - REQUEST 12' ON SOUTHERN SIDE 1' ON NORTHERN SIDE INSTEAD OF REQUIRED 25 FEET.
SECTION 217.4 - FRONT YARD - REQUEST 20' INSTEAD OF REQUIRED 30 FEET.
SECTION 217.4 - REAR YARD - REQUEST 27' INSTEAD OF REQUIRED 30 FEET.

See Attached Description

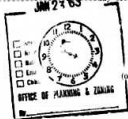
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for OFFICE USE.

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.

Contract purchaser George A. Spiegel Legal Owner
Address 903 Funselt Ave.
Baltimore 20, Maryland
Protestant's Attorney
Leonard A. Vadala
1740 EASTERN BLVD.
BALTIMORE 20, MD.
800-8888

ORDERED BY THE Zoning Commissioner of Baltimore County, this 23rd day of April, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of April, 1963, at 10:00 o'clock A.M.



Zoning Commissioner of Baltimore County

5813-RXV

DOCKET SYSTEM
OFFICE OF PLANNING & ZONING
BALTIMORE COUNTY
15th

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected

the above re-classification should be had; and it further appearing that by reason of location...

A Special Exception for OFFICE USE should be granted. The variances to Zoning Regulations should also be granted. IT IS ORDERED BY THE Zoning Commissioner of Baltimore County this 23rd day of April, 1963, that the herein described property or area should be and the same is hereby reclassified, from an R-2 zone to an R-1 zone; and/or a Special Exception for OFFICE USE should be and the same is granted, from and after the date of this order. The variances are hereby granted which permit a front yard of 30 feet instead of the required 30 feet and a rear yard of 27 feet instead of the required 30 feet. The petition is subject to approval of the plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 23rd day of April, 1963, 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 R-2 zone; and/or the Special Exception for OFFICE USE be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

W. C. WARREN
LAND SURVEYOR
STATE LICENSE NO. 88

INDEX 4-4840

DESCRIPTION
8008 FUGELSON ROAD, LOT 1550 VICTORY VILLA, SECTION 2 PLAT B,
Beginning for the same at the point on the northeast side of Fugelso
and 60 feet wide as laid out on the Plats of Victory Villa Section 2 Plats A
and 3 recorded among the Land Records of Baltimore County in Plat Book G.A.B.
22 folios 109 and 110 and in the division line between lots 1579 and 1580 as
laid out on said plats, said point of beginning being southeasterly 64 and
1/100ths feet measured along side of said Fugelso Road from the southeast
side of Compass Road as laid out on the first mentioned plat; and running thence
along the lines of said lot 1580 the five following courses and distances,
namely: southeasterly 21 the northeast side of said Fugelso Ave. by a line
curving to the left with a radius of 6164 and 58/100 feet the distance of
15 feet; north 32 degrees 58 minutes 19 seconds east 74 and 03/100 feet;
north 1 degree 33 minutes 38 seconds east 70 and 55/100 feet; north 56 de-
grees 48 minutes 58 seconds west 38 feet and south 33 degrees 37 minutes 28 sec-
onds west 100 feet to the point of beginning. Containing 1550 square feet of
land more or less.

Being Lot 1550 as laid out on the Plat of Victory Villa-Section 2-
Plat B, recorded among the Land Records of Baltimore County in Plat Book G.A.B.
22E folio 110.



PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE

FROM: From 1/4 to R-2 Zone.
Petition for a Variance for Office Use.
Petition for a Special Exception for Office Use.
Petition for a Variance for Office Use.
Petition for a Special Exception for Office Use.
Petition for a Variance for Office Use.
Petition for a Special Exception for Office Use.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing concerning the petition of George A. Spiegel for the reclassification of the property described in the petition from an R-2 zone to an R-1 zone; and/or a Special Exception for OFFICE USE should be granted, from and after the date of this order.

Beginning for the same at the point on the northeast side of Fugelso Road as laid out on the Plats of Victory Villa Section 2 Plats A and 3 recorded among the Land Records of Baltimore County in Plat Book G.A.B. 22 folios 109 and 110 and in the division line between lots 1579 and 1580 as laid out on said plats, and point of beginning being southeasterly 64 and 1/100ths feet measured along side of said Fugelso Road from the southeast side of Compass Road as laid out on the first mentioned plat; and running thence along the lines of said lot 1580 the five following courses and distances, namely: southeasterly 21 the northeast side of said Fugelso Ave. by a line curving to the left with a radius of 6164 and 58/100 feet the distance of 15 feet; north 32 degrees 58 minutes 19 seconds east 74 and 03/100 feet; north 1 degree 33 minutes 38 seconds east 70 and 55/100 feet; north 56 degrees 48 minutes 58 seconds west 38 feet and south 33 degrees 37 minutes 28 seconds west 100 feet to the point of beginning. Containing 1550 square feet of land more or less.

CERTIFICATE OF PUBLICATION

TOWSON, MD., MARCH 22nd, 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 MARCH 22nd, 1963, at 10:00 o'clock A.M., before the Zoning Commission of Baltimore County, on the 8th day of April, 1963, at 10:00 o'clock A.M., the Zoning Commission of Baltimore County, on the 8th day of April, 1963, at 10:00 o'clock A.M.

THE JEFFERSONIAN
Frank Struthers
Manager
Cost of Advertisement, \$ 01.62

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Rose, Zoning Commissioner Date: March 23, 1963
FROM: Mr. George A. Spiegel, Deputy Director

SUBJECT: RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE
Use and Variance to permit a Southeast side yard of 25 feet to permit front yard of 20 feet instead of required 30 feet; and a rear yard of 27 feet instead of required 30 feet. Northeast side of Fugelso Road 64 feet Southeast of Compass Road. Being property of George Spiegel.

15th District
HEARING: Monday, April 8, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification to apartment zoning together with special exception for Dental Offices and variances to the setback requirements. It has the following advisory comments to make with respect to pertinent planning factors:

- In light of the gasoline service station to the rear of the subject property, the Planning staff would consider that creation of apartment zoning with offices on the subject property would set as transitional zoning. The fact that doctors' offices exist on the adjacent lot also reinforces the argument for using offices as a transitional device. The Planning staff would suggest however, that effort be made to provide offstreet parking either on the subject lot or on the adjacent commercial property.

GB:cha

TELEPHONE VALLEY 3-3000

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

No. 15464
DATE: 4/23/63

To: Leonard A. Vadala, Esq.
1740 Eastern Blvd.
Baltimore 21, Md.
Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS OF SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT
01622		Petition for Reclassification, Special Exception & Variance for Dr. George Spiegel	50.00
			50.00
			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

No. 16584
DATE: 4/23/63

To: Leonard A. Vadala, Esq.
1740 Eastern Boulevard
Baltimore 21, Md.
Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS OF SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT
01622		Advertising and posting of property for George Spiegel	10.00
			10.00
			10.00

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.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th
Posted for: George A. Spiegel
Petitioner: George A. Spiegel
Location of property: Plats of Fugelso Rd. by Victory Villa, 5813 of Compass Rd.
Location of signs: 30' x 50' on N. side of Fugelso Rd. 15' x 30' on E. side of Fugelso Rd. 30' x 50' on S. side of Fugelso Rd.
Remarks: Reclassified to R-1 zone.
Posted by: Robert J. Ball
Date of return: 3/28/63

CERTIFICATE OF PUBLICATION

TOWSON, MD., 21st March 1963
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 508 successive weeks before the 8th day of April, 1963, at 10:00 o'clock A.M., the first publication appearing on the 8th day of March, 1963.

THE COUNTY NEWS WEEK
W. J. Rogers
Manager

5813-RXV

5813-RXV

5813-RXV

COMPASS
ROAD

PRESENT USE FILLING STATION
ZONED BL

RESIDENTIAL
PROPERTY
R-6



PROPOSED
ADDITION

RESIDENTIAL PROP.
R-6



T=12.46' 51.75' 55' 05' 06' 08' T=14.82'

F-U-SEL-AGE AVE.

LONGERON DRIVE

NORTH

SCALE: 1" = 50'



W. C. Warren
Jan. 19, 1963.

ELECTION DISTRICT: 15TH.

PRESENT ZONING: R-6

AREA OF PROPERTY: 5239 ± SQ. FT.

PROPOSED ZONING: R.A.

EXISTING USE OF PROPERTY: DENTIST OFFICE.

PROPOSED USE OF PROPERTY: DENTIST OFFICE.

