

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Trustees of the Episcopal Church of Baltimore, 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 BL zone; for the following reason:

Change in the neighborhood surrounding herein described property.

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. 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.

The Trustees of the Episcopal Church of Baltimore, 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 BL zone; for the following reason:

ORDERED BY THE Zoning Commissioner of Baltimore County, this 6th day of February, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of April, 1963, at 2:00 o'clock.

By John A. Hays, Zoning Commissioner of Baltimore County.

Address: 1000 York Road, Towson, Md.

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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 general welfare of the community, the locality involved not being detrimentally affected, and sufficient change in the area to warrant the requested zoning.

the above reclassification should be had; and/or the Special Exception should be granted.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this 10th day of February, 1963, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an BL zone, and/or a Special Exception be granted; from and after the date of this order, subject, however, to approval of the site plan by the State Roads Commission, 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:

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this 10th day of February, 1963, 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 to remain a R-6 zone; and/or the Special Exception for BL zone be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

To: The Titonium Springs & Linn Association, Inc.
2000 York Road
Towson, Md.

By: John A. Hays, Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01682

QUANTITY 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification for Titonium Methodist Church

AMOUNT 50.00

DATE 2/10/63

By: John A. Hays, Zoning Department of Baltimore County

To: Titonium Methodist Church
Towson, Maryland

By: John A. Hays, Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01682

QUANTITY 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of your property

AMOUNT 20.50

MAZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Soil Planners
3129 N. Charles St. - Baltimore 18, Maryland
10404-7570

PROPERTY NORTHWEST CORNER OF YORKROAD AND NORTHWOOD ROAD, TIMONIUM, ELECTION DISTRICT NO. 8, BALTIMORE COUNTY, MARYLAND

Present Zoning: "R-6"
Proposed Zoning: "B-L"

Beginning for the same at the intersection of the east side of York Road and the north side of Northwood Drive, as shown on plat 6, Yorkshire, said plat being recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, Folio 21, and running thence easterly binding on the north side of Northwood Drive and on the southernmost side of lots Nos. 5, 6, 7, 8, and 9, Section "E", as shown on said plat, a distance of 280.43 feet, more or less, to the dividing line between lots Nos. 9 and 10, Section "E", thence running in a northerly direction, binding on said dividing line a distance of 155 feet, more or less, thence running in a southwesterly direction and binding on the southernmost outline of lot No. 82 and the Public School lot as shown on said plat of Yorkshire, 311 feet, more or less, to the east side of York Road, thence running southeasterly binding on said east side of York Road 80.10 feet, more or less, to the point of beginning.

HAV:abr 1/11/63
J. O. #63005

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8 Date of Posting 3/23/63

Posted for Reclassification of York Road and Northwood Drive

Location of Sign At the intersection of York Road and Northwood Drive

Posted by Robert Smith Signature

Date of return 3-28-63

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 22, 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 22, 1963.

day of March, 1963, the 1963 publication appearing on the 22nd day of March, 1963.

THE JEFFERSONIAN, Towson, Maryland

Cost of Advertisement, \$ 20.50

By: John A. Hays, Zoning Department of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Ross, Zoning Commissioner Date: March 29, 1963

FROM: Mr. George E. Gavrilis, Deputy Director

SUBJECT: BL zone, R-6 to B-L, East side of York Road and North side of Northwood Drive. Being property of Trustees of Titonium Methodist Church.

Re: District 8
REMARKS: Wednesday, April 10, 1963 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-L zoning and planning factors:

1. Changes in the manner of land use and in zoning potentials have occurred along this portion of York Road so as to justify, from a Planning viewpoint, commercial zoning on the subject property. The real issue in this case turns on whether or not B-L zoning should be extended to a depth greater than the depths of the subject property can be used in its entirety with a coordinated plan of access, if appropriate screening can be provided, or if the present physical plant of the church is utilized for a commercial or office purpose, the Planning staff would offer no objection to the extraordinary depth of commercial zoning being sought. If, on the other hand, separate use of the front and rear portions of the property were to be contemplated, then the Planning staff would offer objection to the extraordinary depth of the commercial zoning being sought.

GEG:ms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Ross, Zoning Commissioner Date: November 7, 1963

FROM: Mr. George E. Gavrilis, Deputy Director

SUBJECT: BL zone, R-6 to B-L, East side of York Road and North side of Northwood Drive. Being property of Trustees of Titonium Methodist Church.

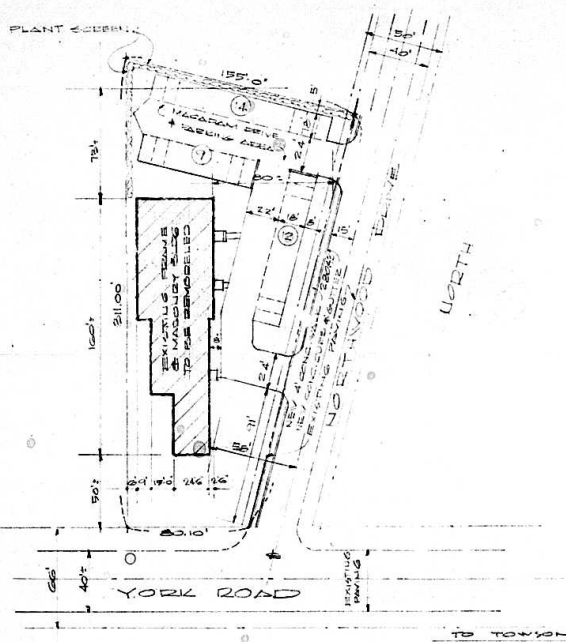
On April 10th, 1963 a hearing was held on the subject zoning petition. Decision has been withheld pending a more definitive statement of the church with respect to how the property would be utilized by a subsequent commercial purchaser. For that hearing, the Planning staff had raised questions concerning the appropriateness of the desirability of the extra commercial depth with use thereon by several commercial activities.

The church has not been in a position to develop a precise plan for the commercial use of their property inasmuch as there is as yet no purchaser for it. Since settling the zoning status of this property is now critical, the Planning staff withdrew its objections to the extra commercial depth being sought, feeling that an overall plan cannot be developed as a precedent to the zoning. The Planning staff very clearly has identified to the church that any prospective user of this property must treat it as a whole with respect to access parking and screening.

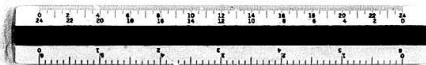
By: George E. Gavrilis, Deputy Director

NOTE:

1/2" AUTO. CO. STD. CURB & GUTTER -
CLASS "B" CONCRETE
5" MINIMUM DRIVEWAY - CLASS "D"
CONCRETE



SITE PLAN
Scale 1" = 40'-0"



Zoning File #5826

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *George J. Morris*
DATE: *10/1/64*

PRESENT ZONING - PL

AREA OF EXISTING BLDG - 7025'
PARKING REQ'D - 24 CARS
ACTUAL PARKING - 35 CARS
PARKING SPACES EACH @ 86'x16'

REVISED 10-20-64 & 10-21-64

ALTERATIONS FOR
YORK ROAD MEDICAL CENTER
YORK ROAD & NORTHWOOD DRIVE
TIMOLIUM, MARYLAND



ARCHITECT: <i>LEWIS, A. I. A.</i>		Architectural Sheet No. LPI
SCALE: 1" = 40'-0"	DATE: 10/1/64	
PROJECT: <i>6460</i>		
SHEET: <i>6460</i>		