

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, 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 the Zoning Commission of Baltimore County to re-classify the property from its present zoning to the following zoning:

See Attached Description

For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Medical Office Building.

Property is to be posted and advertised as provided by Zoning Regulations. I 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: Frank B. Proctor, Harold S. Hill, Margaret A. Hill. Legal Owners. Address: 6108 Ivydene Terrace (9). Address: 500 North Fairmount Avenue (4). Protestant's Attorney: Jordan Linkletter Rothman.

Address: 1450 American Building (2). Plaza 2-450.

ORDERED BY The Zoning Commission of Baltimore County, this 5th 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on June 5, 1963, at 2:00 o'clock.



Zoning Commissioner of Baltimore County

(1067)

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

To: Dr. Anthony Proctor
6108 Ivydene Terrace
Baltimore 9, Md.

BILLED TO: Zoning Department of Baltimore County

INVOICE No. 17834
DATE 6/5/63

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
Advertising and posting of property for Frank B. Proctor		\$32.00
9-603 4694 * * * TIL -		2.00
		\$34.00

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: 9D Date of Posting: 6/1/63
Posted for: Hearing Wed June 5 63 at 2:00 P.M.
Petitioner: Frank B. Proctor et al.
Location of property: 6108 FAIRMOUNT AVE 186' N of Joppa RD
Location of Sign: FAIRMOUNT AVE 201' N of Joppa RD
Remarks: 186' N of Joppa RD and 201' N of Joppa RD
Posted by: Robert H. Hill Date of return: 6/1/63

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, topography, and other factors, the locality involved will not be detrimentally affected.

A Special Exception for a Medical Office Building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of June, 1963, that the above described property be re-classified from its present zoning to the following zoning: Special Exception for a Medical Office Building. The same should be and the same is granted, from and after the date of this order, subject, however, to approval of the site 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 location, topography, and other factors, the locality involved will not be detrimentally affected.

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 5th day of June, 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 _____ and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

MULLER, RAPHAEL & ASSOCIATES, INC.

ARCHITECT & ENGINEER

201-208 COURTLAND AVENUE, TOWSON 4, MARYLAND

March 18, 1963

DESCRIPTION TO ACCOMPANY ZONING PETITION

BEGINNING for the same at a point on the west side of Fairmount Avenue (108' wide), said point being a distance of 186' northerly from the intersection of the north side of Joppa Road (60' wide) and the west side of Fairmount Avenue, running thence and binding on the west side of Fairmount Avenue, by a curve to the left with a radius of 1243.26' for a distance of 166' to intersect the 40 or 62°12'00"W 211'-108" line of land recorded among the Land Records of Baltimore County in Liber W.P.C. 629, Folio 395, at a point distant 10' more or less from the beginning of aforesaid 40 line, running thence and binding on part of aforesaid 40 line 62°12'00"W 202' to the end thereof, thence running and binding on the 1st and 2nd lines of aforesaid deed Liber W.P.C. 629, Folio 395, and on part of the 2nd or 562°12'00"W 84.60' line of land recorded among the Land Records of Baltimore County in Liber R.S. 1425, Folio 171, the two following courses and distances: (1) S6°10'00"W 159'54"; (2) S62°12'00"E 218' to the point of beginning.

CONTAINING 0.7 acres of land, more or less.

BEING parts of land now or formerly owned by Frank W. Proctor recorded among the Land Records of Baltimore County in Liber R.S. 1425, Folio 171, and Blanche F. Sterling recorded among the Land Records of Baltimore County in Liber W.P.C. 629, Folio 395.

SUBJECT to slope easement area along the 1st line of the above described parcel.

R. J. Muller #1391

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 24, 1963

FROM: Mr. George E. Cavellie, Deputy Director

SUBJECT: Special Exception for a Medical Office Building. West side of Fairmount Avenue 186 feet North of Joppa Road. Being property of Frank Proctor.

9th District

REMARKS: Wednesday, June 5, 1963 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for a Medical Office Building. It has the following advisory comment to make with respect to pertinent planning factors:

1. If granted, the granting should be conditioned upon final approval of site plans by the appropriate county agencies.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 5, 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., once in each of 12 consecutive weeks before the 18th day of June, 1963, the first publication day of June, 1963.

THE JEFFERSONIAN
Frank M. Hill
Manager

Cost of Advertisement, \$ _____

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION
FOR A MEDICAL OFFICE BUILDING
LOCATED ON THE WEST SIDE OF FAIRMOUNT AVENUE (108' WIDE) AND THE NORTH SIDE OF JOPPA ROAD (60' WIDE) AND THE WEST SIDE OF FAIRMOUNT AVENUE, BY A CURVE TO THE LEFT WITH A RADIUS OF 1243.26' FOR A DISTANCE OF 166' TO INTERSECT THE 40 OR 62°12'00"W 211'-108" LINE OF LAND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER W.P.C. 629, FOLIO 395, AT A POINT DISTANT 10' MORE OR LESS FROM THE BEGINNING OF AFORESAID 40 LINE, RUNNING THENCE AND BINDING ON PART OF AFORESAID 40 LINE 62°12'00"W 202' TO THE END THEREOF, THENCE RUNNING AND BINDING ON THE 1ST AND 2ND LINES OF AFORESAID DEED LIBER W.P.C. 629, FOLIO 395, AND ON PART OF THE 2ND OR 562°12'00"W 84.60' LINE OF LAND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER R.S. 1425, FOLIO 171, THE TWO FOLLOWING COURSES AND DISTANCES: (1) S6°10'00"W 159'54"; (2) S62°12'00"E 218' TO THE POINT OF BEGINNING.

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

To: Anthony Proctor
6108 Ivydene Terrace
Baltimore 9, Md.

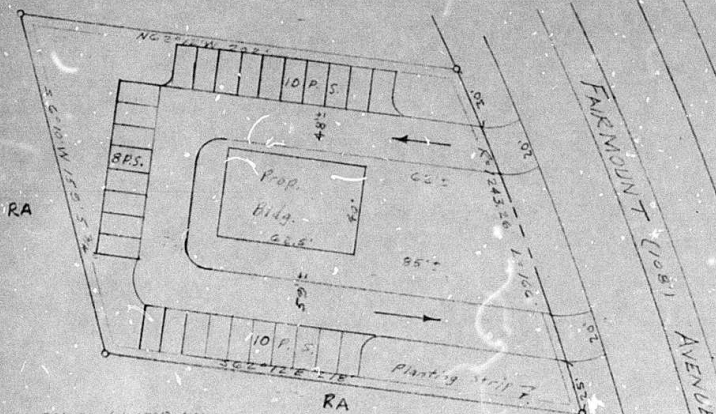
BILLED TO: Zoning Department of Baltimore County

INVOICE No. 16558
DATE 6/5/63

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
Advertising and posting of property for Frank B. Proctor		\$50.00
9-603 1129 * * * TIL -		5.00
		\$55.00

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.

B.M.

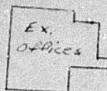


SEWER & WATER AVAIL.

AREA OF PROP. - 0.741
EXIST. USE OF PROP. - VACANT
PROP. USE OF PROP. - OFFICES
PRES. ZONING OF PROP. - RA
PROP. ZONING OF PROP. - RA (SPEC. EX. OFFICES)

PLAT TO ACCOMPANY ZONING PETITION
3RD ELECT. DIST. BALTO CO, MD.
SCALE: 1" = 50'

BALTO CO, MD.
MAR 18 '63



40'

#5868XA

MAP
#9

SEC. 3 - C

MULLER, RAPHEL & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS

201 COURTLAND AVE.
TOWSON 4, MARYLAND

JORRA (60') ROAD

