

PETITION FOR RECLASSIFICATION
from 2nd-4 Zone to 2nd-4 Zone
Special Exception for Doctors' Offices and Variance to Sec. 217.2 of Zoning Regulations -
No. 4, Cor. No. 1st Boulevard
and Trappe Road, 1st District
Petitioners

The petitioners in the above entitled matter seek reclassification of property at the northeast corner of Harritt Boulevard and Trappe Road, in the 1st District of Baltimore County, from an "M-2" Zone to an "M-2A" Zone a special exception for doctors' offices and variance to Section 217.2 of the zoning regulations of Baltimore County to permit also yard setbacks of 10 feet and 12 feet respectively instead of the required 25 feet.

From the testimony presented at the hearing it appears that by reason of location and the changes which have taken place in the character of the neighborhood, the reclassification should be made and the special exception for doctors' offices should be granted.

The variance requested to Section 217.2 of the Zoning Regulations to permit also yard setbacks of 10 feet and 12 feet instead of the required 25 feet should also be granted.

It is this 14th day of July, 1963, by the Zoning Commission of Baltimore County, ordered that the herein described property or area should be and the same is hereby reclassified from an "M-2" Zone to an "M-2A" Zone a special exception for doctors' offices and the variance to permit also yard setbacks of 10 feet and 12 feet respectively instead of the required 25 feet is also granted, subject, however, to approval of the site plan for the development of said property by the State Board on Construction, Bureau of Public Services and the Office of Planning and Zoning.

JOHN G. ROSE
Zoning Commissioner of Baltimore County

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION & Variance

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we JAMES T. & ANN V. GILBERT legal owners 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 "M-2" Zone to an "M-2A" Zone and (2) for the following reasons:

To erect on said plot of ground, a two story, brick, office building to be used as a doctors office, as per accompanying plat.

Petition for a Variance to Section 217.2 to permit sideyard offset of 10' and 12' instead of the required 25'

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, doctors offices.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above reclassification and of 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: 5 N. Guilford Avenue
Petitioner's Attorney
Protestant's Attorney

ORDERED: By the Zoning Commissioner of Baltimore County, this 23rd day of July, 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 through out 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 23rd day of July, 1963, at 1:30 o'clock P. M.

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

To: Howard L. Muhl, Jr., Esq.
5 N. Guilford Ave.
Baltimore 2, Md.

DEPOSIT TO ACCOUNT NO. 01622
QUANTITY 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification, special exception & variance for James T. Gilbert

50.00

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

To: Regis C. Dumas, Esq.
22 Hesketh Building
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622
QUANTITY 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Cost of appeal - Property National Dairy Products Corp.
No. 63-20

170.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. John G. Rose, Zoning Commissioner Date: July 12, 1963
FROM: Mr. George H. Garveris, Deputy Director
SUBJECT: 5903-RXV, R-6 to R-4, Special Exception for Doctors Offices and Variance to permit a side yard offset of 10 feet and 12 feet instead of the required 25 feet. Northeast corner of Harritt Boulevard and Trappe Road. Being property of James T. Gilbert.

12th District
RECEIVED: Monday, July 29, 1963 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-4 zoning together with a Special Exception for Doctors Offices and Variance. 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 creating R-4 zoning with office here. Such zoning would provide realistic relief to the subject property to its proximity to Harritt Boulevard and commercial land use potentials. Such zoning would serve also as a transition for the adjoining R-6 area.
2. If granted, the granting desirably should be conditioned upon approval of plans by the appropriate County agencies.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. July 25 1963

THIS IS TO CERTIFY, that the annexed advertisement of James T. Gilbert was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for successive weeks before the 9 day of July 1963; that is to say, the same was inserted in the issues of 7-10-63

Stromberg Publications, Inc.
Publisher.

By Betty Price

BEGINNING for the same at a point formed by the intersection of the northeast right of way line of Trappe Road and the easternmost right of way line of Harritt Boulevard as shown on Baltimore County Bureau of Rights of Way drawing NW 53-200 and recorded among the plat records of Baltimore County in Highway Libar 11-8, Folio 236, said point being also at the end of the first or N55°00'37" W 73.66' line of that parcel of land which by deed dated June 20, 1960 and recorded among the Land Records of Baltimore County in Liber 3715, Folio 446, was conveyed by George H. Stangl and wife to James T. Gilbert and wife, running thence and binding on the easternmost right of way line of Harritt Boulevard, as shown on said plat, N3°40'42" W 46.19', N5°45'08" W 77.73' and by a curve to the right with a radius of 1014.33' for a distance of 34.06', thence leaving the easternmost right of way line of Harritt Boulevard and running for a line of division across the land of Gilbert N73°33'10" W 19.43' to the end of the 7th or S73°33'10" W 130' line of the land which by lease dated December 10, 1959 and recorded among the Land Records of Baltimore County in Liber 3659, Folio 426, was leased by Lewis E. Stangel et al to Shell Oil Company and continuing the same course N73°33'10" W 50.00', thence leaving the 7th line of the aforesaid deed, Stangel to Shell Oil Company and running for a line of division across the 2nd parcel of land which by deed dated January 3, 1953 and recorded among the Land Records of Baltimore County in Liber 3232, Folio 322, was conveyed by Harry B. Stangel to Helen S. Mills, et al, N16°26'10" W 69.64' to intersect the 4th line of the aforesaid deed, Stangel to Mills, et al, at the distance of 60.30' from the beginning of said line, running thence and binding reversely on part of the 4th line of aforesaid deed, Stangel to Mills, et al, S73°33'10" W 60.30' to intersect the last or S7°57'32" W 66.83' foot line of the aforesaid deed, Stangl to Gilbert, at the distance of 129.80' from the beginning thereof, running thence and binding on part of the 7th line of the aforesaid deed, Stangl to Gilbert, S7°57'32" W 137.03' to the easternmost right of way line of Trappe Road,

as shown on the aforesaid plat and to the beginning of the last or N55°00'37" W 73.66' line of the aforesaid deed, Stangl to Gilbert, running thence and binding on the easternmost right of way line of Trappe Road, as shown on the aforesaid plat and on the 1st line of the aforesaid deed, Stangl to Gilbert, N55°00'37" W 73.66' to the beginning.

CONTAINING 0.237 acres of land more or less.

SAYING and excepting from the above description all that portion heretofore named M.

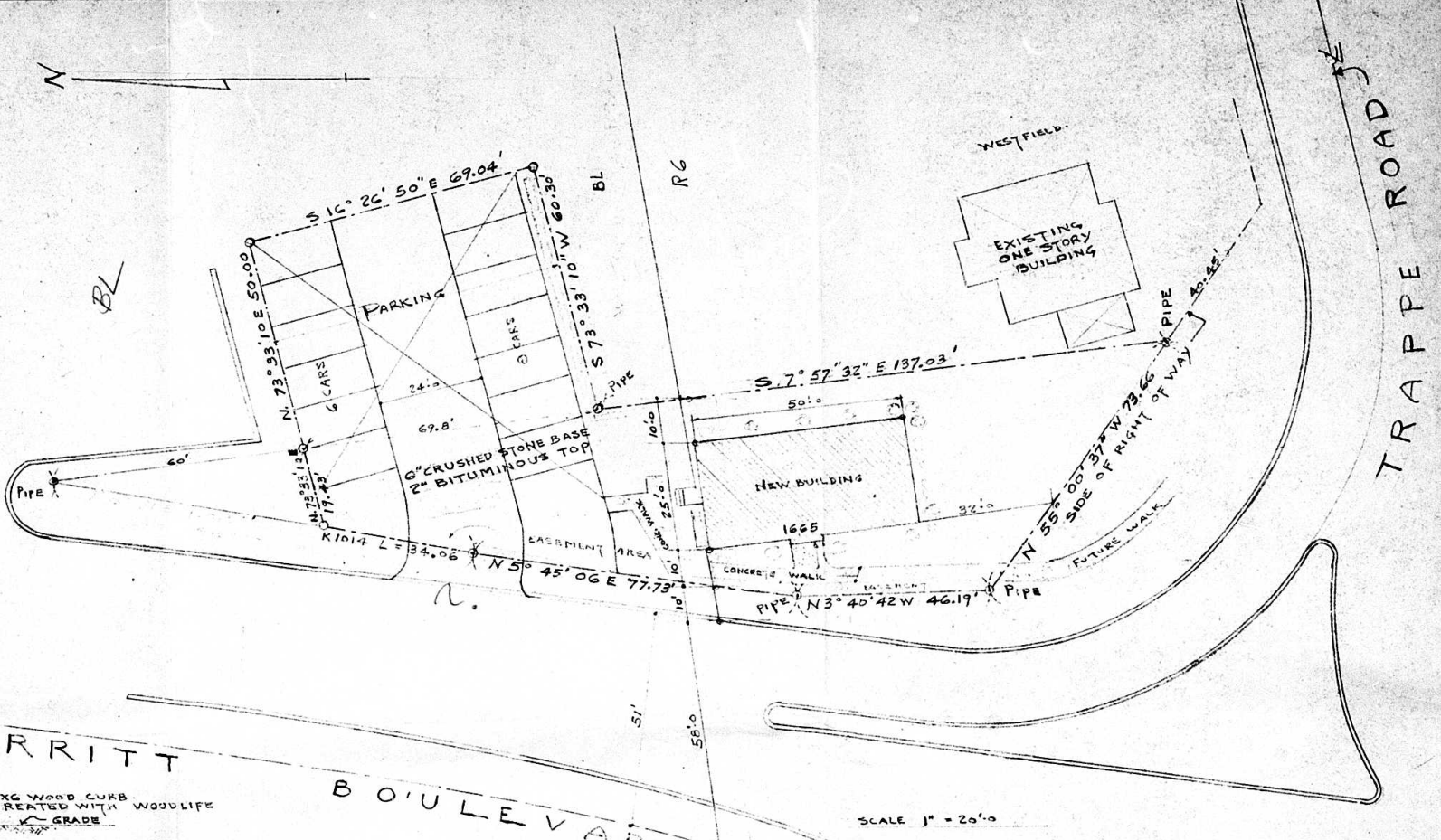
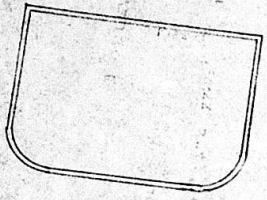
BEING part of that parcel of land which by deed dated June 20, 1960 and recorded among the Land Records of Baltimore County in Liber 3715, Folio 446, was conveyed by George H. Stangl and wife to James T. Gilbert and wife, and also being part of the 2nd parcel of land which by deed dated January 3, 1953 and recorded among the Land Records of Baltimore County in Liber 3232, Folio 322, was conveyed by Harry B. Stangel, widower, to Helen S. Mills, et al.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

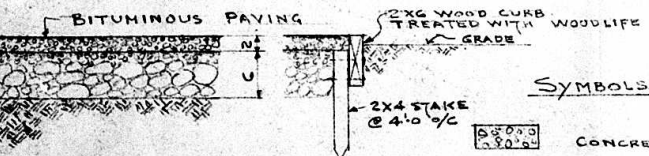
District 12
Date of Posting 7/16/63
Posted for HEARINGS MONDAY JULY 29, 1963 AT 1:30 P.M.
Petitioner: JAMES T. GILBERT
Location of property: NE COR. OF HARITT BLVD. & TRAPPE RD
Location of Sign: 22 HESKETH BLDG. TOWSON 4, MD.
Name: REGIS C. DUMAS
Posted by: REGIS C. DUMAS Date of return: 7/16/63

SHELL OIL CO.



MERRITT BOULEVARD

TRAPPE ROAD



BITUMINOUS PAVING
Area of bituminous shall have top soil removed and rough grading leveled off. After which a base course #2 crushed stone shall be laid to a thickness of 6". Base Course shall be rolled and compacted to a thick mess of 5". This surface shall then be bound with stone screening into the base course until the voids are filled. The screening shall then be rolled until the stone is well blended and firmly set for its entire surface. The base coat shall then be covered with a 2" layer of black top, furnished and laid and finished in accordance with the latest specifications of state roads.

SYMBOLS.

[Symbol]	CONCRETE
[Symbol]	CONCRETE FINISH
[Symbol]	CONCRETE BLOCK
[Symbol]	BRICK
[Symbol]	BRICK & BLOCK
[Symbol]	CONCRETE BLOCK IN PLAN
[Symbol]	STONE
[Symbol]	STEEL
[Symbol]	WOOD
[Symbol]	WOOD (BLOCKING)
[Symbol]	INSULATION

INDEX OF DRAWINGS

1	SITE PLAN
2	FON. & BASEMENT PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN & ROOF
5	ELEVATIONS
6	SECTION D-D & WINDOW SECT.
7	STAIR DETAILS

ENGINEERING DATA.

FIRST FLOOR	
SHEET ROCK 3/4" THICK	3.0
WOOD JOIST 2"x10" @ 16" o.c.	3.3
DOUBLE FLOORING 1/2" x 3/4"	4.7
3" INSULATION FOR SOUND	3.0
DEAD LOAD	14.0
LIVE LOAD	10.0
TOTAL LOAD	24.0
SECOND FLOOR	
SHEET ROCK 3/4" THICK	3.0
WOOD JOIST 2"x10" @ 16" o.c.	3.3
DOUBLE FLOORING 1/2" x 3/4"	4.7
3" INSULATION FOR SOUND	3.0
DEAD LOAD	14.0
LIVE LOAD	10.0
TOTAL LOAD	24.0
ROOF	
SHEET ROCK 3/4" THICK	3.0
WOOD JOIST 2"x10" @ 16" o.c.	3.3
SHEDDING 1/2" THICK	2.5
SPLY SLAG ROOF	6.0
DEAD LOAD	14.8
LIVE LOAD	30.0
TOTAL LOAD	44.8
PARTITIONS	
WOOD JOIST, No 1 COMMON	20.0 lb S.F.
DOUGLAS FIR	f = 1200 P.S.I.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *Charles B. ...*
DATE: *7-3-63*
BY: *...*
DATE: *7-11-63*

PLANS APPROVED
OFFICE OF PLANNING & ZONING

THESE PROPERTY LINES ARE COPIED FROM THE ORIGINAL SURVEYORS PLAT.
MULLER - RAPHLE ASSOCIATES INC.
REG. ENGINEERS & SURVEYORS
201 COURTLAND AVE
TOWSON 4, MARYLAND
MAY 1, 1963

BUILDER: ALAMEDA CONST. CO.
ADDRESS: 6231 YORK RD.
CITY: BALTIMORE 13, MD.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *...*
DATE: *7-3-63*

DATE	LOCATION OF BUILDING
7-3-63	PROFESSIONAL BLD. 1665 MERRITT BOULEVARD BALTIMORE 22, MARYLAND

TWO STORY
OFFICE BLDG.
SITE PLAN
DRAWING A 1

