	Pursuant to the advertisement, posting of property, and public hearing on the above petition and
AXA C O BXA	it appearing that by reason of
PORTON FOR CONINC DE CLASSIFICATION A-10	
	the above Reclassification should be had; and it further appearing that by reason of
Robert E. Shock and Lor we Edna M. Shock legal owner. 5 of the property situate in Baltimore (£(, 3	the requirements of Section 502.1- The variance requested to Section 217.2 and 217.3 to permit a front yard of 15 feet instead of the required 30 feet; and to permit a side
County and which is described in the description and plat attached hereto and made a part percor,	yard of 15 feet instead of the required 25 feet on the West mide.
to the Zoning Law of Baltimore County, from anR-6	a Special Exception for a Office Building
There is a complete change in the character of the neighborhood	day ofeuserF
Variance : - Section 217.2 - to pund a	zone, and/or a Special Exception for a_ Office Buildingshould be and the same is
find you of 15 ft instead of regums 30 ft.	granted, from and after the date of this order. The variance requested to permit a front yard of 15 feet instead of this required 30 feet; and to permit a side yard of 15 feet instead of the received 25 feet on the Neet side should also be pranted, subject to approach of the site plan by the State Roads Countagion, Bureau of Phillip Giverions and this fifties of Planning and Zoning.
see your a 13 pt Coster of See Attached Description	Planning and Zoding. Planning must be advertisement, posting of property and postic hearing on the above petition and the property and postic hearing on the above petition and the property and postic hearing on the above petition.
County, to use the herein described property, for. 6000.sq. fact.office building.	Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of
with a variance for front and side yard sepback Property is to be pested and advertised as prescribed by Zoning Regulations.	Districtive transport and the second
I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising. I, or we, agree to pay expenses of above re-classification and are to be bound by the zoning regulations and restrictions of Ballimore County adopted pursuant to the Zoning Law for Ballimore	Selection (Section)
regulations and restrictions of regulations of control parameters of the control parameters of t	the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE
David Epstein & Sons of Maryland, Inc.	GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
Long term Losses Constitution Legal Owner Legal Owner Address 22.2 thm. Long term Address 22.2 thm. Long term Long t	of
White Xulling He rud	DENIED and that the above described property or area be and the same is hereby continued as and to remain a
Pedilioner's Altorney Pedilioner's Altorney Productant's Altorney	be and the same is hereby DENIED.
Address Jenifers Bulding 717 Till Buldy Balls 2 (Syveny, 30 - 28,004) ORDERED For Zening Commissioner of Baltimere County, this. 25th. day R.P.	Zoning Commissioner of Baltimore County
of	TOPCON * TOPO BY
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning	The state of the property and therefore
County, on the 9th NOV 20163 day of January 196 4 at 11:00 o'clock	
4. N - NOV 20 63 7 // C	MICROFILMED :
Jan	MICROFILMED,
January Commissioner of Basilmary Coday.	invoice
Jan	TELEPHONE BALTIMORE COUNTY, MARYLAND No. 22090 OFFICE OF BINANCE
January Commissioner of Basilmore Codes	TELEPHONE BALTIMORE COUNTY, MARYLAND No. 22090 OFFICE OF BINANCE
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thence South 23 degrees 19 minutes East 122 feet plus or minus to the point of beginning; containing 0.5 acres plus or minus. of June, 1964 by the County Board of Appeals, OR DERED that the reclassification petitioned for, be and the same is hereby granted; and that the special exception and variances petitioned for, be and the same is hereby denied. subtitle B of Maryland Rules of Procedure, 1961 edition.

JAMES CROCKETT ASSOCIATES 2453 MARYLAND AVENUE BALTIMORE 18, MARYLAND

MITH #9

MAP

DESCRIPTION OF PROBRITY FOR ZOWING STRIPTION ON HOUSE SIDE OF INTERCOOR AVERAGE AND TO THE TEAR OF 1800 YORK SOAR, BIXETICS STRINGT TO. B. HTTAN THE TAKE THE TOTAL COUNTY, IN THAT THE BUYET HE TAKE OF MANAGEMENT.

BEGINNING FOR THE SAME at a point approximately 150 feet west of the wester most side of York Road and on the north side of Melaneton Road and Tunning thence and binding on the north side of Melancton Road South 74 degrees to minutes West 143 feet plus or minus; thence leaving the morth side of Melancton and running North 20 degrees 52 simutes West 145.00 feet; thence North of degrees 56 minutes East 137.79 feet; thence South 19 degrees 54 minutes East 33.50 feet;

JEC/fmd W.O. 5953 November 12, 1953

 $T_{\rm BLS}$ description is for zoning purposes only and is not to be used for the conveyance of property.



1 of 1

ORDER

Note: Mr. Parker did not sit at this hearing.

For the reasons set forth in the aforegoing Opinion, it is this 16 day

Any appeal from this decision must be in accordance with Chapter 1100,

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

#64-10RXA MAP SEC.3-C

RA-X 10/19/63 #9

RE: FETITION FOR RE-CLASSIFICATION From N-6 to N-4 Zone Special Exception for Office building Security of the Security of Secu SEC.3-6

RA

ZONING COMMISSIONER OP. BALTIMORE COUNTY

BEFORE

NOTICE OF APPEAL

MR. COMMISSIONER:

Please enter an Appeal in the above entitled case to the County Board of Appeals.

W. Giles Parker Attorneys for Protestants 717 Title Building Ealtimore, Maryland - 21202 SA 7-[03]

I HEREBY CERTIFY that a copy of the aforegoing Appeal was mailed this 7 // day of Pebruary, 1964 to Clinton Pitts, Esq., Jenifer Building, Towson 4, Maryland, Attorney for the Petitioners.

RE: PETITION FOR RECLASSIFICATION from an "R-6" Zone to an "R-A" Zone, SPECIAL EXCEPTION for an Office SPELIAL EXCEPTION for an Office Building, VARIANCES to Sections 217.2 and 217.3 of the Zoning Regulations of Baltimore County, N/S Melancton Drive, 150* west of York Road — Bith District Robert E, Shock, et al,

BEFORE £64-10PXA COUNTY BOARD OF APPEALS BALTIMORE COUNTY MPP No. 64-10-RXA : SE (13-

RA

OPINION

The petitioner requests a reclassification from an "R-6" Zone to an "R-A" Zone with a special exception for an office building and variances to Sections 217.2 and 217.3 of the Zoning Regulations of Baltimore County on property located on the north side of Melancton Drive, 150 feet west of York Road in the Eighth Election District of Baltimore County. The instant property is located to the rear of a commercial use fronting on York Road which is now used as a drive-in restaurant.

Testimony indicated that the subject property and the above stated drive-in business are owned by the petitioner. The petitioner proposed to erect an office building on the subject property with access to parking gained through use in common with the driver being used by the restaurant. The Board is not impressed by this arrangement and feels that such an arrangement would violate that section of the Baltimore County Zoning Regulations relating to traffic congestion, more specifically described in Section 502.1.

The Board, however, was favorably impressed by the list of zoning changes, submitted by the petitioner, which had taken place in the immediate neighborhood since the adoption of the land use map, and also by those comments of Mr. George E. Gavrel is of the Department of Planning relating to the subject property's use as a transitional zone between the commercial uses on York Road and the residences to the west. It is interesting to note that the depths of commercial zoning on the west side of York Road are of such varying degrees as to make it extremely difficult to establish any standard where commercial uses should cease.

Therefore, it is the opinion of this Board that the request for "R-A" zoning should be granted, and the special exception for an office building along with the request for variances be denied on the basis that the petitioner has falled to satisfy the provisions of Section 502.1 of the Zoning Regulations in regard to iraffie-congestion.

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND A VARIANCE 8th DISTRICT

ZONING: From R-6 to R-A Zone. Petition for Special Exception of Office Building, Petition for Variance to the Zoning Regulations of Baltimore County to permit a front yard of 15 feet instead of the required 30 feet; and to permit a side yard of 15 feet instead of the required 25 feet on the West side.

LOCATION: North side of Melancton Drive 150 feet West of York Road.

DATE & TIME: THURSDAY, JANUARY 9, 1964, at 11:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland,

The Zoning Regulations to be excepted as follows:

Section 217,2- Front Yard -

Section 217,3- Side Yard - 25 feet.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Concerning all that parcel of land in the Eighth District of

Baltimore County.

BEGINNING FOR THE SAME at a point approximately 150 feet west of the westernmost side of York Road and on the north side of Melancton Road and running thence and binding on the north side of Melancton Road South 74 degrees 18 minutes West 143 feet plus or minus; thence leaving the north side of Melancton and running North 20 degrees 52 minutes West 145,00 feet; thence North 69 degrees 56 minutes East 137,79 feet; thence South 19 degrees 54 minutes East 33.50 feet; thence South 23 degrees 19 minutes East 122 feet plus or minus to the point of beginning; containing 0.5 scres plus or minus.

JEC/fmd W.O. 6963 November 2, 1963.

This description is for zoning purposes only and is not to be used for the conveyance of property.

Being the property of Robert E. Shock and Edna M. Shock, as shown on plat plan filed with the Zoning Department.

BY ORDER OF JOHN G. ROSE ZONING COMMISSIONER OF BALTIMORE COUNTY Dec. 20

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md

Dondolls: Mr.

THE HERALD - ARGUS Catonsville, Md.

No. I Newburg Avenue

CATONSVILLE, MD.

December 27. 1963.

THIS IS TO CERTIFY, that the annexed advertisement of

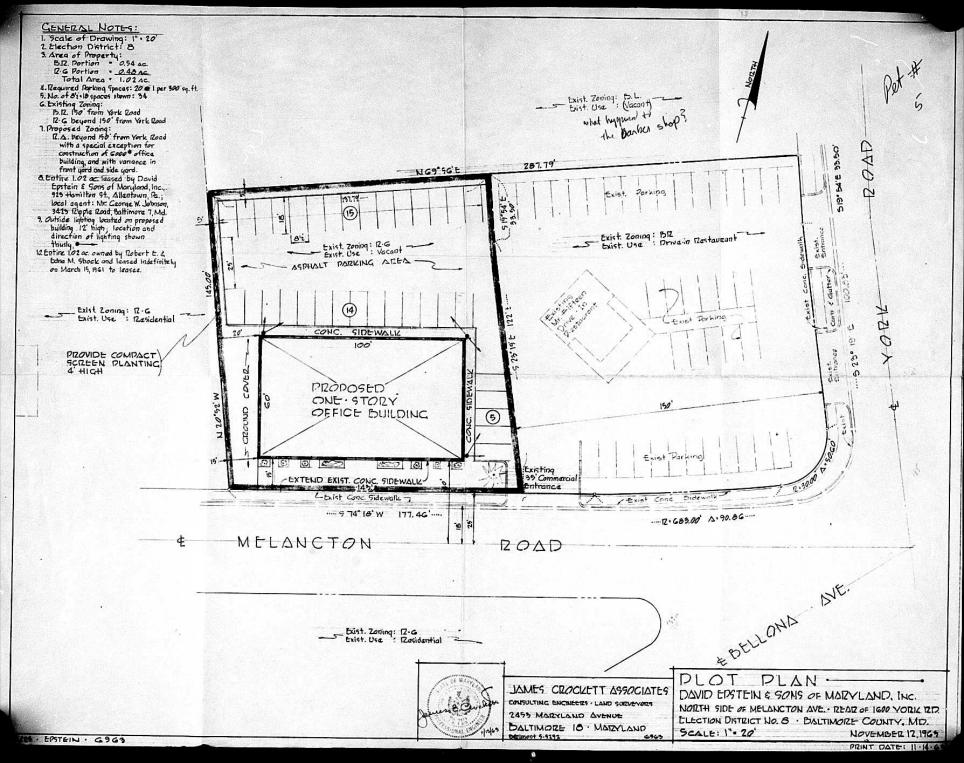
John G. Rose, Zoning Commissioner of Baltimore County

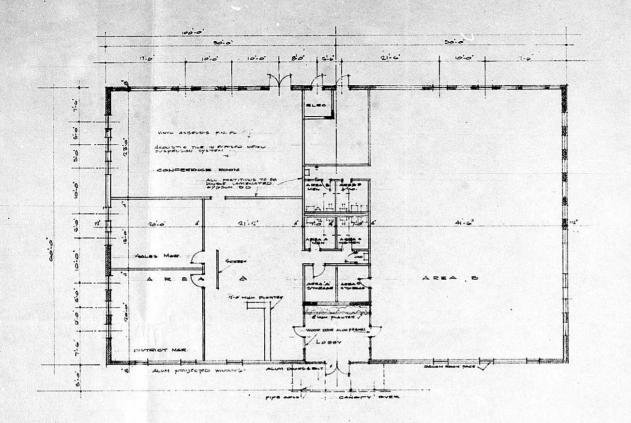
was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week zuzzsztvarweeks before the 27th day of December, 1963, that is to say the same was inserted in the issues of

December 27, 1963.

THE BALTIMORE COUNTIAN

By Paul J. Maryany Editor and Manager M





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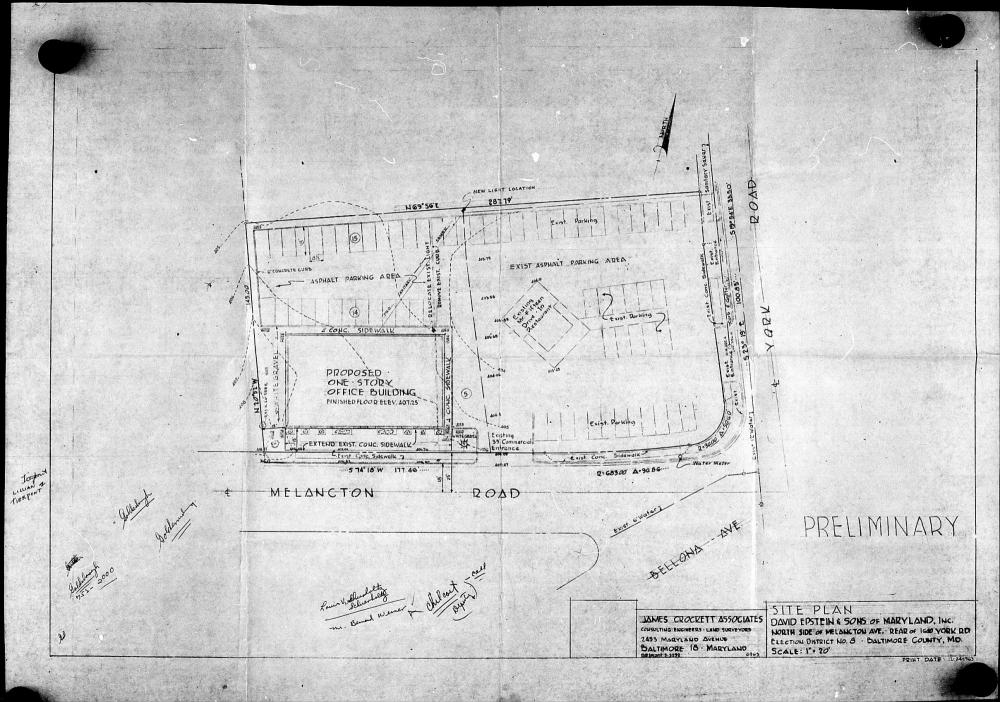
OFFICE BUILDING

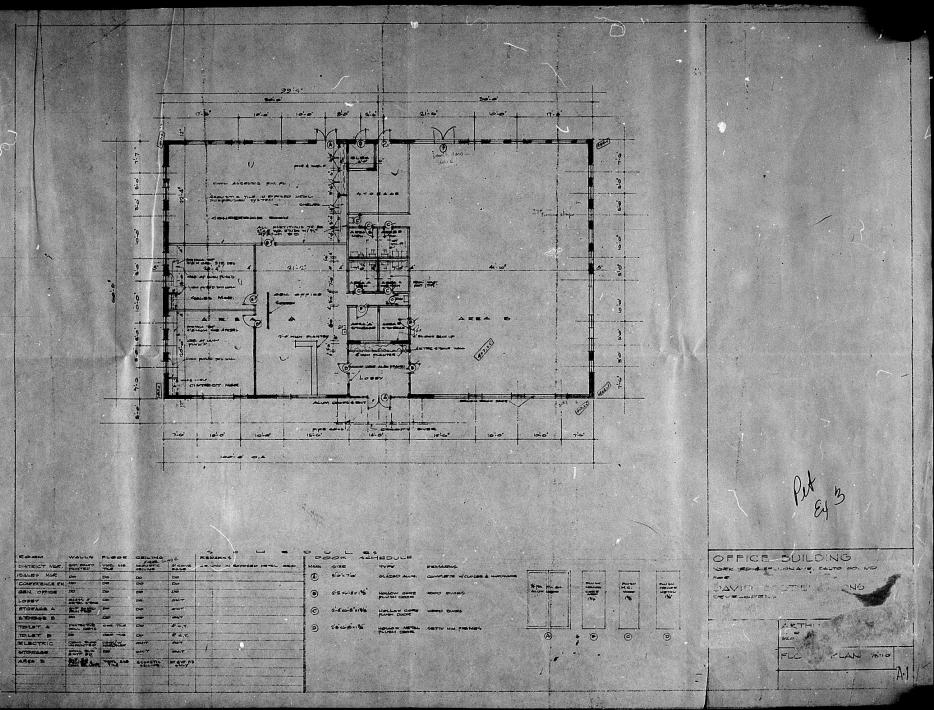
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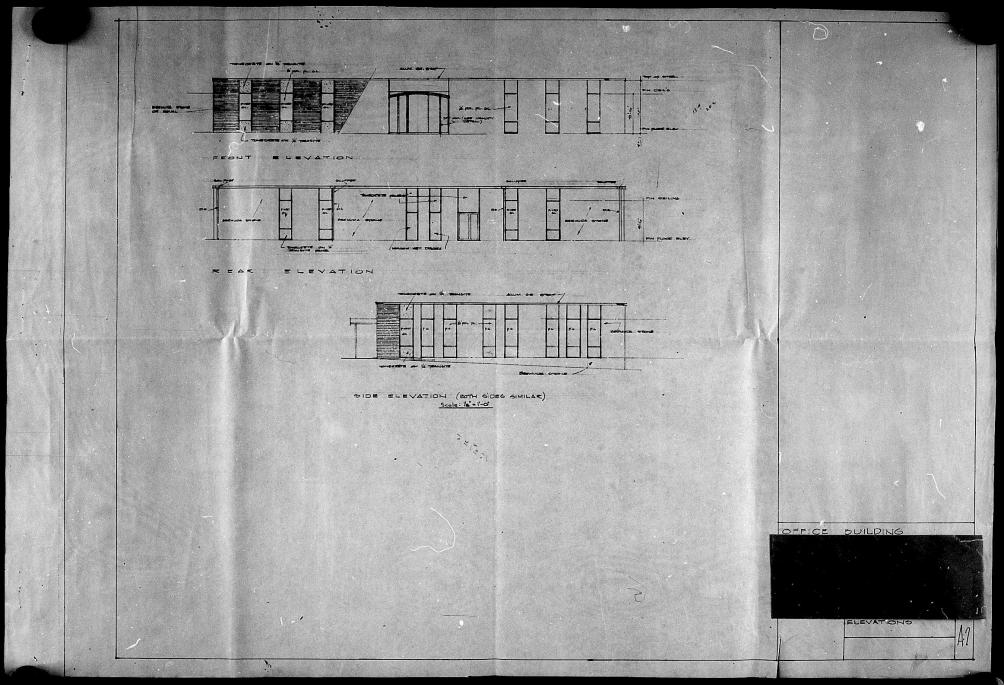
ARTHUR M. WEBER

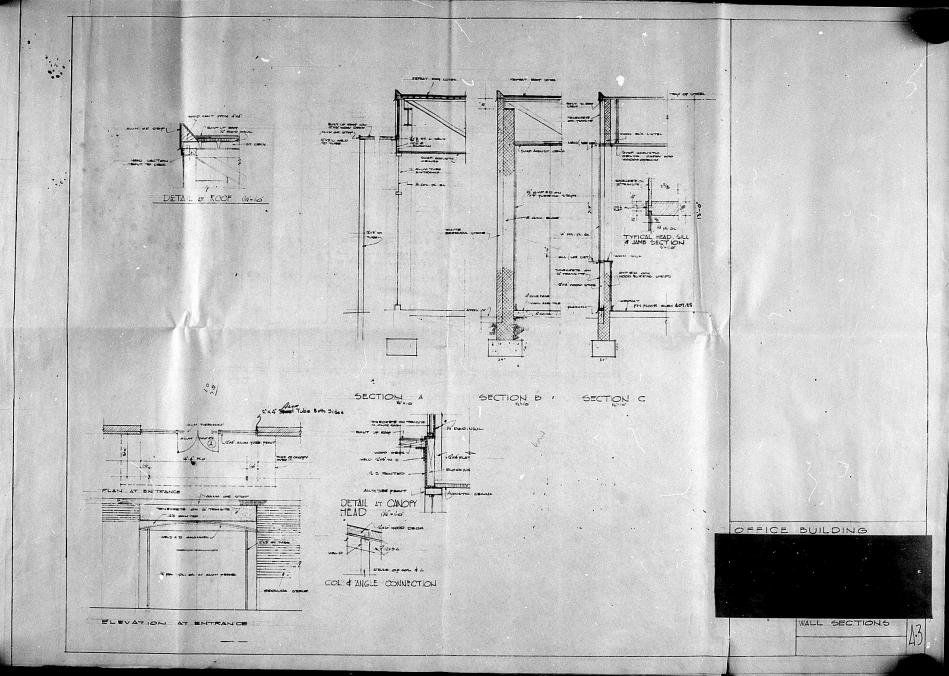
FLOOR PLAN 16:10

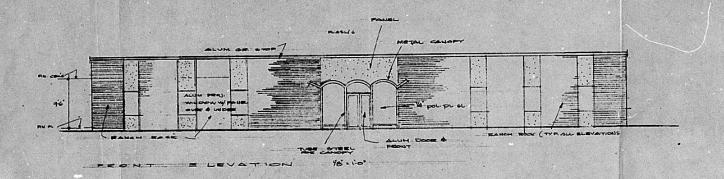
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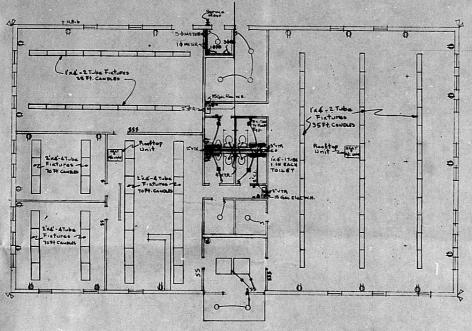
OFFICE BUILDING

YORK RD & SELLOWA MELANCTHON RD

ARTHUR M WEBER

FOR LEASE PURPOSE ONLY

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- Notes:

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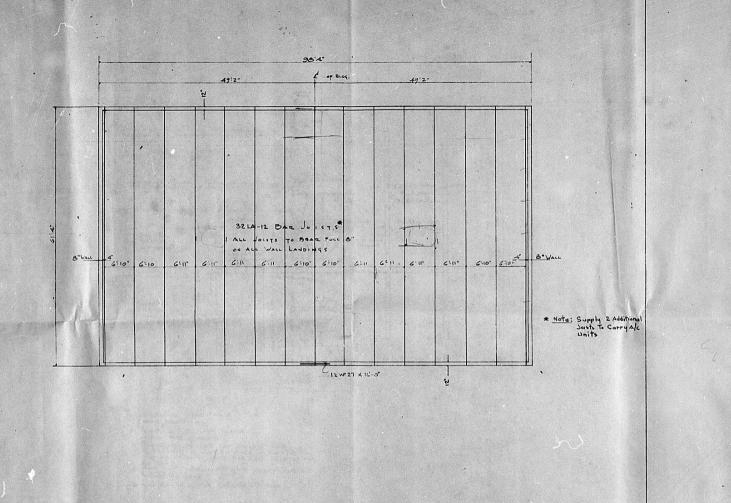
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 A. PROVIDE (T) CRIMING DIFFUSEAS (SQUARE) AND (2)
 RETARN AIR GRALES.

 - 5. See SITE PLAN FOR OUTSIDE Utilities

OFFICE BUILDING

MECH-ELEC. PLAN 1/846



OFFICE BUILDING

POOF FRAMING PLAN

· MICROFILMED