

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 I, or we, Henry C. Becker, 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-1 zone to an R-2 zone; for the following reasons:
 Property adjoins other B.L. property, adjoining.
 Property would not lend itself to residential use.

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 off-street parking.

Property is to be posted and advertised as prescribed by Zoning Regulations.
 I, or 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.

North Point Shopping Center, Inc.
Henry C. Becker President
Joseph J. Debar Contract purchaser
 Address: 3400 Wilkins Avenue
 Baltimore, 29, Md.
 Baltimore County, Maryland.

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of May, 1964, 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 had before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 11th day of May, 1964, at 10:00 o'clock A.M.



105-11

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of concerns to the character of the neighborhood

the above Reclassification should be had, and a Special Exception granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of May, 1964, that the herein described property or area should be and the same is hereby reclassified, from an R-1 zone to an R-2 zone, and a Special Exception granted, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services, and the Office of Planning and Zoning, The Special Hearing for Off-street parking in a Residential Zone is also granted.
Edward N. Hickey
 Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of concerns to the character of the neighborhood

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of May, 1964, 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-1 zone, and/or the Special Exception for off-street parking be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CHARLES D. GRACE
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 121 ALLEGANY AVENUE
 TOWSON 4, MARYLAND
 VALLEY 8-6000

ZONING DESCRIPTION

BEGINNING for the same at a point on the Southwest side of North Point Road as widened or intended to be widened distant 466 feet more or less measured along said side of North Point Road from the corner formed by said side of North Point Road with the Southeast side of Trappe Road thence binding on said side of North Point Road South 68 degrees 57 minutes 10 seconds East 184.02 feet thence leaving said side of said road and running South 21 degrees 26 minutes 32 seconds West 170.00 feet and North 68 degrees 57 minutes 10 seconds West 95.84 feet to the East side of a 20 foot alley thence binding on the East side of said 20 foot alley North 6 degrees 03 minutes 36 seconds West 190.98 feet to the place of beginning.

CONTAINING 0.7 Acres of land more or less.

3/23/64

CHARLES D. GRACE
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 121 ALLEGANY AVENUE
 TOWSON 4, MARYLAND
 VALLEY 8-6000

DESCRIPTION FOR PARKING

BEGINNING for the same on the East side of a 20 foot alley at a point distant respectively 466 feet measured Southeastly along the Southwest side of North Point Road as widened or intended to be widened from the Southeast side of Trappe Road and distant 190.98 feet measured Southerly along the said East side of said alley from the said Southwest side of North Point Road thence running South 68 degrees 57 minutes 10 seconds East 95.84 feet, South 21 degrees 26 minutes 32 seconds West 20.41 feet and South 68 degrees 11 minutes 51 seconds East 49.85 feet to the Northernmost corner of a Plat of The Wallford Section of Charlesmont filed in Baltimore County Plat Book G.L.B. #23 folio 30 thence binding on a Northwest outline of same and on a 20 foot alley South 21 degrees 56 minutes 37 seconds West 253.49 feet to a Northeast outline of Plat of Charlesmont Apartments filed in Baltimore County Plat Book B.R.G. #29 folio 72 thence binding on said outline North 6 degrees 03 minutes 36 seconds West 108.62 feet to the place of beginning.

CONTAINING 0.4 Acres of land more or less.

3/23/64

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

No. 21678
 DATE 3/28/64

Jerome J. Gabbart
 3650 Wilkins Ave.
 Baltimore, Md. 21229

Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	UNIT PRICE	TOTAL AMOUNT
01622	1	\$50.00	\$50.00
Petition for Reclassification for Henry C. Becker			
3-466 1 631 * 21678 TIP = 5000			

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

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

No. 23375
 DATE 5/11/64

Jerome J. Gabbart
 3650 Wilkins Ave.
 Baltimore, Md. 21229

Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	UNIT PRICE	TOTAL AMOUNT
01622	1	\$6.00	\$6.00
Advertising and posting of property for Henry C. Becker			
3-1164 3 615 * 23375 TIP = 5600			

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 11, 1964
 FROM: Mr. George B. Carrville, Acting Director

SUBJECT: #64-130RSPH, R-2 to R-1 and Special Hearing for off-street parking Southwest side of North Point Road, 166' Southeast of Trappe Road, being property of Henry C. Becker.

15th District
 HEARING: Monday, May 11, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-2 to R-1 zoning together with a Special Exception for a use permit for off-street parking in a residential zone. It has the following advisory comments to make with respect to pertinent planning factors:

- From a planning viewpoint, it may be that retention of the group home zoning on the frontage of the subject property is not tenable. From a planning viewpoint, it is equally important to recognize that the subject property will play a key role in establishing or preserving the character of an area within which an important historical site exists. The planning staff is not in accord with the concept of commercial planning here at all. Examination of the petitioner's site plan discloses the kind of commercial development that would take fullest advantage of the use potentials of commercial zoning without offering any transition, any tapering off of use between existing commercial zoning and adjoining residential zoning. If the original zoning was wrong, if the character of the neighborhood has changed to the extent that reclassification is warranted, the planning staff would submit that the error or the change should not result in reclassification to commercial zoning. Rather any reclassification should set up land use potentials which are intermediate between commercial and non-commercial zoning. The pattern established by recent and non-commercial zoning to the south and west - reclassification to residential zoning is in fact the only plausible alternative possible under good planning or zoning principles.

OB:ltm

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

APRIL 15, 1964

ZONING OFFICE BUILDING
 TOWSON 4, MARYLAND

#64-130RSPH
 Mr. Henry C. Becker
 3650 North Point Road
 Baltimore 29, Md.
 15TH DIST.
 DATAPSCO
 NECK
 Dear Sir: BL
 4/22/64

#63-130-R

Petition for Reclassification from R-2 to R-1, located on SW/S North Pt. Rd. 166' SE of Trappe Road

- The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
- OFFICE OF PLANNING & ZONING: No comment
 - TRAFFIC DEPARTMENT: No comment
 - BUREAU OF ENGINEERING: No comment
 - HEALTH DEPARTMENT: No comment
 - STATE ROADS COMMISSION: Subject to approval by State Roads Commission for access
 - REDEVELOPMENT COMMISSION: No comment
 - FIRE DEPARTMENT: Will comment at a later date
 - INDUSTRIAL DEVELOPMENT: No comment
 - BUILDINGS DEPARTMENT: No comment
 - BOARD OF EDUCATION: No comment
- cc: John Darr-Data Roads Commission

Yours very truly,

James E. Dyer
 JAMES E. DYER

130/sa

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Ryer, Chairman
 Zoning Advisory Committee
 FROM: Capt. Paul H. Reinecke
 Fire Bureau
 SUBJECT: Henry C. Becker
 3650 North Point Road, 166' SE of Trappe Road
 District 15 - 4/10/64

- Additional fire hydrants may need to be installed prior to release of a building permit if zoning change is granted.
 - Spacing of hydrants in a B. L. zone is 300 feet apart as measured along an improved road and the National Board of Fire Underwriters requirements for the structures involved.
- Contact Capt. Paul H. Reinecke at Valley 5-7310 for information concerning the above regulations.

PHR/sbr
 ccc file

#64-130RSPH
 15TH DIST.
 DATAPSCO
 NECK
 BL
 4/22/64

64-130RSPH
 15TH DIST.
 DATAPSCO
 NECK
 BL
 4/22/64

#64-130RSPH
 15TH DIST.
 DATAPSCO
 NECK
 BL
 4/22/64

#64-130RSPH
 15TH DIST.
 DATAPSCO
 NECK
 BL
 4/22/64

MICROFILMED

#64-130R

PETITION FOR RECLASSIFICATION AND A SPECIAL HEARING
FIFTH DISTRICT
ZONING: From R-G to B-L Zone, Petition for Special Hearing for Off-Street Parking in a Residential Zone.

LOCATION: From South side of North Point Road 460' Southeast of Trappe Road.
DATE & TIME: MONDAY, MAY 11, 1964 at 10:00 A.M.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by order of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Fifteenth District of Baltimore County.

ZONING DESCRIPTION
BEGINNING for the same at a point on the Southwest side of North Point Road as widened or intended to be widened distant 460 feet more or less measured along said side of North Point Road from the corner formed by said side of North Point Road with the Southeast side of Trappe Road thence binding on said side of North Point Road South 68 degrees 57 minutes 19 seconds East 184.02 feet thence leaving said side of said road and running South 21 degrees 26 minutes 32 seconds West 170.00 feet and North 68 degrees 57 minutes 10 seconds West 95.84 feet to the East side of a 20 foot alley thence binding on the East side of said 20 foot alley North 6 degrees 03 minutes 25 seconds West 190.98 feet to the place of beginning.

CONTAINING 0.7 Acres of land more or less.

DESCRIPTION FOR PARKING

BEGINNING for the same on the East side of a 20 foot alley at a point distant respectively 460 feet measured Southeasterly along the Southwest side of North Point Road as widened or intended to be widened from the Southeast side of Trappe Road and distant 190.98 feet measured Southerly along the said East side of said alley from the said Southwest side of North Point Road thence running South 68 degrees 57 minutes 10 seconds East 95.84 feet, South 21 degrees 26 minutes 32 seconds West 20.41 feet and South 68 degrees 11 minutes 51 seconds East 49.85 feet to the Northernmost corner of a Plat of The Walford Section of Charlesmont filed in Baltimore County Plat Book G.L.R. No. 28 folio 30 thence binding on a Northwest outline of same and on a 20 foot alley South 21 degrees 56 minutes 37 seconds West 233.69 feet to a Northeast outline of Plat of Charlesmont Apartments filed in Baltimore County Plat Book R.R.G. No. 29 folio 72 thence binding on said outline North 6 degrees 03 minutes 36 seconds West 308.62 feet to the place of beginning.

CONTAINING 0.4 Acres of land more or less.

Being the property of Henry C. Becker, as shown on plat plan filed with the Zoning Department.

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

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., 4-30-64 19

THIS IS TO CERTIFY, that the annexed advertisement of Henry Becker was inserted in **THE COMMUNITY PRESS**, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 21 day of April 1964; that is to say, the same was inserted in the issues of 4-22-64

Stromberg Publications, Inc.

Publisher.

By Betty Price

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
 111 W. CHESAPEAKE AVE.
 TOWSON, MD. 21284
 VA. 8-2000

GEORGE E. GAVRELLIS
 DIRECTOR

JOHN G. ROSE
 ZONING COMMISSIONER

Date: March 1, 1965

Subject: Approved Site Plans
Zoning file # 64-130-R
3ldg. #

Mr. Jerome J. Gebhart,
 3460 Wilkins Avenue,
 Baltimore, Maryland 21229

Dear Mr. Gebhart:

Re: Petition for Reclassification
from R-G Zone to B-L Zone
No. Point Shopping Center
No. 64-130

Continued:

The Office of Planning and Zoning has approved the above referenced site plan, as conditioned in the Zoning Commissioner's Order # 64-130.

This plan has been inserted in our Zoning file # 64-130.

If you are desirous of obtaining a signed plan for your file, please forward a copy of the site plan to this office.

Very truly yours,

James E. Dyer, Jr.
 JAMES E. DYER, JR.
 Petition and Permit Processing

JED/h

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

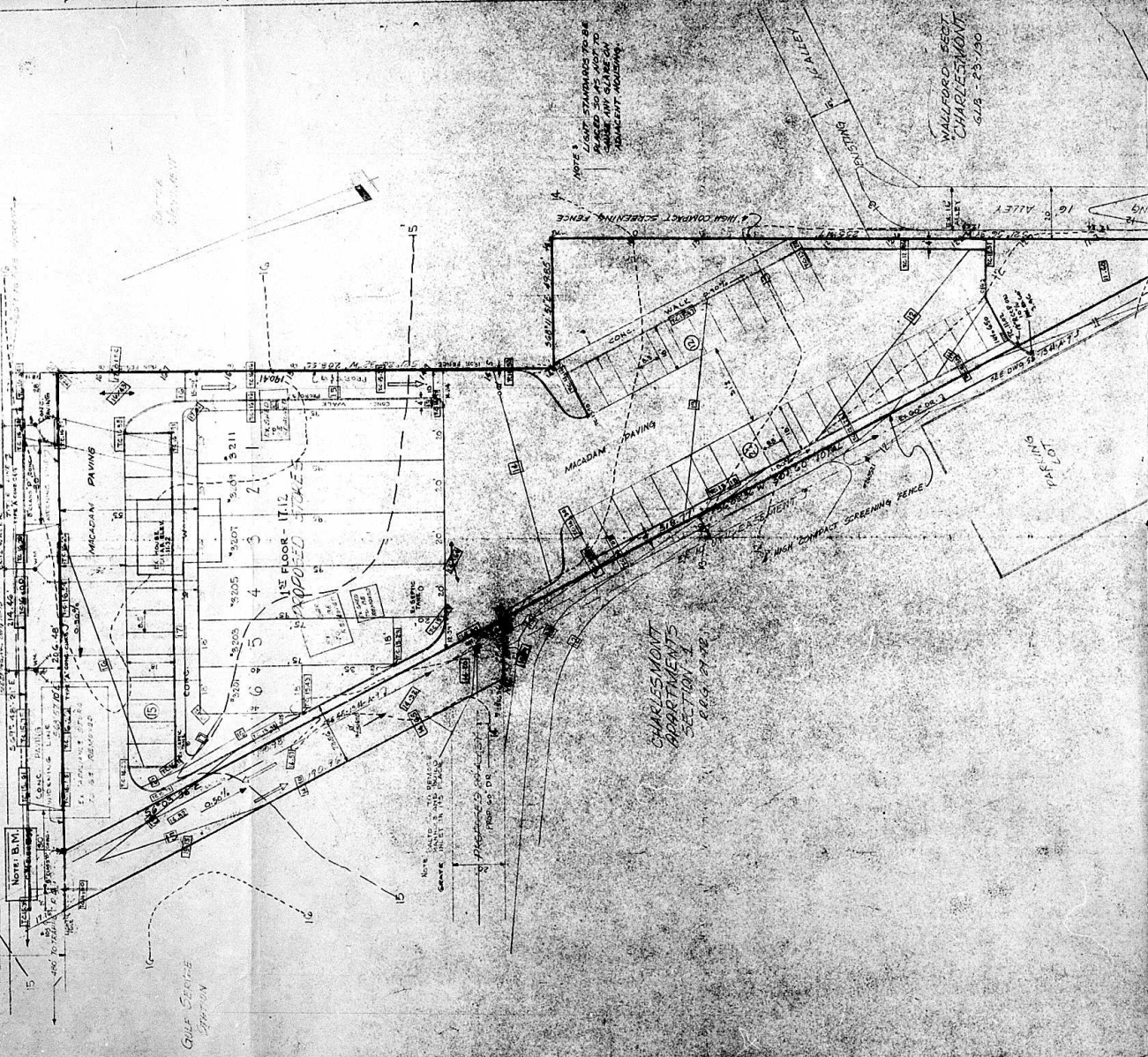
64-130
 RSPH

District: 15 # Date of Posting: 4/25/64
 Posted for: Hearing Mon. May 11, 64 at 10:00 A.M.
 Petitioner: Henry C. Becker
 Location of property: SW's South point Rd 466' SE of Trappe Rd
 Location of Signs: 4 2 on north pt. rd. at the entrance to property
one on each side of private driveway @ at the end
Remarks: Property and app 30 ft from alley right way
Posted by: Robert Lee Gullik Date of return: 4/30/64
 Signature

and app 5 ft from back driveway
the map is marked where signs are placed.

UNRECORDED ROAD

OLD NORTH POINT ROAD
1/2" = 10' (SEE CITY RECORDS)



CHARLES MONT
APARTMENTS
SECTION 1
6.6.61 97-10

WALLFORD SECT
CHARLES MONT
6.1.19 23-1/30

NOTE 1
LIGHT STANDARDS TO BE
PLACED 50 FT AWAY TO
REAR OF WALLFORD
WALLMOUNT HOUSING

64-130-18-

NORTH POINT SHOPPING CENTER
JEROME U. GEBHART - PROPRIETOR
12TH ELECTION DIST. BALTO. CO., MD.
SCALE: 1" = 20'
JUNE 3 1964

DESIGNED BY
REVISED BY
APPROVED BY



WALLFORD DRIVE

COPY

PLANS APPROVED
CITY OF BALTIMORE
DATE

CHARLES D. BROWN
TOWNSHIP

RE: Petition for Reclassification from R-10 Zone to R-10A Zone, E. S. 5th, Morris and Front Aves., 5th District, W. Donald Hooper and Mary L. Hooper, Petitioners - No. 64-129-R

CURIAL OF DISMISSAL

The petitioners in the foregoing case have withdrawn their petition and the matter is dismissed without prejudice.

[Signature]
Acting Commissioner of Baltimore County

Date: *May 21, 1964*

64-129-R
W. DONALD HOOPER
250 Oatwood Road
Lutherville, Md.
64-129-R
64-129-R

JOHN J. CARLIN
ATTORNEY AT LAW
FIRST NATIONAL BANK BUILDING
TOWSON & BALTIMORE
VALLEY 3-2846
May 11, 1964

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson, Maryland 21286

Re: Petition for Reclassification from R-10 Zone to RA Zone, E. S. 5th Corner of Morris and Front Avenues, 5th District, W. Donald Hooper and Mary L. Hooper, Petitioners, Case No. 64-129 R

Dear Mr. Rose:

The Petitioners in this case desire that the above captioned application be withdrawn, and it would be appreciated if you would enter such withdrawal on your records.

Thank you for your cooperation in this matter, I am

Yours very truly,

[Signature]
John J. Carlin

JJC/pab

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
We, W. Donald Hooper and Mary L. Hooper, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an RA zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for apartments for senior citizens in this area.

See Attached Description

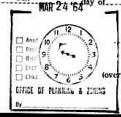
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for apartments for senior citizens in this area.

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: W. Donald Hooper
Address: 250 Oatwood Rd.

Petitioner's Attorney: John J. Carlin
Address: First National Bank Bldg.

ORDERED By the Zoning Commissioner of Baltimore County, this 11th day of May, 1964, 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 had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 6th day of May, 1964, at 11:00 o'clock A.M.



MULLER, RAPHEL & ASSOCIATES, INC.
ZONING DESCRIPTION

BEGINNING for the same at a point formed by the intersection of the easternmost right-of-way line of Front Avenue and the centerline of Morris Avenue, said point being also at the beginning of the 4th or 565'± 45'± line of the land which by deed dated October 1, 1963 and recorded among the Land Records of Baltimore County in Liber RRG 4209, Folio 537, was conveyed by Edward M. Beasley and wife to W. Donald Hooper and wife, running thence and binding on the 4th line of the aforesaid deed and on the centerline of Morris Avenue 565'± 30'± 495.00' to the end thereof and to the beginning of the 1st line of the aforesaid deed, thence leaving the centerline of Morris Avenue and binding on the 1st and 2nd lines of the aforesaid deed, the two following courses and distances: N20°30'E 223.00' and N69°30'W 354.00' to the easternmost right-of-way line of Front Avenue, running thence and binding on the easternmost right-of-way line of Front Avenue and on the 3rd line of the aforesaid deed 550'± 00'± 265.00' to the beginning.

CONTAINING 1.87 acres of land more or less exclusive of all that portion of the above described land which lies in the bed of Morris Avenue.

BEING all of that lot of ground which by deed dated October 1, 1963 and recorded among the Land Records of Baltimore County in Liber RRG 4209, Folio 537, was conveyed by Edward M. Beasley and wife to W. Donald Hooper and wife.

[Signature]
A. J. Muller 11391

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

REPORT TO ACCOUNT NO. 64-129-R QUANTITY 1 TOTAL AMOUNT 50.00

Item: Petition for Reclassification for W. Donald Hooper COST 50.00

5-24 1 622 • 21675 • TIP- 5000

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.

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

REPORT TO ACCOUNT NO. 64-129-R QUANTITY 1 TOTAL AMOUNT 52.00

Item: Advertising and posting of your property COST 52.00

5-24 3314 • 23366 • TIP- 5200

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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Mr. W. Donald Hooper
250 Oatwood Road
Lutherville, Maryland

April 9, 1964
TOWSON 4, MARYLAND

Dear Sirs:

SUBJECT: Petition for Reclassification from R-10 to R-10A, located on the NW/Cor. Morris and Front Aves.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
OFFICE OF PLANNING & ZONING: Will comment at a later date.
TRAFFIC DEPARTMENT: No comment
BUREAU OF ENGINEERING: Water and sewer are available
HEALTH DEPARTMENT: No comment
STATE ROAD COMMISSION: No comment
REDEVELOPMENT COMMISSION: No comment
FIRE DEPARTMENT: Will comment at a later date.
INDUSTRIAL DEVELOPMENT: No comment
BUILDINGS DEPARTMENT: No comment
BOARD OF EDUCATION: No comment
See Albert Oshay, Office of Planning & Zoning

Yours very truly,
[Signature]

JED/ba

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Belnick
Fire Bureau
SUBJECT: W. Donald Hooper
NW corner of Morris & Front Aves.
District 8 - N/3/4

April 9, 1964

Spacing of fire hydrants shall be 500 feet distance apart so measured along an improved road, and within 300 feet from any dwelling. Hydrants shall be located in a pattern approved by the Baltimore County Fire Bureau.

Contact Capt. Paul H. Belnick at Valley 5-7310 for information concerning above comments.

REV/bbr
cc: file

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: April 11, 1964

Posted for: Reclassification from R-10 to R-10A

Petitioner: W. Donald Hooper

Location of property: at NW corner of Morris & Front Aves.

Location of Sign: at NW corner of Morris & Front Aves.

Remarks: at NW corner of Morris & Front Aves.

Posted by: J. L. [Signature] Date of return: April 13, 1964