

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 13, 1967

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
CL 5-2000GEORGE E. GAVRELL
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONERMr. Donald J. O'Rourke
1610 East Joppa Road
Towson, Maryland 21204

Dear Mr. O'Rourke:

On September 1, 1964, an Order was passed by the Zoning Commissioner for Case No. 65-10-R.

You have not complied with this Order until you have presented, received and complied with a plan approved by the Office of Planning and Zoning.

You are hereby directed to set up an appointment with Mr. James Dyer of this Office so that an inspector can meet you or your representative on the property to check for compliance with the ZONING COMMISSIONER'S ORDER.

A copy of the ORDER is enclosed.

Failure to comply will mean that you do not have the right to use your property in accordance with this Order. Action will then be taken by the ZONING COMMISSIONER.

Very truly yours,

John G. Rose
Zoning CommissionerJGR/jdr
Enclosure

May 9, 1967

Mr. Donald O'Rourke
1610 Lockhart Drive
Baltimore, Maryland 21207RE: Zoning Petition 65-10-R
for Donald O'Rourke

Dear Mr. O'Rourke:

The field inspection on April 24, 1967, indicated that your site is in substantial compliance with the Zoning Regulations, however, the following items must be indicated on a revised plan, 3 copies of which must be submitted to this Office for approval.

These items are a) screen planting adjacent to the adjoining residential property, b) type of paving that presently exists on the storage yard, c) lighting, if any, d) location of the storage bays and isles.

The revised plans should be submitted to us for approval no later than Monday, May 15, 1967. The screening must be installed no later than 30 days thereafter, at which time the inspection will make a final inspection.

Sincerely yours,

James E. Dyer
Principal Zoning Technician

JED/jdr

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Rose:

Please be advised that we live on Green Pasture Drive behind Mr. Donald J. O'Rourke's lumber yard property known as 1610 E. Joppa Road.

We are advised that the zoning regulations require screening between commercial and residential property.

Inasmuch as we are really the only house to be protected by making Mr. O'Rourke comply with the regulations, we would like to state that it is unnecessary as far as we are concerned and request that he not be required to screen at this time. We understand that you can require compliance in the future should conditions change.

Very truly yours,

Mr. and Mrs. Elmer E. Shue

RES:dn

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald J. O'Rourke, 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-10 zone to an R-10 zone and for the following reasons:

The Land Use Map erroneously placed the subject property in an R-10 zone and the many changes which have occurred adjacent to and surrounding the property justify the reclassification requested.

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 none.

Property is to be posted and advertised as provided by Zoning Regulations. I, or we, agree to pay expense 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.

Donald J. O'Rourke
Legal Owners

Contract purchaser

Address 1610 East Joppa Road
Towson, Maryland 21204Ernest C. Trimble, Esq.
Petitioner's AttorneyAddress 364 Jefferson BuildingORDERED BY The Zoning Commissioner of Baltimore County, this 8th day of July, 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper 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 5th day of July, 1967, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

LETTER SENT TO OWNER OF RECORD

LETTER ACKNOWLEDGED

MEETINGS ~~HEARD~~

UPDATES OR REVISED PLANS RECEIVED FOR APPROVAL

PLANS APPROVED

INSPECTION DATE ASSIGNED TO INSPECTOR

INSPECTOR'S REPORT

LETTER SENT APPROVING SITE PLAN COMPLIANCE

CASE CLOSED

CASE REFERRED TO HUNTING COURT

DATE

4/13/67

4/18/67

4/18/67

4/24/67

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RE: PETITION FOR RECLASSIFICATION

From "R-10" Zone to "R-10" Zone

P.O. Joppa Road 1610 E. Joppa

Pastures Drive, Donald O'Rourke

Petitioner

REVIEW

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 65-10-R

ATTENTION ORDER

In my Order of July 8, 1964 regarding reclassification of the property, in the above matter, from an "R-10" Zone to a "R-10" Zone, it was inadvertently stated that the distance in the last line of the description to be 150 feet, more or less. The correct distance is 250 feet, more or less.

Date: April 1, 1964

Zoning Commissioner

Registration No. 1577

William M. Maynardier
County Surgeon
Professional Engineer and Land Surveyor
East House
Crown 4, 2nd

For purpose of Zoning only

All that piece or parcel of land situate lying and being in the 10th Election District of Baltimore County, State of Maryland and described as follows:

BUILDING for the same on the north side of Joppa Road as widened to seventy feet and at a point where said side of said road is intersected by the second or north one degree 18 minutes east 273.25 feet line of the land conveyed by Lela Gray and husband to Donald J. O'Rourke and wife by a deed dated November 1941, 1955 and recorded among the land records of Baltimore County in Liber D.L.B. No. 2832, folio 536 etc., said beginning point also being distant 140.00 feet measured easterly along said side of Joppa Road from the centerline of the existing paving of Green Pastures Drive drawn southeasterly running thence and binding on said north side of Joppa Road easterly 260.00 feet to intersect the first line of the land conveyed by Otto A. Jahnke and wife to Donald J. O'Rourke and wife by a deed dated April 10, 1961 and recorded among said land records in Liber M.J.B. No. 3827, folio 209 etc., thence leaving the road and binding on a part of said first line north zero degrees 03 minutes east 202.49 feet to the end of said first line thence binding on the second, third, fourth and fifth lines in the last mentioned deed the following four courses and distances viz: north 87 degrees 57 minutes east 47.41 feet and north zero degrees 47 minutes west 280.46 feet and south 87 degrees 57 minutes west 114.00 feet and south two degrees 08 minutes east 280.42 feet to the end of said fifth line thence binding in part reversely on the third line of the land conveyed by Lela Gray et al to Donald J. O'Rourke and wife by a deed dated December 22nd, 1949 and recorded among said land records in Liber T.B.S. No. 1810, folio 100 etc., and binding in part reversely on the third line in the first herein mentioned deed from Lela Gray and husband to Donald J. O'Rourke and wife south 88 degrees 03 minutes west in all a distance of 200.00 feet thence binding reversely on the aforesaid second line in said first herein mentioned deed south one degree 15 minutes west 158.00 feet more or less to the place of beginning.

SAVED AND EXCEPTED therefrom all that portion heretofore zoned Business Residential.

Area of portion now requested to be zoned Business Residential contains 0.75 of an acre of land, more or less.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and supporting data, the petitioner having proven an error in the Land Use Map and inasmuch as the proposed reclassification is an extension to a depth similar to the existing general zoning immediately to the east,

the above Reclamation should be had, and it further appearing that by reason of

Special Exception does not apply to the above described property.

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this 8th day of July, 1967, that the herein described property or area should be and the same is hereby reclassified; from an R-10 zone to a R-10 zone, and a Special Exception does not apply to the above described property.

and from and after the date of this order, subject to approval of the plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

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

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 8th day of July, 1967, 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 none zone; and/or the Special Exception for none be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED



William M. Maynard
County Surveyor
Professional Engineer and Road Surveyor
Court House
Towson, Md. 21204

July 27, 1964

John G. Rose, Registrar
Zoning Commissioner
Baltimore County, Md.

Dear Mr. Rose:

The description in the Zoning Case No. 64-195 states the distance of the lot line herein to be 150.00 feet more or less and the correct distance should be 750.00 feet more or less.

Although the calls therein govern over the distance, I wish to avoid future questioning of this discrepancy by requesting you to write an amended order to correct same.

Very truly yours,

William M. Maynard
William M. Maynard

William M. Maynard

June 9, 1964

Ernest C. Trinkle, Esq.
John Jefferson Building
Towson 4, Md.

Dear Sir:

Re: Petition for Reclassification for Donald J. O'Rourke

The Zoning Advisory Committee has reviewed the above petition and have the following comments to make:

No comment from any of the Departments.

Yours very truly,

JAMES E. DINE

JED/ba

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *9th* Date of Posting: *6/17/64*
Posted for: *Henry Wad July 2-14 at 10:30 A.M.*
Petitioner: *Donald J. O'Rourke*
Location of property: *1/2 S. Joppa Rd. 1/2 E. of Green Pastures Rd.*
Location of Map: *Donald J. O'Rourke's map of lot of 1/2 S. Joppa Rd. 1/2 E. of Green Pastures Rd. and 1/2 S. Joppa Rd. 1/2 E. of Green Pastures Rd.*
Map: *and 1/2 S. Joppa Rd. 1/2 E. of Green Pastures Rd.*
Posted by: *Ernest C. Trinkle* Date of return: *6/18/64*
from light on parking lot of Bowling Alley

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 16, 1964

FROM: Mr. George L. Gervais, Director

SUBJECT: *64-195-1. Lot to B.M. North side of Joppa Road, 150 feet East of Green Pastures Drive. Being property of Donald J. O'Rourke.*

7th District

REMARKS:

Wednesday, July 8, 1964 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B.M. zoning and has the following advisory comment to make with respect to pertinent planning factors:

1. Inasmuch as the proposed reclassification is an extension to a depth similar to the existing commercial zoning immediately to the east, the planning staff will offer no adverse comment here.

GJG:ep

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 26, 1964

FROM: Mr. George L. Gervais, Director

SUBJECT: *64-195-1. Lot to B.M. North side of Joppa Road, 150 feet East of Green Pastures Drive. Being property of Donald J. O'Rourke.*

7th District

REMARKS:

Wednesday, July 8, 1964 (10:30 A.M.)

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1. Inasmuch as the proposed reclassification is an extension to a depth similar to the existing commercial zoning immediately to the east, the planning staff will offer no adverse comment here.

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.THE IRVING JACUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

June 22, 1964.

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, six weeks before the 2nd day of June, 1964, that is to say the same was inserted in the issues of

June 10, 1964.

THE BALTIMORE COUNTIAN

By: *Paul J. Morgan*

Editor and Manager

R. M.

TELEPHONE
623-3000

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

No. 23024

DATE 6/9/64

TO: *Ernest C. Trinkle & Abraham*
John Jefferson Building
Towson 4, Md.

BILLED

Sending Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	REMARKS	AMOUNT	COST
01-622		Petition for Reclassification for Donald J. O'Rourke	50.00	
		6-1964 2000 • 23024 TIP-	50.00	

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 PUBLICATION

TOWSON, MD. June 19, 1964.

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 June 19, 1964, at 11:00 a.m. The advertisement was published in the 19th day of June, 1964, the first publication appearing on the 19th day of June, 1964.

THE JEFFERSONIAN
B. Leach Strickland
Manager

Cost of Advertisement, \$.

TELEPHONE
623-3000

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

No. 23077

DATE 7/1/64

TO: *Ernest C. Trinkle & Abraham*
Jefferson Building
Towson, Md. 21204

BILLED

Sending Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	REMARKS	AMOUNT	COST
01-622		Advertising and posting of property for Donald J. O'Rourke	65.50	
		6-1964 6002 • 23077 TIV-	61.50	
		6-1964 6002 • 23077 TIV-	61.50	

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.

65-10- 3/21/68
Spoke to Donald Peltre said
he would talk to O'Rourke
about screening
Screening is required
none
Joffe

