

64-202 X **PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: SYDNEY
 COUNTY AND CITY OF BALTIMORE, OFFICE, DOUGLAS M. CHATFIELD, AND
 COUNTY AND CITY OF BALTIMORE, OFFICE, JAMES A. McCONOUGH, JR.,
 hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant
 to the Zoning Law of Baltimore County, from one _____ to _____
 for the following reasons:

See Attached Description

and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
 County, to use the herein described property, for an elevator, approved apartment
 building.

Property 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.

Address: 1232 Brook Drive,
 Silver Spring, Md.
 Richard M. Opler, et al. as
 owners and lessees
 Address: Sparks, Maryland

Richard C. Murphy's Attorney
 Address: Loyola Federal Building,
 Towson, Md. 21204
 Protestant's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ day of _____, 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 through-
 out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
 County, on the _____ day of _____, 1964, at 2:00 o'clock
 P.M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JAMES A. McCONOUGH, JR.,
 Office of Zoning
 FROM: JAMES A. McCONOUGH, JR.,
 Bureau of Public Services
 SUBJECT: JAMES A. McCONOUGH, JR., Det. 2, District 1

The following information is in answer to your recent request with refer-
 ence to the above project.

The Public Works Agreement for this project was signed on December 22,
 1964. Construction drawings were received by Baltimore County and approved and
 forwarded to Contractors on February 28, 1964. Since for this job were received and
 these improvements consisted of road and/or at a cost of \$23,450.00, storm drain
 road at \$11,250.00, the relocation of a fire hydrant at \$1,250.00, and a deposit
 as per Agreement for auxiliary sewer at \$2,000.00.

Since the above date, the Developer has been contacted with reference
 to the deposit of the money with Baltimore County and of the contractors of the
 Developer's Public Works Agreement. In addition, a letter was written to the
 Developer, JAMES A. McCONOUGH, JR., 10210 Middle Avenue, S.W., Washington, D. C.
 20006, on March 24, 1967, with reference to the complaints of storm drainage
 and the immediate need to remove this water from the site. Again on June 9, 1967,
 the Director of Public Works forwarded a letter to Weaver Bros., Inc., indicating
 that the matter had not been resolved for the improvements and advised Weaver
 Bros., Inc., that due to the lapse of time, this project may have to be re-ad-
 dressed and re-bid and that we would appreciate action by Weaver Bros. in this
 matter.

Because of the delay by the Developer in making up the money, this
 has been forwarded to the Baltimore County Collector's office for action.

GDH:sh

cc: Edward A. McConough
 File

James A. McConough, Jr.,
 Asst. Chief
 Bureau of Public Services



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JAMES A. McCONOUGH, JR.,
 Office of Zoning
 FROM: JAMES A. McCONOUGH, JR.,
 Bureau of Public Services
 SUBJECT: JAMES A. McCONOUGH, JR., Det. 2, District 1

Special of Fire Hydrants as indicated on plot plan does not
 conform to the listed specifications of the Baltimore County
 Standard Design Manual, 1964 edition.

Contact Dept. Paul W. Belmont at Valley 5-7310 for information.

PMH/htr



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON, MARYLAND

Richard W. Opler & Jan G.
 Opler, et al., as lessees
 1400 Federal Building
 Towson, Maryland
 21204

SUBJECT: 1400 Federal Building, the 1/4 acre
 Joppa Rd., 240' x 100' of Center
 Rd.

The Zoning Advisory Committee has reviewed the subject petition and
 makes the following comments:

TRAFFIC DEPARTMENT:

The design, arrangements, and access to the parking lot along the front of
 the proposed building is very undesirable and should be restudied. The
 existing plan provides poor access to adjacent lot designs and to
 adjacent road.

If the petitioner's engineer has any questions concerning this matter, he
 should contact Mr. Gilbert Nelson, Traffic Engineer, Jefferson Building,
 Towson, Maryland 21204.

FIRE DEPARTMENT:

See comments attached hereto.

BUREAU OF ENGINEERING:

All access and surrounding road improvements will be subject to the approval
 of this Bureau.

The following numbers had no comment to make:

Office of Planning & Zoning
 Redevelopment & Rehabilitation Commission
 State Roads Commission
 Health Department
 Industrial Development Commission
 Board of Education
 Buildings Department

Yours very truly,

James A. McConough, Jr.,
 Chief of Planning
 Petition Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JAMES A. McCONOUGH, JR.,
 Bureau of Public Services
 FROM: JAMES A. McCONOUGH, JR.,
 Office of Planning & Zoning
 SUBJECT: Application #560-4

The Office of Planning and Zoning has reviewed the subject application and
 is endorsing it. Approval is being given upon the basis of the following comments:

1. Because of the topography of the subject property, the "landscaping
 screening" at 100' 100' 100' above on the plan will not provide the
 screening as shown on the plan. Therefore, this
 screening must be placed along the edge of the parking bays, not
 along the property line. Furthermore, screening must be in the form
 of a 4 foot high compact planting.
2. Approval is based upon the subject plan as revised on November 9, 1964.
 It is also based upon additional information furnished on the text drawing
 and the site plan dated March 11, 1964, and these two additional plans
 have been made a part of the file.

JAM/c
 See Zoning File #64-202
 P.O. Box, Annapolis, Md.
 21403

Description to Accompany Petition
 for Special Exception for Elevators
 Section Two, Towson Estates

April 27, 1964

Beginning for the first at a point on the east side of
 Center Road 50.00 feet wide, said point of beginning being the north-
 west corner of Lot 3, Block C as shown on a plat entitled "Section
 11 Resubdivision of Towson Estates" recorded among the Plat Records of
 Baltimore County in Liber G.L.S. 25, folio 85, and running thence
 binding on the north side of said Lot 3, Block C as now surveyed,
 South 72° 41' 19" East 143.88 feet, thence South 17° 18' 41" West,
 binding for part of the distance on the east side of Lots 3, and 2,
 Block C, as now surveyed in all 210.50 feet to intersect the north
 side of Joppa Road as now widened, thence binding on said north side
 of Joppa Road as now widened North 64° 50' 08" West 118.28 feet,
 thence North 29° 30' 48" West 37.04 feet, to intersect the said east
 side of Center Road, thence binding on said east side of Center Road
 as now surveyed the two following courses and distances viz: first
 northeasterly along a curve to the left with a radius of 512.01 feet,
 for a distance of 21.78 feet, said curve being subtended by a chord
 bearing North 18° 31' 48" East 21.78 feet, and second North 17° 18'
 41" East 147.49 feet to the place of beginning.

Containing 0.057 acres of land more or less.

Beginning for the second at a point on the west side of
 Center Road 50 feet wide said point of beginning being the northeast
 corner of Lot #11, Block D, as shown on the above mentioned plat of
 Towson Estates and running thence binding on the west side of said
 Center Road as now surveyed the two following courses and distances
 viz: first South 17° 18' 41" West 169.00 feet and second along a

Description to Accompany Petition
 for Special Exception for Elevators
 Section Two, Towson Estates

April 27, 1964
 Sheet 2

curve to the right with a radius of 462.01 feet for an arc distance
 of 14.09 feet said curve being subtended by a chord bearing 18° 11' 58"
 06" West 14.09 feet, thence South 70° 08' 00" West 31.62 feet to
 the north side of Joppa Road as widened, thence binding on the north
 side of said Joppa Road the two following courses and distances viz:
 first North 64° 50' 08" West 151.73 feet and second along a curve
 to the left with a radius of 10,137.10 feet for an arc distance of
 200.72 feet said curve being subtended by a chord bearing North 65°
 47' 07" West 300.71 feet, thence North 38° 08' 20" West 36.03 feet
 to the east side of Edgerton Road 50 feet wide, thence binding on
 the east side of said Edgerton Road the four following courses and
 distances viz: first North 23° 09' 11" East 4.66 feet, second along
 a curve to the left with a radius of 693.21 feet for an arc distance
 of 104.52 feet said curve being subtended by a chord bearing North
 18° 50' 08" East 104.43 feet, third North 14° 30' 50" East 20.51
 feet, and fourth along a curve to the right with a radius of 78.00
 feet for an arc distance of 123.74 feet said curve being subtended
 by a chord bearing North 51° 48' 50" East 110.18 feet to the south
 side of Edgerton Road as widened to 50 feet thence binding on the
 south side of Edgerton Road as widened South 70° 57' 10" East 312.57
 feet to the east side of Lot #9, Block D on said plat of Towson
 Estates, thence binding on part of the east side of said Lot #9,
 as now surveyed South 17° 42' 05" West 78.72 feet thence along the
 north side of the above mentioned Lot #11 as now surveyed South 72°
 17' 55" East 112.94 feet to the place of beginning.

Containing 2.710 acres of land more or less.

PETITION FOR A SPECIAL
EXEMPTION

ZONING: Petition for Special
Exemption for an elevator in an
apartment building.
LOCATION: East side of Center
Road 210.50 feet North of Joppa
Road.
DATE & TIME: MONDAY,
JULY 15, 1964 at 10:30 P.M.
PUBLIC HEARING: Room 109,
County Office Building, 11 W.
Chesapeake Avenue, Towson,
Maryland.

No. 1 Newburg Avenue

THE HERALD - ARGUS
Catonville, Md.

CATONVILLE, MD.

June 23, 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, Mary-
land, once a week for One Week successive weeks before
the 20th day of June, 1964, that is to say
the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor-in-Chief Manager R. P.

ORIGINAL

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 26, 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., successive weeks before the 13th
day of July, 1964, the 10th publication
appearing on the 26th day of June
1964.

THE JEFFERSONIAN,

G. Frank Struthers
Manager.

Cost of Advertisement, \$.....

TELEPHONE
823-9000

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

No. 25208

DATE 7/2/64

TO: P.O. M. Associates
5422 Nichols Ave., S.E.
Washington, D.C. 20009

BILLED BY: Sending Department of
Baltimore County

QUANTITY	DEPOSIT TO ACCOUNT NO.	TOTAL AMOUNT
1	4-202-1	88.00
Advertising and posting of property for Richard Opler		88.00
	PAID - Baltimore County, Md. - Office of Finance	
	7-2064 5140 • 25208 TIP-	88.00

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: 9th Date of Posting: 4/26/64
Posted to: Hearing Mon. July 13 64 A.T. 1:00 P.M.
Petitioner: Richard Opler
Location of property: E. S. Center Rd. 210.50 N. of
Joppa Rd.
Location of Sign: 1 on Edgemoor Rd. sign approx 10 ft. on
property (handbook note) 42 on Joppa Rd. sign
20 ft. on property and sign 20 ft. from driveway E. of
Posted by: G. Frank Struthers Date of return: 7/2/64
Leads to Edgemoor Rd with foot note on sign

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Richard G. Murray, Esq.
The Loyola Federal Building
Towson, Md. 21204

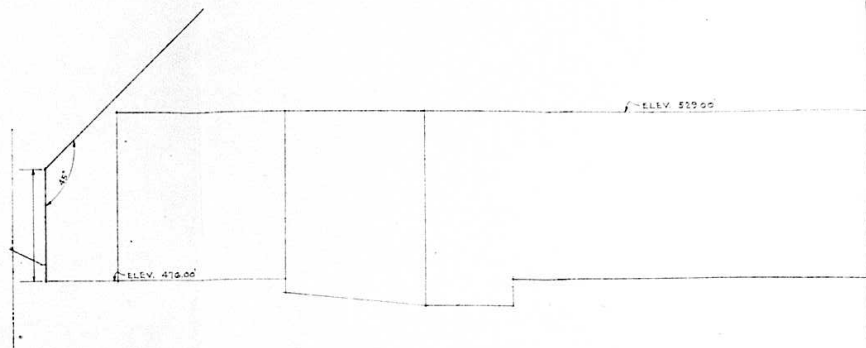
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Dear Sirs:

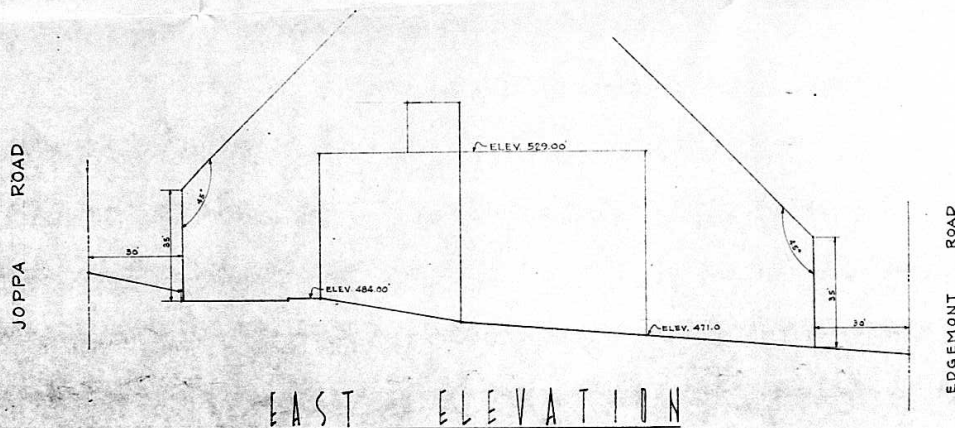
Your petition has been received and accepted for filing this
28th day of June, 1964.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

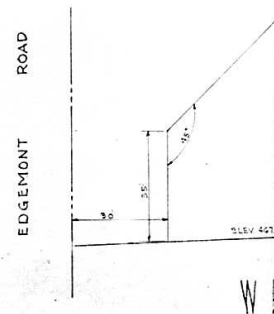
Owners Name: Richard Opler
Reviewed by: James E. Rye



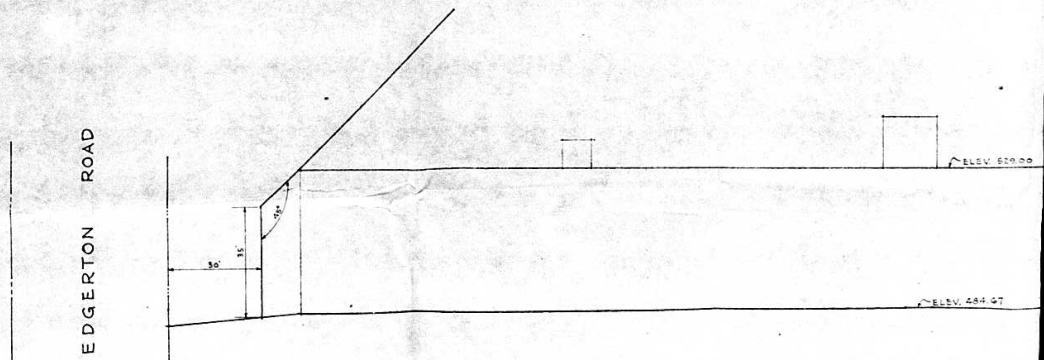
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

SCALE: 1"=20'



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLIANCE AVE.
TOWSON 4, MARYLAND

DRAWINGS AND SPECIFICATIONS
AS INSTRUMENTS OF SERVICE ARE
THE PROPERTY OF THE ARCHITECT
WHETHER THE WORK FOR WHICH
THEY ARE MADE BE EXECUTED OR
NOT, AND ARE NOT TO BE USED
OR COPIED ON OTHER WORK EX-
CEPT BY WRITTEN AGREEMENT
WITH THE ARCHITECT.

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

SCALE: 1"=20'



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

DRAWINGS AND SPECIFICATIONS
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OR COPIED ON OTHER WORK EX-
CEPT BY WRITTEN AGREEMENT
WITH THE ARCHITECT.

DATE	REVISIONS

DATE
JOB NO. 64-4
DWG. NO.
Z1
OF 1
DRAWN BY
JW

ZONING ENVELOPE

PROPOSED APARTMENT PROJECT
OWNER-BUILDER: PSW ASSOCIATES
SECTION TWO, TOWSON ESTATES
JOPPA ROAD & EDGERTON ROAD
TOWSON, BALTIMORE COUNTY, MD.
CONTRACTOR TO VERIFY ALL
DIMENSIONS AND CONDITIONS IN THE FIELD

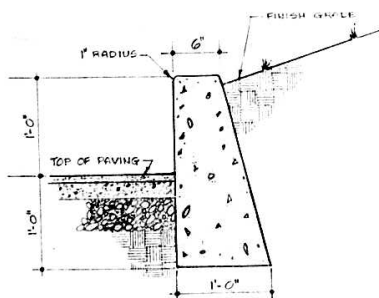
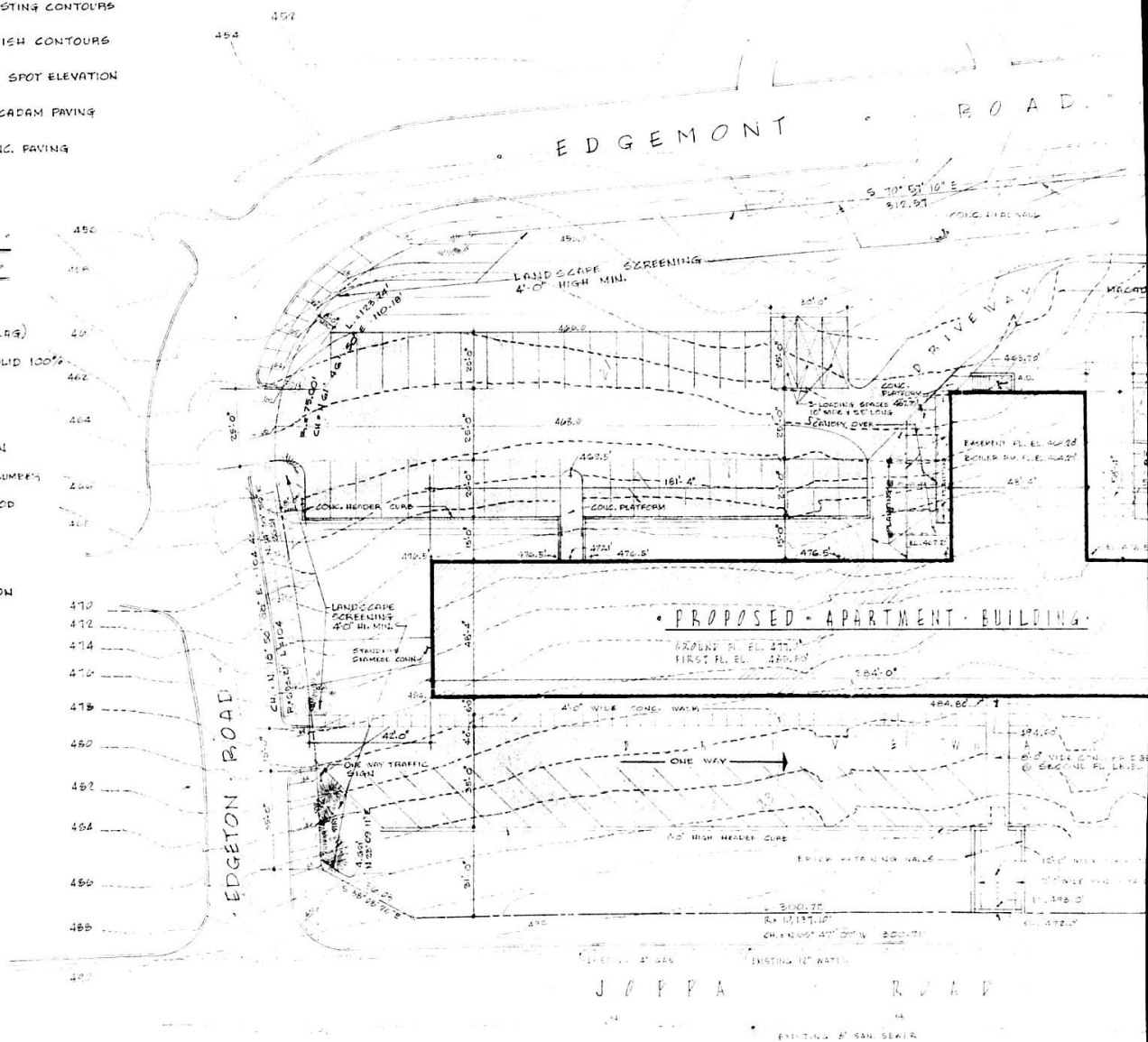
EUGENE A. DELMAR
1107 SPRING STREET
SILVER SPRING, MD
TELEPHONE 588-2120

• SITE • LEGEND •

- EXISTING CONTOURS
- - - FINISH CONTOURS
- +476.5' FIN. SPOT ELEVATION
- MACADAM PAVING
- CONC. PAVING

• LEGEND • OF • • MATERIALS •

- BRICK
- CINDER BLOCK (SLAG)
- CINDER BLOCK - SOLID 100%
- CONCRETE
- METAL IN SECTION
- METAL IN ELEVATION
- ROUGH OR FRAMING LUMBER
- FINISH OR TRIM WOOD
- PLASTER
- RIGID INSULATION
- BLANKET INSULATION
- EARTH
- GRAVEL



• HEADER CURB DETAIL •

SCALE: 1/2" = 1'-0"

CERTIFICATION

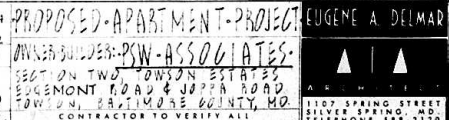
THIS PROPOSED BUILDING OR STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE BALTIMORE COUNTY BUILDING CODE.

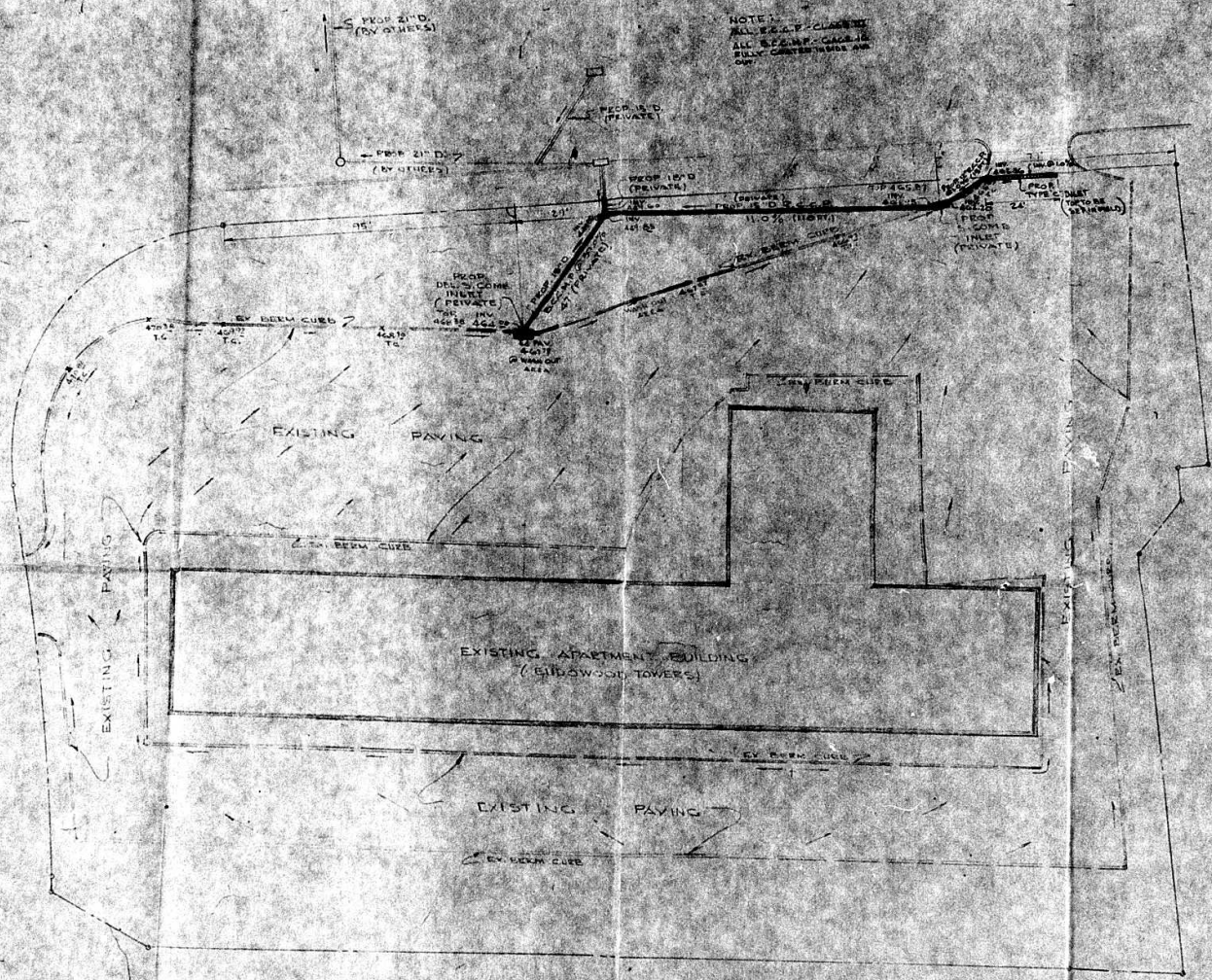
SIGNATURE

TRAINING AND DESIGN AT ALL INTERMEDIATE LEVELS IN THE PROPERTY OF THE ARCHITECT. WHETHER THE WORK IS EXECUTED OR NOT ARE NOT TO BE USED OR COPIED ON OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

[illegible]

SCALE: $\frac{3}{8"} = 1' - 0"$





NOTE:
ALL EXISTING CURBS
SHALL BE REPAIRED OR
REPLACED WITH NEW
CUT

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John E. Gaudin*
DATE: *4-25-68*

GEORGE WILLIAM STEPHEN JR.
AND ASSOCIATES, INC.
1701 L ST.
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

WILLOWOOD TOWERS
Scale 1" = 20'
4-25-68
Revised: MAY 2, 1968
(THE CURB & 12" R.C.C. ADDED)