

2. The comprehensive plan approved by the Planning Board subject to public hearing does not recommend commercial zoning or land uses for the subject property. Creation of commercial zoning would not be in accordance with a comprehensive plan for the area.
3. A basic purpose and function of zoning is to prevent the overcrowding of land and avoid unnecessary congestion of population and buildings to any section of the Zoning Regulations. From a planning viewpoint, the setback and area requirements established in the Regulations provide ample opportunity to reasonably develop property. A twenty (20) foot setback is required for the subject property. The setback does not afford an adequate protection and to lessen the possibilities of being overwhelmed by concrete structures. The floor area ratio was established to prevent overcrowding of land. The fact that variances are being sought here conclusively establishes, from a planning viewpoint, the inappropriateness of the existing zoning classification.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

Date of Posting: 10-15-64
 District: 11-4
 Petitioner: Harry C. Anderson, Esq., 11-4
 Location of property: 11-4
 Remarks: 11-4
 Posted by: 11-4

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PETITION FOR RECLASSIFICATION AND VARIANCE

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

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CERTIFICATE OF PUBLICATION

TOWSON, MD.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of the following successive weeks before the 15th day of November, 1964, the first publication appearing on the 15th day of October, 1964.

THE JEFFERSONIAN,
 11-4
 Manager.

Cost of Advertisement, \$ 50.00

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

No. 27663
 DATE 12/30/64

TO: John Warfield Amiger, Esq.,
 Jefferson Building
 Towson 4, Md.

BILLED BY: Office of Planning & Zoning
 119 County Office Bldg.,
 Towson 4, Md.

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of posting property for appeal hearing 2 signs	\$10.00
1	Cost of 65-134-BA	10.00
1	1-80 8703 * 27663 11P-	10.00

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.

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

No. 27542
 DATE 11/4/64

TO: Perry View Investment Corp.,
 5557 N. Calvert St.
 Baltimore, Md. 21218

BILLED BY: Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for Claude Heise	\$50.00
1	65-134-BA	50.00
1	11-80 8333 * 27542 11P-	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.

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

No. 25389
 DATE 10/9/64

TO: John Warfield Amiger, Esq.,
 550 Federal Road, East
 Cockeysville, Md.

BILLED BY: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Reclassification & Variance for Claude Heise, et al	\$50.00
1	65-134-BA	50.00
1	10-90 8303 * 25389 11P-	50.00
1	10-90 8303 * 25389 11P-	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.

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

No. 27610
 DATE 12-2-64

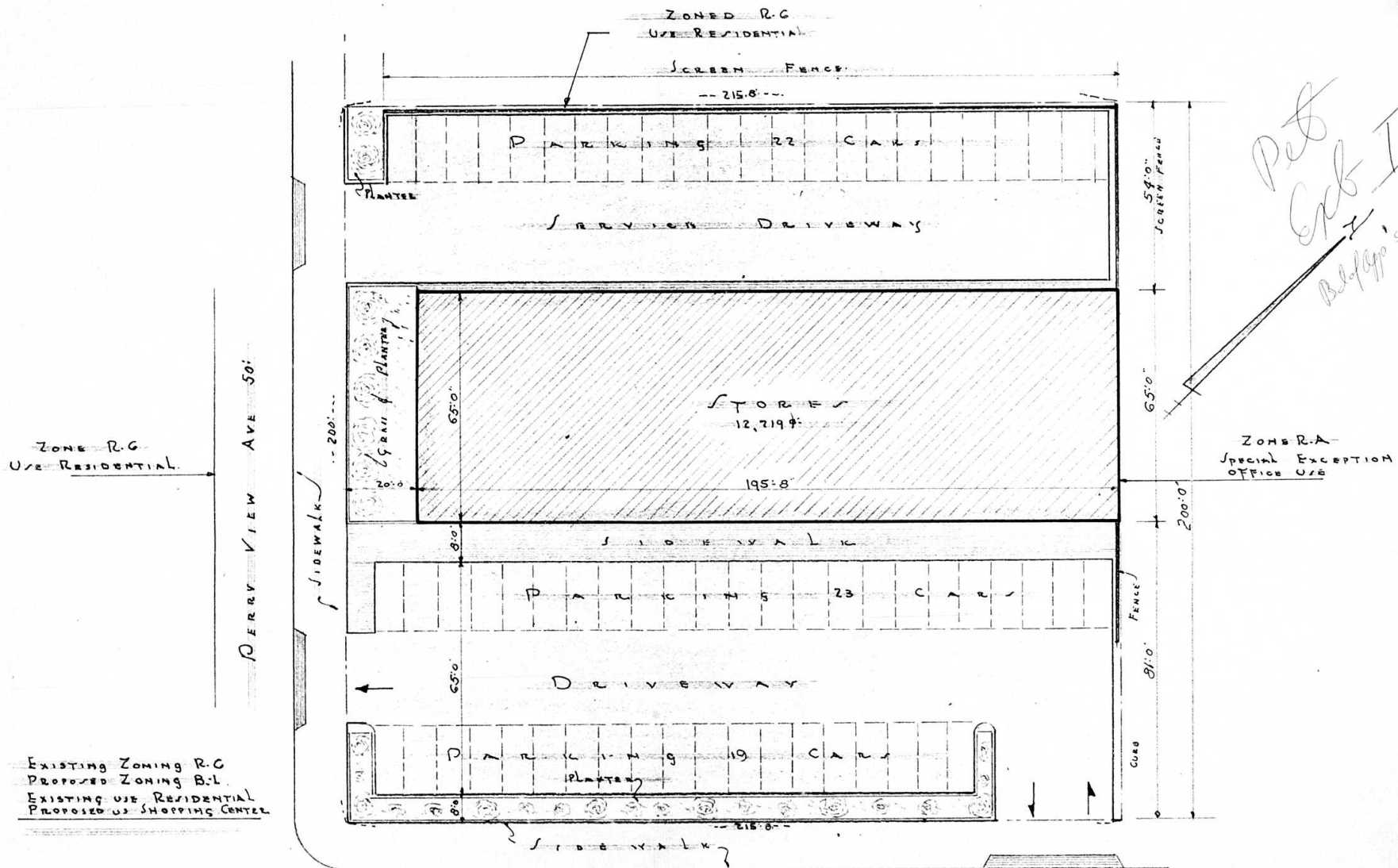
TO: John Warfield Amiger, Esq.,
 Jefferson Building
 Towson 4, Md.

BILLED BY: Office of Planning & Zoning
 119 County Office Bldg.,
 Towson 4, Md.

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of appeal - property of Claude C. Heise, et al	\$70.00
1	65-134-BA	70.00
1	12-264 7360 * 27610 11P-	70.00

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.



PARKING
FLOOR AREA - 12,719 sq. ft. - 200 - 64 SPACES
TOTAL PARKING SPACES 64
PARKING SPACE 9'0" x 18'0"
AREA OF PROPERTY 43,175 sq. ft.

BELAIR ROAD 60'

• SITE PLAN •

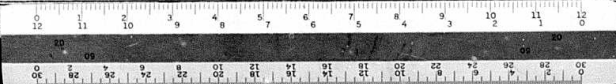
• PERRY VIEW SHOPPING CENTER •
9600 • BELAIR ROAD • BALTO. CO. •
ELECTION DISTRICT No. 11



MORRIS ZIMLIN, ARA
ARCHITECT
2528 N. CALVERT STREET
BALTIMORE 18, MD.

FILE 64-2

SCALE 1" = 20'	DRAWN BY <i>M</i>	SHEET NO.
DATE 2-10-65	REVISED 9-1-65	1 OF 1



ZONED R-G
(Use - Residential)

ZONED R-G
(Use - Residential)

ZONED R-A
(Special Exception for officers)
#65-134 RA

MAP
#11+14A
BL

NET-5 RA



PARKING DATA

6000' Building
30% of Bldg. will be used for Storage & Equipment
Usable floor Area = 4200' ÷ 200 = 21 spaces
10,191' Buildings
30% of Bldg. will be used for Storage & Equipment
Usable floor Area = 7,134' ÷ 200 = 36 spaces
Total Spaces Required = 57
Total Spaces Provided = 58

65-134

Notes:

Election District - N^o 11
Area of prop. - 0.991 Ac. ±, 43,172 sq. ft.
Existing Zoning - R-G
Proposed Zoning - B.L.
Existing Use - Residential
Proposed Use - Shopping Center
Area of Bldgs. - 10,191 sq. ft.
% of Bldg. Coverage - 37.6%
N^o Parking Spaces - 58
Size of Parking Space - 9' x 18'



MICROFILMED

DATE	REVISION	BY
10/2/64	Revise Parking Spaces & Drive W	
SURVEYED BY DATE		
COMPUTED BY DATE		
DRAWN BY DATE		
CHECKED BY DATE		
J.C.H. 8/27		
Dwg. No. 1678		



L. ALAN EVANS
SURVEYORS & CIVIL ENGINEERS
4200 ELSRODE AVE - PHONE HA 8-2144
BALTIMORE 14, MARYLAND
— branch office —
8 FOULAR STREET - PHONE AC 8-3350
CAMBRIDGE, MARYLAND
STATE OF MARYLAND REG NO 28807
DATE AUG 27 1964 SCALE 1" = 50'
L. Alan Evans

