

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know all the contract purchasers and 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-6 zone and (2) for the following reasons:

1. Error in original map.
2. Change in neighborhood.

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

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.

Paula Kelly, Inc.
By **Paula Kelly, Inc.**
Address: **1200 E. Joppa Rd.**
John P. Levin
By **John P. Levin**
Address: **1200 E. Joppa Rd.**
William M. Maguadier
By **William M. Maguadier**
Address: **1200 E. Joppa Rd.**
William M. Maguadier
By **William M. Maguadier**
Address: **1200 E. Joppa Rd.**

ORIGINATED BY the Zoning Commissioner of Baltimore County, this 12th day of October, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of December, 1964, at 10:00 o'clock a.m.

INTER-OFFICE CORRESPONDENCE DIVISION OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson 4, Maryland

TO: Mr. James E. Dyer
FROM: C. Richard Moore
SUBJECT: Item 8 - ZAC - October 19, 1964
Leon Levin - South side of Joppa Road 237' east of Goetz Avenue
Petition for Reclassification from R-6 to B-1.

Review of the plat dated October 6, 1964 results in the following comments:

The alignment of Joppa Road is presently being studied by the Department of Public Works.

The right distance from entrances shown on the plat is marginal due to the curve at this location and the heavy foliage on the south side of Joppa Road.

C. Richard Moore, Engineer IV
Bureau of Traffic Engineering

Pursuant to the advertisement, posting of property and public hearing on the above petition it appearing that by reason of... location and sufficient change in the area the requested reclassification should be granted, therefore,

the above Reclassification should be had; and/or the Special Exception should be granted, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of December, 1964, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to an R-6 zone and/or a Special Exception for the following reasons:

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of December, 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... zone and/or the Special Exception for...

Zoning Commissioner of Baltimore County

MICROFILMED

Maurice W. Balducci, Esq.
Hanson Building
Towson, Md. 21204
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

3rd Plat.
Petition for Reclassification
for Leon P. Levin, locate
SUBJECT on the S/2 of Joppa Rd.
237' E of Goetz Ave.

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

BUREAU OF TRAFFIC ENGINEERING: See attached comment.
OFFICE OF PLANNING & ZONING: This office concurs with the Bureau of Traffic's comment attached hereto.

BUREAU OF ENGINEERING: Will review and comment at a later date.

No comments from the following Departments:

Health Department
Board of Education
Industrial Commission
State Roads Commission
Buildings Department
Fire Bureau
H & R Commission

cc: George Refer-Bureau of Engineering

Yours very truly,

James E. Dyer
Chief of Permit and
Petition Processing

Registration No. 1577



William M. Maguadier
County Surveyor
Professional Engineer and Land Surveyor
Court House
Towson, Md. 21204

For Purpose of Zoning Only

Re-Classification from R-6 to B-1

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

BOUNDING for the same on the south side of Joppa Road at the distance of 237.00 feet more or less measured easterly along said side of said road from the centerline of the existing paving of Goetz Avenue said beginning point being where the south side of Joppa Road (forty feet wide) is intersected by the division line between lots numbered 75 and 76 on said plat of a plat of Joppa Heights Little Farm and recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 6, folio 106 etc., running thence and binding on the south side of Joppa Road (forty feet wide) by a line curving southeasterly toward the right a distance of 115.00 feet more or less to intersect the division line between lots numbered 75 and 76 on said plat thence leaving the road and binding on the last mentioned division line south 8 degrees 30 minutes east 1/2 8.00 feet more or less to the division line between lots numbered 71 and 79 on said plat thence binding on said division line south 81 degrees 30 minutes west 100.00 feet to the division line between lots numbered 74 and 78 on said plat thence binding thereon north 8 degrees 30 minutes west 115.00 feet to the division line between lots numbered 75 and 76 on said plat thence binding thereon south 81 degrees 30 minutes west 115.00 feet to the aforementioned division line between lots numbered 75 and 76 thence binding thereon north 8 degrees 30 minutes west 343.00 feet more or less to the place of beginning.

Containing 1.99 acres of land more or less.

TELEPHONE
R23-3000

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

No. 27557
DATE 11/5/64

TO: Maurice W. Balducci, Esq. Hanson Building Towson, Md. 21204	FILED Zoning Department of Balto. Co.
DEBIT TO ACCOUNT NO. 01-523	QUANTITY 01-523
QUANTITY	01-523
Petition for Reclassification for Leon Levin	50.00
#65-167-R	
12-304 6241	27557 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.

TELEPHONE
R23-3000

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

No. 27612
DATE 12/3/64

TO: Joppa Health Pharmacy 1720 E. Joppa Road Baltimore 34, Md.	FILED Zoning Department of Balto. Co.
DEBIT TO ACCOUNT NO. 01-523	QUANTITY 01-523
QUANTITY	01-523
Advertising and posting of property for Leon Levin, at 1	53.50
# 65-167-R	
12-304 7400	27612 TIP- 53.50

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.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: John C. Rose, Zoning Commissioner
FROM: George R. Gavallia, Director
SUBJECT: #65-167-R... R-6 to B-1. Southside of Joppa Road 237 feet East of Goetz Avenue. Being property of Leon P. Levin.
6th District
HEARING: Thursday, December 3, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-1 zoning and pertinent planning factors:

1. On the east of the subject property there exists R-6 zoning. The same zoning exists on the south, on the west, and across the street on Joppa Road. Intervening between the subject property and commercial zoning to the east is a church and a residence. The church functions as a definite and effective stopping point for commercial expansion westerly from Perring Parkway.
2. The character of the neighborhood immediately adjacent and across the street from the subject property definitely is residential. Creation of commercial zoning here is not at all a logical or appropriate extension of existing zoning. Rather, it would establish land use potentials for the subject property which are not in accord or in harmony with those of adjoining properties. From a planning viewpoint, creation of commercial zoning here would constitute spot zoning.

GE0:ims

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Posted for: Leon Levin, Esq. Date of Posting: 11/15/64
Petitioner: Maurice W. Balducci, Esq.
Location of property: 1720 E. Joppa Road, Baltimore 34, Md.
Location of Sign: On the south side of Joppa Road, at the intersection of Goetz Avenue.
Remarks: Reclassification from R-6 to B-1.
Posted by: William M. Maguadier, County Surveyor
Date of return: 11/15/64

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 11, 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. according to the provisions of the Zoning Ordinance before the 2nd day of December, 1964, the said publication appearing on the 13th day of November, 1964.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$...

PETITION FOR RECLASSIFICATION CATION-RECEIPT

DATE: 11/15/64
LOCATION: 1720 E. Joppa Road, Baltimore 34, Md.
SUBJECT: Leon Levin, Esq.
RECLASSIFICATION: R-6 to B-1
REASON: Change in neighborhood and sufficient change in the area.

The Zoning Commissioner of Baltimore County has reviewed the subject petition and makes the following comments:

Review of the plat dated October 6, 1964 results in the following comments:

The alignment of Joppa Road is presently being studied by the Department of Public Works.

OFFICE OF THE BALTIMORE COUNTIAN

PETITION FOR RECLASSIFICATION 9th DISTRICT

THE COMMUNITY NEWS
Roisterstown, Md

THE HERALD - ARGUS
Catonsville, Md.

ZONING: From R-6 to B. L.
Zone.

LOCATION: South side of Joppa
Road 237 feet East of Goetz
Avenue.

DATE & TIME: THURSDAY,
DECEMBER 3, 1964 at 10:00
A.M.

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

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

Present Zoning: R-6

Proposed Zoning: B.L.

All that parcel of land in the
Ninth District of Baltimore County

BEGINNING for the same on the
south side of Joppa Road at the
distance of 237.00 feet more or
less measured easterly along said
side of said road from the center-
line of the existing paving of
Goetz Avenue said beginning point
being where the south side of
Joppa Road (forty feet wide) is
intersected by the division line
between lots numbered 75 and 76
as laid out on a plat of Joppa
Heights Little Farms and record-
ed among the Plat Records of
Baltimore County in Plat Book
W.P.C. No. 6, folio 166 etc.,
running thence and binding on the
south side of Joppa Road (forty
feet wide) by a line curving south-
easterly toward the right a dis-
tance of 215.00 feet more or
less to intersect the division line
between lots numbered 73 and 74
on said plat thence leaving the road
and binding on the last mentioned
division line south 8 degrees 30
minutes east 438.00 feet more or
less to the division line between
lots numbered 71 and 74 on said
plat thence binding on said division
line south 81 degrees 30 minutes
west 100.00 feet to the division
line between lots numbered 74
and 78 on said plat thence bind-
ing thereon north 8 degrees 30
minutes west 115.00 feet to the
division line between lots number-
ed 75 and 78 on said plat thence
binding thereon south 81 degrees
30 minutes west 115.00 feet to the
aforesaid division line between
lots numbered 75 and 76 thence
binding thereon north 8 degrees
30 minutes west 343.00 feet more
or less to the place of beginning

Containing 1.94 acres of land
more or less.

Being the property of Leon P.
Levin and Bebe Levin, as shown
on plat plan filed with the Zoning
Department.

Hearing Date: Thursday, De-
cember 3, 1964 at 10:00 A.M.

Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

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

Nov. 13

No. 1 Newburg Avenue

CATONSVILLE, MD.

November 17, 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 17th day of November, 1964, that is to say
the same was inserted in the issues of

November 13, 1964.

THE BALTIMORE COUNTIAN

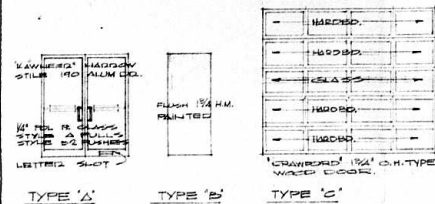
By *Paul J. Morgan*
Editor and Manager.

P. M.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	BUCK	REMARKS
D1	0'-0"	7'-0"	A	A	1" ALUM THRESHOLD
D2	3'-0"	7'-0"	B	B	METAL THRESHOLD
D3	12'-0"	10'-0"	C	C	
D4	12'-0"	10'-0"	D	D	
D5	12'-0"	10'-0"	E	E	
D6	12'-0"	10'-0"	F	F	
D7	10'-0"	10'-0"	F	F	1/4" SURFACE MOUNTED

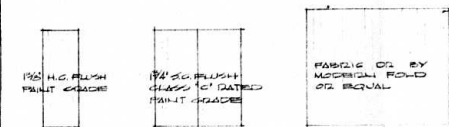
DOOR TYPES SCALE 1/4" = 1'-0"



TYPE 'A'

TYPE 'B'

TYPE 'C'

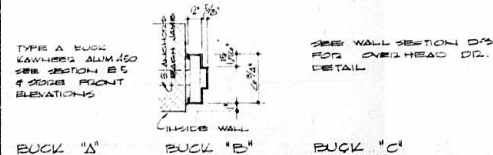


TYPE 'D'

TYPE 'E'

TYPE 'F'

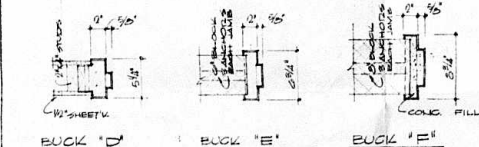
BUCK TYPES SCALE 1/2" = 1'-0"



BUCK 'A'

BUCK 'B'

BUCK 'C'

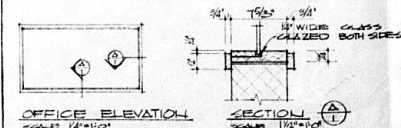


BUCK 'D'

BUCK 'E'

BUCK 'F'

DETAIL INTERIOR WD FRAMES



OFFICE ELEVATION

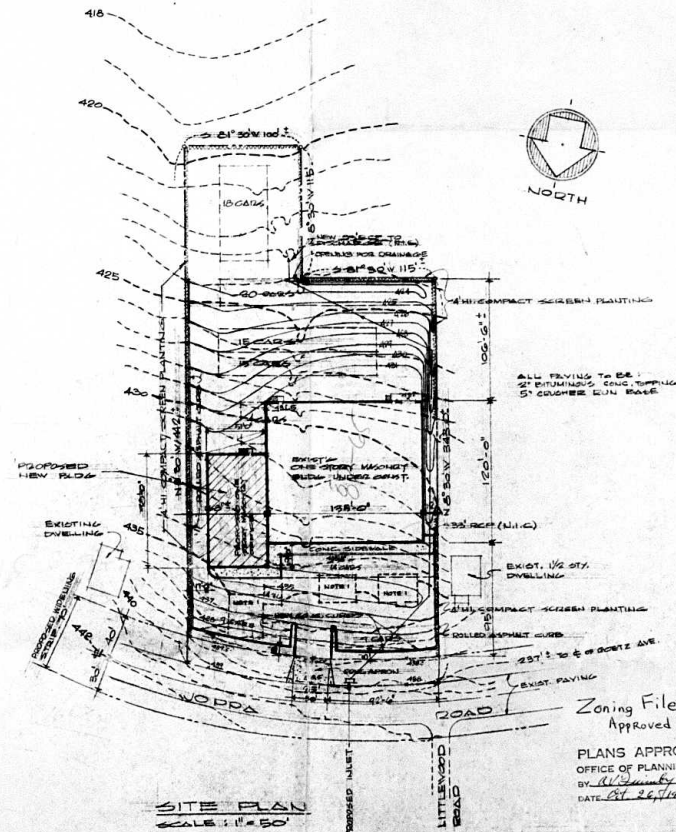
SECTION A-A

GENERAL NOTES

OFFICE ADDITION TO STORES FOR
METROPOLITAN LIFE INSURANCE CO
1901-1905 JOPPA ROAD
BALTIMORE CO., MARYLAND

GENERAL NOTES (SITE WORK)

- EXISTING FRAME DWELLINGS SHOWN DOTTED SHALL BE RAZED. DEBRIS TO BE REMOVED FROM SITE. EXISTING MASONRY FOUNDATIONS TO BE REMOVED TO A POINT 2'-0" BELOW TOP OF NEW FINISH GRADE INSIDE FOUNDATIONS TO BE FILLED WITH COMPACTED GRAIN TO SUIT NEW SITE CONDITIONS.
- NEW CONCRETE APRONS AT ENTRANCES SHALL BE SLOPED DOWN TO MEET ROAD WAY ELEVATIONS & CONSTRUCTED IN ACCORDANCE WITH MD. & STATE HIGHWAY STANDARD DESIGN REQUIREMENTS.



SITE PLAN
SCALE: 1" = 50'

Zoning File #65-167
Approved Plan

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *8-26-65*

ADDED OFFICE 1904 TO EXIST. STORE 9-9-65
REMOVED ENTRANCE LOCATION RAZED & SCREEN PLANTING 5-10-65

SITE PLAN
DOOR SCHEDULE & DETAILS

DRAWN BY: WINE, GLENN



REVISIONS				Architectural Sheet No.
NO.	DATE	BY	REVISION	
1	2-25-65	GLENN	INITIAL DESIGN	A-100
2	5-10-65	GLENN	COMMISSION	

MICROFILMED