

MAP #4 SEC 1-C 11/15/64 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mary M. Connors
John F. Connors, 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 _____ zone to an "X" zone, for the following reasons:

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 _____ Office Building _____ Zone.

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

DONALD E. GREMPLE
MAY BELLE GREMPLE
Address: 395 East Joppa Road
Towson, Maryland 21204

JOHN F. CONNORS
MARY M. CONNORS, legal owners
Address: 402 East Joppa Road
Towson, Md. 21204

JOHN W. AMRIGER, Petitioner's Attorney
Address: 406 Jefferson Building
Towson, Md. 21204

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 held before the Zoning Commissioner of Baltimore County in Room 195, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1964, at _____ o'clock _____ P. M.

10007

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: November 25, 1964

FROM: George R. Gavrellis, Director

SUBJECT: #65-173-X, Special Exception for Office Building, Northeast corner of Joppa Road and Fairmount Avenue. Being property of John F. and Mary M. Connors.

9th District

HEARING: Tuesday, December 8, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for an office building. It has the following advisory comment to make with respect to pertinent planning factors:

1. The Planning staff would offer no adverse comment regarding the Special Exception as such. If granted, the granting should be conditioned upon approval of site plans and access by the appropriate county agencies.

No comments from the following Departments:

Board of Education
Health Department
R & B Commission
Building Department
The Bureau of Engineering
Industrial Commission
State Lands Commission
Fire Bureau

Yours very truly,

James S. Rose
James S. Rose
Chief of Permit and
Petition Processing

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and the petitioner having met all requirements of Section 50.1 of the Baltimore County Zoning Regulations pertaining to special exceptions, the special exception should be granted, therefore:

Also above stated application should be checked and its further appearing that by reason of:

a Special Exception for a _____ Office Building _____ should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1964, that the above described property can and should be and

be and is hereby reclassified from _____ to _____ and a Special Exception for a _____ Office Building _____ should be and the same is granted, from and after the date of this order, subject to approval of the site plan for the development of said property by the State Roads Commission, Bureau of Public Services and the Office of Planning & Zoning.

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 MADE, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

November 13, 1964

John Warfield Swiger, Esq.
406 Jefferson Building
Towson, Md. 21204

Petition for Special Exception
for Office Building, located
Subject: 345/for Joppa Rd. & Fairmount
Ave. - 9th District

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
BUREAU OF TRAFFIC ENGINEERING: Will check for site distance at the entrance on Joppa Road and the Towson Belt Route and submit a comment at a later date.

No comments from the following Departments:

Board of Education
Health Department
R & B Commission
Building Department
The Bureau of Engineering
Industrial Commission
State Lands Commission
Fire Bureau

JOSEPH D. THOMPSON, P.E. & L.S. CIVIL ENGINEERS & LAND SURVEYORS

1100
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAIL, 3-8820 (M) 11/15/64
402 EAST JOPPA ROAD
ZONING DESCRIPTION

BEGINNING for the same on the northernmost side of Joppa Road as widened, and shown on Baltimore County Bureau of Rights of Way Drawing H.R.W. 53-171 as filed in Baltimore County Highways Liber No. 15-B folio 258 said point being in the fourth or North 27 degrees 01 minute East 163.71 foot line of that tract of land which by deed dated January 15, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3298 folio 193 etc. was conveyed by William A. Rowe and wife to John F. Connors and wife said point of beginning being at the end of the fourth or North 27 degrees 01 minute East 17.07 foot line of that tract of land which by deed dated August 23, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3004 folio 503 etc. was conveyed by William A. Rowe and wife to the County Commissioners of Baltimore County and running thence from said beginning and binding on a part of said fourth line of the firstly described deed North 27 degrees 01 minute East 146.64 feet to the end thereof thence binding on the fifth, sixth and part of the seventh lines of said firstly described deed the three following courses and distances North 62 degrees 59 minutes West 109.53 feet, North 62 degrees 59 minutes West 25.00 feet and South 27 degrees 01 minute West 31.17 feet to the easternmost side of Towson Belt Route (Fairmount Avenue) as shown on said Drawing H.R.W. 53-171 and to the end of the seventh line of the secondly described deed thence binding on the easternmost side of said Towson Belt Route and on the northernmost side of said Joppa Road as shown on said Drawing

JOSEPH D. THOMPSON, P.E. & L.S. CIVIL ENGINEERS & LAND SURVEYORS

1100
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAIL, 3-8820 (M) 11/15/64
-2-

and on the seventh, sixth and fifth lines of the secondly described deed reverently the three following courses and distances Southerly by a line curving to the west with a radius of 1351.26 feet for a distance of 76.93 feet (the chord of said arc being South 8 degrees 35 minutes 13 seconds West 76.92 feet) southeasterly by a line curving to the north with a radius of 66.0 feet for a distance of 31.35 feet (the chord of said arc being South 39 degrees 09 minutes 57 seconds East 83.34 feet) and South 08 degrees 19 minutes East 43.11 feet to the place of beginning.

CONTAINING 0.42 acres of land more or less.

THE IMPROVEMENTS thereon being known as 402 E. Joppa Road.

SUBJECT however to slope easements as shown on said Right-of-Way Drawing H.R.W. 53-171 filed as aforesaid.

BEING the same tract of land which by deed dated January 15, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3298 folio 193 etc. was conveyed by William A. Rowe and wife to John F. Connors and wife.

10-21-64

JOSEPH D. THOMPSON, P.E. & L.S., 81150

TELEPHONE
923-3000

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

No. 27576
DATE 11/16/64

TO: Donald E. Gremple
395 E. Joppa Road
Towson 4, Md.
BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY: 1

UNIT: \$0.00

AMOUNT: \$0.00

DATE: 11/16/64

REMARKS: Petition for Special Exception for John F. Connors

#65-173-X

11/16/64 9:23 * 27576 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.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 11-25-64
Posted for: James S. Rose, Chief of Permit and Petition Processing
Petitioner: John F. Connors
Location of property: 345/for Joppa Rd. & Fairmount Ave.
Location of Sign: 100 E. Joppa Road, Towson, Md.
Remarks: See above for details of property and zoning. 25 foot easement.
Posted by: [Signature] Date of return: 11-25-64

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 27629

DATE 12/10/64

TO: Donald E. Grumpler
305 E. Joppa Road
Towson, Maryland 21204

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
—	Advertising and posting of property for John F. Connors #65-173-X	80.00
3		\$240.00

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.

PETITION FOR
SPECIAL EXCEPTION
9th District
ZONING: Petition for Special
Exception for Office Building.
LOCATION: Northeast corner of
Joppa Road and Fairmount
Avenue.
DATE & TIME: TUESDAY, DE-
CEMBER 8, 1964 at 10:00 A.M.
PUBLIC HEARING: Room 109,
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.A.
Proposed Zoning: Special Excep-
tion for Office Building.

All that parcel of land in the
Ninth District of Baltimore
County.
BEGINNING for the same on
the northernmost side of Joppa
Road as widened, and shown on
Baltimore County Bureau of
Rights of Way Drawing H.R.W.
53-171 as filed in Baltimore County
Highways Liber No. 15-B
folio 255 said point being to the
fourth or North 27 degrees 01
minute East 163.71 foot line of
that tract of land which by deed
dated January 15, 1958 and re-
corded among the Land Records
of Baltimore County in Liber
G.L.B. No. 3298 folio 193 etc.
was conveyed by William A. Rowe
and wife to John F. Connors and
wife said point of beginning being
at the end of the fourth or North
27 degrees 01 minute East 17.07
foot line of that tract of land
which by deed dated August 23,
1956 and recorded among the Land
Records of Baltimore County in
Liber G.L.B. No. 3004 folio 503
etc. was conveyed by William A.
Rowe and wife to the County Com-
missioners of Baltimore County
and running thence from said be-
ginning and thence binding on a part
of said fourth line of the firstly de-
scribed deed North 27 degrees
01 minute East 146.54 feet to the
end thereof thence binding on the
fifth, sixth and part of the seventh
lines of said firstly described
deed the three following courses
and distances North 62 degrees
59 minutes West 109.53 feet, North
62 degrees 59 minutes West
25.00 feet and South 27 degrees
01 minute West 31.17 feet to the
easternmost side of Towson Belt
Route (Fairmount Avenue) as
shown on said Drawing H.R.W. 53-
171 and to the end of the seventh
line of the secondly described deed
thence binding on the eastern-
most side of said Towson Belt
Route and on the northernmost
side of said Joppa Road as shown
on said Drawing and on the
seventh, sixth and fifth lines of
the secondly described deed re-
versely the three following
courses and distances southerly
by a line curving to the west
with a radius of 1351.26 feet for a
distance of 76.93 feet (the chord
of said arc being South 4 degrees
35 minutes 13 seconds West 76.92
feet) southeasterly by a line curv-
ing to the north with a radius
of 66.00 feet for a distance of
91.35 feet (the chord of said arc
being South 23 degrees 09 minutes
57 seconds East 82.14 feet) and
South 68 degrees 19 minutes
East 41.81 feet to the place of be-
ginning.

CONTAINING 0.42 acres of land
more or less.

THE IMPROVEMENTS thereon
being known as 402 E. Joppa
Road.

SUBJECT however to slope
easements as shown on said
Rights-of-Way Drawing H.R.W.
53-171 filed as aforesaid.

BEING the same tract of land
which by deed dated January 15,
1958 and recorded among the Land
Records of Baltimore County in
Liber G.L.B. No. 3298 folio 193
etc. was conveyed by William A.
Rowe and wife to John F. Connors
and wife.

Being the property of John F.
Connors and Mary M. Connors,
as shown on plat plan filed with
the Zoning Department.

Hearing on: Tuesday, Decem-
ber 8, 1964 at 10:00 A.M.
Public Hearing: Room 109,
County Office Building 111 W.
Chesapeake Avenue, Towson, Md.

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

Nov. 20

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Riesterdown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

November 20, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose, Zoning Commissioner for
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 November, 1964, that is to say
the same was inserted in the issues of

November 20, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager
R.M.

DEVELOPMENT PLAN

GREMPER BUILDING

402 EAST JOPPA ROAD ■ TOWSON, MARYLAND

L. EDWARD WOLF ASSOCIATES, INC. ■ ARCHITECTS
204 EAST JOPPA ROAD ■ TOWSON, MARYLAND 21204

ALBERT B. GIPE & ASSOCIATES ■ MECH.-ELEC. ENGRS.
1226 NORTH CHARLES ST. ■ BALTIMORE, MARYLAND 21201

MATZ-CHILDS & ASSOCIATES, INC. ■ STRUCTURAL ENGRS.
1020 CROMWELL BRIDGE ROAD ■ BALTIMORE, MARYLAND 21204



DRAWING NO.

Scale: 1" = 20'

Date: Dec 10, 1965
Rev. 1-27-66

#34-66

Zoning File #65-173 X.

Approved Plan

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 2/15/66

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 2/15/66



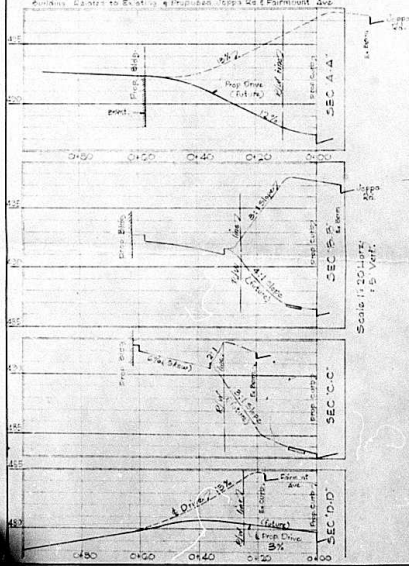
MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
202-336-1515

VICINITY MAP
Scale: 800' = 1"

General Notes

- 1. AREA OF PLANT: 0.42 AC. per lot 61.8 AC. TOTAL
- 2. EXISTING BUILDING: 2 AC. with Special Exception for Office Bldg.
- 3. PLANT AREAS: 4 Ground Floor: 5,200 SF
1st Floor: 5,000 SF
2nd Floor: 5,000 SF
Total: 15,200 SF
- 4. REQUIRED PARKING SPACES: 20
- 5. PROPOSED PARKING SPACES: 20
- 6. EXISTING STRUCTURE ON TRACT TO BE DEMOLISHED

PROFILES



#65-173 X

MAP
#9
SF 1.3-C

EX ZONING P.A.

EXISTING ZONING P.A.

TOWSON BELT ROUTE
(1/2 MOUNTAIN VIEW RD.)

JOPPA RD.

402 E. JOPPA RD.
SPECIAL EXCEPTION &
FOR
OFFICES AND OFFICE BUILDING
BALTIMORE COUNTY, MD. ELECTION DIST. # 9
SCALE 1"=30' OCT. 12, 1964

PROPOSED USE: OFFICE BLDG. & OFFICES
PROPERTY ZONED P.A.
PROPERTY ACRES: 0.42 AC.
BLDG 1ST FL. 1219 SQ. FT.
2ND FL. 1219
PARKING DATA
REQUIRED
1ST FL. 1 SPACE FOR 300⁺ FL SPACE
1219⁺ = 4 SPACES
2ND FL. 1 SPACE FOR 300⁺ FL SPACE
1219⁺ = 4 SPACES
TOTAL PARKING SPACES REQUIRED: 8
TOTAL PROPOSED: 17
PARKING SPACE DIMENSIONS: 9x20

J.D. THOMPSON INC.
ENGINEERS & SURVEYORS
200 E. JOPPA RD.
TOWSON, MD.



J.D. Thompson
ENGINEERS & SURVEYORS, INC. REG. #1150