

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Eugene L. Lampier & Josephine T. Lampier 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-A zone; for the following reasons:

error in the adoption of the original map. Changes since the adoption of the map. For such other further reasons that may be assigned at the time of the hearing hereon.

or in the alternative a permit for parking in a residential zone. 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 is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification 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.

Eugene L. Lampier
Josephine T. Lampier
Legal Owner

Contract purchaser
Address 177 Valley Road
Baltimore 28, Maryland
Eugene G. Ricks
Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of February, 1965, 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 10th day of March, 1965, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County



10:00A
3/10/65
Zoning

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE. Includes fields for To, Quantity, and Amount.

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF POSTING. Includes fields for District, Date of Posting, Petitioner, Location of property, and Remarks.

RE: PETITION FOR RECLASSIFICATION FROM R-6 and R-A Zones to B-M Zone - Permit for Off-street Parking in residential zone, SE/C Rolling Road and Vola Ave, 1st Dist. Eugene L. Lampier, et al., Petitioners

CORRECTED ORDER

The petitioners in the above entitled matter have requested a reclassification of property at the southeast corner of Rolling Road and Vola Avenue, in the First District of Baltimore County, from R-A and R-6 Zones to a B-M Zone, which would be an extension of an existing B-M Zone northerly on Rolling Road 55 feet, more less, or in the alternative a permit for off-street parking in a residential zone.

At the hearing the petitioners withdrew their request for reclassification without prejudice.

However, the property owned by the petitioners zoned B-M, R-A and R-6 cannot be properly utilized unless some provision is made for adequate off-street parking in the R-A and R-6 Zones.

For the above reasons the petitioners are hereby allowed to withdraw their request for reclassification from R-6 and R-A Zones to a B-M Zone without prejudice.

It is this 1st day of June, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that the permit for off-street parking on the adjoining R-A and R-6 Zones, be and the same is hereby granted as shown on plat attached hereto and approved by the Office of Planning.

Zoning Commissioner of Baltimore County

MAP 2-B WESTERN AREA PERMIT

MULLER, RAPHEL & ASSOCIATES, INC.

December 21, 1964

ZONING DESCRIPTION

BEGINNING for the same at the intersection formed by the south side of Vola Avenue and the east side of Rolling Road as shown on a Plat of Ivy Spring Terrace and recorded among the Land Records of Baltimore County in Plat Book 7, Folio 85, running thence and binding on the east side of Rolling Road and on Lots 6, 5, 4, 3, 2, 1 on the aforesaid plat, S7°45'E 113.25' thence leaving the east side of Rolling Road and binding on the south side of Lots 1, 7, 8, 9, 10, 11 and 12, as shown on the aforesaid plat, S89°05'E 275.00' to the division line between Lots 12 and 13, as shown on the aforesaid plat, running thence and binding on the division line of Lots 12 and 13, as shown on the aforesaid plat, N00°55'E 112.00' to the south side of Vola Avenue as shown on the aforesaid plat, running thence and binding on the south side of Vola Avenue N89°05'W 292.04' to the place of beginning.

CONTAINING 0.73 acres of land more or less.

BEING all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as shown on the aforesaid plat.

SAVING and excepting from the above described lots all that portion heretofore zoned B-M.

Eugene F. Raphael #2846

LAND SURVEYS • LOTS • FARMS • BOUNDARY • TOPOGRAPHICAL • LOCATION • SUBDIVISIONS • PLEAS • UTILITIES • DRAINAGE • SEWER • WATER • MAPPING • ZONING CONSULTATION • CONTRACTORS SERVICE • TESTIMONY

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE. Includes fields for Quantity, Amount, and Payment information.

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. Includes fields for County Office Building, Date, and Signature.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Bass, Zoning Commissioner Date February 24, 1965

FROM George F. Connelley, Director

SUBJECT: # 65-239-R, R-6 and R-A to B-M. Southeast corner of Vola Avenue and Rolling Road. Being the property of Eugene L. Lampier and Josephine T. Lampier.

1st District

HEARING: Wednesday, March 10th, 1965 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments with regard to planning factors:

- 1. As proposed by the Planning Board, the line dividing the B.M. and the R-A and R-6 Zones was intended to fall along the southern boundary of the lot shown on the petitioner's plat south of the subject parcel. Although the notes and bounds description of the property named B.M. under an earlier petition is somewhat ambiguous, it appears that the line shown on the petitioner's plat can nevertheless be considered correct under that description and, in any event, was later established by the comprehensive rezoning map for the area.
2. The Planning Board's purpose in recommending R-A zoning on the two properties in question was to provide an appropriate buffer between the R-6 and B.M. Zones. The fact that an R-A buffer was left indicates that the basic premise of the Board's recommendation was accepted when the map was adopted.
3. Although land south of the subject property is, as noted, zoned B.M., the research facilities located there do not create intensive use. This is fortunate in view of the fact that Rolling Road would be hard-pressed to handle traffic generated by Business, Major uses. We have received no information which would indicate the nature of the actual uses proposed, but the appropriate use for the subject tract would be offices, permitted by a special exception in the R-A Zone. In view of the fact that the R-A Zone does not extend to the full depth of the subject parcel, however, and considering the narrowness of the parcel, we recommend that the R-6 portion and the 60-foot-wide parcel to the south all be rezoned to the R-A classification.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. February 18, 1965.

THIS IS TO CERTIFY that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 10th day of March, 1965, the first publication appearing on the 18th day of February, 1965.

THE TIMES
Manager: John W. Martin

Cost of Advertisement \$ 75.00
Purchase Order A7008
Requisition No. 72628

PETITION FOR RE-CLASSIFICATION
TOWSON, 1ST DISTRICT.

BONDING: From R-C & R-A to
Zoning.

LOCATION: Southeast corner of
Vela Avenue and Rolling Road.

DATE & TIME: Wednesday, March
10, 1965 at 10:00 A. M.

PUBLIC HEARING: Room 102,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

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-C & R-A.
Proposed Zoning: R.M.

All that parcel of land in the First District of Baltimore County:

beginning for the same at the intersection formed by the south side of Vela Avenue and the east side of Rolling Road as shown on a Plat of Ivy Spring Terrace and recorded among the Land Records of Baltimore County in Plat Book 7, Folio 18, running thence and binding on the east side of Rolling Road and on Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, to the south side of the aforesaid plat, S 7° 15' E 112.25', thence leaving the east side of Rolling Road and binding on the south side of Lots 1, 7, 8, 9, 10, 11 and 12, as shown on the aforesaid plat, S 89° 01' E 275.00', to the division line between Lots 11 and 12, as shown on the aforesaid plat, running thence and binding on the division line of Lots 12 and 13, as shown on the aforesaid plat, N 00° 15' E 112.95' to the north side of Vela Avenue as shown on the aforesaid plat, running thence and binding on the south side of Vela Avenue N 89° 01' W 292.04' to the place of beginning.

Containing 2.79 acres of land more or less.

Being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as shown on the aforesaid plat.

Being and excepting from the above described parcel the parcel portion heretofore noted R.M.

Being the property of Eugene L. Lampert and Josephine T. Lampert, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, March 10, 1965 at 10:00 A. M. Public hearing: Room 102, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of

JOHN G. ROSE
Zoning Commissioner of
Baltimore County.

CERTIFICATE OF PUBLICATION

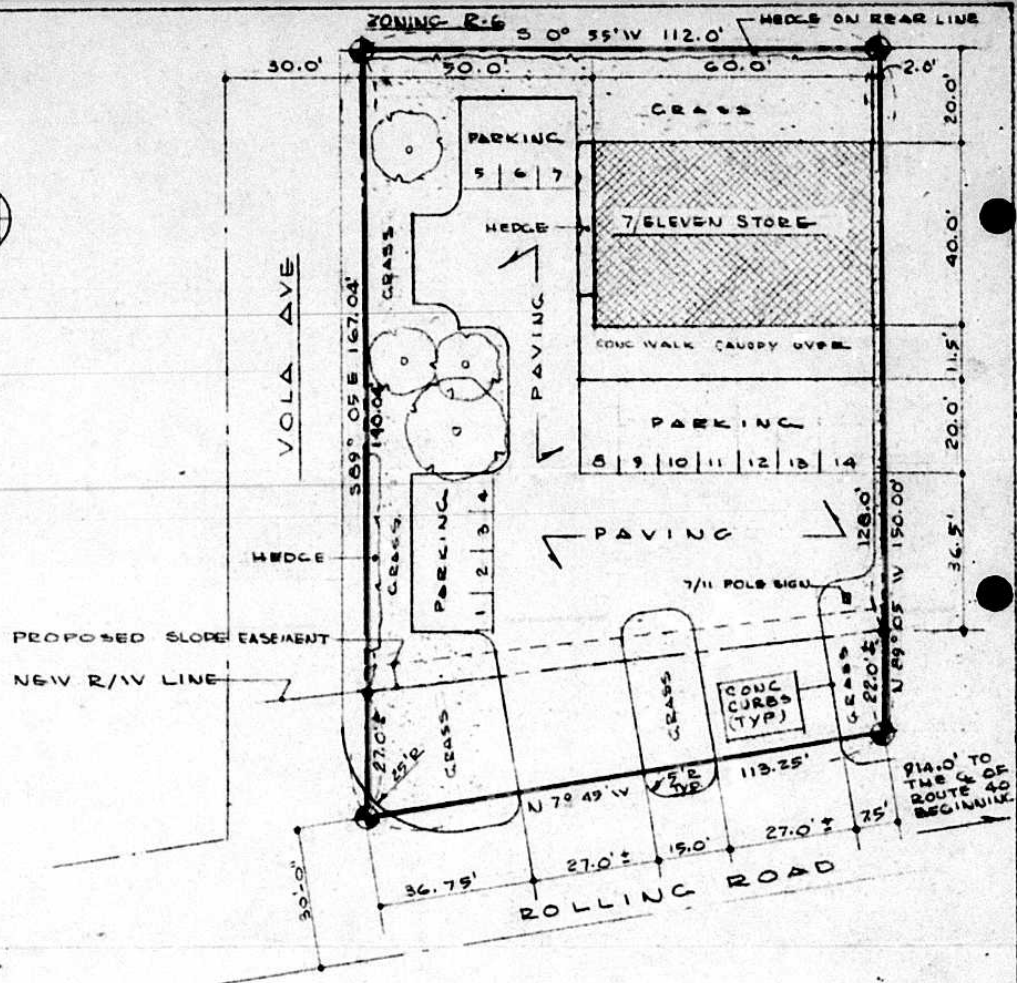
TOWSON, MD., February 19, 1965..

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 a week~~ ~~at~~ ~~1~~ ~~time~~ ~~successive~~ ~~weeks~~ before the 10th day of March, 1965, the first publication appearing on the 19th day of February 1965..

THE JEFFERSONIAN,

G. Frank Strickler
Manager.

Cost of Advertisement, \$.....



PLOT PLAN NOTES

- PROPERTY LINE INFORMATION TAKEN FROM A SURVEY BY A. ALEXIS RAPHEL REG. LAND SURVEYOR, DATED JAN 22, 1964.
- ALL CONSTRUCTION WITHIN THE R/W TO CONFORM TO THE REQUIREMENTS OF BALTIMORE COUNTY.
- ALL UNPAVED AREAS WITHIN THE R/W SHALL BE SEEDED OR SODDED TO OBTAIN A THICK STAND OF GRASS.
- ENTRANCE DETAILS ARE PRELIMINARY ONLY & MUST BE APPROVED BY COUNTY AGENCIES HAVING JURISDICTION

PLOT PLAN SCALE 1" = 30.0'

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY George E. Jurdic

DATE _____

Subject to approval by Public Works and provision of no high lighting standards in the residential portions of tract.

Jay

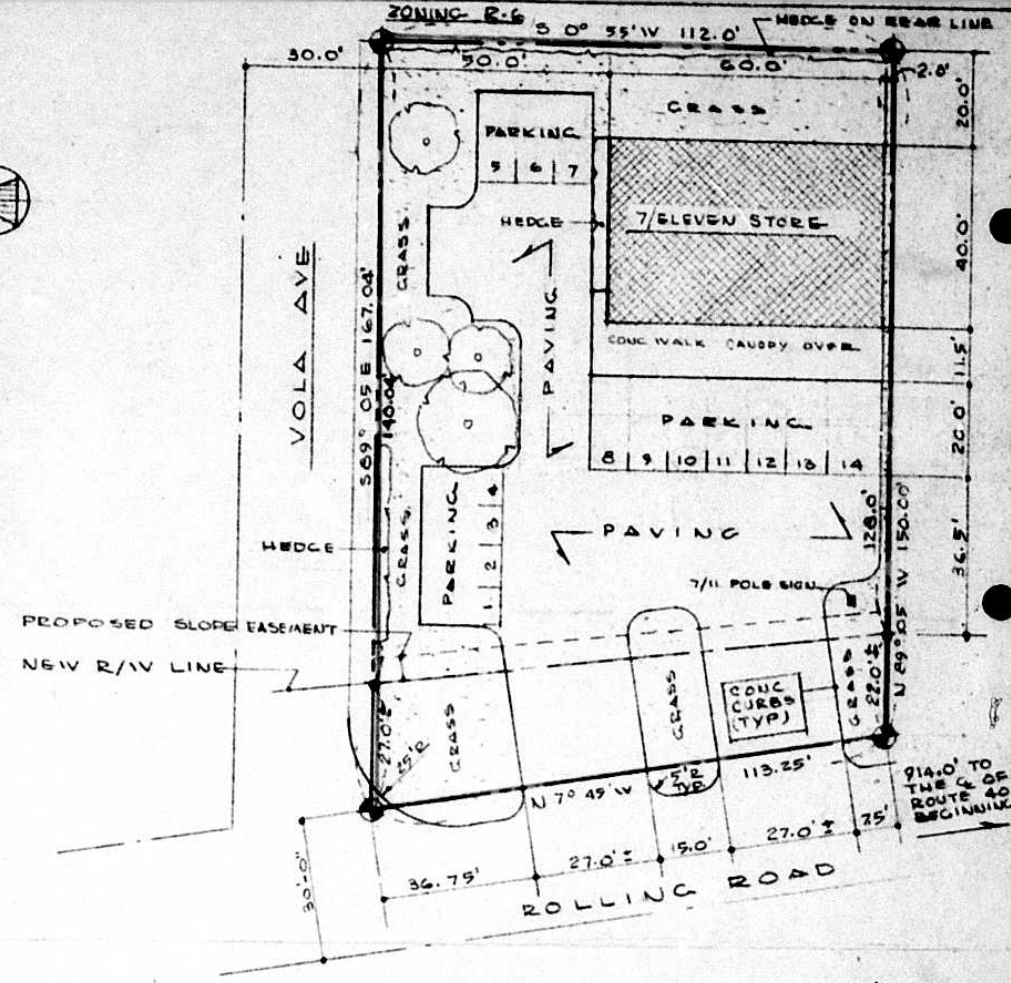
**A 7/ELEVEN STORE
AT ROLLING ROAD
AND VOLIA AVENUE
BALTIMORE COUNTY, MARYLAND**

**THE SOUTHLAND CORPORATION
2828 NORTH HASKELL, DALLAS, TEXAS**

**EDWARD Q ROGERS ARCHITECT
6 SOUTH CALVERT ST, BALTO. 2, MD**

REVISED JUNE 9, 1964
REVISED JULY 29, 1964
REVISED APRIL 27, 1965
REVISED MAY 17, 1965

INITIAL
HERE



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