

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Docco Development Corporation; Lula Camerra; Clarence Reese and Helen Reese
1 or more 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 re-classified, pursuant
to the Zoning Law of Baltimore County, from an RA zone to a NE-10A
zone for the following reasons:

1. That there is error in the original zoning of subject property, which should have been classified "BM" on the original zoning map.
2. That the character of the neighborhood has changed since the adoption of the original zoning map so as to require the reclassification of the property to "BM".
3. That conditions affecting this property have changed since the adoption of the zoning map.

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 expense of above reclassification and on 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.

Docco Development Corporation
by Mario P. Docco
Mario P. Docco, Contract purchaser
President
Address: 201 E. Joppa Road,
Towson, Md. 21204

Docco Development Corporation
by Mario P. Docco
Mario P. Docco, President
Address: 201 E. Joppa Road,
Towson, Md. 21204

Arnold Fleischmann, Petitioner's Attorney
200 First National Bank Building
Address: Towson, Md. 21204
VA 5-5220 PL 2-1244

Helen Reese, his wife
314 E. Joppa Road, Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day
of September, 1966, that the subject matter of this petition be advertised as
required by the Zoning Law of Baltimore County, in a newspaper 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 1st day of November, 1966, at 1:00 o'clock
P.M.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and
it appearing that by reason of... 9730E in the original zoning map.

the above Reclassification should be had; and that further appearing that the reasons of

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of December, 1966, that the herein described property or area should be and the same is hereby reclassified; from a RA zone to a BM zone, and/or Special Exception from

from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning and State Road Commission.

Deputy Zoning Commissioner of Baltimore County

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of September, 1966, 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 RA zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

MICROFILMED

Docco Development Corporation; Lula Camerra; Clarence Reese and Helen Reese

September 31 1966

DESCRIPTION OF NO. 208, 314 & 316 E. JOPPA ROAD

BEGINNING for the same at the corner formed by the intersection of the northeast side of Joppa Road as proposed to be widened to 60 feet with the west side of Fairmount Avenue, 108 feet wide, as laid out and shown on the Baltimore County Right of Way Department Plat No. BM 53-372, said place of beginning also being situate on the third line of the land which by deed dated August 20, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.R. No. 1944 folio 293 was conveyed by Equitable Trust Company et al to Clarence G. Reese, thence leaving said place of beginning and running and binding reversely on a part of said third line and reversely on the second line of the aforementioned deed and in the bed of Joppa Road as proposed to be widened, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, the two following courses and distances, viz: South 19 degrees 40 minutes 48 seconds West 5.02 feet and South 14 degrees 41 minutes 48 seconds West 25.40 feet to the center of Joppa Road, thence running and binding on the center line of Joppa Road and in part on the first line of the aforementioned deed and in part reversely on the first line of the land which by deed dated October 23, 1954 and recorded among said Land Records of Baltimore County in Liber G.L.R. No. 2248 folio 972 was conveyed by James F. Thrift, Executor of the Estate of India H. Ogier, to Norman W. Cameron and Lula N. Camerra, his wife, North 75 degrees 18 minutes 12 seconds West 151.95 feet to the beginning of the said second hereinafter mentioned deed, thence leaving the center line of Joppa Road and running in the bed of Joppa Road and reversely along part of the fifth or last line of said second hereinafter mentioned deed North 1 degree 42 minutes 00 seconds West 16.48 feet to the northeast side of Joppa Road and to the beginning of the land which by deed

Page 2

Description of No. 208, 314 & 316 E. Joppa Road
Continued:

Dated November 6, 1959 and recorded among said Land Records of Baltimore County in Liber G.L.R. No. 1083 folio 379 was conveyed by John L. Alcock to T. Igbo Mason, Jr. and wife, thence running and binding on said northeast side of Joppa Road and on the first and second lines of said third hereinafter mentioned deed the two following courses and distances, viz: North 75 degrees 01 minutes 00 seconds West 133.75 feet and North 87 degrees 23 minutes 40 seconds West 20.53 feet to the end of the second line of said third hereinafter mentioned deed, thence leaving said northeast side of Joppa Road and running and binding on the third line of said third hereinafter mentioned deed North 1 degree 42 minutes 00 seconds West 333.23 feet to the end of said third line and to the south side of a 50 foot right of way there laid out, thence running and binding along said south side of said 50 foot right of way, with the use thereof in common with others and binding in the fourth and fifth lines of said third hereinafter mentioned deed North 84 degrees 31 minutes 20 seconds East 148.64 feet to the end of said fifth line of said third hereinafter mentioned deed, thence still binding on the south side of said 50 foot right of way and running and binding reversely on the third line of the land which by deed dated August 7, 1963 and recorded among said Land Records of Baltimore County in Liber R.L.G. No. 4184 folio 499 was conveyed by Harold S. Hill and wife to Anthony Perlman and wife, South 70 degrees 04 minutes 00 seconds East 200.78 feet to the west side of Fairmount Avenue, 108 feet wide, thence running and binding on said west side of Fairmount Avenue and in part reversely along the second line of said fourth hereinafter mentioned deed and in part reversely along the second line of the land which by deed dated August 7, 1963 and recorded among said Land Records of Baltimore County in Liber R.L.G. No. 4184 folio 467 was conveyed by Frank B. Procter and wife to Anthony Perlman and wife and in part on the second line of the land which by deed dated June 1, 1960 and recorded among said Land Records of Baltimore County in Liber W.J.R. No.

RE: PETITION FOR RECLASSIFICATION
from an R-A zone to a B-M zone
NW corner Joppa Road and
Fairmount Avenue,
9th District
Docco Development Corp.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS

OF
BALTIMORE COUNTY

No. 66-110R

ORDER OF DISMISSAL

Petition of Docco Development Corporation for reclassification from an R-A zone to a B-M zone of property located on the northwest corner Joppa Road and Fairmount Avenue in the Ninth District of Baltimore County.

Whereas the Board of Appeals is in receipt of Letters of Dismissal of Appeals filed March 22, 1966 and June 7, 1966 from the protestants-appellants in the above entitled matter.

Whereas the said protestants-appellants request that the appeals filed on behalf of said protestants, be dismissed and withdrawn as of March 22, 1966 and June 7, 1966.

It is hereby ORDERED this 8th day of June, 1966 that said appeals be and same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

R. Bruce Alderman

COOK, MUDD & HOWARD

January 3, 1966

Mr. John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition #66-110R
Petition for Reclassification
from RA to BM
Northwest corner of
Joppa Road and Fairmount Avenue

Dear Mr. Rose:

Will you kindly note an appeal in my name to the County Board of Appeals from the Order of the Deputy Zoning Commissioner under date of December 1, 1965 granting the reclassification to the above entitled case.

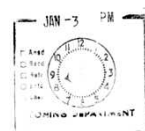
Enclosed is my check in the amount of \$80.00 to cover the cost of this Appeal and the cost for the signs.

With kind regards,

Sincerely yours,

James H. Cook

JHC/mpd
enc.



FRANK E. CICONE

121 W. SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

May 31, 1966

William Baldwin, Chairman
County Board of Zoning Appeals
County Office Building
111 W. Chesapeake Avenue
Towson 5, Maryland

Re: Petition for Reclassification
NW corner of Joppa Road and
Fairmount Avenue - 9th District
Docco Dev. Corp.
No. 66-110R

Dear Mr. Baldwin:

I no longer represent the protestant, James H. Cook, in the above subject matter and I would appreciate it if you would be so kind as to strike my appearance as attorney in this case.

Very truly yours,

Frank E. Cicone

FEC/tec

Rec'd 6-1-66
9:15 AM



L. Van Evans

FRANK E. CIGONE
Attorney at Law
121 W. SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204



DEPT. OF ZONING DEPARTMENT

Mr. John A. Pace
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
NW corner of Joppa Road and
Fairmount Avenue - 9th District
Deccolo Dev. Corp.
No. 66-110-R

Dear Mr. Pace:

I hereby file an appeal to the County Board of Appeals on behalf of James L. Ward, Jr. and Ida M. Ward, 704 Seth Court, to the order rendered in the above entitled case on December 1, 1965.

I am enclosing herewith check in the amount of \$20.00 covering the cost of this appeal.

Very truly yours,

Frank E. Cigone
Frank E. Cigone
121 W. Susquehanna Avenue
Towson, Maryland 21204
Tel. 276-2765

cc: Arnold Fleischmann, Esq.
200 First National Bank Building
Towson, Md. 21204

MICHAEL J. LAMBROS
Attorney at Law
208 COURTNEY AVENUE
TOWSON, MARYLAND 21204
RD 212

June 7, 1966

Baltimore County Board of Zoning Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
NW corner of Joppa Road and
Fairmount Avenue - 9th District
Deccolo Dev. Corp.
No. 66-110-R

Gentlemen:

Kindly file a dismissal on behalf of James L. Ward, Jr. and Ida M. Ward in the above captioned case.

Very truly yours,

Michael J. Lambros
MICHAEL J. LAMBROS

MJL:RES

Copy to:
Arnold Fleischmann, Esq.

JAMES L. WARD, JR.
Attorney at Law
501 MARYLAND TRUST BUILDING
BOWEN AND CALVERT STREETS
BALTIMORE, MARYLAND 21202

June 3, 1966

Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
NW corner of Joppa Road and
Fairmount Avenue - 9th District
Deccolo Dev. Corp.
No. 66-110-R

Gentlemen:

Please dismiss the appeal filed on my behalf on December 29, 1965 in the above captioned matter.

Very truly yours,

James L. Ward, Jr.
James L. Ward, Jr.
Ida M. Ward

JLW, Jr.:RES

COOK, MUDD & HOWARD
LLOYD FEDERAL BUILDING
22 WEST 40th STREET
TOWSON 4, MARYLAND

March 22, 1966

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Petition #66-110-R
Petition for Reclassification from
R-A to B-M, northwest corner of
Joppa Road and Fairmount Avenue

Gentlemen:

Will you kindly dismiss the appeal which I have heretofore filed in my name in the above entitled case.

Sincerely yours,

James H. Cook
James H. Cook

JHC:rm

October 6, 1965

Arnold Fleischmann, Esq.
200 First National Bank Building
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this

29th day of September, 1965.

John O. Ross
John O. Ross
Zoning Commissioner

Petitioner Deccolo Dev. Corp., et al

Petitioner's Attorney Arnold Fleischmann Reviewed by *James E. Pace*
Chairman of
Advisory Committee

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 33449

DATE 10/6/65

TO: Deccolo Development Corporation
204 E. Joppa Road
Towson, Md. 21204

BILLED Zoning Dept. of Bal. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	Petition for Reclassification #66-110-R	\$50.00
		COST
		\$50.00

CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
IN FULL OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 35714

DATE 12/30/65

TO: Frank E. Cigone, Esq.
121 West Susquehanna Ave.,
Towson, Maryland 21204

BILLED Office of Planning & Zoning
119 County Office Bldg.,
Towson, Maryland 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	Cost of appeal - Deccolo Dev. Corp. No. 66-110-R	\$70.00
	2 signs	10.00
		\$80.00
		COST
		\$80.00

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.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Inspector Alvin B. Nelson
SUBJECT: Deccolo Development Corp.
NW corner of Joppa Rd. & Fairmount Ave.
Dist. 9 9/28/65

Additional fire hydrants may be required to meet
the water supply requirements for your proposed project.
This shall be evaluated by this bureau if and when
construction plans are submitted.

For further information please contact Inspector Alvin
B. Nelson at Valley 5-7310.

FP:jjs

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 35722

DATE 1/4/66

TO: James H. Cook, Esq.,
Loyola Federal Building
Towson, Maryland 21204

BILLED Office of Planning & Zoning
119 County Office Bldg.,
Towson, Maryland 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	Cost of appeal - Deccolo Construction Corp. No. 66-110-R	\$70.00
	2 signs	10.00
		\$80.00
		COST
		\$80.00

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
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 33490

DATE 1/4/66

TO: Deccolo Development Corp.
204 E. Joppa Road
Towson, Md. 21204

BILLED Zoning Dept. of Bal. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	Advertising and posting of property #66-110-R	\$122.50
		COST
		\$122.50

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.

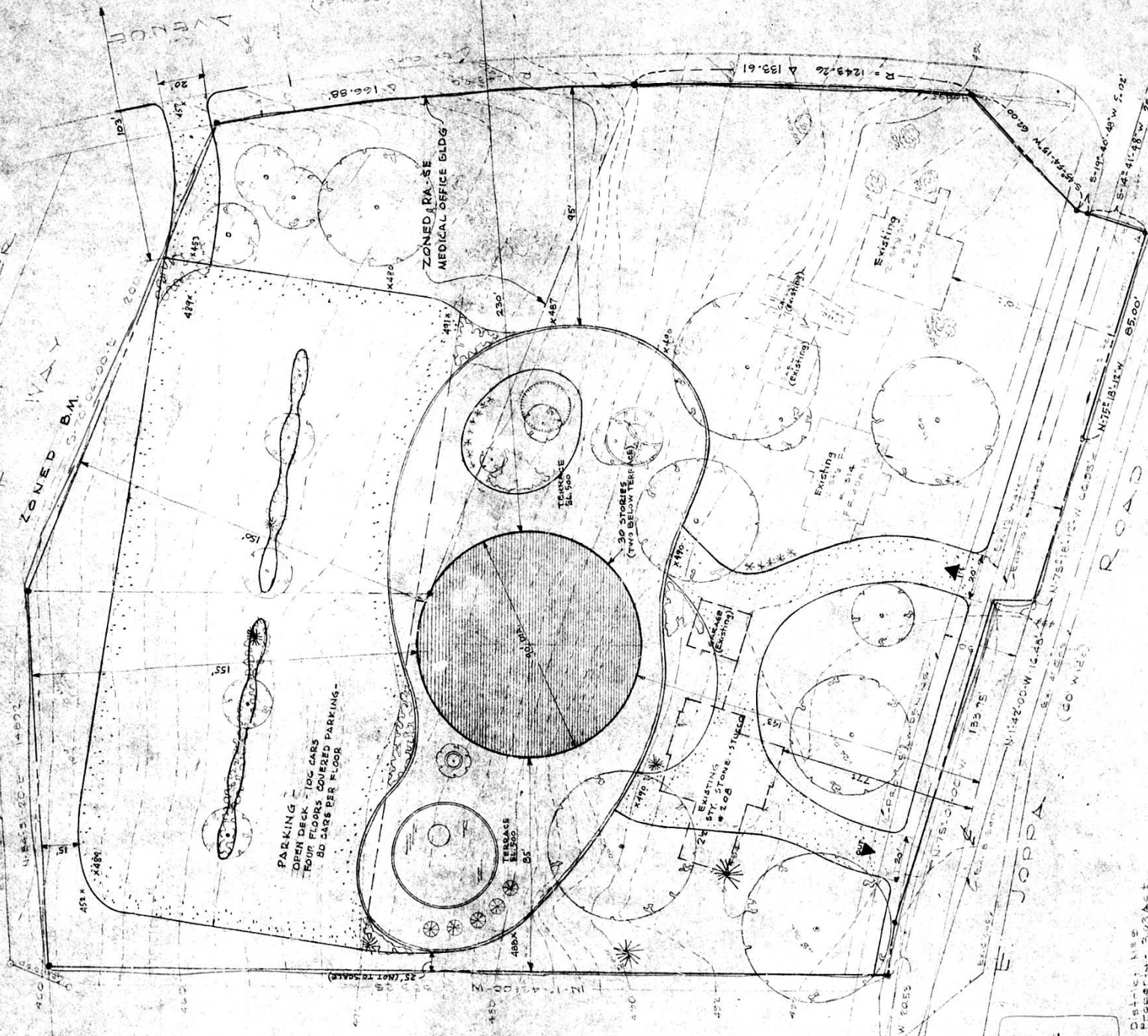
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Deccolo Development Corp.
Petitioner: Deccolo Development Corp.
Location of property: NW corner of Joppa Rd. & Fairmount Ave.
Location of Signs: 3 signs on Joppa Rd. on the north side of the road.
Remarks: Signs are to be posted on the north side of the road.
Posted by: *Alvin B. Nelson*
Date of return: 1/13/66
and approved: 35' from Joppa Rd. signs on front of tree on property.

PLAN
ZONED B.M.
D.B.E. SHOPPING CENTER

50 FT RIGHT
SHOPPING CENTER

CF
ZONED B.M.



Notes:
#66110R
MAP#4
SEC 2-4
NE-10-A

Location District 1189
Present Zone of Prop. RA-SE (with SE. for Med. Office Bldg. at N.E. corner)
Proposed Zone of Prop. RA-SE (with SE. for Med. Office Bldg. at N.E. corner)
Building Area = 100,800 sq. ft.
Gross Floor Area = 255,600 sq. ft. (Parking at 1/2)
Required Parking - 424 spaces (Assuming Uses Requiring an Average of One Space per 450 sq. ft. of Building Area)
Parking Provided - 424 spaces

REVISED - OCT. 2, 1965

L. ALAN EVANS
SURVEYORS & CIVIL ENGINEERS
4800 ELSBORO AVE. - PHONE NA 8-3144
BALTIMORE, MARYLAND
OFFICE: 4800 ELSBORO AVE. - PHONE NA 8-3144
CAMDEN, MARYLAND
STATE OF MARYLAND REG. NO. 1189
COMMISSION EXPIRES 12-31-70

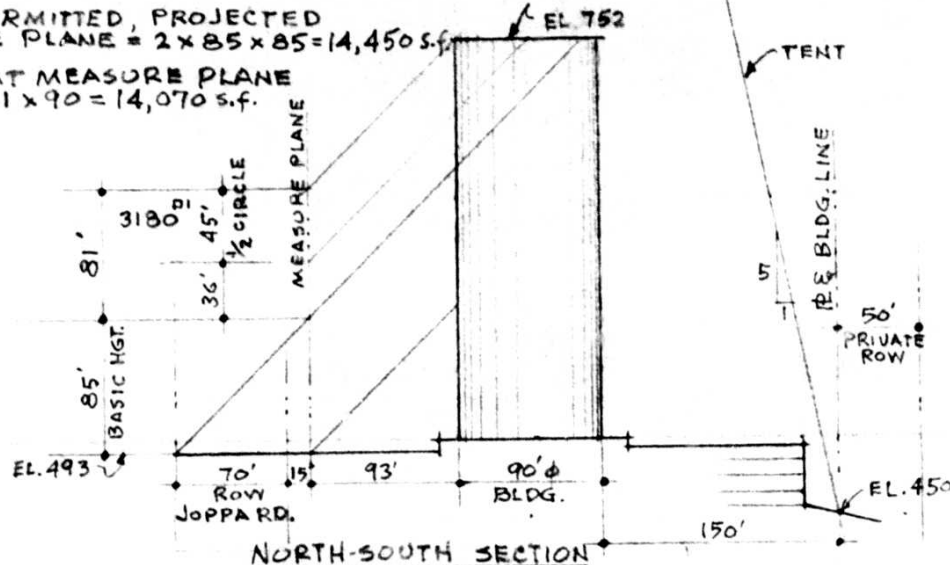
DATE	REVISION	BY	CHKD.
10-2-65	1	LE	LE

Dwg. No. 1189

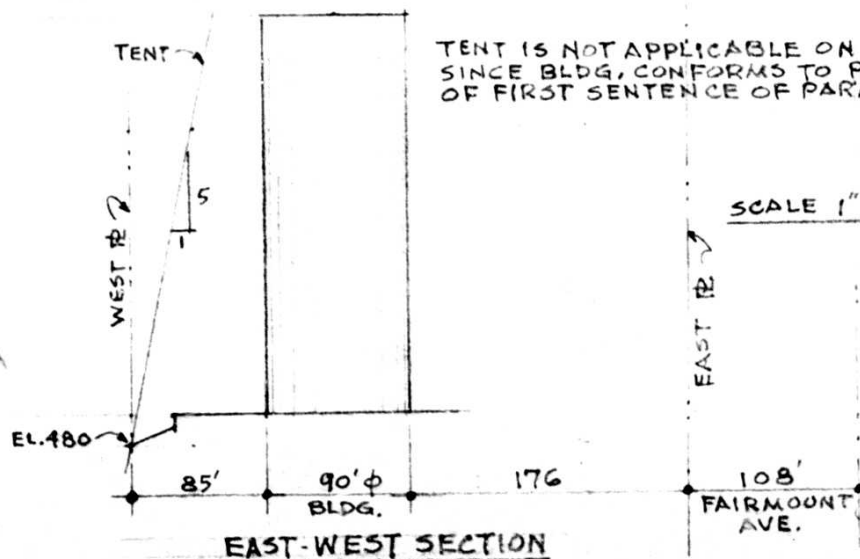
MICROFILMED

BLDG. AREA PERMITTED, PROJECTED
TO MEASURE PLANE = $2 \times 85 \times 85 = 14,450$ s.f.

ACTUAL AREA AT MEASURE PLANE
= $3180 + 121 \times 90 = 14,070$ s.f.



TENT IS NOT APPLICABLE ON THIS SIDE
SINCE BLDG. CONFORMS TO PROVISIONS
OF FIRST SENTENCE OF PARAGRAPH 231.2 b



SCALE 1" = 100'

DAVID H. WILSON AND
ASSOCIATES, ARCHITECTS
TOWSON 4, MD. • 828-7110 • 825-9036

TENT DIAGRAM FOR
BM APPLICATION - # 208
314, # 316 JOPPA RD

JOB NO. _____ SHEET _____
JOB _____
BY _____ SCALE _____
DATE 9/21/65
REVISED 10/6/65

#66-11012

