

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
N/S Joppa Road 104.92' NW of Providence Road
E. Tilden Kelbaugh
BALTIMORE COUNTY
30.66-148-RX
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
30.66-148-RX
MAP #9
SEC. 3-C
NE-10-B
RA-X

This is a Petition seeking a Reclassification from an R-10 zone to an R-10 zone and a Special Exception to use the subject property for an office building.

After listening to testimony, the Deputy Zoning Commissioner feels that the original zoning on the Petitioner's property is in error and further feels that the granting of a Special Exception for an office building would not violate the provisions of Section 502.1 of the Baltimore County Zoning Regulations.

However, the following Special Exception shall be subject to the following conditions:

1. The proposed offices shall be located in the existing structure on the property.
2. No major repairs or renovations (excluding normal maintenance and painting) shall be made to the external surface of the existing structure.
3. Parking shall be confined to the rear of the existing structure.
4. Traffic ingress and egress shall be restricted to the existing driveway site on the west side of the subject tract.
5. Only one identification sign, not exceeding one square foot in area, shall be permitted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of January, 1966, that the herein described property or area shall be and the same is hereby Reclassified from an R-10 zone to an R-10 zone and a Special Exception for an office building shall be and the same is granted from and after the date of this Order, subject to the aforementioned conditions and further subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Donald D. Tardiff
DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. George Gavrelis, Attn: Mr. James E. Dyer
FROM: Mr. George Gavrelis, Attn: Mr. James E. Dyer

SUBJECT: Petition # 66-148-RX - R-10 to R-10 Zone Reclassification, Special Exception for Office and Office Building within North side of Joppa Road 104.92 feet Northwest of Providence Road. Being the property of E. Tilden Kelbaugh and Beatrice K. Kelbaugh.

9th District
RECEIVED: December 27, 1965 (10:30 A.M.)

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

1. It was the purpose of the Comprehensive Rezoning Map for the Towson Area to provide interim transitional land use potentials along Joppa Road frontage from the intensive development of Towson proper to the substantial cottage development fronting primarily on Providence Road. The line between R-10 and R-10 zoning was drawn where it was determined that the residential properties to the east would remain stable. From time the map was adopted to the present, the stability of these cottages has, in fact, been maintained. The subject proposal requests a piecemeal reclassification of a property which is not even adjacent to the zone boundary; the stability of the neighborhood would thus be threatened by a "break" in the zoning that would leave property to the west with lesser use potentials than properties on either side. On its face, this petition is a request for spot zoning.
2. There have been some changes in the traffic pattern adjacent to the subject property in that the Joppa Road-Providence Road intersection has been channelized. This change, however, is an improvement benefiting the subject property by moving half of the Providence Road traffic farther away. Thus, the change is not one that would justify a reclassification.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
E. Tilden Kelbaugh & Beatrice K. Kelbaugh, 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 R-10 zone to an R-10 zone; for the following reasons:
(a) 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 Office and Office Building.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification and of 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.

E. Tilden Kelbaugh & Beatrice K. Kelbaugh
Contract purchaser
Address: 870 Providence Road, Towson, Md. 21204
Legal Owner
Address: 870 Providence Road, Towson, Md. 21204

Petitioner's Attorney
Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of November, 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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County, Room 106, County Office Building in Towson, Baltimore County, on the 27th day of November, 1965, at 10:30 o'clock A.M.

Donald D. Tardiff
DEPUTY ZONING COMMISSIONER

November 23, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Mr. E. Tilden Kelbaugh
870 E. Joppa Road
Towson, Maryland 21204

SUBJECT: Reclassification from R-10 to R-10 and Special Exception for Office and Office Building for E. Tilden Kelbaugh, located N/S Joppa Road NW of Providence Rd 9th District (Item 3, November 23, 1965)

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING: A grading plan should be submitted to this office prior to a hearing date being assigned.

BUREAU OF ENGINEERING: Water - Existing 12" water in both Joppa and Providence Roads.

Sewer - Existing 6" sewer along Joppa Road. Adequacy of existing utilities to be determined by developer or his engineer. Road - Providence Road and Joppa Road are existing improved roads to which no further improvements are necessary.

WASTE DISPOSAL: The method of sewage disposal should be shown on the plat.

FIRE DEPARTMENT - PLANS REVIEW: If the request is granted, the conversion will be subject to fire department regulations pertaining to fire extinguishers, furnace enclosure, etc.

ZONING ADMINISTRATION DIVISION: If the Zoning Commissioner sees fit to grant the subject petition, it is requested that the granting be restricted to the conversion of the existing dwelling only.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Industrial Development Commission
Buildings Department
Board of Education
State Roads Commission

Very truly yours,

James E. Dyer
Petitioner and Grant Processing

JED:ylb
cc: Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. George Gavrelis-Bureau of Engineering
Mr. William Greenfield-Bureau of Planning
Capt. Paul Reineke-Fire Bureau-Plans Review
Mr. James E. Dyer-Administration Division

Description to Accompany
Zoning Petition
8606 East Joppa Road

November 5, 1965

Beginning for the same on the northeast side of Joppa Road 70 feet wide at a point distant 104.92 feet northwesterly from the northeast side of Providence Road as widened and shown on Baltimore County Highway Right-of-Way Plat #61-192-11, said point of beginning being on the second or North 25° 02' East 140.81 feet line of that parcel of land described in a deed dated August 14, 1956, from T. Allen Summit to E. Tilden Kelbaugh et ux and recorded among the Land Records of Baltimore County in Liber G.L.B. 2991 folio 407 at the distance of 11.66 feet from the beginning of said second line and running thence binding on the remainder of said second line, all of the third and fourth and part of the fifth lines in said deed the four following courses and distances viz: first North 25° 02' 00" East 129.15 feet, second South 75° 31' 00" East 77.48 feet, third South 4° 32' 00" West 131.23 feet and fourth South 12° 30' 00" East 4.71 feet to the northwest side of said Providence Road, thence binding on the northeast side of said Providence Road as widened South 81° 03' 50" West 26.13 feet, thence westerly along a curve to the right with a radius of 58.00 feet for a distance 33.66 feet to the northeast side of said Joppa Road, thence northwesterly binding on the northeast side of said Joppa Road along a curve to the left with a radius of 1945.00 feet for a distance of 71.26 feet to the place of beginning.

Containing 0.320 acres of land more or less.

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 33547	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 11/23/65	
COURT HOUSE		TOWSON, MARYLAND 21204			
To: E. Tilden Kelbaugh		870 E. Joppa Road		Towson, Md. 21204	
RECEIVED		Zoning Dept. of Balto. Co.			
REPORT TO ACCOUNT NO. 66-148-RX	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT		
Petition for Reclassification & Special Exception	66-148-RX		50.00		
			50.00		
12-145 3328 • 33547 112-		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		No. 33599	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 12/27/65	
COURT HOUSE		TOWSON, MARYLAND 21204			
To: E. Tilden Kelbaugh		870 E. Joppa Road		Towson, Md. 21204	
RECEIVED		Zoning Dept. of Balto. Co.			
REPORT TO ACCOUNT NO. 66-148-RX	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT		
Advertising and posting of property	66-148-RX		62.50		
			62.50		
12-145 3328 • 33599 112-		62.50			
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.					

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

Date: December 16, 1965

TO: Mr. George Gavrelis
Attn: Mr. James E. Dyer
FROM: Eugene J. Clifford
SUBJECT: Zoning Petition 66-148-RX N/S of Joppa Road 104.92 feet N/W of Providence Road

Review of the subject plat dated November 3, 1965 and revised December 7, 1965 results in the following comments.

The parking and driveway layout does not function properly as shown, and should be corrected so as to provide proper circulation and maneuvering for passenger vehicles. The enclosed sketch indicates problem areas in red, based on the nationally accepted "P" design vehicle as presented by the American Association of State Highway Officials.

Eugene J. Clifford
County Traffic Engineer

EJC:CRH:m

Enclosure

cc: Mr. George Gavrelis
James P. S. Devereaux
Mr. Samuel Humes

Mr. E. Tilden Kelbaugh
870 E. Joppa Rd.
Towson, Md. 21204

November 26, 1965

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 27th day of November, 1965.

John G. Rose
Zoning Commissioner

Petitioner: E. Tilden Kelbaugh

Petitioner's Attorney: Reviewed by

Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Harvey M. Dyer, 27.65 12/23/65
Petitioner: E. Tilden Kelbaugh
Location of property: N/S Joppa Rd. 104.92' NW of Providence Rd.
Location of Sign: On the front corner of 606 Joppa Rd.
Remarks:
Posted by: Robert L. Bull
Date of return: 12-16-65

