148 FX BEFORE THE RE: PETITION FOR RECLASSIFICATION AND : SPECIAL EXCEPTION M/S Joppa Road 10k-92' NW of Frowledence Road E. Tildon Kelbaugh : DEPUTY ZONING COMMISSIONER MAP P\* OF ser.3-C BALTIMORE COUNTY NO.66-148-RX NE -10 B RA-X

This is a Petition seeking a Reclassification from an R-10 zone to an R-4 zone and a Special Exception to use the subject property for an office building.

After listening to testimony, the Deputy Zoning Commissioner After listening to testiment, the beputy Zoning Commissioner feels that the original coning on the Fetitimen's property is in error and further feels that the granting of a Special Exception for an office building sould not violate the provisions of Section 502.1 of the Maltimere County Zoning Regulations.

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

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

County tid 2 day of Annuary, 1966, that the hyminheribed property or area should be and the seen is knowly before the the hyminheribed property or area should be and the seen is knowly becauseful from an R-JC seem to an R-A seem and a Special Exception for an office building shall be and the same in 20MRND from and after the day of this Order, subject to the aforementioned conditions and further subject to approve of the site, than by the State Boards opening, Bureau of rablic Services and the Office of Flamming and Zoning.

Maace & facterty
BEPUTY ZON DIG COMMISSIONER

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO Hr. John J. 2000.

FROM George Re Gayrelia SUBJECT. Aptition of 56-16-38 - 3-10 to d.A. Jone Reclaratification, Special Exception for Office and Office willing North side of Jopa Road 104.92 feet Tortheast of Frontierce Road. Being the property of E. Tillem Fell upph and Reatrice E. Helbaugh

HEARID: 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 Read frontage from the intensive development of Towns proper to the substantial cottage development fronting primarily on Providence Read. The time between R.A. and R-10 zening was drawn where it was determined that residential properties to the east would remain stable. From the time map was adopted to the present, the stability of these cattages has, in fact, been maintained. The subject proposer arrests a pieceman! reclassification of a property which is not even adjacent to the zone boundary; the stability of the neighborhood would thus be theread 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 patition is a request for spoil zoning.
- There have been some changes in the traffic pettern adjacent to the subject property in that the Jopps Road-Providence Road interaction has been channelized. This change, however, is an improvement benefiting the subject property by moving half of the Previdence Road traffic further armay. Thus, the change is not one that would justify a reclassification.

## PETITION FOR ZONING RE-CLASSIFICATION HGL-1488X AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

map E. Tilden Kelbaugh a
Lor we 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-classic suant CEC. 3-6 to the Zoning Law of Baltimore County, from an......R-10 NE - 10-6

\_\_\_\_zone; for the following reasons:

(a) Change in Neighborhood

RA-X 12/9/65

## 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/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

Eliel & Stime margaret a. Steinschn Address 826 PROVIDENCE LOAD

Carilden Elange Bestim & Telling L Address 606 & Jorn Roub

Tonson Ald 21204

Tomson Md 21204

ORDERED By The Zoning Commissioner of Baltimore County, this ... 23rd .....

..., 196. 5. 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 Zoniag Commissioner of Baltimore County in Room 106, County Office Building in Towson, Paltimore ...., 196. 5., at .10,300'clock

27 FF

BLITHOUR COUNTY OFFICE OF PLANNING AND ZONING TOWERN, MARYLAND 21204

#66-148PK

MUNICIT: Reclassification From H=10 to HA
and Special Exception for Office
and Office Multing for I.
Titless Relbaugh, located H/S
deppt load H0 Frovidence Hd
by Multiple Hall Hall Hall Hall Hall
(Inc. 3, November 23, 1965)

Deer Siri

1 /11

The Zoning Advisory Committee has reviewed the subject petition and makes

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

BURNAU OF DEPLORMENDS

"Mater - Existing 12" water in both Jopps and Providence Roads.

Sever - Existing 6" sover along Jopps Boad.

Adequacy of existing thitties to be determined by developer or his engineer.

Road - Providence Boad and Jopps Boad are existing improved roads to which no further

HEALTH DEPARTMENT: The method of sewage disposal should be shown on the plat.

FIRE BURNE-PLANS REVISE: If the request is granted, the serversion will be subject to Fire 'epartsent' segulations pertaining to fire axingulaters, furnace enclosure, etc.

SCHIM ADMINISTRATION DIVISION: If the Zoning Convissioner seen fit to great the subject petition, it is requested that the granting be restricted to the conversion of the dwelling only.

The above comments are not intended to indicate the appropriateness of the soning action requested, but to assure that all parties are made sware of plans or problems that may have a bearing on this case. The Director mod/or the deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriatements of the requested soning 10 days referr 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

ENGINEERS HENY AVENUE TOWSON, MARYLAND 2120

MAP

\$6-148RX

SEC.3-5

Beginning for the same on the northeast side of Joppa Road 70 feet w at a point distant 104,92 feet northwesterly from the northwest side of Providence NE-IDS Read as widened and shown on Baltimore County Highway Kight-of-Way Plat #61-194-11, R4-X said point of beginning being on the second or North 25° 02' East 140.81 foot line 19/65 of that percel of land described in a deed dated August 14, 1956, from T. Allen Smann et ux to E. Tilden Kelbaugh et ux and recorded among the Land Records of Beltimore 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° 021 00" East 129.15 feet, second South 75° 31' 00" East 77.48 feet, third South 4° 32' 00" West 131.25 feet and fourth South 12° 30' 00" East 4.71 feet to the northwest side of said Providence Read, thence binding on the northwest side of said Providence Read right with a radius of 48.80 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.

BUREAU OF TRAFFIC ENG Bultimare Conaty, Margland

Date\_December 16, 1965

Mr. George Gavrelis Attn: Mr. James E. Dyer FROM: Eugene J. Clifford

Zoning Petition 66-148-RK N/S of Joppa Road 104,92

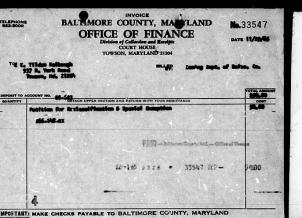
Review of the subject plat dated November 3, 1965 and revised December 7, 1965 results in the following

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 on the nationally accepted "P" design vehicle as presented by the American Association of State Highway Officials.

BJC:CRM:n

Hr. E. 111 den Knit 606 E. Joppa Rd. Townen, Hd. 21204

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



MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

IMPOSTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE DATE 12/27/65 Division of Collection and Receipt COURT HOUSE TOWYON, MARYLAND 21204 2 ryus TOTAL AMOUNT \$450ED 62.50 PAYO - Econor Court tel - Cities 436 H 2800 8 192 4 35599 116-4258

IMPORTANTI MAKE CHECKS PAYA'SLE 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 OFFICE OF PLANNING AND ZOYTHO

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

Your petition has been received and accepted for filing this

Petitioner E. Tilden Kelbaugh Petitioner's Attorney

-166-148-XX

CERTIFICATE OF POSTING PARTMENT OF BALTIMORE COUNTY

Date of Posting 12-9-65 Posted for Hanny Mon Dec 27.65 A7/0 200 ran. Location of property Mis Jogges Od 104.22 Mis of

Location of Signer & country fraces framen & 606 frames Providence all

Pusted by Tobact Salls

Date. of return: 12-16-65

CERTIFICATE OF PUBLICATION

TOWSON, MD. Decamber 9, 1965... THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, 2 weekly newspaper printed

and published in Towson, Baltimore County, Md., cook in which ofx \_\_l\_time\_\_\_\_\_successive/months before the\_\_27th\_\_\_\_

day of \_\_\_\_\_ Becerber\_\_\_\_\_, 1965\_, the first publication appearing on the 9th day of December

THE JEFFERSONIAN.

Cost of Advertisement, \$....

19.65

APURILLY MEARING Reserving 105, County Office Building, 111, W. Chraspanke Avenue, 115, County Office Building, 111, W. Chraspanke Avenue, 115, County Office Building, 115, County, by satherity of the county of t the lath

ORIGINAL OFFICE OF THE BALTIMORE COUNTIAN

CATONSVILLE, MD.

December 13,

THIS IS TO CERTIFY, that the annexed advertisement of John 2, Hose, Zoning Commissioner of Baltimore County

Sessentes weeks before

THE BALTIMORE COUNTIAN

ment.
Hearing Eute: Monday, De-cember 27, 1985 at 10:30 A.M.
Pablic Hearing: Room 108, County Office Building, 111 W.
Chesspeake Avenue, Towon, Md.
BY ORDER OF JOHN G. ROSE, ZONING COLMISSIONER 20 BALTHORE COUNTY.

PETITION FOR
RECLASSIFICATION AND
SPECIAL EXCEPTION
on DISTRICT
ZONING: From R-10 to R.A
Zone, Petition for Special Exception for Office and Office Building

THE COMMUNITY NEWS No. I Newburg Avenue

LOCATION: North side of Joppa Road 10492 feet North-west of Providence Road.

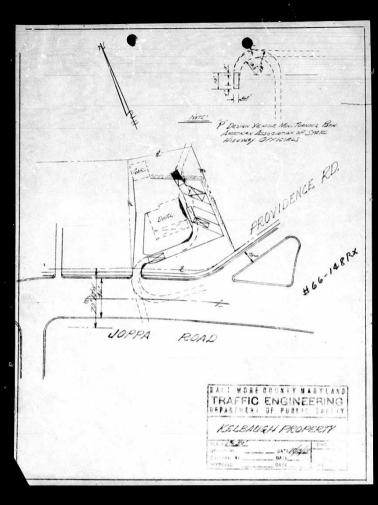
DATE & TIME: MONDAY, DECEMBER 27, 1965 \*\$ 10:30

was inserted in THE SALTIMORE COUNTIAN, a group of thrags weekly newspapers published in Baltimore County, Maryland, once a week for

day of December. the :ame was inserted in the issues of December 9, 1965.

1965 , that is to say

By Paul J. Morgany Editor and Manager & M.



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