ORDER RECLIVED FOR FILING

DATE

BEFORE ZONING COMMISSIONER OF

€

BALTIMORE COUNTY No. 66-158-A-5ah

............

ORDER OF DISMISSAL

It is this 4/4 day of February, 1%', by the Zoning Commissioner of Baltimore county, ORDERED that the aforegoing etition is hereby dismissed.

PETITION FOR ZONIN VARIANCE 66-158 FROM AREA AND HEIGHT REGULATIONS Special Houng

ASPH

Edward H. Dickinson & Co., Inc.

___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 for a Variance from Section. 252. ... (of 1955. Regulational to permit side N. 1. vari of 90 in lieu of 100' from center line of side street, and Section 252. 5 to permit parking 4' from Residential Zone in lieu of 25' (1955 Regulations)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The subject tract is a remnant of a larger M. R. zone which has been cut off by the introduction and reconstructed from the North are institutional and public. The subject tract contains 1, 7 acres and cannot be developed without said variances.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this tion, and further agree to and are to be bound by the zoning regulations and restrictions of more County adupted pursuant to the 7nning Law For Baltimore County.

Edward H. Digkinsen 4 09. Inc. Hallan Hallan Legal Owner

Towson, Maryland 21204 Petitioner's Attorney Address Illacauce felly 603 541

+4

County, on the day of January 196 6, at 10:00 o'clock sold - V Spe

Zoning Commissioner of Baltimore County,

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward H. Diclinson & Co., Inc.

TOTAL * The Property **

situate in the insere county and which is described in the description and plat attached hereto and made in the heretof, hereby petition for a Special Hearing Under Section 500.7 of the Total **

to determine whether or not the Zoning Commissioner and/or Deputy not be a special to the County, the County of the Commissioner should approve the development plans for an office building in a M-R zone pursuant to Section 252 etc. of the 1955 Regulations

See attached description

Address ALASCNIC REDG VARTERS

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

Regulations.
. or we, agree to pay expenses of above Special Hearing 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.

Jan & Crome LECAL OPEN CONTRACE it new trest Address 610 11 John Rd Address Box 6703 Towson, Maryland 21204 Petitioner's Attorney

Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 30th at_10:00_o'clock___A_M.

Zoning Commissioner of Baltimore County

(over)

114/65 201

SALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose Zoning Commissioner

Date December 22, 1965

Mr. George E. Gavrelis, Director FROM Office of Planning and Zoning

SUBJECT. Petition 66-158-ASPH. Variance to permit a side you'd of 86.5 feet in lieu of 100 feet from center line of side street; and to permit paking 4 feet from residential zone in lieu of 25 feet. Northeast corner of Kennilworth Jervie and West Road. Being the property of Edward H. Dickinson and Company, Inc.

9th District

HEARING: Tuesday, January 4, 1966. (10:00 a.m.)

Comments regarding the proposed development plan embodied within the subject petition have already been rande in accordance with former section 250, 3 of ... 20min Regulations. A copy of these comments is transmitted be:

MCA DOD CONSULTING ENGINEERS

ore, Md. 21204, Tel. 301, 823-0900

DESCRIPTION

BALTIMORE COUNTY, MARYLAND,

1.70 ACRE PARCEL, NORTHEAST CORNER, KENILWORTH DRIVE AND WEST ROAD, NINTH ELECTION DISTRICT

EXISTING ZONING: "M-R",

PROPOSED ZONING: "M-R" WITH VARIANCES,

Beginning for the same at the southeast and of the fillet curve connecting the northeast side of Kenilworth Drive, eighty feet wide, and the southeast side of West Road, seventy feet wide, and running thence, binding on said fillet curve, (1) northwesterly, by a curve to the right with the radius of said West Road, (2) N 16* 21' 03" E 27.75 feet, more or less, and (3) northeasterly, by a curve to the right with the radius of 565, 00 feet, the distance of 219 feet, more or less, thence (4) S 48* 59' 57" E 397 feet, more or less, and (5) S 25* 45' 15" W 118 feet, more or less, to the northeast side of said Kentlworth Drive, thence binding thereon, (6) northwesterly, by a curve to the left with the ragius of 2040, 00 feet, the distance of 264 feet, more or less, and (7) N73*38'57'

Containing 1,70 acres of land, more or less

W 93 feet, more or less, to the place of beginning

J. O. #65219

1005

No.33573

BALTIMORE COUNTY, MARMAND OFFICE OF FINANCE

Division of Collection and Receipt COURT HOUSE TOWSON, MARYLAND 21204

HGW/mpl

\$25.00 PART - Salmer Course Life - Office 12-1865 9-91 . 33573 719-

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAL TO DIVISION OF COLLECTION A RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

> BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

COURT HOUSE
SON. MARYLAND 21204

BILL SEP

No.35723

DATE LASS

66,25 PAGE TOWN THE WILL COME 1-466 6666 . 35723 RP-6625

IMPORTANTI 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.

SALTIMORE COUNTY MARYLAND INTER-OFFICE CORRESPO TO Mr. John G. Rose, Zoning Commission of Nin Batta Partners 14, 1965

FROM Mr. George E. Gavrelis, Direct of

SUBJECT A). Recommendations on development plan, proposed office building, northreat corner West Road and Kenilwarth Drive.

B) Comments on prospective requests for variances to the setback requirements in the M.R. Zone.

The staff of the C: Fice of Planning and Zoning has reviewed proposed plans for development within an M. R. Zone situate at the northeast corner of West Road and Kenilworth Drive. In accredance with the mandate set form in Section 250.3, of the Zoning Repulsions (Iold M.R. Zone), I am transmitting the recommendations of the Office of Planning and Zoning regarding the subject

- The property already is zoned for M.R. purposes. Zoning was effectuated by petition early in 1961. Comments on the suitability of this location for M.R. purposes are
- The Office of Planning and Zoning considers the subject location manifestly suited for the proposed office use. We believe that the office structure as specifically proposed by the developer complies eminently with the spirit and intent of the proposed by the developer complies eminently with the spirit and intent of the
- 3. The planning staff notes that the subject parcel is triangular (roughly) in shape. These boundaries appear to present real problems of complying with the requirements of the old M.B. Zone as they concern setbock of parking from a residential zone. It is to be noted that the residential zone boundaries embrece institutional various a nursing home, and playground facilities in connection with the Townsonton Junior High School. No direct impact is foreseen by the planning staff was the properties and that the parking within 4 feet of the residential zone boundaries and the properties and that the parking will be properly screened in any even juniorly, the proposed structure does have the respired 50 feet price settlement. From a planning viewpoint, the irregular and variousle shape of the tract warrants a lessening of this requirement.
- 4. The planning staff is withholding approval of the development plan perding identification of all issues at a special hearing and preparation of final development plans which specify screening materials, signs, and lighting. Clarification should be given regording prospective use of the remainder of the M.R. property.

GEORGEE, GAYRELIS, Director Office of Planning and Zoning

cc: Wendell D. Allen, Esquire 906 Munsey Building Baltimore, Maryland 21202 Clinton P. Pitts, Esquire

EUGENE G. RICKS

Please dismiss the Petition in the above captioned case as my

February 3,1966

Re: Petition for Zoning Variance and Special Hearing for Edward H.

Dickinson & Company, Inc.

66-158- ASPH

Very truly yours, Fugene G. Ricks

Jennier Bullding Towson, Maryland, 21204 John W. Armiger, Esquire c/o Dulaney Memorial Gardens Gockeysville, Maryland

ifer Building

clients no longer have an interest in the same.

Mr. John G. Rose, Zoning Commissioner

Baltimore County County Office Building

EGR:aw

111 West Chesapeake Aven Baltimore, Maryland 21204

Claude H. Hanley, Esquire First National Bank Building Washington Avenue Towson, Maryland 21204

GEG:bms

PETITION FOR VARIANCE AND A SPECIAL HEARING 9th DISTRICT ZONING: Petition for Variance for side yard and Off-

Street Parking, Petition for Specical Hearing for an Office Building in a M. 3, Zone. LOCATION: Northeast corner of Ken ... th Drive and West DATE AND TIME: TUESDAY

JANUARY 4, 1966 at 10:06 A.M. PUBLIC HEARING: Room 108. County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regu-

laties of Haltimore County, will hold a public bearing: Petition for a Variance from the Zoning Regulations of Baltimore County to permit a side yard of 86,5 feet in lieu of 100 feet from center line of side street; and to permit parking 4 feet from Residential Zone in lieu of 25

Petition for Special Hearing to determine whether or not the determine whether or not the coning Commissioner and/or bepaty Zoning Commissioner should approve the development plans for an Office Building in an M.P. Zons. The Zoning Regulations to be everyled as follows: Section 232.— The Site De-velopment Page 1 velopment Plans. Section 252,2 - Side Yard - 100 feet from the center line of the Section 252,2 - 2 - feet from any residential zone boundary.

All that parcel of land in the Ninth District of Baltimore

Beginning for the same at the southeast end of the fillet curve southeast end of the fillet curve connecting the northeast side of Kentiworth Drive, eighty feet wide, and the southeast side of West Road, seventy feet wide, and running thence, binding on said fillet curve, (I) northwesterly, by a curve to the right with the radius of 25,00 feet, the distance of 39,27 feet, thence binding on

the southeast side of said West Road, (2) N 16 degrees 21' 03" E 27,75 feet, more or less, and E 27,75 feet, more or less, and (20 no theasterly, by a curve to the right with the radius of 565,00 feet, the distance of 219 feet, more or less, thence (0) S 48 degrees 59° 57° E 397 feet, more or less, and (0) 5 25 de-grees 45° 15° W 118 feet, more

grees 45° 15° W 111 feet, floore, or less, to the northwest side of said Kemilsouth Dirthest side of said Kemilsouth Dirthest Side of the control of the con

more or leas.
Being the property of Edward II,
Being the property of Edward II,
Dickinson and Computy, Inc., as
shown on plat find with the
Zoning Department,
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Hearing Boses 10e4,
Public Hearing Roses 10e4,
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Coxxiv Office Bidlang,
Hy ORDER OF
JOHN G. RICKE
JOHN G. RICKE
JOHN G. RICKE
JOHN G. RICKE

JOHN G. ROSE ZONESG COMMESSIONER OF BALTIMORE COUNTY.

ORIGINAL THE BALTIMORE COUNTIAN THE COMMUNITY NEWS Roiderstown, Md THE HERALD - ARGUS Cotonsville, Md.

No. I Newburg Avenue CATONSVILLE, MD.

December 20, 1965.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Balt more County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Mary land, once a week for Manusky weeks before December. 19 65 . that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul I Morgan

Editor and Managera ne

UBLEC HEARING: Room 100, County Office Swilding, 111 W. Chees peebs Avenue, Towson, Haryland

353—The Site Coroleys

Section 1. In the content of the con

December 16, 1965.

BOMING: Polition for a Variance for side yard and ORI-Greek Parking. Polition for a Special Restrag for an Office Building in a Mrt. Econ. LOCATION: Northeast cursor of Ennaitworth Drive & West Bond. DATE & THE: Touckey, January 5, 1848 at 1819 A.B.

hering. Petition for a Variance from the Saning Supristions of Satisfaces (Camp's is possible as of \$1.5 for in 16.5 for in 16

published in THE JEFFERSONIAN, a weekly newspaper printed

CERTIFICATE OF PUBLICATION

appearing on the 16th day of December THE JEFFERSONIAN.

Cost of Advertisement, \$....

004

TOWSON, MD.,...... December 16 , 19.65 ... THIS IS TO CERTIFY, that the annexed advertisement was

and published in Towson, Raltimore County, Md., Same Parks at 1 time successed the 18th before the 4th

Posted by 15/1224

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

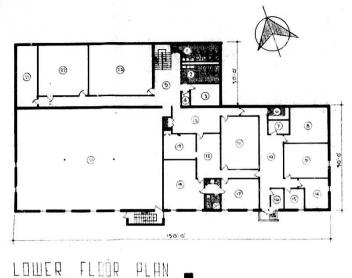
Towner, Maryland

Location of property. Met lone of Kurnilands Dr. 5 West fel

Location of Signa at lon of Kennelunth the Ewent bol.

Date of Posting alec 18 1965

66-158 ASPH



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@ MENS TOILET

⊕ EDUIPMENT ROOM

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3 L 0 0 0 U

@ KITEHEN

@ STORAGE*!

⊙ ACCOUNTING

1 ENGINEEDING

⊚ SECDETARU*I

@ EDNIEDENEE DOOM

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@ OFFICE *3

@ DENTAL SPACE

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ELEVATION

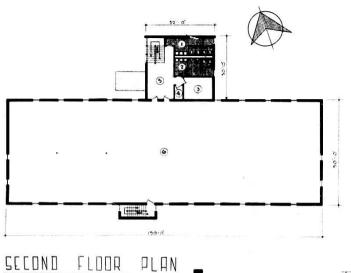
EDWAGE A DIEKINGON & CO., INC A EAST DENNSULVANIA AVE тошеви, трангало

BACHARACH & BACHARACH ARCHITECTS & ENGINEERS BALTIMORE MARYLAND 475/65

CKETCH

ROAD AND KENILWORTH ROAD BALTIMORE NE CORNER

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LEGEND

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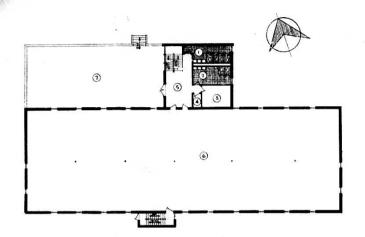
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EDWARD H. DICKINSON ŁCD., INC. A CAST DENNEULVANIA AVE. TOWSON, MARYLAND

BACHARACH & BACHARACH ARCHITECIS & ENGINEERS BALTIMORE WARYLAND

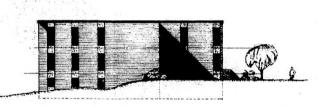
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ROAD AND KENILWORTH



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ELEVATION

PLAN



EDWARD H. DICKINGON¢CO.,INC A ERST PENNSYLVANIA AVE. TOWGON, MARYLAND

EAST

FIRST

PROPOSED OFFICE DU

UTTLE BUILDING

BACHARACH & BACHAPACH
ARCHITECTS & ENGINEERS
BALTIMORE WARYLAND
475/65 SCHEME:

SERIE: 1/6" - 1-0 NOV. 16, 1965

LENG-1-0 SKETCHE

NE. CORNER WEST ROAD AND KENILWORTH ROAD BALTIMORE COUNTY-MARYLAND

