#66-212-RX

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#66-212 RX

MAP #9 SEC. 3-C NW-14A RA-X 3/23/66

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ... 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 ..... zone to an ..... zone; for the following reasons:

Substantial change in character of 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 offices 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 County.

Contract purchaser

Address 104 Daleview Court
Timonium, Md. 21093

J. Carroll Power
437 Equitable Bldg.
Baltimore, Maryland 21202
Petitioner's Attorney

Legal Owner

Address 5532 Nome Ave., Baltimore Md 21

Jenifer Bldg. 21204
Protestant's Attorney

Address .....

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of February, 196 6, 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 in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of March, 196 6, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE 2/22/66
BY

66-212-RX

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
Date of Posting 2/22/66
Posted for: Hearing Wed. March 30 66 11:00 A.M.
Petitioner: Jack Ribakow
Location of property: S/W cor. of Timonium Rd. & Hammen Rd.
Location of Signs: On property on S/W cor. of Timonium Rd. & Hammen Rd. and approx. 15' South Centerline of Hammen Rd.
Remarks:
Posted by [signature] Date of return: 2/28/66
Signature

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

the above Reclassification should be had; and it further appearing that by reason of

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of, 196.., that the herein described property or area should be and the same is hereby reclassified; from a zone to a zone, and/or a Special Exception for a should be and the same is granted, from and after the date of this order.

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 petitioners~~ as the petitioners were unable to prove that there was sufficient change in the neighborhood to warrant the rezoning of the subject property,

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 12th day of April, 196 66 that the above re-classification 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 an R-6 zone; and/or the Special Exception for Offices and office building be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

#66-212 RX
Map #9 Sec. 3-C NW-14A RA-X

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
R6 to RA With Special Exception for Doctors Office
Timonium Road and Hammen Avenue

September 3, 1965

Beginning for the same at the intersection of the southeast side of Timonium Road 80 feet wide and the southwest side of Hammen Avenue, coordinates of said intersection being North 52283.96 and West 2655.76 as shown on a plat of Part of Yorkshire and Haverford dated May 1954, and filed among the Plat Records of Baltimore County in Plat Book G.L.B. 22, folio 25 and running thence binding on the southwest side of said Hammen Avenue the three following courses and distances viz: first Southeasterly along a curve to the right with a radius of 25 feet for a distance of 38.09 feet said curve being subtended by a chord bearing South 75° 31' 55" East 34.51 feet, second South 31° 52' 50" East 25.56 feet and third Southeasterly along a curve to the left with a radius of 150 feet for a distance of 87.00 feet said curve being subtended by a chord bearing South 48° 29' 47" East 85.79 feet thence leaving said Hammen Road and binding on the outlines of Lots 8 and 9 in Block C as shown on said plat the three following courses and distances viz: first South 24° 53' 19" West 151.71 feet, second South 86° 20' 00" West 15.61 feet and third North 25° 24' 43" West 215.31 feet to intersect the southeast side of said Timonium Road, thence northeasterly binding on the southeast side of said Timonium Road along a curve to the left with a radius of 1037.49 for a distance of 68.29 feet to the place of beginning.

Containing 0.459 acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#66-212-RX

TO Mr. John G. Rose, Zoning Commissioner Date March 18, 1966

FROM Mr. George E. Gavrelis, Director of Planning

SUBJECT Petition #66-212-RX "Southwest corner of Timonium Road & Hammen Road. Petition for Reclassification from R-6 to R.A. Petition for Special Exception for Offices & Office Building." Jack Ribakow - Petitioner

8th District

HEARING: Wednesday, March 30, 1966. (11:00 A.M.)

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

1. We favor the establishment of RA zoning for the subject property, as a proper transition between adjacent BR and R-6 zoning.
2. We believe that the Zoning Commissioner should rule on the status of the present carport on the property, since the structure would appear to violate side-yard regulations if the building is converted to an office. Would not a side-yard variance be required also?
3. If the requested special exception should be granted, we recommend that the grant be conditioned upon conversion of the existing structure only, rather than permit a new office building. We also recommend that the special exception be conditioned upon our approval of the site plan.

MAR 18 1966 PM
Acad
Recd
Rela
Lette
Child
ZONING DEPARTMENT
By

J. Carroll Power, Esquire
437 Equitable Building
Baltimore, Maryland 21202

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 22 day of FEB, 1965.

JOHN G. ROSE
Zoning Commissioner

Petitioner Jack Ribakow

Petitioner's Attorney J. Carroll Power, Esquire Reviewed by James E. Dyer
Chairman of
Advisory Committee

February 25, 1966

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

J. Carroll Power, Esquire
437 Equitable Building
Baltimore, Maryland 21202

SUBJECT: Reclassification from R-6 to RA and Special Exception - Offices and Office Buildings for Jack Ribakow located S/W cor of Timonium Road and Hammen Avenue - 8th District (Item #3, February 23, 1966)

Dear Sir:

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

BUREAU OF ENGINEERING - Utilities and roads exist as shown on the submitted plan. The developer or his engineer to determine the adequacy of existing utilities.

BUREAU OF TRAFFIC ENGINEERING - This bureau will review and make any comments at a later date.

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:

Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Building Department
State Roads Commission
Zoning Administration Division

Very truly yours,

James E. Dyer, Chairman
Zoning Technician

JED:jw
cc: Carlyle Brown - Bureau of Engineering
Richard Moore - Bureau of Traffic Engineering
Albert Quisby - Office of Planning and Zoning
John Meyers - State Roads Commission

INVOICE

TELEPHONE 823-3000

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

No. 37639

DATE 3/30/66

To: Donald O. Wood, Esq. M.D.
York Road and Brooxmeadow Drive
Timonium, Md.

BILLED BY Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 02-662

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE	COST
—	Advertising and posting of property for Jack Ribakow #66-212-RX	64.75	—
		64.75	
4			

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

TELEPHONE 823-3000

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

No. 35798

DATE 3/3/66

To: Donald O. Wood
104 Daleview Court
Timonium, Md. 21093

BILLED BY Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 02-662

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE	COST
—	Petition for Reclassification & Special Exception for Jack Ribakow #66-212-RX	50.00	—
		50.00	
4			

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.

#66-212-RX

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting 3-10-66
Posted for: Hearing Wed. March 30 66 11:00 A.M.
Petitioner: Jack Ribakow
Location of property: S/W cor. of Timonium Rd. & Hammen Rd.
Location of Signs: On property on S/W cor. of Timonium Rd. & Hammen Rd. and approx. 15' South Centerline of Hammen Rd.
Remarks:
Posted by [signature] Date of return: 3-17-66
Signature

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
8th DISTRICT

ZONING: From R-6 to R.A. Zone.
Petition for Special Exception for Offices and Office Building.
LOCATION: Southwest corner of Timonium Road and Hammen Road.
DATE & TIME: WEDNESDAY, MARCH 30, 1966 at 11:00 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 Regulations of Baltimore County, will hold a public hearing:
Present Zoning: R-6
Proposed Zoning: R.A.
Petition for Special Exception for Offices and Office Building.
All that parcel of land in the Eighth District of Baltimore County.
Beginning for the same at the intersection of the southeast side of Timonium Road 80 feet wide and the southwest side of Hammen Avenue, coordinates of said intersection being North 52283.96 and West 2655.76 as shown on a plat of Part of Yorkshire and Haverford dated May 1954, and filed among the Plat Records of Baltimore County in Plat Book G.L.B. 22, folio 25 and running thence binding on the southwest side of said Hammen Avenue the three following courses and distances viz: first Southeasterly along a curve to the right with a radius of 25 feet for a distance of 38.09 feet said curve being subtended by a chord bearing South 75 degrees 31° 55" East 34.51 feet, second South 31 degrees 52° 50" East 25.56 feet and third Southeasterly along a curve to the left with a radius of 150 feet for a distance of 87.00 feet said curve being subtended by a chord bearing South 48 degrees 29° 47" East 85.79 feet thence leaving said Hammen Road and binding on the outlines of Lots 8 and 9 in Block C as shown on said plat the three following courses and distances viz: first South 24 degrees 53° 19" West 151.71 feet, second South 86 degrees 20° 00" West 15.61 feet and third North 25 degrees 24° 43" West 215.31 feet to intersect the southeast side of said Timonium Road, thence northeasterly binding on the southeast side of said Timonium Road along a curve to the left with a radius of 1037.49 for a distance said curve being subtended by a chord bearing North 62 degrees 42° 08" East 68.28 ft. of 68.29 feet to the place of beginning.
Containing 0.459 acres of land more or less.
Being the property of Jack Ribakow, as shown on plat plan filed with the Zoning Department.
Hearing Date: Wed. March 30 1966 at 11:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
March 18.

OFFICE OF
THE BALTIMORE COUNTIAN

ORIGINAL

THE COMMUNITY NEWS Reisterstown, Md
THE HERALD - ARGUS Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

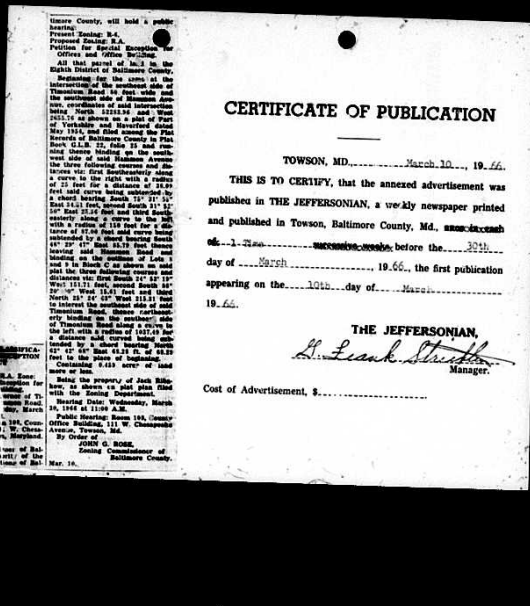
March 14, 1966.

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

was inserted in THE BALTIMORE COUNTIAN, a group of ~~three~~ weekly newspapers published in Baltimore County, Maryland, once a week for ~~one~~ successive weeks before the 14th day of March, 1966, that is to say the same was inserted in the issues of March 10, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager



timore County, will hold a public hearing:

Present Zoning: R-6

Proposed Zoning: B.A.

Proposed for Special Exception for Offices and Office Building.

All that parcel of land in the Eighth District of Baltimore County,

Beginning for the same at the intersection of the southeast side of Tinmouth Road 40 feet wide and the southwest side of Hamilton Avenue, coordinates of said intersection being North 12213.94 and West 2414.74 as shown on a plat of Part of Section 1 of Haverford dated May 1916 and recorded among the Plat Records of Baltimore County in Plat Book G.L.B. 27, folio 21 and running thence binding on the southwest side of said Hamilton Avenue the three following courses and distances viz: first Southeasterly along a curve to the right with a radius of 25 feet for a distance of 39.29 feet said curve being subtended by a chord bearing South 75° 31' 15" East 34.41 feet, second South 31° 31' 58" East 25.24 feet and third Southeasterly along a curve to the left with a radius of 110 feet for a distance of 57.06 feet said curve being subtended by a chord bearing South 46° 29' 47" East 56.72 feet thence leaving said Hamilton Road and binding on the northeast of Lots 1 and 2 in the subdivision shown on said plat the three following courses and distances viz: first South 61° 27' 13" West 151.21 feet, second South 24° 39' 00" West 15.61 feet and third North 25° 24' 03" West 215.31 feet to intersect the southeast side of said Tinmouth Road, thence northeasterly binding on the southeast side of Tinmouth Road along a curve to the left with a radius of 1017.49 feet a distance said curved being subtended by a chord bearing North 63° 17' 08" East 63.72 ft. of 63.73 feet to the place of beginning.

Containing 0.410 acres of land more or less.

Being the property of Jack Silbow, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, March 30, 1966 at 11:00 A.M.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.

Mar. 10.

...TICE OF PUBLIC ...RING
...TION AND SPECIAL ...EPTION
...6TH DIST. ...TY

ZONING: From R-6 ... B.A. Zone; Petition for Special ... Exception for Offices and Office ... Building.
...ocation: Southwest ... corner of Tinmouth Road and ... Hamilton Road.
...E & TIME: Wednesday, March ... 1966 at 11:00 A.M.
...LIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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-6
Proposed Zoning: B.A.
Proposed for Special Exception for Offices and Office Building.

All that parcel of land in the Eighth District of Baltimore County,

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Containing 0.410 acres of land more or less.

Being the property of Jack Silbow, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, March 30, 1966 at 11:00 A.M.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.

Mar. 10.

CERTIFICATE OF PUBLICATION

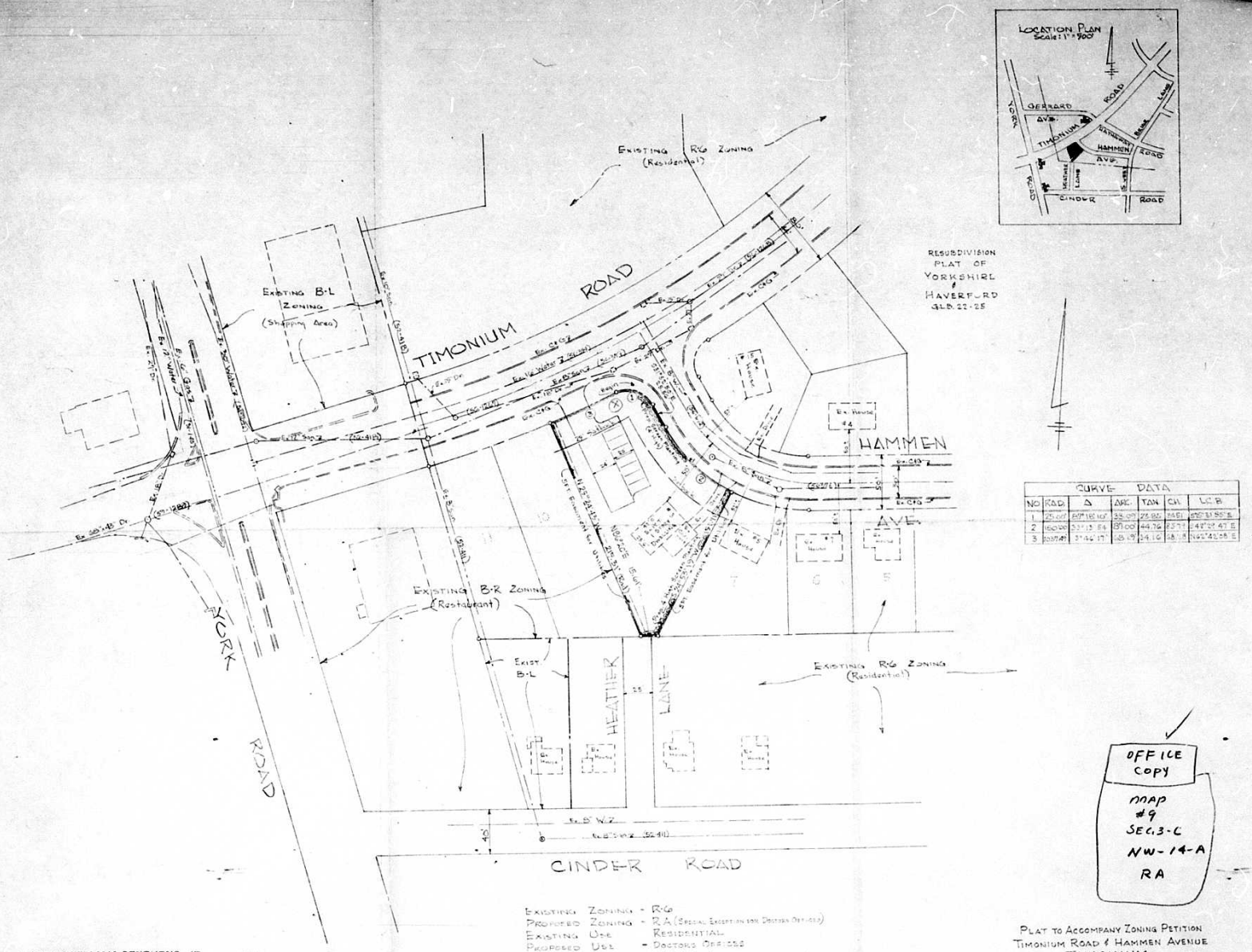
TOWSON, MD., March 10, 19 66.

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 in each~~ ~~successive weeks~~ before the 30th day of March, 19 66., the first publication appearing on the 10th day of March, 19 66.

THE JEFFERSONIAN,

L. Frank Stricker
Manager.

Cost of Advertisement, $.....



LOCATION PLAN
Scale: 1" = 800'

RESUBDIVISION PLAT OF YORKSHIRE & HAVERFORD RDS. 22-25

CURVE DATA

No	Rad.	Δ	Arc	Tan	Ch.	Ch. B.
1	25.00'	80°18'10"	35.09'	21.80'	32.31'	S 50°31'55" E
2	150.00'	53°13'54"	139.33'	75.00'	134.36'	S 49°52'47" E
3	1037.49'	3°42'17"	67.09'	33.56'	67.08'	S 62°40'58" E

EXISTING ZONING - R-6
PROPOSED ZONING - R-A (SPECIAL EXCEPTION FOR DOCTORS OFFICE)
EXISTING USE - RESIDENTIAL
PROPOSED USE - DOCTORS OFFICE
AREA OF LOT - - - - - - - 0.459 Ac. ±
AREA OF BUILDING - - - 12.00 Sq. Ft.
PARKING SPACES REQUIRED - 4
PARKING SPACES PROVIDED - 9

OFFICE COPY
MAP #9
SEC. 3-C
NW-14-A
RA

PLAT TO ACCOMPANY ZONING PETITION
TIMONIUM ROAD & HAMMEN AVENUE
TIMONIUM

BALTO. CO., MD.
SCALE: 1" = 50'

ELECT. DIST. NO. 8.
SEPT. 3, 1965.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

Reg. No. 2086 9/3/65