

#66-264R

MAP
#9
SEC. 3-C
BR
NE-10
BR

Paul J. Feeley, Esquire
203 Courtland Avenue
Towson, Maryland 21204

June 7, 1966

Re: Petition for Reclassification
1/3 of Loch Haven Boulevard 123 feet
North of Loch Haven Drive - 9th Dist.
John W. Bramble
NO. 66-264-R

Dear Mr. Feeley:

I have this date passed my
Order granting the above Reclassification from an R-10 zone to
a BR zone, subject to approval of the site plan by the Bureau of
Public Services and the Office of Planning and Zoning.

Very truly yours,

EDWARD D. HARPEY
Deputy Zoning Commissioner

EDH/jr

#66-264R
JOHN W. BRAMBLE
1/3 of Loch Haven Blvd. 123' N of
Loch Haven Drive

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

Paul J. Feeley, Esquire
203 Courtland Avenue
Towson, Maryland 21204

RECLASSIFICATION FROM R-10
TO BR FOR JOHN W. BRAMBLE
LOCATED 1/3 LOCH HAVEN BLVD
N OF LOCH HAVEN DRIVE, 9TH DIST
(Item 2, May 3, 1966)

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and makes
the following comments:
BUREAU OF PUBLIC SERVICES: Comments of February 22, 1966 are unchanged. Sanitary sewer
is not available to the site.

STATE ROAD COMMISSION: The existing entrance may be closed with concrete curbing. The
proposed entrance should be made subject to State Roads Commission approval.

PLANNING DIVISION: If the petitioner plans to develop this property for office
use, it appears that a more appropriate zone would be RA with a special exception for office
use.

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 planning
problems that may have a bearing on their 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-Plans Review
Health Department
Industrial Development Commission
Board of Education
Public Works Department
Bureau of Traffic Engineering

Very truly yours,

James E. Rye
Zoning Technician

REPLY:

cc: Mr. Carlisle Brown-Bureau of Engineering
Mr. John Rogers-State Roads Commission
Mr. Albert V. Quinby-Project Planning Division

PETITION FOR ZONING RE-CLASSIFICATION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, JOHN W. BRAMBLE & WIFE, 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 R-10 zone to an
BR zone; for the following reasons:
Because of error in the original zoning, or because of the changes
in the character of the surrounding 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

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 of Baltimore
County.

Contract purchaser

Address: 300 West Chesapeake Avenue

Towson, Maryland 21204

Paul J. Feeley

Protestant's Attorney

Address: 203 Courtland Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day
of MAY, 1966, 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 Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 6th day of June, 1966, at 10:00 o'clock
A.M.

(over)

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

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

Special Exception

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th
day of June, 1966, that the herein described property or area should be and
the same is hereby reclassified, from an R-10 zone to a BR
zone, and a Special Exception for
office use, 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.

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 7th
day of June, 1966, 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 a R-10 zone; and/or the Special Exception for
office use be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

DOLLENBERG BROTHERS

Regional Professional Engineers & Land Surveyors
709 WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.

Zoning Description

All that piece or parcel of land situate, lying and being in the
Ninth Election District of Baltimore County, State of Maryland and
described as follows to wit:

Beginning for the same on the east side of Loch Haven Boulevard at
the distance of 123 feet measured northerly from the north side of Loch
Haven Drive and running thence and binding on the east side of Loch Haven
Boulevard, northerly by a line curving toward the left having a radius of
2425.06 feet for a distance of 311.09 feet (the chord of said arc bearing
North 22 degrees 10 minutes East 311.47 feet) thence leaving said boule-
vard and binding on the outlines of the land of John Bramble and wife
the petitioners herein, the two following courses and distances viz:
North 73 degrees 58 minutes East 501.18 feet and South 16 degrees 40 minutes
East 322.29 feet to the north side of an alley there situate and thence
binding for a part on the north side of said alley, South 75 degrees 08
minutes East 470.71 feet to the place of beginning.

Containing 3.4 Acres of land more or less.



PETITION FOR RECLASSIFICATION

9th DISTRICT

ZONING: From R-10 to B.R. Comp. Zone.
LOCATION: East side of Loch Haven Boulevard 123 feet North of
Loch Haven Drive.
DATE & TIME: MONDAY, JUNE 6, 1966 at 10:00 A.M.
PUBLIC HEARING: Room 106, 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-10
Proposed Zoning: B.R.

All that parcel of land in the Ninth District of Baltimore County

Being the property of John W. Bramble and Paul J. Feeley as shown on plat plan
filed with the Zoning Department.

Hearing Dates Monday, June 6, 1966 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

May 13, 1966

Paul J. Feeley, Esq.
203 Courtland Ave.
Towson, Md. 21204

NOTICE OF HEARING

Re: petition for Reclassification for John W. Bramble
#66-264-R

TIME: 10:00 A.M.

DATE: Monday, June 6, 1966

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND.

JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Rosterstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD

May 23, 1966.

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

was inserted in THE BALTIMORE COUNTYMAN, a group of
~~three~~ weekly newspapers published in Baltimore County, Mary-
land, once a week for one ~~SUCCESSIVE~~ week before
the 23rd day of May, 1966, that is to say
the same was inserted in the issues of
May 19, 1966.

THE BALTIMORE COUNTYMAN

By Frederic J. Morgan
Editor-in-Chief, Manager

ZONING PLAT
PROPERTY LOCATED
IN
9TH DISTRICT BALTO. CO. MD
3.44 ACRES ±

EXISTING ZONING R10
PROPOSED ZONING BR

ZONED R-10

ZONED BR
MOTEL

2' LIGHT & WAY LINE OF
THROUGH HIGHWAY
EASEMENT TO EAST BOUND LANE
OF DRIVEWAY

BEGIN THROUGH HIGHWAY

STATE OF MARYLAND
ZONED R10
UNIMPROVED

N73°58'E 501.78

PROPOSED 4' COMPACT PLANTING SCREEN

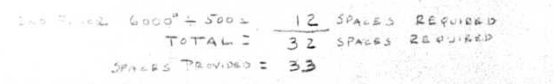
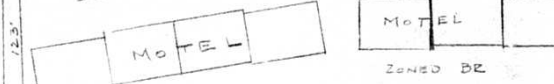
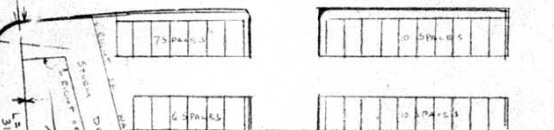
APPROXIMATE
LOCATION OF
EXISTING DRIVE
TO BE REMOVED

PROPOSED 2 STORY
OFFICE BUILDING
100

90°

LOCUTAVEN

BOULEVARD



PARKING DATA

1ST FLOOR 6000' ± 300 = 20 SPACES REQUIRED
2ND FLOOR 6000' ± 500 = 12 SPACES REQUIRED
TOTAL = 32 SPACES REQUIRED
SPACES PROVIDED = 33

GREEN MEADOWS
ZONED R6
RESIDENTIAL USE

LOCUTAVEN AVENUE

#66-264R

OFFICE
COPY

MAP
#9
SEC. 3-C
NE-10-C
ER



SCALE: 1" = 50' JANUARY 19, 1966
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
701 WASHINGTON AVE. - TOWSON MD.