67-88RA

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION & VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Mattie E. Sims & Herbert J. Sims, F. Sims, his wife, Lawrence F. Sims,

I, or we, Maurice L. Sims, Hazel 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 B-R zone; for the following reasons:

(1) Because of changes in the neighborhood; and

(2) Because of error in the Comprehensive Zoning Map.

Section 238.2 - in allowing a rear yard setback of fifteen (15) feet, instead of the required thirty (30), as provided in Section 238.2.

The size of the tract of land in question is such that utilization of a major portion thereof would be impossible if the requisite thirty (30) foot rear yard set-back were used.

See attached description

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.

Paul McL. Pardew
Gertrude B. Pardew — Contract purchasers
Address 603 Valley Lane, Towson, Md. 21204

Maurice L. Sims
Hazel P. Sims — Legal Owners
Address 8727 Loch Raven Blvd.

Lawrence F. Sims
Mattie E. Sims
Herbert J. Sims — Legal Owners

H. Anthony Mueller — Petitioner's Attorney
Address Campbell Bldg., Towson, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of September, 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 19th day of October, 1966 at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

MAURICE L. SIMS, ET AL
S/S Loch Raven Blvd. 550' N of Joppa Rd.
9th

#67-88-RA

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the petitioners having proven error in the zoning of the subject property on the Land Use Map and sufficient change in the neighborhood warrants the rezoning,

the above Reclassification should be had; and it further appearing that by reason of that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner, the variance to permit a rear yard setback of 15' instead of the required 30' would grant relief without substantial injury to the public health, safety and general welfare of the locality, the said petition should be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of October, 1966, that the herein described property or area should be and the same is hereby reclassified; from an R-10 zone to a B-R zone, and/or Special Exception for as above should be and the same is granted, from and after the date of this order. It is further ORDERED that a variance be granted to permit a rear yard of 15' instead of the required 30'. The site plan is subject to approval of State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 10/20/66

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 day of, 196, 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 zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

#67-88-RA
MAURICE L. SIMS, ET AL
S/S Loch Raven Blvd. 550' N of Joppa Rd.
9th

H. Anthony Mueller, Esquire
Campbell Building
Towson, Maryland 21204

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 6 day of Sept, 1965.

JOHN G. ROSE
Zoning Commissione.

Petitionar Maurice L. Sims, etal
Petitioner's Attorney H. Anthony Mueller Reviewed by James E. Dyer
Chairman of Advisory Committee

September 9, 1966

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

67-88

H. Anthony Mueller, Esquire
Campbell Building
Towson, Maryland 21204

SUBJECT: Reclassification From R-10 to B-R, Rear Yard Variance for Maurice L. Sims, et al, Location: W/S Loch Raven Blvd 550' N of C. Joppa Road, 9th Distrikt (Item 1, September 6, 1966)

Dear Sir:

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

BUREAU OF ENGINEERING: Water - Existing 12" water in Loch Raven Boulevard. Sewer - To serve this site with public sanitary sewer would require an extension of approximately 2600' to the existing sewer in Cromwell Bridge Road west of the Beltway. Adequacy of existing utilities to be determined by developer or his engineer.

STATE ROADS COMMISSION: The entrance will be subject to State Roads Commission permits and approval.

BUREAU OF ADMINISTRATION DIVISION: In the event that the subject request is granted, site plan details will be subject to revision and/or approval at the building permit stage.

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
Buildings Department
Bureau of Traffic Engineering

Very truly yours,

James E. Dyer, Principal Zoning Technician

JEDrylm

cc: Carlyle Brown-Bureau of Engineering
John Meyers-State Roads Commission

TELEPHONE 823-3000

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

No. 42201
DATE 10/18/66

TO: Messrs. Boyston, Mueller, Thomas & McLean, Campbell Building, Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT $72.62 COST
	Advertising and posting of property for Maurice L. Sims, et al #67-88-RA	72.62

PINK - Accounts Receivable - Office of Finance
10/18/66 732 • 42201 TIP— 7262

4

PETITION FOR RECLASSIFICATION AND VARIANCE
7th DISTRICT
ZONING: From R-10 to B.R. Zone,
Petition for Variance for Rear Yard,
LOCATION: Southwest side of Loch Raven Boulevard 550 feet North of Joppa Road,
DATE & TIME: WEDNESDAY OCTOBER 19, 1966 at 10:00 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-10
Proposed Zoning: B.R.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback of 15 feet instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:
Section 238.2 - Side and Rear Yards - 30 feet.

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

Beginning for the same at a point on the southwest right of way line of Loch Raven Boulevard distant the three following lines measured along the southwest side of said Boulevard from the center line of Joppa Road viz: Northwesterly by a line curving toward the left having a radius of 2365.06 feet for a distance of 550 feet, South 70 degrees West 33 feet and North 31 degrees 50 minutes West 10 feet and running thence from said place of beginning and binding on the westernmost right of way lines of Loch Raven Boulevard the five following lines viz: North 31 degrees 50 minutes West 16 feet, North 70 degrees 00 minutes East 10 feet, Northwesterly by a line curving toward the left having a radius of 2365.06 feet for a distance of 95 feet, South 85 degrees 35 minutes West 27 feet and Northwesterly by a line curving toward the left having a radius of 2339.06 feet for a distance of 5 feet, thence leaving said Boulevard and binding on the land of Eugene E. Sims the three following courses and distances viz: South 66 degrees 10 minutes West 10 feet, South 81 degrees 33 minutes West 144.68 feet and South 83 degrees 59 minutes West 192.16 feet, thence binding on the outlines of the land of Maurice L. Sims and wife the four following courses and distances viz: North 8 degrees 43 minutes West 118 feet, South 82 degrees 34 minutes West 203.25 feet, South 3 degrees 52 minutes East 221.58 feet and North 88 degrees 41 minutes East 224.01 feet, and thence binding on the outlines of the land of the said Eugene E. Sims the three following courses and distances viz: North 88 degrees 41 minutes East 195.12 feet, North 77 degrees 55 minutes East 110.60 feet and North 65 degrees 58 minutes East 62 feet to the place of beginning.

Containing 2.3 Acres of land more or less.

Being the property of Maurice L. Sims, et al as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, October 19, 1966 at 10:00 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

Sept. 29,

TELEPHONE 823-3000

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

No. 40556
DATE 10/20/66

TO: Messrs. Boyston, Mueller, Thomas & McLean, Campbell Building, Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT $50.00 COST
	Petition for Reclassification & Variance for Maurice L. Sims, et al #67-88-RA	50.00

PINK - Accounts Receivable - Office of Finance
10/20/66 732 • 40556 TIP— 5000

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.

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue — CATONSVILLE, MD.

Oct. 3, 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 weekly newspapers published in Baltimore County, Maryland, once a week for One weeks before the 3rd day of October, 1966, that is to say the same was inserted in the issues of
September 29, 1966.

THE BALTIMORE COUNTIAN
By Paul J. Morgan
Editor and Manager

67-88 RA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th — Date of Posting 9-29-66
Posted for: Hearing Wed. Oct. 19-66 AT 10:00 A.M.
Petitioner: Maurice L. Sims et al
Location of property: S/S Loch Raven Blvd. 550' N/of Joppa Rd.
Location of Signs: 2 Approx. 8' from dirt rd. next to Motel and approx. 8 from the Main road that on the property
Remarks:
Posted by Robert Lee Bailey — Date of return 10-6-66
Signature

PETITION FOR RECLASSIFICATION AND VARIANCE
9TH DISTRICT

ZONING: From R-10 to B.R.
Petition for Variance for Rear Yard
LOCATION: Southwest side of Loch Raven Boulevard 550 feet North of Joppa Road
DATE & TIME: Wednesday, October 19, 1966 at 10:00 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-10
Proposed Zoning: B.R.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback of 15 feet instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:
SECTION 238.2—Side and Rear Yards - 30 feet.

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

Beginning for the same at a point on the southwest right of way line of Loch Raven Boulevard distant the three following lines measured along the southwest side of said Boulevard from the center line of Joppa Road viz: Northwesterly by a line curving toward the left having a radius of 2365.06 feet for a distance of 550 feet, South 70 degrees West 33 feet and North 31 degrees 50 minutes West 10 feet and running thence from said place of beginning and binding on the westernmost right of way lines of Loch Raven Boulevard the five following lines viz: North 31 degrees 50 minutes West 16 feet, North 70 degrees 00 minutes East 10 feet, Northwesterly by a line curving toward the left having a radius of 2365.06 feet for a distance of 95 feet, South 85 degrees 35 minutes West 27 feet and Northwesterly by a line curving toward the left having a radius of 2339.06 feet for a distance of 5 feet, thence leaving said Boulevard and binding on the land of Eugene E. Sims the three following courses and distances viz: South 66 degrees 10 minutes West 10 feet, South 81 degrees 33 minutes West 144.68 feet and South 83 degrees 59 minutes West 192.16 feet, thence binding on the outlines of the land of Maurice L. Sims and wife the four following courses and distances viz: North 8 degrees 43 minutes West 118 feet, South 82 degrees 34 minutes West 203.25 feet, South 3 degrees 52 minutes East 221.58 feet and North 88 degrees 41 minutes East 224.01 feet, and thence binding on the outlines of the land of the said Eugene E. Sims the three following courses and distances viz: North 88 degrees 41 minutes East 195.12 feet, North 77 degrees 55 minutes East 110.60 feet and North 65 degrees 58 minutes East 62 feet to the place of beginning.

Containing 2.3 Acres of land more or less.

Being the property of Maurice L. Sims, et al as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, October 19, 1966 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 29, 1966

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 of 1 time successive weeks before the 19th day of October 1966, the first publication appearing on the 29th day of September 1966.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, $

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
709 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

FRED H. DOLLENBERG
PAUL H. DOLLENBERG
CARL L. SEMMOLD
JOHN F. KEENER
PHILIP A. FRANK
HARRY A. KRAMM

VALLEY 3-0470

August 5, 1966

Zoning Description

All that three one 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 at a point on the southwest right of way line of Loch Raven Boulevard distant the three following lines measured along the southwest side of said Boulevard from the center line of Joppa Road viz: Northwesterly by a line curving toward the left having a radius of 2365.06 feet for a distance of 550 feet, South 70 degrees West 33 feet and North 31 degrees 50 minutes West 10 feet and running thence from said place of beginning and binding on the westernmost right of way lines of Loch Raven Boulevard the five following lines viz: North 31 degrees 50 minutes West 16 feet, North 70 degrees 00 minutes East 10 feet, Northwesterly by a line curving toward the left having a radius of 2365.06 feet for a distance of 95 feet, South 85 degrees 35 minutes West 27 feet and Northwesterly by a line curving toward the left having a radius of 2339.06 feet for a distance of 5 feet, thence leaving said Boulevard and binding on the land of Eugene E. Sims the three following courses and distances viz: South 66 degrees 10 minutes West 10 feet, South 81 degrees 33 minutes West 144.68 feet and South 83 degrees 59 minutes West 192.16 feet, thence binding on the outlines of the land of Maurice L. Sims and wife the four following courses and distances viz: North 8 degrees 43 minutes West 118 feet, South 82 degrees 34 minutes West 203.25 feet, South 3 degrees 52 minutes East 221.58 feet and North 88 degrees 41 minutes East 224.01 feet, and thence binding on the outlines of the land of the said Eugene E. Sims the three following courses and distances viz: North 88 degrees 41 minutes East 195.12 feet, North 77 degrees 55 minutes East 110.60 feet and North 65 degrees 58 minutes East 62 feet to the place of beginning.

Containing 2.3 Acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#67-88-RA

TO: Mr. John G. Rose, Zoning Commissioner — Date: October 7, 1966

FROM: Leslie H. Graef, Deputy Director of Planning

SUBJECT: Petition #67-88-RA. Southwest side of Loch Raven Boulevard 550 feet North of Joppa Road. Petition for Reclassification from R-10 to B.R. Petition for Variance to permit a rear yard of 15 feet instead of the required 30 feet. Maurice L. Sims, et al - Petitioners

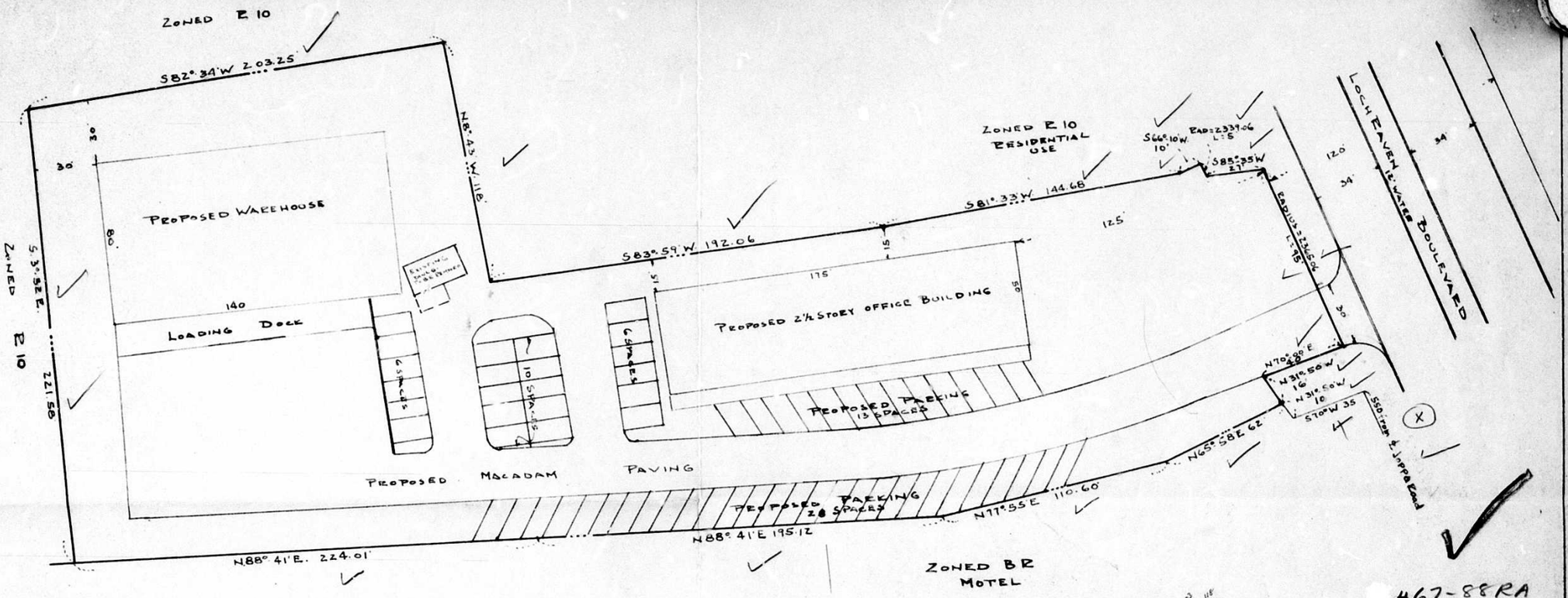
9th District

HEARING: Wednesday, October 19, 1966 (10:00 A.M.)

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

1. The number of petition reclassifications in the vicinity of the subject property has forced the planning staff to revise its position regarding the residential zone of which the subject tract is a part. The residential use potentials of this land have been lost as a result of roadside commercial development. The B.R. zoning proposed is, thus, in accord with the staff's present position, as reflected in the Composite Guideplan.

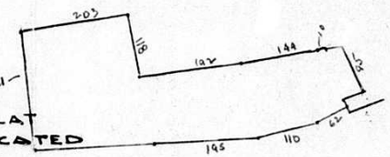
2. We offer no comment on the variance requested.



#67-88RA

OFFICE COPY

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



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

EXISTING ZONING R.G.
PROPOSED ZONING B.R.
PROPOSED VARIANCE OF 15 INSTEAD OF 30' OF NORTH SIDE YARD OF PROPOSED OFFICE BUILDING

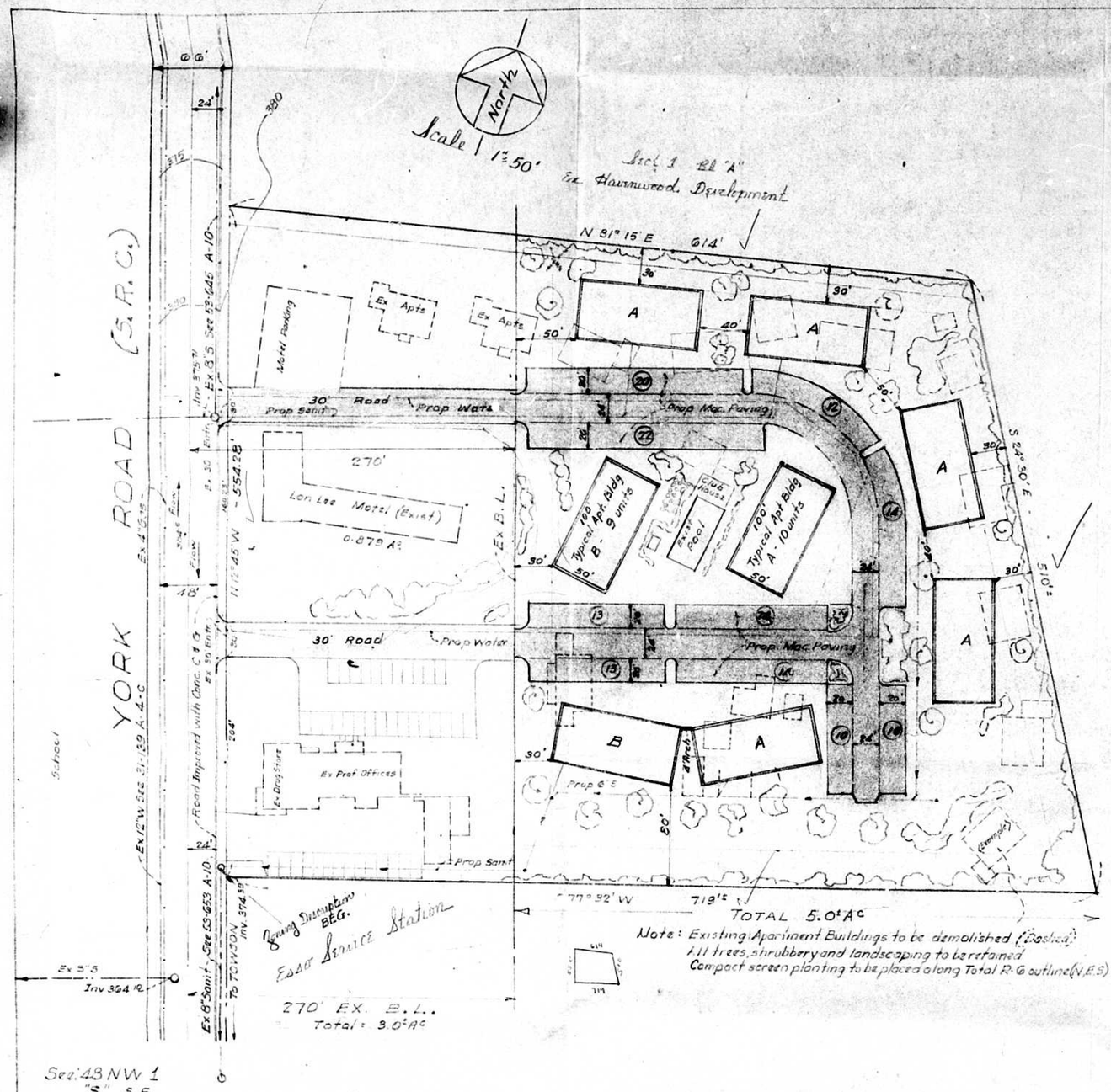
12" WATER IN LOCH RAVEN BOULEVARD
SANITARY SEWER AT CROMWELL BRIDGE ROAD

PARKING DATA

WAREHOUSE	12 EMPLOYEES	3 SPACES
OFFICE BUILDING	1ST FLOOR 8750□'	29 SPACES
	2ND & 3RD FLOORS 13125□'	27 SPACES
TOTAL SPACES REQUIRED		59
TOTAL SPACES PROVIDED		63

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER
LAND SURVEYOR

SCALE 1" = 40' JULY 15, 1966
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD.



D.P.W. All Utilities available onsite. Private Roads to S.R.C. Ent

Zoning, Planning & Density Data:
Zoning: by Map - 270 East York Rd - R-G Use Apartments (5.0± Ac)
Proposed R-A.
Acreage: Total tract 8.0 (minus B.L. = 3.0±) Gross = 5.0±
Net = 5.0±

Units Permitted: 5.0 × 16 = 80
Parking: Required 80 Proposed 138 spaces 9'x20' (ratio 1-1.7

Plat for Zoning Purposes
Lan Lee Apartments

For: The Lan Lee Corporation - 1700 Block York Rd, Sutherville, Md 21093

Election Dist. # 8
Scale: 1" = 50'

Baltimore County, Md.
Dec. 5, 1966

OFFICE COPY
MAP #9
SEC. 3-C
NW-12-A
RA

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD. 21204

STATE OF MARYLAND

Note: Outline & Topo by others

FILE 1-122