

67-108-X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
E. Tilden Kelbaugh
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:

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 County.

Maryland Credit Union Leasing, Inc.
E. Tilden Kelbaugh
By: S.J. Dunick Contract purchaser
Address: 3410 White Avenue
Baltimore, Md. 21214

Protestant's Attorney
James D. Nolan
Address: 204 W. Pennsylvania Ave.
Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this _____ day of _____, 1965, 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 _____ day of _____, 1965, at _____ o'clock.

Zoning Commissioner of Baltimore County.

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 _____ day of _____, 1965.

Petitioner: E. Tilden Kelbaugh
Petitioner's Attorney: James D. Nolan

Reviewed by: _____
Chairman of Advisory Committee

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

No. 42221
DATE 10/28/66

TO: James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204

QUANTITY	REMARKS	TOTAL AMOUNT
1	Petition for Special Exception for E. Tilden Kelbaugh 67-108-X	50.00
1	Petition for Special Exception for E. Tilden Kelbaugh 67-108-X	50.00
1	Petition for Special Exception for E. Tilden Kelbaugh 67-108-X	50.00

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.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met:

the above reclassification should be had, and it further appearing that by reason of:

a Special Exception for an office building _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1965, that the above reclassification be and the same is hereby DENIED.

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1965, that the above reclassification 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 9, 1966

FROM: George E. Gavrelli, Director of Planning

SUBJECT: Petition 67-108-X. Northwest corner of Foster and Ellen Avenues. Petition for Special Exception for Office and Office Building. E. Tilden Kelbaugh, et al - Petitioners.

9th District

HEARING: Monday, November 21, 1966. (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for an office building within an R.A. Zone. It has the following advisory comments to make with respect to pertinent planning factors:

1. Apartment zoning was recommended for the subject property with the very idea that office use within the context of that zoning would be appropriate. The planning staff concurs with the request for a Special Exception. If granted, the granting should be conditioned upon approval of site plans which organize the property on the site and provide green areas to enhance and screen the proposed parking.

GEG:bms

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____, 19____

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 _____ successive weeks before the _____ day of _____, 19____, the first publication appearing on the _____ day of _____, 19____.

THE JEFFERSONIAN

Manager.

Cost of Advertisement, \$_____

October 20, 1966

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

James D. Nolan, Esq.
204 West Pennsylvania Avenue
Towson, Maryland

Subject: Special Exception for Office Building for E. Tilden Kelbaugh, located 3/4 corner Ellen and Foster Avenues.
9th District
(Item 1 - October 15, 1966)

Dear Sir:

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

BUREAU OF ENGINEERING:

Water - Existing 8" water in Foster - Ellen Avenues connector. Sewer - Existing 8" Sanitary Sewer in Ellen Avenue. Existing 8" Sanitary Sewer in Old Harford Road. Adequacy of existing utilities to be determined by developer or its engineer. Road - Ellen Avenue and Foster - Ellen Avenue connection are to be developed as minimum 30' Roads on 50' right-of-way.

BUREAU OF TRAFFIC ENGINEERING: The parking, as indicated, on the plan will not function properly, and must be revised prior to a hearing date being assigned. It is requested that the petitioner's engineer contact Mr. C. Richard Moore, of the Bureau of Traffic Engineering, Extension 555, prior to revising the plan.

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:

State Roads Commission
Project of Planning Division
Fire Department
Industrial Department
Health Department

Very truly yours,

James S. Brown, Jr.
John S. Brown, Jr., Principal
Zoning Technician

cc: Gertrude Brown - Bureau of Engineering
C. Richard Moore - Bureau of Traffic Engineering

AMERICAN ENGINEERING

CIVIL ENGINEERS AND LAND SURVEYORS

STATE REGISTERED
SINCE 1912 A
DABENBAUM, MD.
#11-200
PHONE 2-8800
DL 8-5480

Description of Property
Maryland Credit Union Leasing, Inc.
Baltimore Co., Maryland
Northwest Corner of Foster and Ellen Avenues

Being situate in the ninth election district of Baltimore County, State of Maryland, being more particularly described as follows:

Beginning for the same at a point on the westernmost right of way line of the connection between Foster Avenue and Ellen Avenue where same is intersected by the common dividing line between lots 23 and 24 as shown on Plat of Grindon Little Farms which is recorded among land records of Baltimore County in Platbook W.P.C. 7 folio 34, said point beginning also being situated 25 feet measured radially to the right of the 1/2 mile 1/25 of base line of right of way of connection between Foster Avenue and Ellen Avenue as said base line of right of way is delineated on State Road Commission Plat No. 30739, and running thence along and binding on aforementioned westernmost right of way line of connection the following: (1) a course and distance:

- (1) By a curve to the left having a radius of 435.37 feet, a distance of 60.9 feet in a southeasterly direction, thence
- (2) By a curve to the left having a radius of 515 feet, a distance of 127.5 feet in a southeasterly direction, thence
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- (168) By a curve to the left having a radius of 515 feet, a distance of 127.5 feet in a southeasterly direction, thence
- (169) By a curve to the left having a radius of 515 feet, a distance of 127.5 feet in a southeasterly direction, thence
- (170) By a curve to the left having a radius of 515 feet, a distance of 127.5 feet in a southeasterly direction, thence
- (171) By a curve to the left having a radius of 515 feet, a distance of 127

**OFFICE OF
THE BALTIMORE COUNTY
THE COMMUNITY NEWS**
Baltimore, Md.

CATONSVILLE, MD.

No. 1 Newburg Avenue

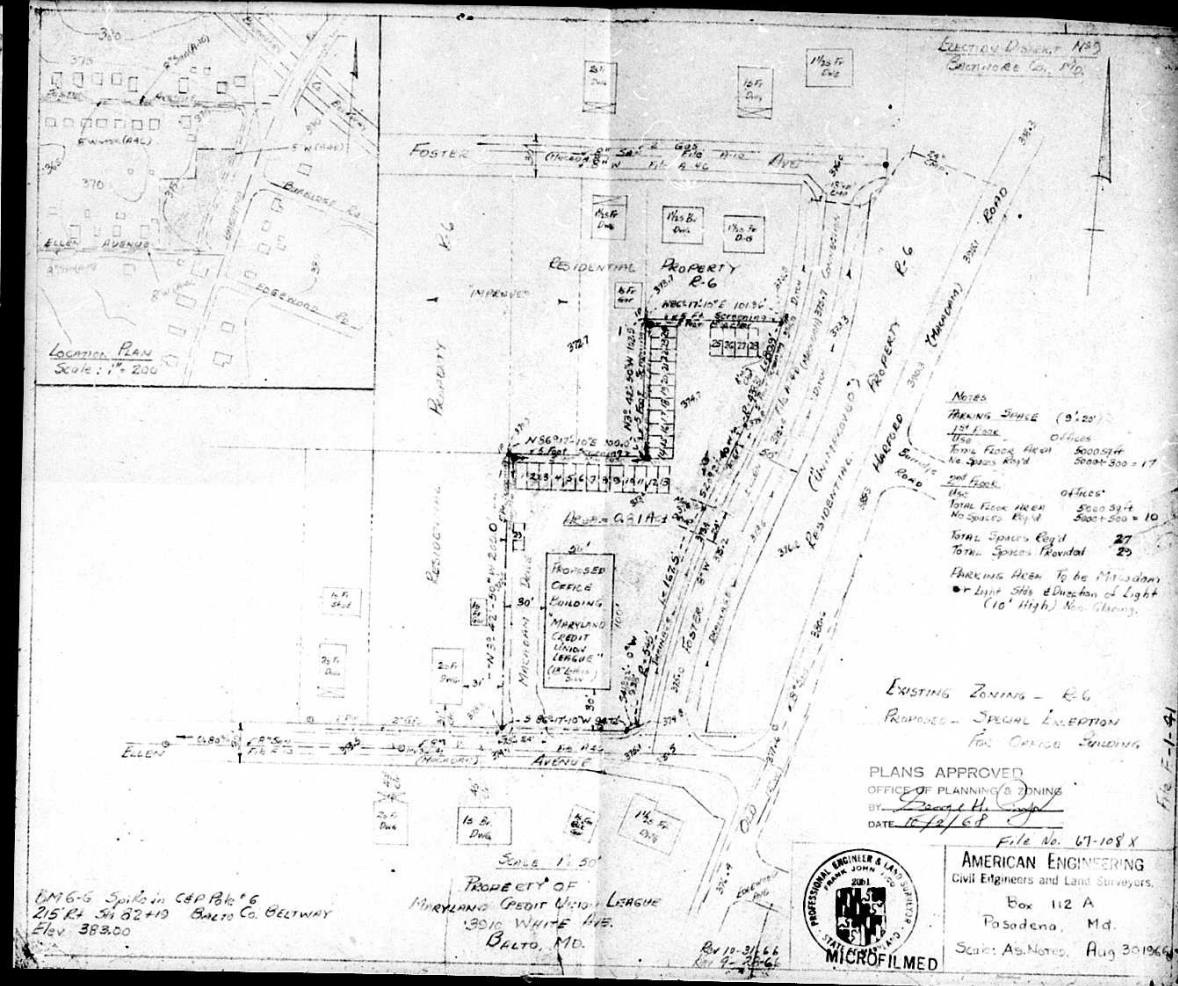
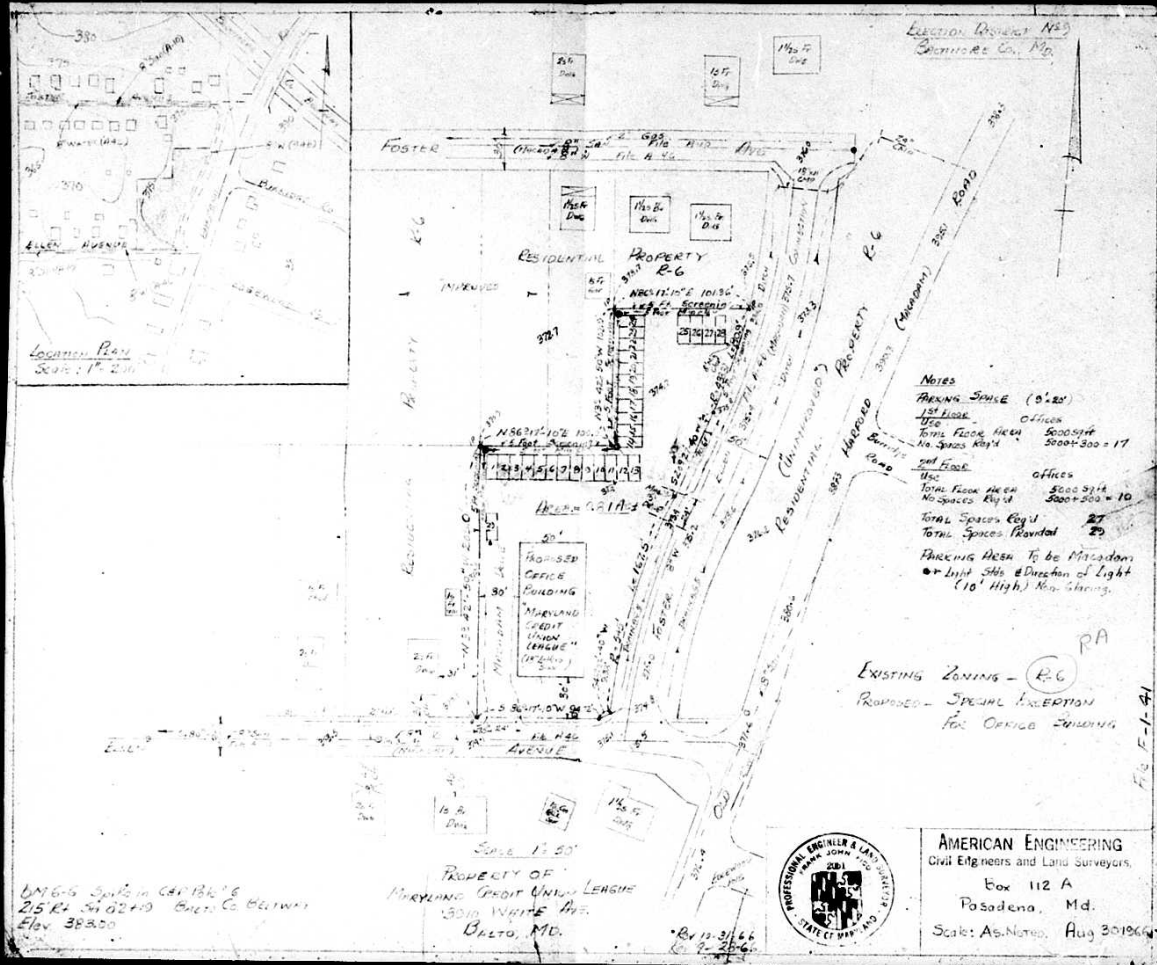
November 7, 1966

THIS IS TO CERTIFY, that the annex advertisement of
25th & 31st, Catonsville, Md.

was inserted in THE BALTIMORE COUNTY, a group of
thirty weekly newspapers published in Baltimore County, Maryland, once a week for
the 752 day of November 1966, that it is to say
the same was inserted in the issues of
November 3, 1966.

THE BALTIMORE COUNTY

By Paul J. Morgan
Editor and Manager



ELECTION DISTRICT No. 3
BALTIMORE CO., MD.

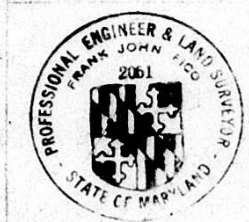
LOCATION PLAN
Scale: 1" = 200'

NOTES
PARKING SPACE (9'x20')
1st Floor - Offices
Use
Total Floor Area 5000 sq ft
No. Spaces Req'd 5000 ÷ 300 = 17
2nd Floor - Offices
Use
Total Floor Area 5000 sq ft
No. Spaces Req'd 5000 ÷ 500 = 10
TOTAL Spaces Req'd 27
TOTAL Spaces Provided 29
PARKING AREA To be Macadam
Light Sides & Direction of Light
(10' High) Non-Glaring.

EXISTING ZONING - R-6
PROPOSED - SPECIAL EXCEPTION
FOR OFFICE BUILDING

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: George H. [Signature]
DATE: 10/2/68

File No. 67-108 X



AMERICAN ENGINEERING
Civil Engineers and Land Surveyors.
Box 112 A
Pasadena, Md.
Scale: As Noted. Aug 30 1966

BM 6-6 Spike in CAP Pole #6
215' R+ Sta 82+19 BALTO CO. BELTWAY
Elev 383.00

PROPERTY OF
MARYLAND CREDIT UNION LEAGUE
3910 WHITE AVE.
BALTO, MD.

REV 10-31-66
REV 9-25-66

File F-1-41