

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ronken, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an RA zone to an RA-X 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 offices and office building

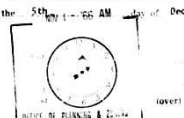
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address
Petitioner's Attorney
Saunders M. Almond, Jr.
Towson, Maryland 21204

Protestant's Attorney
Address
J. Edgar L. Ruhl, Jr.
Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 1st day of November, 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 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 5th day of December, 1966, at 11:00 o'clock A. M.



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Gorralls
SUBJECT: Petition #67-115-X, Special Exception for Offices and Office Building, Southeast side of Harford Road 51 feet Northeast of Moreland Avenue, Being the property of Ronken, Inc., 14th District.
HEARING: Monday, December 5, 1966 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for offices within an R.A. Zone. It notes that the intent of the Planning Board recommendations for comprehensive zoning here was in fact to allow for office potentials along this portion of Harford Road. The staff concurs with the request and suggests that granting be conditioned on site plan approval by the appropriate County agencies.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th
Date of Posting: 11/1/66
Posted for: Harry Mann, Sec. 5-66, at 11:00 A.M.
Petitioner: Ronken, Inc.
Location of property: 51 ft. NE of Harford Rd. SE of Moreland Ave.
Location of Sign: On the property of 6903 Harford Rd. and 51 ft. from the intersection of Harford Rd. and Moreland Ave.
Remarks: 2 ft. from the corner of the intersection.
Posted by: Robert B. Miller
Date of return: 11/2/66

RE: Petition for Special Exception : BEFORE THE #67-115-X
SE/side Harford Road 51 feet : DEPUTY ZONING COMMISSIONER
NE of Moreland Avenue : OF
14th District : MAP
Ronken, Inc., Petitioner : BALTIMORE COUNTY 3-6
NORTHEAST
AREA

The Petitioner seeks a Special Exception for an office building on a parcel of land consisting of .22 acres, said land presently zoned RA.

The building is currently used as two apartments and as a real estate office. The Petitioner is in both the real estate and building businesses. He would do away with the apartments and in their place provide three offices, primarily for real estate office purposes.

There seemed to be some alarm expressed from Protestants in attendance about the construction of a storage building in the rear yard. The Petitioner has abandoned such plans.

The Petitioner was most sincere in elaborating all his plans for development. This is a case where the Protestants and Petitioner are well known to each other. One Protestant who lives immediately to the rear was most gracious in his testimony in complimenting the Petitioner for clean up the premises and making external improvements to the existing development, which was admittedly in somewhat disrepair.

There was some concern expressed as to the traffic congestion on Harford Road. However, it is difficult for the Deputy Zoning Commissioner to conclude that the granting of this Special Exception for offices would in any way worsen existing traffic conditions.

The requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of December, 1966, a Special Exception for an office building should be and the same is granted, from and after the date of this Order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning and subject further to the following:

1. There shall be no storage facilities erected in the rear yard.
2. The present structure may be converted for offices but no additions shall be made to the building.
3. There shall be no more than one (1) truck on the premises at any given time.
4. Adequate screening shall be provided in the rear of the property.

ORDER RECEIVED FOR FILING
DATE 11/2/66
BY Robert B. Miller

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

TO: John L. Rose, Inc.
6903 Harford Rd.
Baltimore, Md. 21204

REPORT TO ACCOUNT NO. 67-115-X

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Special Exception for Ronken, Inc.	\$5.00
1	Advertisement and posting of property for Ronken, Inc.	\$5.00
		\$10.00

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.

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

TO: John L. Rose, Inc.
6903 Harford Rd.
Baltimore, Md. 21204

REPORT TO ACCOUNT NO. 67-115-X

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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
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PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

5. All lighting shall be so arranged as not to reflect on neighboring residential properties.

Edward D. Handley
DEPUTY ZONING COMMISSIONER

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

Saunders M. Almond, Jr., Esquire
Junior Building
Towson, Maryland 21204

SUBJECT: Special Exception for Offices and Office Bldg., for Ronken, Inc., Located SE/3 of Harford Rd. N/W of Moreland Ave., 14th District.
(Item 2 - November 1, 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 Harford Road.
Sewer - Existing 12" sanitary sewer in Harford Road.
Adequacy of Existing Utilities to be determined by developer or his engineer.

BUREAU OF TRAFFIC ENGINEERING:
The parking layout as shown on the petition plan is not satisfactory. Therefore, if the petition is granted, revised site plan will be required prior to approval of a change of occupancy permit, and the approval of a building permit for the storage building.

STATEMENTS COMMISSION:
The entrance must have a minimum width of 20', and must be of a depressed curb type with 18" transitions. There must be a minimum of 5' from the property line to the beginning of the entrance transition. Prior to constructing said entrance, a permit must be obtained from the State Roads Commission.

ZONING ADMINISTRATION:
The parking as shown appears to be adequate, however, if the petitioner plans to convert the basement of the existing apartment building at any future date, a parking variance will be required.

If the subject petition is granted, a change of occupancy permit will be required prior to converting the apartments to office use.

The use or type of storage proposed in the 20' x 30' storage building should be indicated either by letter or on revised plans prior to the hearing.

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 to the Appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Fire Prevention Bureau
Health Department
Industrial Development
Bureau of Education
Building permits and licenses

Very truly yours,

James E. Roper
JAMES E. ROPER, Principal
Zoning Technician

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 17, 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., on: Monday, November 14, 1966, successive weeks before the 1st day of December, 1966, the first publication appearing on the 11th day of November, 1966.

THE JEFFERSONIAN

Robert B. Miller
Manager

Cost of Advertisement, \$.....

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

708 WASHINGTON AVENUE AT YORK ROAD

TOWSON 4, MD.

September 28, 1966

Zoning Description

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

Beginning for the same on the southeast side of Harford Road at the distance of 51 feet measured northeasterly along the southeast side of Harford Road from the corner formed by the intersection of the southeast side of Harford Road with the northeast side of Moreland Avenue and running thence and binding of the southeast side of Harford Road North 40 degrees 10 minutes East 75 feet and thence leaving said road and running East 125 feet, South 40 degrees 10 minutes West 75 feet and North 49 degrees 35 minutes West 125 feet to the place of beginning.

Containing 0.22 of an acre of land more or less.

Note: This description is not to be used for conveyance purposes.



OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

THE HERALD - ACUS

Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

November 21, 1966

THIS IS TO CERTIFY that the annexed advertisement of John L. Rose, Inc., being a petition for a Special Exception for an office building, 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 1st day of December, 1966, that is to say the same was inserted in the issues of November 17, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

Editorial Manager

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

1st day of Nov, 1966.

John G. Rose

Zoning Commissioner

Petitioner: Ronken, Inc.

Petitioner's Attorney: Saunders M. Almond, Jr.

James E. Roper

Chairman of

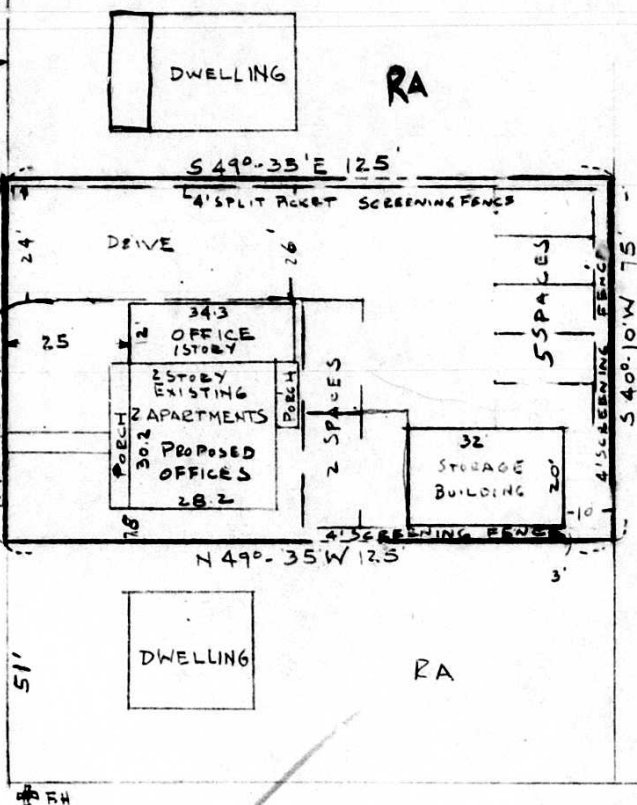
Advisory Committee

ST. URSULA'S SCHOOL

HARFORD ROAD

12" WATER

SEWER AVAILABLE



MORELAND AVENUE

ZONING PLAT
PROPERTY LOCATED

IN
14TH DISTRICT BALTO CO MD
0.22 ACRES ±

EXISTING ZONING RA
PROPOSED ZONING SPECIAL EXCEPTION
FOR OFFICES

PARKING DATA

SPACES REQUIRED 2100:300 = 7
SPACES PROVIDED = 7
FRONT YARD VARIANCE 25' INSTEAD OF 30'
SIDE YARD VARIANCE 7.8 INSTEAD OF 25'

#67-115-X
MAP
3-C
NORTHEASTERN
AREA
"X"



SCALE ± 1" = 30' SEPT 28, 1966

DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD

