

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, the 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

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 for Baltimore County.

Contract purchaser _____ Address _____
Protestant's Attorney _____
Petitioner's Attorney _____

ORDERED: By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1967, 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 _____, 1967, at _____ o'clock.

Zoning Commissioner of Baltimore County.

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

To: Robert E. McManus, Esquire
414 2nd Building
Baltimore, Md. 21202

DEPOSIT TO ACCOUNT NO. 622
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Special Exception for Joseph P. Savage
667-129-X

TOTAL AMOUNT \$50.00

10-22-66 3913 • 429 3 11P- 50.00

Robert E. McManus, Esquire
414 2nd Building
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Gaysopark Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this _____ day of _____, 1967.

Petitioner _____
Petitioner's Attorney _____
Reviewed by _____
Chairman of Advisory Committee

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.

A Social Exception for a _____ Office and Office Building should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1967, that the herein described property be re-classified to _____ and the same be hereby restricted from _____.

A Special Exception for a _____ Office and 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 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 _____ day of _____, 1967, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 13, 1967

FROM: George E. Gavalis

SUBJECT: 667-129-X, Special Exception for Offices and Office Building. East side of Ingleside Avenue 305 feet South of Johnnycake Road. Being the property of Joseph P. Savage.

1st District

HEARING: Monday, January 23, 1967 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for office and office building. It has no adverse comment to make regarding the Special Exception request as such. It particularly likes the manner by which access to this property together with parking has been coordinated with that on the adjoining property to the north.

GEG:dms

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

Robert E. McManus, Esquire
414 2nd Building
Baltimore, Maryland 21202

SUBJECT: Special Exception for Office and Office Building, for Joseph P. Savage. Located E/W of Ingleside Ave., South of Johnnycake Rd. 1st District. (Item 1 - December 20, 1966)

Dear Sirs:

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

BUREAU OF ENGINEERING:

Water - Existing 12" water in Ingleside Avenue.
Sewer - Existing 8" sanitary sewer in Ingleside Avenue.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - No further improvements are required at this location.

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:

Zoning Administration Division
Project Planning
Health Department
Bureau of Traffic Engineering
State Roads Commission
Industrial Development

Very truly yours,

James S. Hays
James S. Hays, Principal
Zoning Technician

cc: Carlyle Brown - Bureau of Engineering

TELEPHONE
925-3000
EXT. 397

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Group Corporation Associates, Inc.
715 Frederick Road
Baltimore, Md. 21220

No. 42956

DATE: Jan. 23, 1967

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for Joseph Savage 667-129-X	50.00
1	1-23-67	50.00
1	1-23-67	50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1ST Date of Posting: JAN. 3, 1967

Posted for: SPECIAL EXCEPTION - OFFICES & OFFICE BLDG.

Petitioner: JOSEPH P. SAVAGE

Location of property: E/S INGLESIDE AVE. 305' S OF JOHNNYCAKE RD.

Location of Signs: E/S INGLESIDE AVE. 310' S OF JOHNNYCAKE RD.

Remarks: _____
Posted by: J. S. Hays
Signature: _____ Date of return: JAN. 5, 1967

151GN

DESCRIPTION

TO ACCOMPANY APPLICATION FOR
SPECIAL USE EXCEPTION FOR OFFICE BUILDING
PROPERTY OF EDWIN H. PALES
No. 1008 INGLESIDE AVENUE
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the east side of Ingleside Avenue (formerly New Cut Road) as laid out and now existing 40 feet wide, (see Baltimore County Right of Way Plat No. 58-056-7), distant 305 feet more or less southerly from the south side of Johnnycake Road, as laid out and now existing 60 feet wide, said point being the beginning of that parcel of land which by deed dated April 14, 1954 recorded among the Land Records of Baltimore County, Maryland in Liber C.L.S. No. 2466 at Folio 190 was conveyed by August J. Nelson and Nora Mae Nelson, his Wife, to Joseph P. Savage and Ellen C. Savage, his Wife, and running thence bounding along the aforesaid east side of Ingleside Avenue and along the First Line of that parcel of land described in the above mentioned deed South 15° 12' 30" West 50.00 feet to the end of said First Line, thence leaving the aforesaid east side of Ingleside Avenue and binding along part of the Second Line of that parcel of land described in the above mentioned deed South 71° 44' 10" East 150.00 feet to a point thereon, thence North 15° 15' 50" East 50.00 feet to a point on the Fourth Line of the aforesaid parcel of land described in the above mentioned deed, thence binding along part of said Fourth Line North 71° 44' 10" West 150.00 feet to the place of beginning, containing 7,500 square feet of land more or less.

BEING part of that parcel of land which by deed dated April 14, 1954 recorded among the aforesaid Land Records in Liber C.L.S. No. 2466 at Folio 190 was conveyed by August J. Nelson and Nora Mae Nelson, his Wife, to Joseph P. Savage and Ellen C. Savage, his Wife.

Prepared and attested in and to the County of Baltimore, Maryland, this 1st day of January, 1967.

December 1, 1966

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

January 6, 1937.

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, Mary-
land, once a week for one successive weeks before
the 6th day of January, 1937, that is to say
the same was inserted in the issues of
December 29, 1936.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager P.M.

PETITION FOR
SPECIAL EXCEPTION
148 DISTRICT
ZONING: Petition for Special
Exception for Office and Office
Building.
LOCATION: East side of Ingleside
Avenue 305 feet South of
Johannese Road.
DATE & TIME: MONDAY,
JANUARY 23, 1937 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:

Petition for Special Exception for Office and Office Building. All that parcel of land in the First District of Baltimore County.

BEGINNING for the same at a point on the east side of Ingleside Avenue (formerly New Cut Road) as laid out and now existing 40 feet wide, (see Building No. HNW 55-456-7), distant 305 feet more or less, westerly from the south side of Johannese Road, as laid out and now existing 60 feet wide, said point being the beginning of that parcel of land which by deed dated April 14, 1934 recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. No. 2466 at Folio 190 was conveyed by August J. Nelson and Nora Mae Nelson, his wife, to Joseph P. Savage and Ellen C. Savage, his wife, and thence thence binding along the aforesaid east side of Ingleside Avenue and along the First Line of that parcel of land described in the above mentioned deed, South 18 degrees 17' 50" West 26.00 feet to the end of said First Line, thence leaving the aforesaid east side of Ingleside Avenue and thence along part of the Second Line of that parcel of land described in the above mentioned deed, South 71 degrees 41' 10" East 150.00 feet to a point thereon, thence North 18 degrees 17' 50" East 50.00 feet to a point on the Fourth Line of the aforesaid parcel of land described in the above mentioned deed, thence binding along part of said Fourth Line North 71 degrees 41' 10" West 150.00 feet to the place of beginning, containing 7,500 square feet of land more or less. BEING part of that parcel of land which by deed dated April 14, 1934 recorded among the G.L.B. No. 2466 at Folio 190 was conveyed by August J. Nelson and Nora Mae Nelson, his wife, to Joseph P. Savage and Ellen C. Savage, his wife, and being the property of Joseph P. Savage and Ellen C. Savage, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, January 23, 1937 at 10:00 A.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

JOHN G. ROSE,

ZONING COMMISSIONER OF BALTIMORE COUNTY.

Dec. 29.

PETITION FOR SPECIAL EXCEP- TION—1ST DISTRICT

ZONING: Petition for Special Ex-
ception for Office and Office
Building.
LOCATION: East side of Ingleside
Avenue 305 feet South of Johannese
Road.
DATE & TIME: Monday, January 23,
1937 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:

Petition for Special Exception for Office and Office Building. All that parcel of land in the First District of Baltimore County. Beginning for the same at a point on the east side of Ingleside Avenue (formerly New Cut Road) as laid out and now existing 40 feet wide, (see Building No. HNW 55-456-7), distant 305 feet more or less, westerly from the south side of Johannese Road, as laid out and now existing 60 feet wide, said point being the beginning of that parcel of land which by deed dated April 14, 1934 recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. No. 2466 at Folio 190 was conveyed by August J. Nelson and Nora Mae Nelson, his wife, to Joseph P. Savage and Ellen C. Savage, his wife, and thence thence binding along the aforesaid east side of Ingleside Avenue and along the First Line of that parcel of land described in the above mentioned deed, South 18 degrees 17' 50" West 26.00 feet to the end of said First Line, thence leaving the aforesaid east side of Ingleside Avenue and thence along part of the Second Line of that parcel of land described in the above mentioned deed, South 71 degrees 41' 10" East 150.00 feet to a point thereon, thence North 18 degrees 17' 50" East 50.00 feet to a point on the Fourth Line of the aforesaid parcel of land described in the above mentioned deed, thence binding along part of said Fourth Line North 71 degrees 41' 10" West 150.00 feet to the place of beginning, containing 7,500 square feet of land more or less.

BEING part of that parcel of land which by deed dated April 14, 1934 recorded among the aforesaid Land Records in Liber G.L.B. No. 2466 at Folio 190 was conveyed by August J. Nelson and Nora Mae Nelson, his wife, to Joseph P. Savage and Ellen C. Savage, his wife, and being the property of Joseph P. Savage and Ellen C. Savage, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, January 23, 1937 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

JOHN G. ROSE,

ZONING COMMISSIONER OF BALTIMORE COUNTY.

Dec. 29.

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 29, 1936

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 a week~~
for one successive weeks before the 6th day of January, 1937, the first publication
appearing on the 29th day of December
1936.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$.

THE UNIVERSITY OF

4005 COLLE CURE
WEST BEAVEL DRIVE TO BE
CLOSED

EXIST. 40' R/W
—
EXIST. 20' PAVING

RECEIVED BY DIRECTOR
COMMUNICATIONS SECTION
JUN 10 1964

(54) NO:552350.5

EX-27545

518°15'50"W

COFFEE COMPANY

EX-251-0000

EXIST 1 1/2 STORY
BRICK & FRAME

1006

:62.03'

EXIST. GRAVEL DRIVE:

4103

460550 OFFICE
SULCING

100

EXIST. MACADAM DRIVE-

10:00 *

[illegible]

NONO
N.A.

**GEO. O'BRIEN - NUTTALL CRAIN
CORN & MEAL HOUSE**

5' TYPICAL

CONCRETE
SURFACING

NO. 4523 350 TAVES RLM 7-8 35107

FROM "OPAQUE-NETTED" CHAIN
LINK FENCE, 2 MIN. HEIGHT

GENERAL NOTES

1. AREA OF ZONING FACET - 1800 SQ. FT.
2. PRESENT ZONING - R-1A
3. PRESENT USE - RESIDENTIAL
4. PROPOSED ZONING - R-1A WITH SPECIAL ORDER ON
5. PROPOSED USE - OFFICE BUILDING
6. PARKING DATA
7. USE - OFFICE
FLOOR AREA - 1800 SQ. FT.
NO. OF SPACES REQUIRED - 17' x 30' @ 57.300' AND 13' x 30' @ 50.00' &
1. PAVING SURFACES - 2000 SQ. YD. REQUIRED
2. CEMENT - 1000 CUBIC YD. REQUIRED
3. CEMENTING - CRACKS - 1000 LBS. FILLING
4. 1/2 IN. DEPTH

MAP 2-B
WESTERN AREA
5W-1-F

NONO

OFFICE

Copy

PLAN TO ACCOMPANY
APPLICATION FOR SPECIAL USE
EXCEPTION FOR OFFICE BLDG.
PROPERTY OF EDWIN H. MAIER
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DECEMBER 1, 1966
SCALE: 1"=10'