

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Theodore H. Human and Ella M. Human,
Ralph E. Hushour and Alzada E. Hushour,
John Albert Smith and Nellie May Smith,
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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-10 zone 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 Buildings.

hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-10 zone 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 Buildings.

(a) Change in neighborhood;
(b) Error in original zoning map.

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 Buildings.

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 and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Theodore H. Human
Ella M. Human
Ralph E. Hushour
Alzada E. Hushour
John Albert Smith
Nellie May Smith
Petitioner's Attorney

Address Campbell Building,
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th day of December 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 25th day of January 1967 at 11:00 A.M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: January 13, 1967
FROM: George E. Coveles
SUBJECT: #67-143-RX. Reclassification from R-10 to R-A. Petition for Special Exception for Offices and Office Building. South side of Old Padonia Road 334.32 feet West of York Road. Being the property of Theodore H. Human, et al.
8th District
HEARING: Wednesday, January 25, 1967 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-A zoning together with a Special Exception for offices and office buildings. It notes that the petition combines 3 parcels into 1 case. In light of increased accessibility to this area by means of relocated Padonia Road and development of this intersection as a commercial node, the Planning staff considers this petition to be appropriate. Apartment zoning would establish buffering and transition between other residential uses and the commercial activity at York Road. Apartment zoning also establishes a non-commercial precedent for this area.

If granted, the granting should be conditioned upon approval of plans by this office. Parcel 1 should not be allowed to convert the existing structure inasmuch as it intrudes into the present right of way. Variances may be required for the other 2 parcels.

RE: PETITION FOR RECLASSIFICATION
From R-10 Zone to R-A Zone -
Special Exception for Offices and Office Building - S/S Old Padonia Road West of York Road 8th Dist., Theodore H. Human, Ella M. Human, Ralph E. Hushour, Alzada E. Hushour, John A. Smith and Nellie May Smith, Petitioners

The petitioners in the above entitled matter have requested reclassification, from an R-10 Zone to an R-A Zone, of property on the south side of Old Padonia Road 334.32 feet; 266.60 feet and 124.47 feet respectively west of York Road, in the 8th District of Baltimore County, and a special exception for offices and office building.

As the petitioners have proven change in the character of the area in which the subject properties are located to warrant the rezoning, the reclassification from an R-10 Zone to an R-A Zone, should be had.

The petitioners having met all requirements of Section 102.1 of the Baltimore County Zoning Regulations, the special exception for offices and office building should be granted.

It is this 20th day of January, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from an R-10 Zone to an R-A Zone, and a special exception for offices 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.

Zoning Commissioner of Baltimore County

INVOICE		No. 42964	
BALTIMORE COUNTY, MARYLAND		DATE Jan 27, 1967	
OFFICE OF FINANCE		BILLED	
Division of Collection and Receipts		Zoning Dept. of Balto. Co.	
COURT HOUSE		TOWSON, MARYLAND 21204	
T. Human, Reagon, Reagon, Thomas & Nelson		Campbell Building	
Towson, Md. 21204			
REPORT TO ACCOUNT NO. 01-422	RETURN THIS PORTION WITH YOUR REMITTANCE	QUANTITY	TOTAL AMOUNT
Advertising and posting of property for Theodore H. Human, et al. #67-143-RX	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	1	\$93.75
		1-214	\$93.75
		1-214	\$93.75
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND			
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

INVOICE		No. 42906	
BALTIMORE COUNTY, MARYLAND		DATE 12/26/66	
OFFICE OF FINANCE		BILLED	
Division of Collection and Receipts		Zoning Dept. of Baltimore County	
COURT HOUSE		TOWSON, MARYLAND 21204	
To: Theodore H. Human		Campbell Building	
1308 York Road		Towson, Md. 21204	
N. Human			
REPORT TO ACCOUNT NO. 00-422	RETURN THIS PORTION WITH YOUR REMITTANCE	QUANTITY	TOTAL AMOUNT
Petition for Reclassification & Special Exception for Human, Human, et al. #67-143-RX	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	1	\$50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND			
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

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

November 30, 1966

Zoning Description

Parcel No. 1

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

Beginning for the same at a point on the south side of Old Padonia Road, 30 feet wide, at the distance of 334.32 feet westerly measured along the south side of said road from the west side of York Road and running thence and bounding on the south side of Old Padonia Road, North 77 degrees 54 minutes West 105.6 feet, thence leaving said road and running the three following courses and distances viz: South 13 degrees 06 minutes West 178.89 feet, South 77 degrees 54 minutes East 105.6 feet and North 13 degrees 06 minutes East 178.89 feet to the place of beginning.

Containing 0.43 of an Acre of land more or less.



MICROFILMED

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

I, Harrison Stone, Esquire
Campbell Building
Towson, Maryland 21204
SUBJECT: Reclassification from R-10 to R-A. Special Exception for an Office and Office Building, by Theodore H. Human, located S/S of Old Padonia Rd., West of York Rd., 8th District.
(Item 4 - December 20, 1966)

Dear Sir:
The Zoning Advisory Committee has reviewed the subject petition and make the following comments:

BUREAU OF TRAFFIC ENGINEERING:
The proposed parcels 1, 2, and 3 when ultimately developed will generate approximately 300 trips per day. The Old Padonia Rd., should be developed as a 60' road on a 50' right-of-way. The proposed entrance and the parking layout will be subject to Baltimore County standards.

HEALTH DEPARTMENT:
The proposed site will be subject to the Health Department regulations pertaining to sewage disposal.

BUREAU OF CONSTRUCTION:
Water - Existing 36" water in Padonia Road.
Sewer - Adequacy of existing utility to be determined by developer or his engineer.

Sewer - Bids were taken for construction of a sanitary sewer line which would have served this site. However, the bids received were considered to be too high, and were therefore rejected. No indication has been given as to when the job will be retold.
Road - Padonia Road is to be developed as a minimum 40' road on a 50' right-of-way.

The above comments are not intended to indicate the appropriateness of the rezoning 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 Prevention Bureau
Zoning Administration Division
Project Planning
State Roads Commission
Industrial Development

Very truly yours,

James S. Stone
James S. Stone, Principal
Zoning Technician

cc: C. Richard Moore - Bureau of Traffic Engineering
William Greenwalt - Health Department
Carlyle Brown - Bureau of Engineering

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8TH
Posted for: Reclassification from R-10 to R-A. Special Exception.
Petitioner: Theodore H. Human, et al.
Location of property: S/S Old Padonia Rd. 334.32' W. of York Rd.
Remarks: (1) "LAW" #15
(2) "LAW" #15
(3) "LAW" #15
Posted by: J. Stone
Date of return: Jan 5, 1967
6 SIGNS

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204
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 12-26-66 of 1966. Successive weeks before the 1967 day of January 1967, the first publication appearing on the 20th day of December 1966.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....

H. Harrison Stone, 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

20 day of Dec, 1966.

MICROFILMED

Petitioner Theodore H. Human

Petitioner's Attorney H. Harrison Stone

Reviewed by James S. Stone
Chairman of Advisory Committee

REPORT FOR RECLASSIFICATION AND SPECIAL EXCEPTION WITH DISTRICT
ZONING FROM R-10 TO R-A Zone
Petition for Special Exception for
OFFICE AND OFFICE BUILDING
LOCATION: South side of Old Padonia Road 334.32 feet West of York Road
DATE: 11-30-66
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
11:00 A.M. on January 25, 1967
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the subject matter of this petition at a point on the south side of Old Padonia Road, 30 feet wide, at the distance of 334.32 feet westerly measured along the south side of said road from the west side of York Road and running thence and bounding on the south side of Old Padonia Road, North 77 degrees 54 minutes West 105.6 feet, thence leaving said road and running the three following courses and distances viz: South 13 degrees 06 minutes West 178.89 feet, South 77 degrees 54 minutes East 105.6 feet and North 13 degrees 06 minutes East 178.89 feet to the place of beginning.
Containing 0.43 of an Acre of land more or less.
PARCEL NO. 1
Beginning for the same at a point on the south side of Old Padonia Road, 30 feet wide, at the distance of 334.32 feet westerly measured along the south side of said road from the west side of York Road and running thence and bounding on the south side of Old Padonia Road, North 77 degrees 54 minutes West 105.6 feet, thence leaving said road and running the three following courses and distances viz: South 13 degrees 06 minutes West 178.89 feet, South 77 degrees 54 minutes East 105.6 feet and North 13 degrees 06 minutes East 178.89 feet to the place of beginning.
Containing 0.43 of an Acre of land more or less.
PARCEL NO. 2
Beginning for the same at a point on the south side of Old Padonia Road, 30 feet wide, at the distance of 334.32 feet westerly measured along the south side of said road from the west side of York Road and running thence and bounding on the south side of Old Padonia Road, North 77 degrees 54 minutes West 105.6 feet, thence leaving said road and running the three following courses and distances viz: South 13 degrees 06 minutes West 178.89 feet, South 77 degrees 54 minutes East 105.6 feet and North 13 degrees 06 minutes East 178.89 feet to the place of beginning.
Containing 0.43 of an Acre of land more or less.
PARCEL NO. 3
Beginning for the same at a point on the south side of Old Padonia Road, 30 feet wide, at the distance of 334.32 feet westerly measured along the south side of said road from the west side of York Road and running thence and bounding on the south side of Old Padonia Road, North 77 degrees 54 minutes West 105.6 feet, thence leaving said road and running the three following courses and distances viz: South 13 degrees 06 minutes West 178.89 feet, South 77 degrees 54 minutes East 105.6 feet and North 13 degrees 06 minutes East 178.89 feet to the place of beginning.
Containing 0.43 of an Acre of land more or less.
The property of Theodore H. Human, et al. is shown on the site plan attached hereto.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By order of
James S. Stone
Zoning Commissioner of Baltimore County
Dec. 19, 1966

**PERMIT FOR
RECLASSIFICATION AND
SPECIAL EXCEPTION
IN DISTRICT**

ISSUING: From 8-10 to R.A.
Zoning. Permits for Special Ex-
ceptions for Office and Office
Buildings.

LOCATION: South side of Old
Padonia Road 284.32 feet West of
York Road.

DATE & TIME: WEDNESDAY,
JANUARY 23, 1967 at 11:00 A.M.
PUBLIC HEARING: Room 109,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regula-
tions of Baltimore County, will
hold a public hearing:

Present Zoning: R-10

Proposed Zoning: R.A.

Permit for Special Exception
for Office and Office Buildings.

All that parcel of land in the
Eighth District of Baltimore
County:

PARCEL #1

Beginning for the same at a
point on the south side of Old
Padonia Road, 28 feet side, at the
distance of 314.32 feet westerly
measured along the south side
of said road from the west side
of York Road and running thence
and thence on the south side of
Old Padonia Road, North 77 de-
grees 54 minutes West 105.5
feet, thence leaving said road
and running the three following
courses and distances viz: South
13 degrees 06 minutes West 178.88
feet, South 77 degrees 54
minutes East 185.5 feet and
North 13 degrees 06 minutes
East 178.88 feet to the place of
beginning.
Containing 0.43 of an Acre of
land more or less.

PARCEL #2

Beginning for the same at a
point on the south side of Old
Padonia Road, 28 feet side, at the
distance of 255.68 feet westerly
measured along the south side
of said road from the west side
of York Road and running thence
and thence on the south side of
Old Padonia Road, North 77 de-
grees 54 minutes West 67.72
feet, thence leaving said road
and running the three following
courses and distances viz: South
13 degrees 06 minutes West 178.88
feet, South 77 degrees 54
minutes East 177.72 feet and North
13 degrees 06 minutes East 178.88
feet to the place of beginning.
Containing 0.28 of an Acre of
land more or less.

PARCEL #3

Beginning for the same at a
point on the south side of Old
Padonia Road, 28 feet side, at the
distance of 134.27 feet westerly
measured along the south side
of said road from the west side
of York Road and running thence
and thence on the south side of
Old Padonia Road, North 77 de-
grees 54 minutes West 142.33
feet, thence leaving said road
and running the three following
courses and distances viz: South
13 degrees 06 minutes West 178.88
feet, South 77 degrees 54
minutes East 142.33 feet and
North 13 degrees 06 minutes
East 178.88 feet to the place of
beginning.
Containing 0.28 of an Acre of
land more or less.

Being the property of
Thodore H. Hume, et al as
shown on plat filed with
the Zoning Department.

Hearing Date: Wednesday, Jan-
uary 23, 1967 at 11:00 A.M.

PUBLIC HEARING: Room 109,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

BY ORDER OF

JOHN G. BORG

ZONING COMMISSIONER

OF BALTIMORE COUNTY.

Dec. 29, 1966

**OFFICE OF
THE BALTIMORE COUNTY**

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Crownsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

January 6, 1967

THIS IS TO CERTIFY, that the annexed advertisement of
Toda G. Borg, Zoning Commissioner
of Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of
weekly newspapers published in Baltimore County, Mary-
land, once a week for one successive week before
the 21th day of January, 1967, that is to say
the same was inserted in the issues of
December 20, 1966.

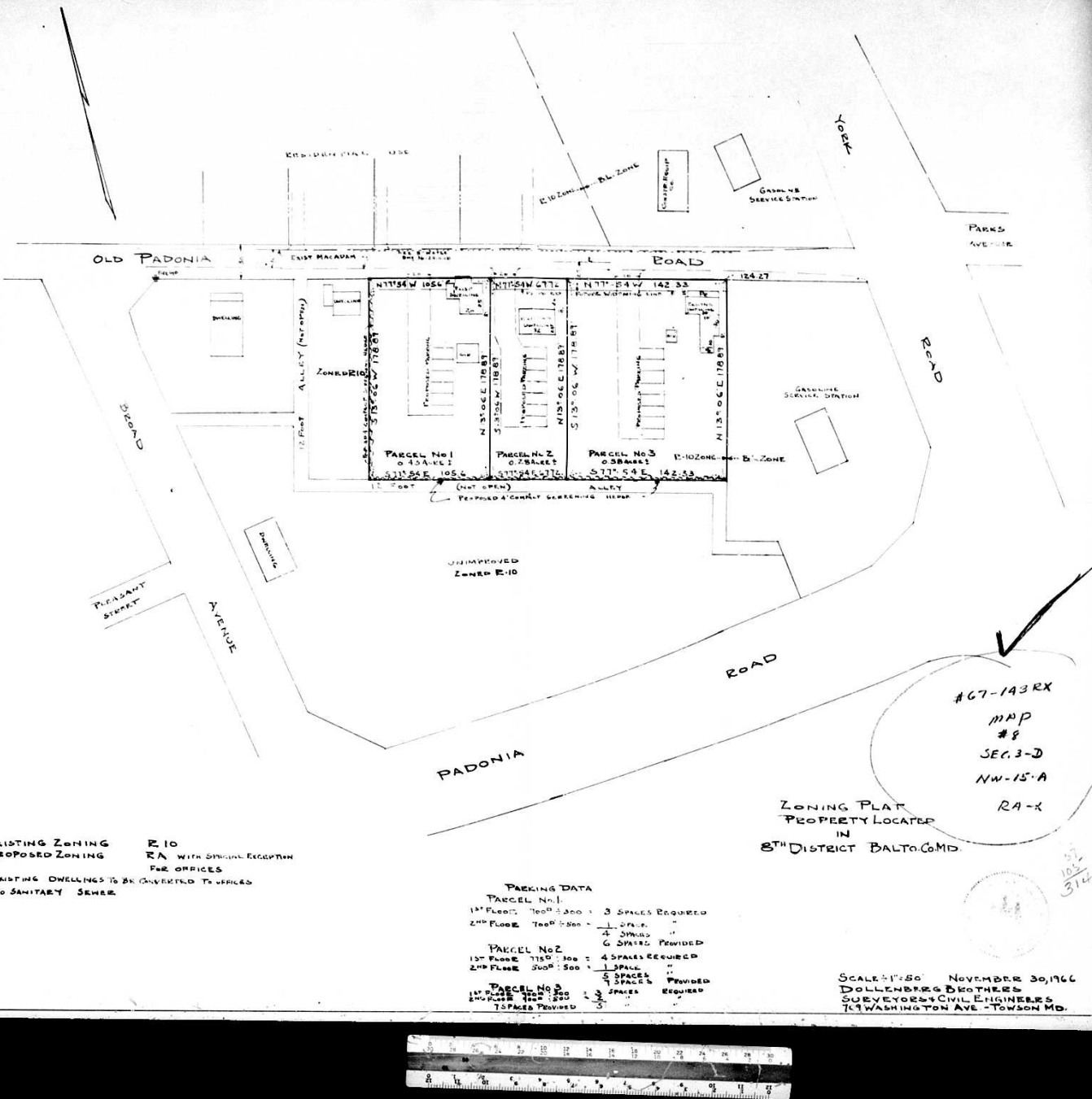
THE BALTIMORE COUNTEAN

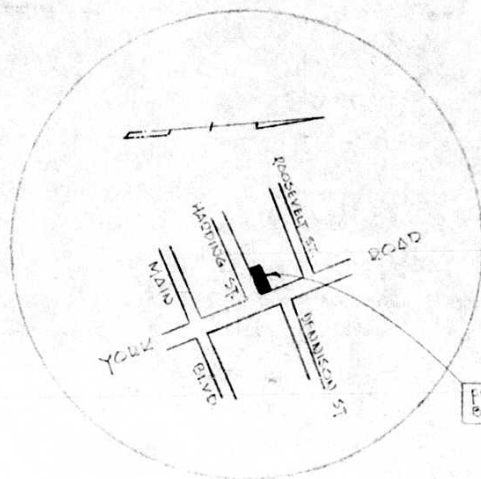
By Paul J. Morgan
Editor and Manager, etc.

EXISTING ZONING R-10
PROPOSED ZONING RA WITH SPECIAL EXCEPTION
FOR OFFICES
EXISTING DWELLINGS TO BE CONVERTED TO OFFICES
NO SANITARY SEWER

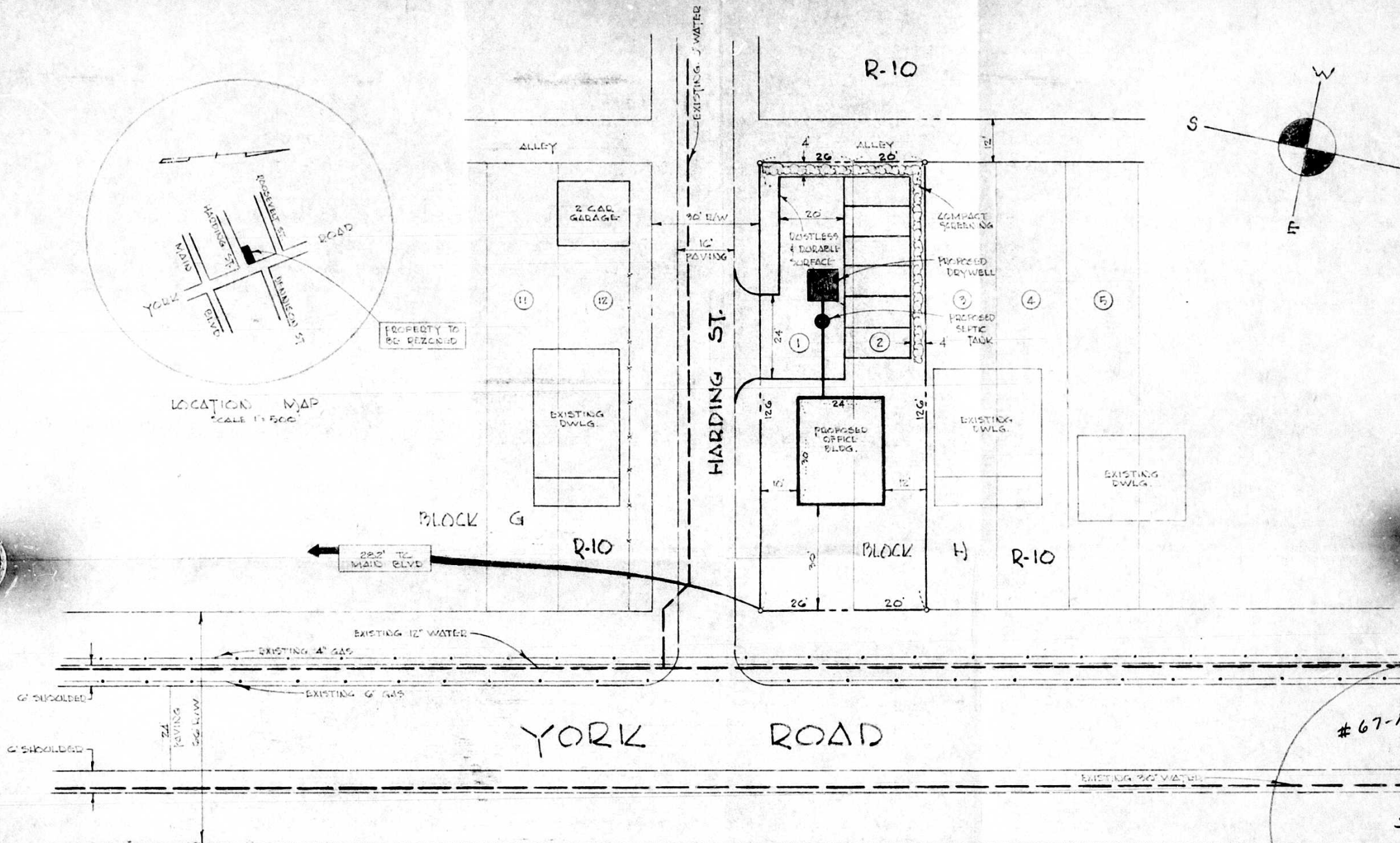
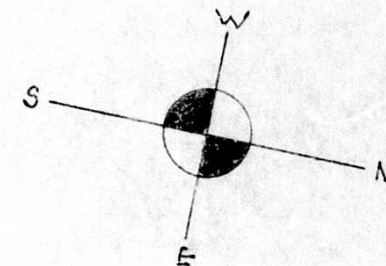
PARKING DATA
PARCEL NO. 1
1st FLOOR 700' x 300' = 3 SPACES REQUIRED
2nd FLOOR 700' x 300' = 3 SPACES PROVIDED
PARCEL NO. 2
1st FLOOR 715' x 300' = 4 SPACES REQUIRED
2nd FLOOR 500' x 300' = 1 SPACE PROVIDED
PARCEL NO. 3
1st FLOOR 700' x 300' = 3 SPACES REQUIRED
2nd FLOOR 500' x 300' = 3 SPACES PROVIDED

SCALE: 1"=50' NOVEMBER 30, 1966
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
761 WASHINGTON AVE. - TOWSON MD.





LOCATION MAP
SCALE 1" = 500'



NOTES:

AREA OF PROPERTY: 0.153 ACRES ±
EXISTING USE: VACANT
PROPOSED USE: OFFICES
EXISTING ZONING: R-10
PROPOSED ZONING: R-10

PARKING:

SPACES REQUIRED: 6
SPACES PROVIDED: 6

PLAT TO ACCOMPANY ZONING PETITION

property of
FIDEL H. SANCHEZ

LOTS #1 & 2 - BLOCK "H" - "TIMORIUM HEIGHTS"

8' ELECT. DIST.
SCALE: 1" = 20'

BALTO. CO., MD.
SEPT. 30, 1966

MULLER RAPHEL & ASSOC. INC.
registered professional engineers & land surveyors
201 COURTLAND AVE
TOWSON 4, MD.

