

RE: PETITION FOR SPECIAL HEARING
N/E Cor. Joppa Road and
Fairmount Ave., 9th District
Donald E. Grempler and Mary
B. Grempler, Petitioners
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 67-156-
SPH

This is a case of a Special Hearing under the Zoning Regulations of Baltimore County to determine whether or not sub-division plans covering properties at 402-404 East Joppa Road should be approved.

What ordinarily would have been a simple case becomes complex, by virtue of the fact that these properties not only were held until recently by diverse ownership, but also due to the fact that there have been hearings for alleged zoning violations which stem from a misunderstanding of the facts of the case. In 1950, Elizabeth A. Eichhorn, the then owner of 404 East Joppa Road, applied for a Special Exception (4993-A) for professional offices on that land. This Special Exception was granted, but was surrounded by certain restrictions, which, it will be seen, are pertinent to the proper determination of the matter before the Zoning Commissioner and which are as follows:

1. That there shall be no exterior alteration to the existing dwelling.
2. That parking must conform to existing areas only, which is made a part thereof.
3. That any sign erected shall be limited to six (6) square feet in size.

In 1950, Mrs. Eichhorn had contracted to sell her property to the Teachers Association of Baltimore County, Maryland, Inc., and the time provided was for limited professional offices for the use of the Association. That use continued uninterrupted until 1956, at which time the property was purchased by the present petitioners, Donald E. Grempler, who has, in 1956, purchased the adjoining property, No. 402 East Joppa Road, from John F. Connors and wife, and had obtained a Special Exception for an office building in an A-1 zone (65-173-A). In 1956, Mr. Grempler constructed a large, fully modern office building on the Connors property, and had graded a part of the land which he had purchased from the Towson Teachers Association of Baltimore County, Maryland, Inc.

Plans have been made and contracts let for the widening and lowering of Joppa Road, and the altering of the curve radius of the intersection of Joppa Road and Fairmount Avenue at the northeast corner of the intersection.

December 5, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21206

John Warfield Armiger, Esquire
200 Padonia Road, East
Cockeysville, Maryland

SUBJECT: Special Hearing to amend approved plans as submitted in the following cases, 67-52 and 65-173, for Donald E. Grempler, located on the N/E corner of Joppa Rd. and Fairmount Ave., 9th District. (Item 1 - November 29, 1966)

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING, AND OFFICE OF PLANNING AND ZONING

An on site inspection of the subject property indicated that very substantial grading and retaining walls will be required to ensure that the parking as shown on the site plan will function properly. Therefore, these offices are withholding comments, as well as a hearing date until such time as a grading plan is submitted for review.

BUREAU OF ENGINEERING

Water - Existing 12" water in Joppa Road.
Sewer - Existing 8" sewer in Joppa Road.
Adequacy of existing utilities to be determined by the developer or his engineer.
Road - Joppa Road and Fairmount Avenue are to be developed as shown on the submitted plan.

The above comments are not intended to indicate the appropriateness of the sub-division 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 Route Commission
Fire Department
Health Department

Very truly yours,

John E. Wick, Principal
Zoning Technician

JEM/aa

cc: C. Richard Moore - Bureau of Traffic Engineering
James W. Dyer - Office of Planning and Zoning
Carlyle Brown - Bureau of Engineering
Albert V. Quinby - Office of Planning and Zoning

Much of the present difficulty with these two properties relates to the fact that the reconstruction of Joppa Road at its intersection with Fairmount Avenue will result in the lowering of the grade of Joppa Road by approximately ten (10) feet. What Mr. Grempler is attempting to do at the present time is to obtain approvals for a new layout for the properties Nos. 402-404 East Joppa Road, which will amend and supersede all of the orders and conditions heretofore imposed by virtue of the Eichhorn case (No. 4993-A), and the Connors case (No. 65-173-A), and permit him to use his property in a manner not inconsistent with present grade of Joppa Road, and totally consistent with the proposed grade of Joppa Road, when the widening and lowering is completed.

Necessarily, any Order issued must contemplate a thoroughly integrated development plan that will be usable by Mr. Grempler, and aid in the proper development of adjacent properties. In seeking this ideal, vested interests of abutting property owners must not only be recognized, but protected.

It is therefore, this 22nd day of February, 1967, ORDERED by the Zoning Commissioner of Baltimore County, that the Petitioner shall be, and is hereby, granted approval to develop the properties at No. 402-404 East Joppa Road in the manner shown by "Plat to Accompany Petition for Special Hearing - Grempler Building", dated October 15, 1966 by Maiz, Childs & Associates, and

URTHER that insofar as any portion of the aforesaid development plan conflicts with provisions of prior orders issued in the Eichhorn and Connors cases, that it shall amend and supersede said orders, except that no exterior alterations of the building on the premises known as No. 404 East Joppa Road, shall be permitted, and that in lieu of an express provision against any exterior signs on No. 404 East Joppa Road other than the six-foot square sign referred to in the Eichhorn order, the Petitioner shall be permitted to install and maintain on the premises at No. 404 East Joppa Road:

- a. An illuminated identifying sign not to exceed fifteen (15) square feet in area, and
- b. A non-illuminated directional (entrance) sign not to exceed three (3) square feet in area.

All other signs on the premises at No. 404 East Joppa Road must be removed. Signs presently permitted at No. 402 East Joppa Road by virtue of existing zoning regulations or variances therefrom shall be permitted to remain. In addition, the Petitioner shall be permitted to use the present temporary entrance on the premises at No. 402 East Joppa Road, until such time as the widening of Joppa Road has been completed.

The site plan for the development of said property is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

January 11, 1967

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MD 21206

John Warfield Armiger, Esquire
200 Padonia Road, East
Cockeysville, Maryland

SUBJECT: Special hearing to amend approved plans as submitted in the following cases 67-52 and 65-173, for Donald E. Grempler, located on the N/E corner of Joppa Road and Fairmount Avenue, 9th District. (Item 1 - November 29, 1966)

Dear Sir:

The Zoning Advisory Committee has received the petition dated January 4, 1967, and are approving the petition with a hearing date subject to the following comments:

BUREAU OF TRAFFIC ENGINEERING
The watercourse wet-pipe on Joppa Road should be eliminated, due to the close proximity to Fairmount Avenue.

The elimination of this entrance would provide better circulation within the property along with less points of conflict.

The one parking space directly in front of 404 Joppa Road should be eliminated, because of the proposed future curves of the site.

John E. Wick, Principal
Zoning Technician

RE:/aa

cc: C. Richard Moore - Bureau of Traffic Engineering

RE: PETITION FOR
SPECIAL HEARING
Donald E. Grempler and
Mary B. Grempler, his
wife,
N/E corner of Joppa Road
and Fairmount Avenue
Ninth Election District of
Baltimore County

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

PETITION FOR A SPECIAL HEARING

To the Zoning Commissioner of Baltimore County:

DONALD E. AND MARY B. GREMPLE, Petitioners, hereby petition for a Special Hearing, under the Zoning Law and Regulations of Baltimore County, to determine whether or not the Zoning Commissioner of Baltimore County should approve, under the provisions of Section 500.7 of the Baltimore County Zoning Regulations, an amendment of the sub-division plans as submitted in the following cases:

67-62-V (402 E. Joppa Road)
65-173-X (404 E. Joppa Road)

to the revised subdivision plan as shown on the accompanying plat.

Donald E. Grempler, Petitioner

Mary B. Grempler, Petitioner

Address:

John Warfield Armiger
Attorney for Petitioners
200 Padonia Road, East
Cockeysville, Maryland
661-0440

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 25, 1967

FROM: George E. Gervelle

SUBJECT: Petition 67-156-SPH, Special Hearing to amend subdivision plans. Northeast corner of Joppa Road and Fairmount Avenue. Being the property of Donald E. Grempler.

9th District

HEARING: Wednesday, February 5, 1967 (10:00 A.M.)

The Planning Staff offers no comment pro or con on subject matter of this petition. We note that there is insufficient information on the plan with respect to grades, existing or potential, to identify whether or not the revised plan is satisfactory or workable.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 1-17-67
Posted for: Hearing Wed. Feb. 8-67 AT 10:00 A.M.
Petitioner: Donald E. Grempler
Location of property: NE corner of Joppa Rd. & Fairmount Ave.
Location of Signs: 21 on Joppa Rd. opposite S. Joppa Rd.
Remarks: From the Subdivision
Posted by: Robert Lee Smith
Signature: _____ Date of return: 1-26-67

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve.

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

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree 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 _____ Legal Owner _____
Address _____ Address _____
Petitioner's Attorney _____ Protestants' Attorney _____
Address _____

ORDERED By the Zoning Commissioner of Baltimore County, this 4th day of January, 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 the 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 February, 1967, at 10:00 o'clock a.m.

Zoning Commissioner of Baltimore County

(over)

PETITION FOR SPECIAL HEARING

ZONING Petition for Special Hearing to amend subdivision plans. LOCATION: Northeast corner of Joppa Road and Fairmount Ave. DATE & TIME: Wednesday, February 5, 1967, 10:00 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 N. 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 Hearing, under the Zoning Law and Regulations of Baltimore County, to determine whether or not the Zoning Commissioner of Baltimore County should approve, under the provisions of Section 500.7 of the Zoning Regulations of Baltimore County, an amendment of the subdivision plans as submitted in the following cases: 67-62-V (402 E. Joppa Road) and 65-173-X (404 E. Joppa Road), to the revised subdivision plan as shown on accompanying plat. All that parcel of land in the North District of Baltimore County located on the northeast corner of Joppa Road and Fairmount Avenue, being the property of Donald E. Grempler and Mary B. Grempler, as shown on plat filed with the Zoning Department. Hearing Date: Wednesday, February 5, 1967 at 10:00 A.M. Public Hearing: Room 106, County Office Building, 111 N. Chesapeake Avenue, Towson, MD. By order of: JOHN G. ROSE, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 17, 1967

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. 45607, on the 17th day of January, 1967, before the 5th day of February, 1967, the date of publication appearing on the 10th day of January, 1967.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$.

PETITION FOR SPECIAL HEARING
ON DISTRICT
ZONING: Petition for Special
hearing to amend sub-
division plans.
LOCATION: Southeast cor-
ner of Joppa Road and Fair-
mount Ave.
DATE & TIME: WEDNES-
DAY, FEBRUARY 8, 1967 at
10:00 A.M.
PUBLIC HEARING: Room
109, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner
of Baltimore County, by au-
thority of the Zoning Act and
regulations of Baltimore
County, will hold a public
hearing.

Petition for Special Hear-
ing, under the Zoning Law
and Regulations of Balti-
more County, to determine
whether or not the Zoning
Commissioner of Baltimore
County should approve, under
the provisions of Sec-
tion 506.7 of the Balti-
more County Zoning Regu-
lations, an amendment of
the subdivision plans as sub-
mitted in the following
cases: 67-257-A (602, Jop-
pa Road) 63-173-A (404 E.
Joppa Road), to the revised
subdivision plan as shown
on accompanying plat.

All that parcel of land in
the Ninth District of Balti-
more County located on the
northeast corner of Joppa
Road and Fairmount Avenue,
property known as 602, Jop-
pa Road and 404 E. Joppa
Road.

Being the property of Donald
E. Grempler and Mary H.
Grempler, as shown on plat
plan filed with the Zoning De-
partment.

Hearing Date: Wednesday,
February 8, 1967 at 10:00 A.M.
Public Hearing: Room 109,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
JOHN P. REESE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY,
Jan. 19,

**OFFICE OF
THE BALTIMORE COUNTIAN**

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARIOUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

January 23, 1967

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~~ weekly before
the 23rd day of January, 1967, that is to say
the same was inserted in the issues of

January 19, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager R. M.

John Warfield Arndt, Esquire
200 Padonia Road, East
Cockeysville, Maryland

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
4 day of Jan, 1965.

John P. Reese
Zoning Commissioner

Petitioner Donald E. Grempler

Petitioner's Attorney John W. Arndt

Reviewed by James E. Jones
Chairman of
Advisory Committee

TELEPHONE
823-3000
EXT. 387

**BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE**

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 42945

DATE Jan. 16, 1967

To: John Warfield Arndt, Esq.
200 Padonia Road, East
Cockeysville, Md. 21030

REPORT TO ACCOUNT NO. 01-522 RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Special Hearing for Donald E. Grempler
657-156-3PM

PAID

1-17-67 25.00
1-17-67 25.00

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

TELEPHONE
823-3000
EXT. 387

**BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE**

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 45500

DATE June 6, 1967

To: Donald E. Grempler Realty, Inc.
402 E. Joppa Road
Towson, Md. 21204

BILLED
Zoning Dept. of Baltimore Co.

REPORT TO ACCOUNT NO. 01-522 RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property
657-156-3PM

PAID
1-17-67 41.75
1-17-67 41.75

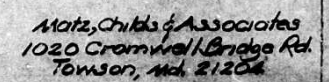
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Existing trees on #404 E. Joppa Rd. to be removed as result of future Joppa Rd. improvement shown thus 

Existing 23ty. Fr. Dwll
#406

PLAT TO ACCOMPANY
PETITION
FOR SPECIAL HEARING
GREMPLE BUILDING

Elect. Dist. #9 Calto. Co., Md.
Scale: 1"=20' Oct. 18, 1966
Rev. 1-2-67



J. A. 65208