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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

78/6°

-

N/S Penna

en attached description

	id (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore ounty, to use the herein described property, for OFFICE EVILDING
p	Property is to be posted and advertised as prescribed by Zeaing Regulation. If of we, agree to pay expenses of above re-classification and/or Special Exception advertising sting, etc. upon 65mg of this petition, and further agree to and are to be bourt by the zoning regulations and restrictions of altimore County adopted pursuant to the Zening Law for Baltimore
	Augartin Sphalle
	Augustins J. Muller Contract purchaser Legal Owner
- 17	Address 2130 Fair Lane

Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Raltimore County, this 24th .dsy
of. 1900-07. 1986. I, that the subsect matter of this pittion be advertised as
required by the Zoning Law of Paltimore County, in two reexpapers of general circuition throughout Baltimore County, that property be posted, and that the public hearir be had before the Zoning
Commissioner of Baltimore County is Room 106, County Office dual-sing in Towson, Saltimore
County, on the 1872 to 27 Physical Age of Fabruary 1991. At 101,000 ciock

Zoning Commissioner of Baltimore Coun

Timonium, Md. 21093

MULLER, RAPHEL & ASSOCIATES, INC.

15

20NING DESCRIPTION
99 ELECTION DISTRICT

January 9, 1967 5EC.3 C

#67-1634

"X"

BEGINNING for the same on the north side of Pennsylvania Avenue, 70 election district, Baltimore County, Maryland 75.01 east of Central Avenue, and running thence easterly, binding on the north side rennsylvania Avenue, sixty-five feet, thence mertherly one aundred and fifty feet to the south side of an alley twenty feet wide, thence westerly bounding on said alley with the use of the same in common, sixty-five feet to the eastern outline of the lot or parcel of land now ewned by George N. Stieber, thence southerly along the eastern outline of said lot one hundred and fifty feet to the place of beginning.

BALTIMORE CO., MD.

COPTAINING 0.2238 acres of land more or less.

BEING the property described in the deed from Louise Burns, widow, et al to Augustine J. Muller, dated May 29, 1964 and recorded among the land records of Baltimore Courty in liber RRG 4325, Felle 515.

DATE 2, 1167

Augusty Mille

UNITYS - LOTS : FAMES : TOGGRAPHY : LOCATION : CONTINCTORS SERVICE : DUSCRISSON DESCRI AND LATOUY :-GLED : TAIL: UNIT OFFICES : TOGGR DELING : RATER : TORING FALTH, DESCRIPTIONS AND TERMINORY /

uant to the advertisement, posting of preperty, 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 DE NOOM MENTANNENDY PROPE, OF HERE AND ALL LOADER, SUBSTRUCTOR P. S. MARROW. a Special Exception for a office building IT IS ORDERED by the Zoning Commissioner of Baltimore County this..... day of February 196.7, that then herein described proshould 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 Zoring Commissioner of Baltimore Count DEPUTY to the advertisement, posting of property and public hearing on the above prothe above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... 196..... that the above re-classification be and the same is hereby DEXIED and that the above described property or area be and the same is hereby continued as andzone; and/or the Special Exception for.....

Zening Commissioner of Baltimore County

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

Mr. Augustine J. Muller 2130 Fair Lane Timonius, Maryland 21093

January 26, 1967

Subject: Special Exception for Office Building for Augustine J. Muller located N/S Pennsylvania Avenue 75' E of Cantral Avenue 7th District (Item 2, January 24, 1967)

Dear Sir:

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

EEALTH DEPARTMENT - Since there is metropolitan sewer and water available to the site, this Office has no comment.

BUREAU OF TRAFFIC ENGINEERING - There should be no appreciable change in the trip generation between the proposed offices on this property and the existing RA zoning.

FIRE BUREAU - 1. Require plot plans to indicate location of fire hydrants and size of water mains supplying site. 2. Will require all fire regulations for office building to be met at time building plans are submitted.

STATE ROADS COMMISSION - Since there are no state roads involved, this Office has no comment.

PROJEC : PLANNING DIVISION - After a thorough fi. id investigation, "his Office has no comment to make per the plans submitted.

ZONING ADMINISTRATION DIVISION - The floor area should be indicated on the revised plans prior to the hearing.

BUREAU OF ENGINEERING Water - Existing 4"water in Pennsylvania Avenue
Sewer - Existing 4"water in Pennsylvania - Adequacy of existing utilities to be
determined by developer o. his engineer.
Road - Pennsylvania Avenue is to be developed as a minimum 48' read on 60' R/W.

The above comments are not intended to indicate the appropriateness of the noning action requested, but to assure it at all parties are made aware of plane or problems that may have a searing 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 soning 10 days before the Zoning Commissioner's bearing.

the requested souting 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer: Building Ingineer, part of Education, Bureau of Land Development, Industrial Development.

Very truly your

JAMES E. DYCK, Princip. Zoning Technigian

MPP Pursuant to the advertisement, posting of property, and public hearing on the above petition and t appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met NF-10 a Special Exception for a office building 23 IT IS ORDERED by the Zoning Commissioner of Baltimore County this..... day of February 196.7., that the herein destinates teneranter a Special Exception for a office huilding should be and the same is granted from and after the date of this order, subject to approval of the site plan by the Edund D. Harlet DEPUTY Zoni Pursuant to the advertisement, posting of property and public hearing on the above retition paring that by reason of the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE CRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... DENIED and that the above described property or area be and the same is hereby continued as and zone; and/or the Special Exception for he and the same is hereby DENIED Zoning Commissioner of Baltimore County

Augustine J. Muller Page 2 January 26, 1967

cc: Bureau of Engineering, Carlyle Brown
Health Department, William Greenwalt
Fire Bureau, Lt. Charles Morrie
State Roads Commission, John Moyere
Project Yanning Division, Albert V. Quimbey
Zoning Administration Division, Corkey Myers
Traffic Expineering, G. Richard Moore

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

67-163X

L. GENCE AUDIO-TRUE OF MULLERlegal owner... of the property situate in Baltimore TAR County and which is described in the description and plat attached hereto and made a part hereot, and part part of the property be reclassified, parassate to the Zoning Law of Baltimore County, from an ... MANNEYMENT MERCHANTER TO THE OF THE PROPERTY TO THE OF T

attached description

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

To use, agree to pay craemes of above re-classification and or Special Exception advertising, pecing, sice, used in filing of this petition, and further agree to and are to be bound by the zoning regulation and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

Address. 2130. Talk Lupil Owner

Petitioner's Attorney Protestant's Attorney

And OFF PM

etition for Special Excep-

Il that parcel of land in the

Ounty.

BEGINNING for the same in the north side of Pennsylania Avenue, Towson, 9th intection district, Baltimore ounty. Maryland 75,0° east of Central Avenue, and runting thence easterly, binding in the north side of Pennsylania Avenue, shty-five feet,

one hundres at the place of beginning, the place of beginning, containing 0,2238 acres

Zoging Commissioner of Baltimore County.

OFFICE OF THE BALTIMORE OUNTIAN

E BALTIMORE COUNT

THE COMMUNITY NEWS Reisterstown, Md

Caroniville, M

No. 1 Newburg Avenue

CATONSVILLE, MD.

February 6, 19

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Londing Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of statute weekly newspapers published in Baltimore County, Mary-substance week for One substance week for Pebruary, 19 69, that is to say the same was inserted in the sizes of

Pebruary 2, 1967.
THE BALTIMORE COUNTIAN

By Faul I Morgany Bditor and Manager & M.

0.99

Mr. Augustine J. M. 2130 Fair Lane Theonium, Maryland 21093 BALTIMORE COUNTY OFFICE OF PLUNNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towsen, Maryland 2120k Your petition has been received and accepted for "iling this Petitioner Augustino J. Muller Reviewed by Auto No. Petitioner's Attorney____

	C	DFFICE OF FINANC Division of Collection and Reccipts COURT HOUSE TOWSON, MARYLAND 21204	Zoning Dapt. of Bu	ite. Co.
21 Ti	gc stine J. Muller 170 Fair Land Immilian, Md. 21093		ORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	Al-ors	DETACH ALONG PERFORATION AND KEEP THE	S PORTION FOR YOUR LECORDS	COST
	Advertising and pos	iting of property		45.50
	#57-76%-X	r parn	n ann an State of the	***
		1-20-67 3 + 5 4 - 4	#1877B 779**	4550
		1-29-67	estra VA-	4550
	Barrier St.			
	Al .			151/65/12

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

- Company of the Comp
PETITION FOR SPEC
ZONING: Petition for tion for Offices. LOCATION: North all vania Avenue 13 for trail Avenue. DATE & TIME: Mon 10, 1987 at 18:00 A PUBLIC HEARING: B ty Office Entities, peaks Avenue. 1 'w
The Zoning Counti Umore County, by a Zoning Act and Nego Umore County, will hearing: Publish for Specia
Offices. All that parcel o Ninth District of Bai Beginning for the
Towson, 5th election more County, Meryla Central Avenue, and exsterly binding on the Pennayiyania Avenue themse northerly on
nfly feet to the south twenty feet wide, it bounding on said alle the same in common to the eastern collin
percet of land now on the Stieber, thence the easiern cuttine hundred and fifty for the besterning the besterni
Containing 0.2715 more or less. Being the proper the deed from Louis et al to Augustice stay 19, 1944 and
the land records of B in Liber RRG 4325. Being the proper J. Muller, as shown o with the Zoring De
Hearing Date: Me

No. 44304

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 2, 19 67 THIS IS TO CERTIFY, that the annexed advertisement was published in TriE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., cocco in cocca mf__l_tim____successivexweeks before the_20th____ appearing on the 2nd day of Rebrusry

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date. February 10, 1967

SUBJECT Petition 67-163-X. North side of Pennsylvania Avenue 75 feet East of Central Avenue. Petition for Special Exception for Offices.

HEARING: Monday, February 20, 1967. (10:00 A.M.) The planning staff of the Office of Flanning and Zoning has reviewed the subject potition

 Subsection 217.3 of the Zoning Regulations requit as that office buildings in R.A. Zones have side yards 25 feet in width. Would not a variance be required for the subject property as it is proposed to be used? We affer no objection to the request for a Special Exception. If it should be granted, we request that it be made subject to approval of the site plan

FROM Leslie H. Greef, Deputy Director of Planning

Augustine J. Muller - Petitione.

and offers the following comments:

by this office.

THE JEFFERSONIAN,

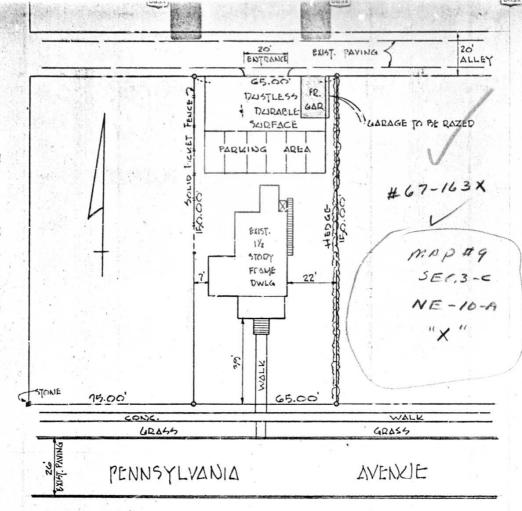
SE1.3-6 NE -10A

BALTMORE COUNTY, MARTAND OFFICE OF FINANCE Dirision of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21704 DEPOSIT TO ACCOUNT NO 01-622 RETURN THIS POSTION WITH YOUR REMITTANCE 5000 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21264

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Central Cus.
Central Cers.
entral less.
return Feb 9 , 1967





GENERAL NOTES:

AREA OF PROPERTY = .2238 AC. ±
EXIST. ZONING = RA
PROP. ZONING. = RA (SPECIAL EXCEPTION-OFFICES)
EXIST. CISE : APARTMENTS
PROP. CIST. = OFFICES
REQUIRED PARKING SPACES + G
PARKING SPACES PROVIDED = G
EXIST. WATER, SEWER † GAS AVAILABLE
IN PENNSYVANIA AVE.

MULLER, RAPHEL & ASSOCIATES, INC.
REG. ENGINEERS & SURVEYORS
201 COURTLAND AVE.
109/50N & MARYLAND

PLAT TO ACCOMPANY ZONING PETITION property of

AUGUSTINE J. MULLER

94 ELECT. DIST. SCALE: 1": 30"

PALTO C'. IL.