

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
CENTRAL PRESBYTERIAN CHURCH OF THE

I, or we, CLERK OF BALTIMORE, 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 R-10 zone to an R-10 zone; for the following reasons:

Because of error in original zoning of tract in A. R-10 classification and change in the neighborhood, making the land unsuitable for R-10 development but suitable for the proposed R-A use.

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 an office and office building

with elevator service.

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 for Baltimore County.

John H. Thomas, Esquire
Contract purchaser
Address: 7308 York Road
Baltimore 12, Maryland

W. Lee Thomas Petitioner's Attorney
Address: Campbell Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of March, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of April, 1967, at 10:00 o'clock A.M.

John H. Thomas, Esquire
Petitioner's Attorney
Address: Campbell Building
Towson, Maryland 21204

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RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
W/S York Road 371 feet N of Stevenson Lane - 9th District
Central Presbyterian Church
of the City of Baltimore, Petitioner
NO. 67-197-RX

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners through testimony at a public hearing proved that there has been sufficient change in the neighborhood and also that the existing zoning map is in error.

For the above reasons the requested reclassification from R-10 to RA should be granted. In addition thereto, the Petitioners satisfied the requirements of Section 502.1 of the Baltimore County Zoning Regulations and the Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of May, 1967, that the herein described property or area should be and the same is hereby reclassified from an R-10 zone to an RA zone, and the Special Exception for an 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, State Roads Commission and the Office of Planning and Zoning.

The Special Exception is further subject to the following:

1. The premises will not be used for commercial purposes such as on site retailing of goods or merchandise, direct sales, distribution sales, warehousing of goods or merchandise, or for showrooms or show space.

2. Existing planting, shrubberies and trees along the northernmost property line will, to the fullest possible extent, be left undisturbed; and a fence six feet in height, together with dense plant screening will be placed approximately six feet south of such line along the area used for parking. A fence six feet in height (stockade type) will also be placed along the northernmost lot line of the real property owned by the Central Presbyterian Church, such fence beginning at the westernmost end of the aforesaid parking area fence and continuing for approximately 673 feet to the northwestern corner of such parcel of real property.

3. The building to be erected will not exceed a height of 40 feet above ground at front setback elevation, nor will it exceed a total of three floors and a basement.

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

W. Lee Thomas, Esquire
Campbell Building
Towson, Maryland 21204

March 17, 1967

Dear Sir:

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

BUREAU OF ENGINEERING - Water - Existing 6" and 16" water mains located in York Road
Sewer - Existing 8" sanitary sewer along the western most property line of this site. Adequacy of existing utilities to be determined by developer or his engineer.

FIRE BUREAU - This site shall require all fire department regulations for office building. Fire hydrant nearest to the site is located on NE corner of Wilton Road and York Road, 150' from building.

STATE ROADS COMMISSION - At present, due to existing grades and grassed areas a minimum amount of storm water reaches York Road. Therefore, any future development should make provision to direct storm water away from York Road. Entrance will be subject to State Road Commission approval and permit.

PROJECT PLANNING - The subject Petition proposes development that is technically a subdivision as defined under Title 23 of the Baltimore County Code. However, compliance to the subdivision regulations will not be required at this time because it appears that all requirements can be met at the building permit stage provided no change of ownership occurs. Any future development of the entire tract must be cleared with the Office of Planning and Zoning.

ZONING ADMINISTRATION DIVISION - This Office has reviewed the proposed development plan and has no adverse comment to make. However, it should be noted that if the petition is granted no occupancy of the property may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer: Industrial Development, Board of Education, Building Engineer, Health Department, Traffic Engineering.

Very truly yours,

James E. Dyer
JAMES E. DYER
Principal Zoning Technician

JED/jdr

cc: John Meyers, State Roads Commission, Lt. Charles Morris, Fire Bureau; Albert Quimby, Project Planning; C. Richard Moore, Traffic Engineering, Carlyle Brown, Engineering

4. Outside facilities and setback shall be in conformity with existing zoning regulations and any signs shall be of the directory (non-advertising) type.

5. The parking lot will not be lighted.

JOHN G. ROSE
Zoning Commissioner

ORDER RECEIVED FOR FILING
DATE 3/27/67
BY JG Rose

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: March 21, 1967

FROM: Leslie H. Groef, Deputy Director of Planning

SUBJECT: Petition 67-197-RX, Special Exception for Offices and Office Building with elevator service. Reclassification from R-10 to R-A. West side of York Road 371 feet North of Stevenson Lane. Being the property of Central Presbyterian Church of the City of Baltimore.

Yth District

HEARING: Thursday, April 13, 1967 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

From a planning viewpoint, the reclassification requested under the subject petition would constitute spot zoning in that it would create one potential greater than those of adjacent, similarly situated properties. Also, we question that the office building proposed would be in keeping with the character of this particular section of York Road.

MCA
MATE, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

1.4945 ACRE PARCEL LOCATED ON WEST SIDE OF YORK ROAD
BETWEEN WILTON ROAD AND SUSSEX ROAD, NINTH
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Present Zoning R-10
Proposed Zoning R-A

With Special Exception For Office Building Use

Beginning for the same at a point on the west side of York Road 66 feet wide, 371 feet more or less as measured northeasterly from the intersection of the west side of York Road and the north side of Stevenson Lane, thence leaving said west side of York Road for the three following courses and distances: (1) N 72°48'W - 310 feet, more or less thence (2) northeasterly parallel to said west side of York Road N 18°24'E - 210 feet more or less, thence (3) southeasterly parallel to the first line of this description S 72°48'E - 310 feet more or less to the west side of York Road, thence (4) southwesterly on the west side of York Road S 18°24'W - 210 feet more or less to the place of beginning.

Containing 1.4945 acres of land.

EG:je

J. O. #65133

2/16/67

Water Supply • Sewerage • Drainage • Highways • Structures • Development • Planning • Reports

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 23, 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., MARYLAND, on 1 time before the 11th day of April, 1967, the 11th publication appearing on the 23rd day of March, 1967.

THE JEFFERSONIAN
Donald H. Smith
Manager

Cost of Advertisement, \$.....

TELEPHONE
EES 3000
EXT. 287

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
Zoning Dept. of Balto. Co.

TO: Respectfully, Honorable, Thomas S. Nelson
Campbell Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-652

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT
\$24.25
COST

Advertising and posting of property for Central Presbyterian Church of the City of Baltimore
7-15-67

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

PETITION FOR RECLASSIFICATION AND SPECIAL EXEMPTION
10th DISTRICT

ZONING: From R-10 to R.A.

Petition for Special Exemption for Office and Office Building, with elevator service.

LOCATIONS: West side of York Road 371 feet North of Stevenson Lane.

DATE & TIME: THURSDAY, APRIL 12, 1967 at 10:00 A.M.

PUBLIC HEARINGS: Room 108, County Office Building, 101 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:

Present Zoning R-10

Proposed Zoning R.A.

Petition for Special Exemption for Office and Office Building, with elevator service.

All that parcel of land in the 10th District of Baltimore County,

beginning for the same at a point on the west side of York Road 66 feet wide, 271 feet more or less as measured northeasterly from the intersection of the west side of York Road and north side of Stevenson Lane, thence leaving said west side of York Road for the three following courses and distances: (1) N 72 degrees 18' W - 200 feet, more or less thence (2) northeasterly parallel to said west side of York Road S 18 degrees 24' E - 200 feet more or less, thence (3) southeasterly parallel to the first line of this description S 72 degrees 18' E - 200 feet more or less to the west side of York Road, thence (4) southeasterly on the west side of York Road S 18 degrees 24' W - 200 feet more or less to the place of beginning.

Containing 1.4945 acres of land.

Being the property of Central Presbyterian Church of the City of Baltimore, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, April 12, 1967 at 10:00 A.M. Public Hearing Room 108, County Office Building, 101 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
 JOHN G. ROSE
 ZONING COMMISSIONER
 OF BALTIMORE
 COUNTY

March 23,

**OFFICE OF
 THE BALTIMORE COUNTIAN**

THE COMMUNITY NEWS
 Rolandtown, Md

THE HERALD - ARGUS
 Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

March 27,

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
~~these~~ weekly newspapers published in Baltimore County, Mary-
 land, once a week for ~~one~~ successive week before
 the ~~27th~~ day of March, 1967, that is to say
 the same was inserted in the issues of
 March 23, 1967.

THE BALTIMORE COUNTIAN

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

TELEPHONE
 923-3000
 EXT. 377

**BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE**

Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204

No. 44350

DATE: March 23, 1967

FILED BY
 Zoning Dept. of Balto. Co.

TO: Monroe, Reymond, Realtor, Thomas & McLean
Campbell Building
Towson, Md. 21204

DEPOSIT TO ACCOUNT <u>44-622</u>	RETURN THIS PORTION WITH FOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
<u>Petition for Reclassification & Special Exemption for Central Presbyterian Church of the City of Baltimore</u>	<u>PAID - Baltimore County, Md. - Office of Finance</u>	<u>\$0.00</u>
<u>44-197-10</u>	<u>1-21-67 \$1.00 + \$0.00 \$1.00</u>	<u>\$0.00</u>
	<u>1-21-67 \$1.00 + \$0.00 \$1.00</u>	<u>\$0.00</u>

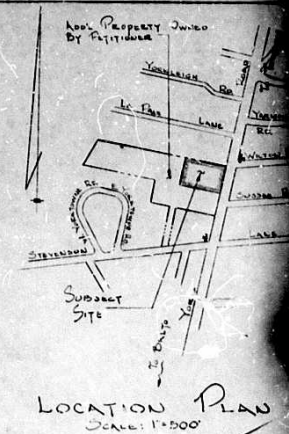
4

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 9211 Date of Posting March 23, 1967
 Posted for Reclassification from R-10 to R.A. & Special Exemption
 Petitioner Central Presbyterian Church of the City of Baltimore
 Location of property W. York Rd. 371' N. of Stevenson Lane
 Location of Signs W. York Rd. 371' N. of Stevenson Lane
 Remarks See above
 Posted by J. G. Rose Date of return March 30, 1967
 Signature J. G. Rose
2 Signs

67-197 RX



#67-197RX
MAP
#9
SEC.3-C
NE-8A
RA-X

1. Total Acreage of Tract: 8.21 Acres ±
2. Acreage of Parcel: Requesting RECLASSIFICATION: 1.4233 Acres
3. Existing Zoning of Tract: "R", "R10", "R20"
4. Existing Zoning of Parcel: Requesting RECLASSIFICATION: "R10"
5. Existing Use of Tract: "Church" & "Church School" Use
6. Proposed Zoning of Parcel: "RA with Special Exception"
7. Proposed Use of Parcel: "Office Building"
8. Existing Structures on Parcel to be Removed.

SPACE	SURF. AREA SQ. FT.	REQUIRED PARKING	PROPOSED PARKING
GROUND	10,150	93.85 UNITS	34 UNITS
1ST, 2ND & 3RD	30,450	50.90 UNITS	24 UNITS
	40,500	46.73	26 UNITS
TOTAL	112,500	75 UNITS	78 UNITS

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
YORK ROAD & SUSSEX LANE
ELECTION DISTRICT 9 BALTIMORE COUNTY, MD.
SCALE: 1"=50' FEB. 10, 1966

OFFICE
COPY

MAP
#9
SEC. 3-C
NE-8-A
NE-9-A
RA-1

