

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, G. JACKSON PHILLIPS, 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 R-6 zone to an NE-10-C zone, for the following reasons:

Change in neighborhood

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 doctor's office on ground floor level.
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 1212 Joppa Road
Towson, Maryland 21204

Protestant's Attorney
Address 1900 One Charles Center
Baltimore, Maryland 21201

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of April, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of May, 1967, at 11:00 o'clock.

John G. Phillips
Zoning Commissioner of Baltimore County
(over)

Messrs. Brogel and Brogel
1900 One Charles Center
Baltimore, Md. 21201

NOTICE OF HEARING

Re: Petition for Reclassification & Special Exception for
for G. Jackson Phillips
#67-232-RX

TIME: 11:00 A.M.

DATE: Wednesday, May 24, 1967

PLACE: Room 106, County Office Building, 111 W. Chesapeake
TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of change in the character of the neighborhood

the above Reclassification should be had; and it further appearing that by reason of the acquisitions of Section 502.1 of the Baltimore County Zoning Regulations having been met

a Special Exception for offices and office building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of May, 1967, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to an NE-10-C zone, and for 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 sit-plan by the Department of Public Services and the Office of Planning and Zoning and the State Zoning Commission.

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 11th day of April, 1967, that the above re-classification be and the same is hereby DENIED and that the above described property or area be at the same is hereby continued as and to remain a R-6 zone; and/or the Special Exception for offices and office building be and the same is hereby DENIED.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. John G. Phillips, Zoning Commissioner Date: May 12, 1967

FROM: George E. Towson, Director

SUBJECT: Petition #67-232-RX, Reclassification from R-6 to R.A. Special Exception for Offices and Office Building. Northeast corner of Joppa and Edgely Road. Being the property of G. Jackson Phillips.

9th District

HEARING: Wednesday, May 24, 1967 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for re-classification together with a Special Exception for offices. It has the following advisory comments to make with respect to pertinent planning factors:

1. The Planning staff voices no objection to the concept of utilizing the subject property for professional offices through the device of apartment zoning with Special Exception. This use is consistent and compatible with the established character along the north side of Joppa Road.
2. However, we are not satisfied that the site plan represents a workable scheme for off-street parking. Note the location of the entrance and the possible hazard it would create with respect to traffic. Similarly, no authority is requested to park within 8 feet of the right of way of Joppa Road. Any granting of this petition should await an approved site plan.

GEG:bm

March 16, 1967.

RECLASSIFICATION FROM R-6 TO RA WITH SPECIAL EXCEPTION FOR OFFICE

BEGINNING for the same at the corner formed by the intersection of the north side of Joppa Road with the east side of Edgely Road, thence leaving said point of beginning and running and binding on said east side of Edgely Road, the following courses and distances, viz: North 32 degrees 54 minutes 43 seconds West 25.53 feet, thence by a curve to the left in a northerly direction with the radius of 1032.99 feet for a distance of 60.63 feet to the end of said curve and thence North 15 degrees 40 minutes 55 seconds East 5.43 feet to the division line between lots No. 1 and 2 Block A as shown on the plat of Section II Reclassification of Towson Estates recorded among the Land Records of Baltimore County in 71st Book G.L.R. No. 25 folio 55, thence leaving said east side of Edgely Road and running and binding on said division line South 74 degrees 19 minutes 05 seconds East 95.22 feet to the eastern outline of said plat, thence running and binding thereon South 13 degrees 50 minutes 50 seconds West 69.64 feet to said north side of Joppa Road, thence running and binding thereon by a curve to the left in a westerly direction with the radius of 2969.42 feet for a distance of 81.00 feet to the place of beginning.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyances.



L. M. Evans

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Catonville, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

May 8, 1967

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

was inserted in THE BALTIMORE COUNTEAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 8th day of May, 1967, that is to say the same was inserted in the issues of

May 4, 1967.

THE BALTIMORE COUNTEAN

By Paul H. Morgan
Editor and Manager

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 45576
DATE: May 21, 1967

To: Dr. G. Jackson Phillips, Jr.
1212 E. Joppa Road
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY	ADDITIONAL PREPARATION H.D. KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT
Advertising and posting of property #67-232-RX		\$99.30
		\$99.30

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 9A Date of Posting 5-4-67
Posted for: Harvey Ward May 24, 67 at 11:00 A.M.
Petitioner: J. Jackson
Location of property: NE Corner of Joppa Rd. & Edgely Rd.
Location of Sign: Corner of Joppa Rd. & Edgely Rd.
Remarks: And appear 5 from Planning Commission
Posted by: Robert Lee Buel Date of return: 5-11-67

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 12, 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., once in each week before the 8th day of May, 1967, that is to say the same was inserted in the issues of

May 4, 1967.
THE JEFFERSONIAN
By L. M. Evans
Manager

Cost of Advertisement, \$

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 45519

DATE May 2, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY

Zoning Dept. of Balto. Co.

TO:
Dr. G. Jackson Phillips, Jr.
1212 E. Joppa Road
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622		\$50.00
QUANTITY	DETAILS ALONG PERFORMANCE AND KEY THIS PORTION FOR YOUR RECORDS	COST
	Petition for Reclassification & Special Exception #67-232-RX	50.00
4		

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

April 27, 1967

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

Calvin L. Bowers, Esq.
Bregel & Bregel
One Charles Center, Suite 1900
Baltimore, Maryland 20201

SUBJECT: Reclassification from R-6 to R-4
and special exception for
doctor's office for G. Jackson
Phillips, located N/E corner
of Joppa Road & Edgely Rd.
9th District
(Item 1 April 11, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING: Water - Existing 12" water in Joppa Rd.
Sewer - Existing 8" sanitary sewer in Joppa Rd.
Road - Edgely Rd is to be ultimately developed as a minimum
30' road on a 40' R/W. The driveway entrance location
indicated on the submitted plan is unsatisfactory. It is
suggested that the entrance be located on Joppa Road or
on Edgely Rd., at the North side of the subject lot.

BUREAU OF TRAFFIC ENGINEERING: The petitioner's site plan must be revised indicating
entrances that conform to Baltimore County standards. This must be done prior to a hearing
date being assigned.

STATE ROADS COMMISSION: Since there are no State Roads involved, this office has
no comment to offer.

HEALTH DEPARTMENT: Since Metropolitan water and sewer is available to the subject site,
this office has no comment to offer.

ZONING ADMINISTRATION DIVISION: Prior to revising the entrances as requested by the
Bureau of Traffic Engineering, the petitioner's engineer should contact Mr. C. Richard Moore,
VA 3-3000, Ext. 555, for details concerning this revision. Left high compact screening must
be indicated on the revised plan. This screening is to be placed between the parking lot
and the residential development on the north.

If the petition is granted, no occupancy 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 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:

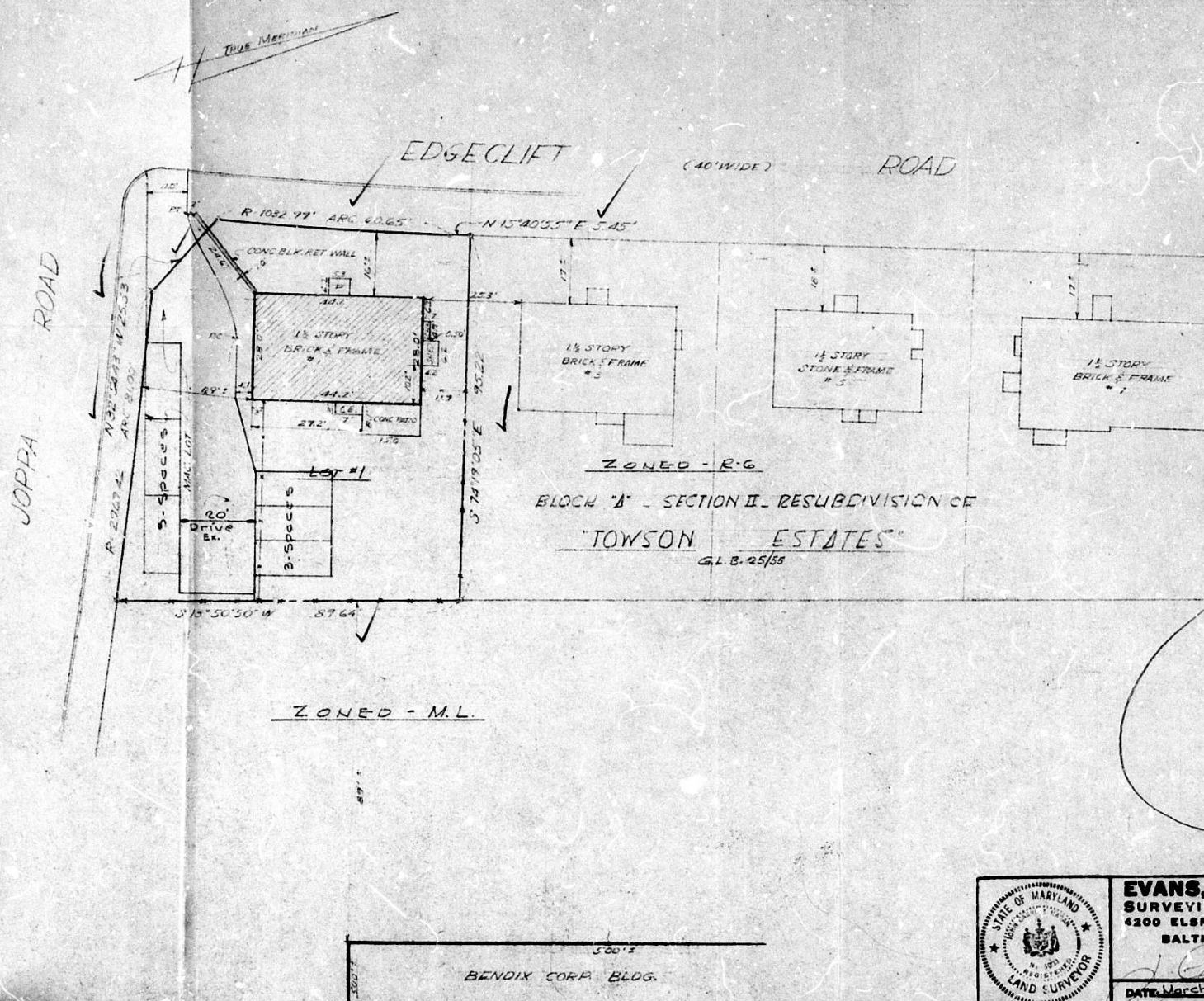
Project Planning Division
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Dyer
JAMES E. DYER, Principal
Zoning Technician

cc: Carlyle Brown-Bureau of Engineering
Richard Moore-Bureau of Traffic Engineering
Albert Quinby-Office of Planning and Zoning
John Meyers-State Roads Commission

Present Zoning - R-C
Proposed Use - Residence & Office
Prop. Zoning - R-A with Special Exception FOR Office
Prop. Use:
1st Floor - Doctors Office
2nd floor - 1 Apartment Rental
Nº of Parking Spaces Req'd:
Doctors Office - 1 per ex. 900 sq. ft.
1 Apartment - 1 per Apt.
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Total Nº Required = 6
Nº of Proposed Parking Spaces = 6



67-232R

OFFICE
COPY

map #9
SEC. 3-C

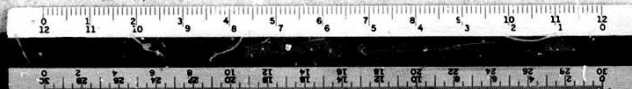
NE-10-B

RA-X



EVANS, HAGAN & ASSOCIATES
SURVEYING & CIVIL ENGINEERING
4200 ELSRODE AVE. - PHONE 426-2144
BALTIMORE, MARYLAND 21214

J. Carroll Higgins
DATE: March 15, 1967 SCALE: 1" = 20'



1. EXISTING * PROPOSED USES:
1ST FLOOR - OFFICE
2ND FLOOR - RESIDENTIAL

2. PARKING (1 SPACE / 300 #)
EXISTING AREA: 1238 #
NEW AREA: 307 #
TOTAL AREA: 1545 #
PARKING REQUIRED: 6 CARS
PARKING PROVIDED: 8 CARS

3. SITE IS ZONED DR 16 WITH
SPECIAL EXCEPTION FOR OFFICE
USE. CASE NO. 67-232-RX

67-232-Rx

ML-IM
(OFFICE BLDG.)

AREA = 10,370 ϕ $\pm$
9TH ELECTION DISTRICT

SITE PLAN - 1212 E. JOTTA RD. SCALE: 1" = 20'

KANN & AMMON, INC. 6/30/78

