

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, GRACE B. BOUZARTH, 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 above described property be reclassified from R-1 to R-2 and (2) that a special exception be granted for the same for a Variance from Section 217.3 Side Yards. Request a variance to permit a side yard on the East side of 12.0 feet instead of twenty-five (25) feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons:

The enforcement of the side yard restrictions works an undue hardship on the owner and the building cannot be properly utilized without this variance and great financial hardship and loss would be occasioned.

See attached description

and 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 building

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, filing, 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.

Name Grace B. Bouzarth Legal Owner
Address 1211 Culvert Road, Towson, Md. 21204
Address Thomas L. Hennessy, Esq., Attorney, 408 Bosley Ave., Towson, Md. 21204 Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of June, 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 19th day of June, 1967, at 10:30 o'clock A.M.

James E. Gavelis
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. John G. Rose, Zoning Commissioner Date: June 9, 1967

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #67-252-XA, South side of Joppa Road 200 feet West of Fairmount Ave. Petition for Special Exception for Offices and Office Building. Petition for Variance to permit a side yard on the east side 12.0 feet instead of the required 25 feet. Grace B. Bouzarth - Petitioner.

9th District

HEARING: Monday, June 19, 1967. (10:30 A.M.)

If it should be decided to grant the subject petition, we request that the grant be conditioned upon approval of the site plan by this office and upon the provision of a road-widening strip as needed for the improvement of Joppa Road.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of hardship

VARIANCE
the above reclassification should be had, and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

a Special Exception for a Offices and Office Building should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of JUNE, 1967, that the herein described property be reclassified from R-1 to R-2 and that a special exception be granted for the same for offices and office building and a Variance to permit a side yard of 12.0' instead of the required 25' 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.

James E. Gavelis
DEPUTY 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 hardship

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of JUNE, 1967, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R-1 zone, and/or the Special Exception for offices and office building be and the same is hereby DENIED.

James E. Gavelis
Zoning Commissioner of Baltimore County
MICROFILMED

JOSEPH D. THOMPSON, P.E. & L.S.
CIVIL ENGINEERS & LAND SURVEYORS
1150 101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • Valley 3-8820

ZONING DESCRIPTION
313 EAST JOPPA ROAD

BEGINNING for the same on the south side of Joppa Road (40 feet wide) at the division line between lots No. 6 and No. 7, Section "B", as shown on the Plat of Belle View, as recorded among the Land Records of Baltimore County in Plat Book No. 4, folio 159 said point of beginning being distant 200 feet measured westerly along the south side of said road from the west side of Fairmount Avenue, as shown on said Plat and running thence from said beginning and binding on the south side of said Joppa Road, North 68 degrees 32 minutes West 100.00 feet to the division line between lots No. 2 and No. 3, Section "B", as shown on said Plat, thence leaving the south side of said road and binding on said division line and parallel to the west side of said Fairmount Avenue, South 21 degrees 28 minutes West 150.00 feet to the division line between lots No. 3 and No. 17, Section "B", as shown on said Plat, thence binding on the division line between lots No. 3 and No. 17, No. 4 and No. 19, No. 5 and No. 19, and No. 6 and No. 20, and parallel to the south side of said Joppa Road, South 68 degrees 32 minutes East 100.00 feet to the division line between said lots No. 6 and No. 7, Section "B", as shown on said Plat, thence binding on said division line and parallel to the west side of said Fairmount Avenue, North 21 degrees 28 minutes East 150.00 feet to the place of beginning.

CONTAINING 0.34 acres of land more or less.

BEING all of lots Nos. 3, 4, 5 and 6, Section "B", as shown on the Plat of Belle View filed as aforesaid.

BEING the same parcel of land which by deed dated March 8, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3934, folio 521, etc., was

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James E. Gavelis, Chairman Date: June 16, 1967
FROM: Lieutenant Charles F. Morris, Jr.

SUBJECT: Special Exception - Offices and Office Building for Grace B. Bouzarth, located 3/4 Joppa Rd. 200' W. of Fairmount Avenue 9th District (Item 1 May 16, 1967)

1. Shall be required to meet all fire department regulations pertaining office buildings.

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

Thomas L. Hennessy, Esq.
408 Bosley Avenue
Towson, Maryland 21204
SUBJECT: Special Exception - Offices and Office Building for Grace B. Bouzarth, located 3/4 Joppa Rd. 200' W. of Fairmount Avenue 9th District (Item 1 May 16, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 12" and 6" water in Joppa Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer in Joppa Road
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Joppa Road is to be developed as a 66' road (with median) on an 86' R/W.

FIRE BUREAU: This area shall be required to meet all fire department regulations pertaining to office buildings.

HEALTH DEPARTMENT: Since public water and sewerage available to the subject site, this office has no comment.

BUREAU OF TRAFFIC ENGINEERING: The proposed office site will not appreciably change the traffic conditions, assuming the existing driveway is to be closed, the proposed entrance location is satisfactory.

ZONING ADMINISTRATION DIVISION: It is suggested that every attempt be made to save the existing tree on the proposed parking area.

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 pertinent 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
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Gavelis
JAMES E. GAVELIS, Principal
Zoning Technician

cc: Carlisle Brown-Bureau of Engineering
Dr. Charles Morris-Bureau of Fire Prevention
William Green-Medical Department
C. Richard Moore-Bureau of Traffic Engineering

JOSEPH D. THOMPSON, P.E. & L.S.
CIVIL ENGINEERS & LAND SURVEYORS
1150 101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • Valley 3-8820

ZONING DESCRIPTION
313 EAST JOPPA ROAD

Page 2.

conveyed by James F. Offutt, Jr., et al., Trustees to Grace B. Bouzarth.



JOSEPH D. THOMPSON, REGISTERED P.E. & L.S. NO. 1150

April 20, 1967

Thomas L. Hennessy, Esq.
408 Bosley Avenue
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

16th day of June, 1967.

James E. Gavelis
JAMES E. GAVELIS
Zoning Commissioner

Petitioner Grace B. Bouzarth

Petitioner's Attorney Thomas L. Hennessy Reviewed by James E. Gavelis
Chairman of Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 4/16/67
Posted for Hearing Monday, June 19, 1967, at 10:30 A.M.
Petitioner Grace B. Bouzarth
Location of property 3/4 Joppa Rd. 200' W. of Fairmount Ave.
Location of Sign On Chesapeake Ave. at Joppa Rd. at the intersection of the two roads
Remarks See above for details of the hearing
Posted by Robert E. Budke Date of return 4/16/67

LEPHONE
833-3000
EXT. 307

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 45571

DATE May 29, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

PAID
Billing Dept. of Balto. Co.

To: Thomas L. Humphrey, Esq.
400 Duvally Park
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY

DETAILS ALONG PREPARATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT

\$50.00

Position for Special Exemption and Variance for Grace S. Souzarth
657-252-2A

Pa

5-31-67

5-31-67

5000

5000

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
833-3000
EXT. 307

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 44219

DATE June 23, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

PAID
Billing Dept. of Balto. Co.

To: Thomas L. Humphrey, Esq.
400 Duvally Park
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY

DETAILS ALONG PREPARATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT

\$73.75

Advertising and posting of property for Grace S. Souzarth
657-252-2A

PAID

6-23-67

6-23-67

73.75

73.75

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR SPECIAL
EXEMPTION AND VARIANCE
6th District

ZONING: Variance for Special
Exemption for Offices and
Office Building.

Position for Variance for
Side Yard.

LOCATION: South side of
Joppa Road 200 feet west of
Fairmount Avenue.

DATE & TIME: MONDAY,
JUNE 19, 1967 at 10:30 A.M.

PUBLIC HEARING: Room 108,
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 Exem-
ption for Offices and Office
Building.

Position for Variance to
permit a side yard on the east
side of 12.0 feet instead of the
required 25 feet.

The Zoning Regulation to
be exempted as follows:
Section 217.3-Side Yards-
25 feet.

All that parcel of land in
the 6th District of Bal-
timore County.

BEING: the same on
the south side of Joppa Road
(10 feet wide) at the division
line between lots No. 4 and No.
7, Section "B", as shown on
the Plat of Belle View, as re-
corded among the Land
Records of Baltimore County.

records of Baltimore County
in Plat Book No. 4, folio
179 said point of beginning
being: Greater 200 feet more
or less westerly along the south
side of said road from the west
side of Fairmount Avenue, as
shown on said Plat and running
thence from said beginning and
said Joppa Road, North 66 de-
grees 32 minutes West 109.7
feet to the division line be-
tween lots No. 2 and No. 3,
Section "B", as shown on said
Plat, thence leaving the south
side of said road and heading
on said division line and paral-
lel to the west side of said
Fairmount Avenue, South 21
degrees 28 minutes West
150.00 feet to the division line
between lots No. 3 and No. 17,
Section "B", as shown on said
Plat, thence heading on the di-
vision line between lots No. 3
and No. 17, No. 4 and No. 18,
No. 5 and No. 19, and No. 6
and No. 20, and parallel to the
south side of said Joppa Road,
South 68 degrees 22 minutes
East 180.00 feet to the division
line between said lots No. 6
and No. 7, Section "B", as
shown on said Plat, thence
heading on said division line
and parallel to the west side
of said Fairmount Avenue,
North 21 degrees 28 minutes
East 150.00 feet to the place
of beginning.

CONTAINING 0.34 acres of
land more or less.

BEING: all of lots No. 3,
4, 5 and 6, Section "B", as
shown on the Plat of Belle
View filed as aforesaid.

BEING: the same parcel of
land which by deed dated
March 8, 1962, and re-
corded among the Land
Records of Baltimore County in Liber
W.J.R. No. 2664, folio 241,
was conveyed by James
F. Hoff, Jr., et al, Trust-
ees to Grace S. Souzarth.

Being the property of Grace
S. Souzarth as shown on plat
filed with the Zoning De-
partment.

Hearing Date: Monday, June
19, 1967 at 10:30 A.M.

Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
JOHN O. TONE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY

June 1.

OFFICE OF
THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Ridgelytown, Md

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

June 5, 1967

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Moore, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTMAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one week before
the 5th day of June, 1967, that is to say
the same was inserted in the issues of

June 1, 1967.

THE BALTIMORE COUNTMAN

By Paul J. Morgan
Editor and Manager

PETITION FOR SPECIAL EXEMPTION AND VARIANCE
6th District

ZONING: Variance for Special Exem-
ption for Offices and Office Build-
ing.

Position for Variance for Side
Yard.

LOCATION: South side of Joppa
Road 200 feet west of Fairmount
Avenue.

DATE & TIME: Monday, June 19,
1967 at 10:30 A.M.

PUBLIC HEARING: Room 108, Coun-
ty Office Building, 111 W. Chesa-
peake Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.

Petition for Special Exemption
for Offices and Office Building.

Position for Variance to permit a
side yard on the east side of 15
feet instead of the required 25 feet.

The Zoning Regulation to be ex-
empted as follows:
Section 217.3-Side Yards-25 feet.

All that parcel of land in the
6th District of Baltimore County
comprising for the same on the
south side of Joppa Road (10 feet
wide) at the division line between
lots No. 4 and No. 7, Section "B", as
shown on the Plat of Belle View, as
recorded among the Land Records of
Baltimore County in Plat Book No.
4, folio 179 said point of beginning
being: Greater 200 feet more or less
westerly along the south side of said
road from the west side of Fairmount
Avenue, as shown on said Plat and
running thence from said beginning
and said Joppa Road, North 66 de-
grees 32 minutes West 109.7 feet to
the division line between lots No. 2
and No. 3, Section "B", as shown on
said Plat, thence leaving the south
side of said road and heading on said
division line and parallel to the west
side of said Fairmount Avenue, South
21 degrees 28 minutes West 150.00
feet to the division line between lots
No. 3 and No. 17, No. 4 and No. 18,
No. 5 and No. 19, and No. 6 and No.
20, and parallel to the south side
of said Joppa Road, South 68 de-
grees 22 minutes East 180.00 feet to
the division line between said lots
No. 6 and No. 7, Section "B", as
shown on said Plat, thence heading
on said division line and parallel to
the west side of said Fairmount Ave-
nue, North 21 degrees 28 minutes
East 150.00 feet to the place of be-
ginning.

CONTAINING 0.34 acres of land more
or less.

BEING: all of lots No. 3, 4, 5 and
6, Section "B", as shown on the Plat
of Belle View filed as aforesaid.

BEING: the same parcel of land
which by deed dated March 8, 1962,
and recorded among the Land Records
of Baltimore County in Liber W.J.R.
No. 2664, folio 241, was conveyed by
James F. Hoff, Jr., et al, Trustees to
Grace S. Souzarth.

Being the property of Grace S.
Souzarth as shown on plat filed with
the Zoning Department.

Hearing Date: Monday, June 19,
1967 at 10:30 A.M.

Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

BY ORDER OF
JOHN O. TONE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY

June 1.

CERTIFICATE OF PUBLICATION

TOWSON, MD June 1, 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 a week
of June 1, 1967, the 5th publication
day of June, 1967, that is to say
appearing on the 1st day of June,
1967.

THE JEFFERSONIAN

Paul J. Morgan
Manager

Cost of Advertisement, \$.

