

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Dr. Vernon M. Smith and
I, or we, Kate M. Smith, his wife, 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 RA zone to an NN-14-A zone for the following reasons:
1. Variance to Sect. 252-2 to permit a sideyard setback of 20 feet instead of the required 25 feet along the northernmost property line.
2. Substantial changes in neighborhood since the adoption of the 1967 zoning map.
3. Error in the original zoning.
4. For such further reasons as may be shown at the time of the hearing.
Practical difficulty (see attached description)
Hardship
The 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:

Property is to be posted and advertised as provided by Zoning Regulations.
I, or we, agree to pay expenses of above reclassification and/or Special Exception advertisement, 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
101 Jefferson Building
Towson, Md. 21204

Address 1526 York Road
Towson, Maryland 21204
Legal Owner
Address 101 Jefferson Building
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 11th 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 11th day of July 1967, at 10:00 o'clock.

By _____
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 changes in the area.

the above Reclassification should be had, and it further appearing that by reason of:

Variance to permit a side yard setback of 20' should be granted instead of the required 25 feet along the northernmost property line.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of July 1967, that the herein described property or area should be and the same is hereby reclassified, from a RA zone to an NN-14-A zone, and/or a Special Exception to permit a side yard setback should be and the same is hereby granted, from and after the date of this order, subject to approval of the side plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

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 June 1967, that the above re-classification 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 RA zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

By _____
Zoning Commissioner of Baltimore County

ZONING DESCRIPTION
1426 YORK ROAD

REOPENING for the same on the west side of York Road (66 feet wide) at a point distant 610.35 feet north 15 degrees 00 minutes west from the point formed by the intersection of the west side of said York Road with the north side of Seminary Avenue said point of beginning being at the division line between Lots 17 and 18 as shown on the plat of Lutherville Heights as filed among the Land Records of Baltimore County in Plat Book No. 7 folio 46, thence binding for the west side of said York Road north 18 degrees 00 minutes west 75.00 feet to the division line between Lots 14 and 13 as shown on said Plat, thence binding on said division line south 72 degrees 00 minutes west 200.00 feet to the division line between Lots 14 and 11, thence binding on said division line and the west outline of Lots 15 and 16 south 18 degrees 00 minutes east 75.00 feet to the said division line between Lots 15 and 16, thence binding on said division line north 72 degrees 00 minutes east 200.00 feet to the place of beginning.

CONTAINING 0.344 acres of land more or less.

68-14-RA
MAP #9
SEB-3-C
NW-12-A
BL

F. Vernon Booser, Esq.
101 Jefferson Building
Towson, Maryland 21204

SUBJECT: Reclassification from RA to NN zone, side yard variance for Dr. Vernon M. Smith, located on W/C of York Road, 610' W of Seminary Avenue 8th District (Even 1 June 13th, 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 York Road.
Sewer - Existing 18" sanitary sewer in York Road.

STATE ROADS COMMISSION: The entrance must be of a depressed curb type with 30' transition there must be a minimum of 5' from the property line to the beginning of the entrance depression. There must be an 8' x 22' concrete curb along either the N/W line or the parking setback line. The entrance is subject to State Roads approval and permit.

ZONING ADMINISTRATION DIVISION: The proposed use is permitted as a Special Exception under the present classification (RA). Therefore, it is suggested that the petitioner could revise the petition to request a Special Exception instead of a reclassification.

HEALTH DEPARTMENT: The existing well on the property should be back filled.

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 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 Traffic Engineering
Bureau of Fire Prevention
Building Engineers
Board of Education
Industrial Development

Very truly yours,

JAMES T. DUNN, Principal
Zoning Technician

cc: Carlyle Brown-Bureau of Engr.
John Meyers-State Roads Commission
William Greenwell-Health Department

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 29, 1967

FROM: George E. Gosselin, Director

SUBJECT: Petition 68-14-RA. Reclassification from R.A. to B.L. Variance to permit a side yard of 20 feet instead of the required 25 feet along the northernmost property line. Being the property of Dr. Vernon M. Smith, West side of York Rd. 610.35 feet north of Seminary Ave. 8th District

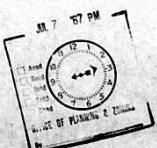
HEARING: Monday, July 17, 1967 (10:00 A.M.)

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

Reclassification of the subject property as B.L. would lengthen strip-commercial zoning. In this regard, we repeat portions of the policy statement adopted by the Zoning Council last summer:

The Council specifically endorses the Planning Board's stand against further lengthening of existing strip-commercial zoning. ... To control extension of strip-commercial development, the Council affirmed the policy of closing off strip-commercial zones with R.A. condition zoning. The expectation, in many such cases, is that this R.A. zone land will be occupied by office type use. ... The Council strongly, unequivocally declares its intent to prevent new commercial strips and lengthening of existing strips, in recognition of the incalculable damage such zoning and development can do and has done in the past in Baltimore County. ...

We note that, if considered as a general policy, the County Council's statement is specifically applicable here, particularly in that the subject property is already zoned R.A. and that the proposed use is an office building.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8 Date of Posting June 29, 1967
Posted for Reclassification from R.A. to B.L. & Variance
Petitioner Dr. Vernon M. Smith
Location of property York Rd. 610.35 ft. N. of Seminary Ave.
Location of Signs 1526 York Rd. & York Rd. & Seminary Ave.
Remarks
Posted by J. Gosselin
Date of return July 6, 1967

TELEPHONE 523-3000 EXT. 387

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COUNTY HOUSE TOWSON, MARYLAND 21204

TO: J. Elmer Weisheit, Jr., Esq.
101 Jefferson Building
Towson, Md. 21204
No. 44224
DATE: June 27, 1967
BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$50.00
Petition for Reclassification & Variance for Dr. Vernon Smith 68-14-RA	1	PA - Baltimore County	50.00
		6-27-67	50.00
		6-27-67	50.00

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

F. Vernon Booser, Esq.
101 Jefferson Building
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

13th day of June 1967.

JOHN G. ROSE
Zoning Commissioner

Petitioner: F. Vernon M. Smith

Petitioner's Attorney: F. Vernon Booser, Esq. Reviewed by: James E. Dunne, Chairman of Advisory Committee

TELEPHONE 523-3000 EXT. 387

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COUNTY HOUSE TOWSON, MARYLAND 21204

TO: Dr. Vernon M. Smith, Esq.
1526 York Road
Towson, Md. 21204
No. 44267
DATE: July 17, 1967
BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$6.00
Advertising and posting of property 68-14-RA	1	PA - Baltimore County	6.00
		7-17-67	6.00
		7-17-67	6.00

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 29, 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. since its issue of 1 time successive weeks before the 17th day of July 1967, the last publication appearing on the 13th day of June 1967.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

July 3, 1947

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

was inserted in THE BALTIMORE COUNTY, a group of weekly news-
papers published in Baltimore County, Maryland, once a week for One
week before the 23d day of July, 1947, that is to
say the same was inserted in the issues of

June 29, 1947.

THE BALTIMORE COUNTY

By Paul J. Morgan

Editorial Manager

PETITION FOR RECLASSIFICATION AND VARIANCE NO. DISTRICT

ZONING: From R.A. to B.L.
Zone: Petition for Variance
for a side yard.

LOCATION: West side of
York Road 618.26 feet North
of Boundary Avenue.

DATE & TIME: MONDAY,
JULY 12, 1947 at 10:00 A.M.
PUBLIC HEARING: Room
101, County Office Building,
111 N. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner
of Baltimore County, by auth-
ority of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing.

Present Zoning R.A.
Proposed Zoning B.L.
Petition for Variance from
the Zoning Regulations of Bal-
timore County to permit a
side yard south of 20 feet
instead of the required 30 feet
along the northernmost prop-
erty line.

The Zoning Regulation to
be accepted is as follows:
Section 232.2 - For com-
mercial buildings, none re-
quired on interior lots, ex-
cept that where the lot abuts
a lot in a residential zone there
must be a side yard not less
than the greater of the width
which is required for a dwelling
on the adjoining lot and on cor-
ner lots the side yard on the
street side shall be not less
than 10 feet in width.

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

BEHAVIOR: for the same on
the west side of York Road
(66 feet wide) at a point dis-
tant 618.26 feet north 10 de-
grees 00 minutes west from
the point formed by the in-
tersection of the west side of
said York Road with the
north side of Boundary Avenue
said point of beginning being
the division line between
Lots 17 and 16 as shown on
Plan No. 7, filed 64,
as filed among the Land Rec-
ords of Baltimore County in
Plat Book No. 7, folio 64,
thence bounding on the west side
of said York Road north 10
degrees 00 minutes west
72.00 feet to the division line
between Lots 16 and 15 as
shown on said Plat, thence
bounding on said division line
south 72 degrees 00 minutes
west 200.00 feet to the divi-
sion line between Lots 14 and 13,
thence bounding on said divi-
sion line and the west cor-
ner of Lots 13 and 14 south
18 degrees 00 minutes east
75.00 feet to the said division
line between Lots 17 and 16,
thence bounding on said divi-
sion line north 72 degrees 00 mi-
nutes east 200.00 feet to the
place of beginning.

CONTAINING 0.24 acres of
land more or less.

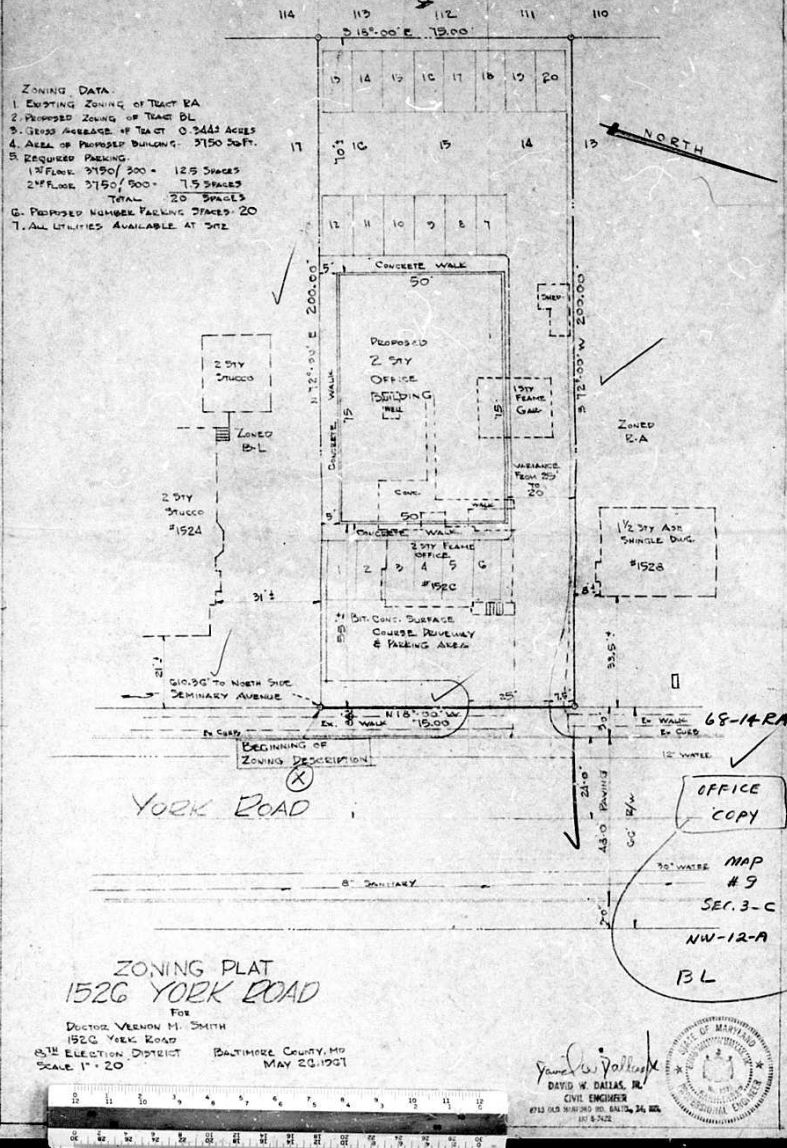
Being the property of Dr.
Verne M. Smith and Kate M.
Smith, as shown on plat plan
filed with the Zoning Depart-
ment.

Hearing Date: Monday, July
17, 1947 at 10:00 A.M.
Public Hearing: Room 101,
County Office Building, 111 N.
Chesapeake Avenue, Towson,
Md.

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

June 29.

LOTS 14, 15 & 16
LUTHERVILLE HEIGHTS
PLAT BOOK 7-C8



ZONING PLAT
152G YORK ROAD

FOR
DOCTOR VERNON M. SMITH
152G YORK ROAD
8TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1" = 20' MAY 23, 1947

DAVID W. DALLAS, JR.
CIVIL ENGINEER
1713 OLD BALTIMORE RD. BALTIMORE, MD.
101-6322





HEBRANK AND PIPPEN - ARCHITECTS

1800 NORTH CHARLES STREET • BALTIMORE, MARYLAND 21201 • (301) 539-8242

Cyril H. Hebrank A. I. A.
Charles Vaughan Phippen A. I. A.

February 5, 1968

Mr. J. Wimbley
Office of Planning
County Office Building
Towson, Maryland 21204

Re: Tektronix, Inc.

Dear Sir:

By this letter please amend our drawings as follows:

"The builder shall install a 4'-0" high spruce, upright
yew, or similar screen between parking area and residential
properties adjoining.

The lighting on the building shall be directed so as not to
shine into houses on adjacent properties."

Thank you for your consideration.

Very truly yours,

Charles V. Phippen

Charles V. Phippen

cc: Stephen G. Heaver, Builder

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: George E. Baker, Chief
Bureau of Public Services
John L. Wimbley
Office of Planning and Zoning
FROM: Planning Application 21-68

Date: January 24, 1968

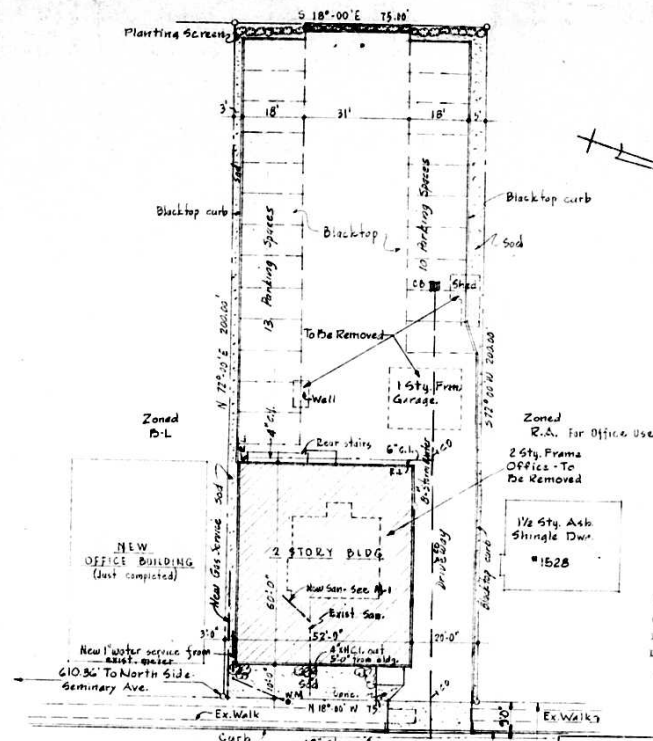
A revised plan showing the following information must be submitted to
this office before this office will endorse the subject application.

Office of Planning & Zoning Comments:

1. The entrance on York Road must be a minimum of 25' width and
subject to State Roads Commission approval.
2. Four (4) foot high compact screen planting must be provided where
the parking areas are adjacent to residential properties.
3. If lighting is to be used for the parking area, the lighting must
be in accordance with section 129-2c(3) and shown on the site plan.

JLM:man

Lutherville Heights
Flat Book No 7-68



DATA

1. Zoning DL
2. Gross Acreage 0.344± acres
3. Area of proposed bldg. 3120 sq. ft.
4. Required parking
1st Floor 3120/300 = 10.4 spaces
2nd floor 3120/500 = 6.3 spaces
5. Proposed parking 23 spaces

DRAINAGE DATA

Black top area - 10,010 sq. ft.
Roof area - 3,120 sq. ft.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 2/14/68
Subject to attached letter



YORK ROAD

PLOT PLAN

Scale: 1" = 20'-0"

JEE Dws. No. P2 FOR CURB OPENINGS, AREAS & STORM WATER CONNECTION

PROPOSED BUILDING FOR
TEKTRONIX, INC. BALTIMORE OFFICE

1526 York Road Lutherville, Md.

DEBRA VERNON M. SMITH - OWNER

STEPHEN G. HEAVER - BUILDER - DEVELOPER

HEBRANK & PIPPEN - ARCHITECTS

Date:
Jan. 16, 1968
Jan. 23, 1968
Feb. 1, 1968