

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **HARRY WALLER & ANNA**, 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/2 & B/2** zone to an **R/1** zone, for the following reasons:

Much commercial activity now in the neighborhood, including offices.
Additional offices needed to meet the demand

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 **Offices**

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.

Contract purchaser _____ Legal Owner _____
Address _____ Address _____
Petitioner's Attorney _____ Protester's Attorney _____
Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of August, 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 18th day of September, 1967, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Goveletti, Director
Date: September 8, 1967

SUBJECT: Petition #63-65-X, Special Exception for Offices and Office Building
South side of Joppa Road 235 feet East of Virginia Ave. Being the property of Harry Waller.

9th District

HEARING: Monday, September 18, 1967 (11:00 A.M.)

If it should be decided to grant the subject petition, in view of the size of the lot, it is recommended that the grant be limited to conversion of the existing building for office purposes.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 having been met...

Thereabove Re-classification should be had, and it further appearing that by reason of...

a Special Exception for a offices and office building... should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of September, 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 R/2 & B/2 zone; and/or the Special Exception for...

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 15th day of August, 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 R/2 & B/2 zone; and/or the Special Exception for... be and the same is hereby DENIED.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: Aug. 21, 1967
Posted for: Harry Waller
Petitioner: Harry Waller
Location of property: South side of Joppa Road 235 feet East of Virginia Ave.
Location of Signs: On the front lawn of 235 Joppa Road
Remarks: None
Posted by: Mike Nunez Date of return: Sept. 27, 1967

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 31st 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 of one time consecutive weeks before the 15th day of September, 1967, the first publication appearing on the 31st day of August, 1967.

THE JEFFERSONIAN,
H. Leach, Jr., Manager

Cost of Advertisement, \$.....

MULLER, RAPHAEL & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS AND ARCHITECTS
201-208 COLUMBIA AVENUE, TOWSON, MARYLAND 21204
870-1400 - 842-1321

DESCRIPTION TO ACCOMPANY ZONING PETITION:

205 East Joppa Road
Towson, Maryland

BEGINNING for the same at a point in the center of Joppa Road said point being located 235' ± to the center of the intersection formed by the centerline of Virginia Avenue and the centerline of Joppa Road at the beginning of the land which by deed dated January 8, 1967 and recorded among the land records of Baltimore County in Liber OTG 4766, Folio 459, was conveyed by Emma M. Westernman (widow) to Harry Waller and wife, running thence and leaving the center of Joppa Road and binding on the 1st, 2nd & 3rd lines of the aforesaid deed, the three following courses and distances: (1) S 17° 00' W 264.51'; (2) N 69° 07' 30" W 92.76'; (3) N 14° 02' 55" E 79.38' to the center of Joppa Road, running thence in the center of Joppa Road and on the 4th line in the aforesaid deed, S 85° 10' 00" E 92.51' to the place of beginning.

CONTAINING 0.376 acres of land more or less.

SAVING AND EXCEPTING, however, all that portion heretofore zoned B M.

BEING all of the land which by deed dated January 8, 1967 and recorded among the land records of Baltimore County in Liber OTG 4766, Folio 459, was conveyed by Emma M. Westernman (widow) to Harry Waller and wife.

DATE: Aug 10 1967

E. P. Raphael, L.S. #2240

SURVEYS - LOTS - FENCES - TOPOGRAPHY - LOCATION - CONTRACTORS SERVICE - SUBDIVISION DESIGN AND LAYOUT - ROADS - SANITARY SEWERS - STORM DRAINAGE - WATER - ZONING PLATS, DESCRIPTIONS AND TESTIMONY

PETITION FOR SPECIAL EXCEPTION 9th DISTRICT

ZONING: Petition for Special Exception for Offices and Office Building.

LOCATION: South side of Joppa Road 235 feet East of Virginia Avenue.

DATE & TIME: MONDAY, SEPTEMBER 18, 1967 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 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.

Petition for Special Exception for Offices and Office Building.

All that parcel of land in the Ninth District of Baltimore County.

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OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Kiddie down, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

September 4, 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 weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 15th day of Sept., 1967, that is to say the same was inserted in the issues of August 31, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

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

IMMEDIATE: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

DATE: Aug 31 1967

TO: John G. Rose

Baltimore, Md. 21203

FROM: John G. Rose

Baltimore, Md. 21203

SUBJECT: Advertisement for Special Exception for Harry Waller

DATE: Aug 31 1967

TIME: 11:00 A.M.

PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

REASON: Special Exception for Offices and Office Building

REMARKS: None

BY: John G. Rose

Zoning Commissioner

DATE: Aug 31 1967

TIME: 11:00 A.M.

PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

REASON: Special Exception for Offices and Office Building

REMARKS: None

BY: John G. Rose

Zoning Commissioner

DATE: Aug 31 1967

TIME: 11:00 A.M.

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REMARKS: None

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REMARKS: None

BY: John G. Rose

Zoning Commissioner

DATE: Aug 31 1967

TIME: 11:00 A.M.

PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

REASON: Special Exception for Offices and Office Building

REMARKS: None

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

Mr. Harry Waller
P. O. Box 855
Baltimore, Maryland 21203

Subject: Special Exception for Offices for Harry Waller, located on the S/S of Joppa Road 235' E of Virginia Avenue - 9th Dist. (Item 1, August 22, 1967)

Dear Mr. Waller:

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

BUREAU OF ENGINEERING:

Water - Existing 12" water in Joppa Road
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 50' road on a 70' R/W

HEALTH DEPARTMENT:

All existing utilities lines should be indicated on revised plans prior to the hearing.

FIRE BUREAU:

The office buildings will be subject to all fire department regulations.

ZONING ADMINISTRATION DIVISION:

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, Traffic Engineering, State Roads Commission, Building Engineer, Board of Education, Industrial Development.

Very truly yours,

John G. Rose
JAMES E. DYER
Principal Zoning Technician

cc: Carlyle Brown, Engineering; Mr. Greenwalt, Health Department; Lt. Morris, Fire Bureau; Albert Guimby, Project Planning.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Harry Waller
P. O. Box 855
Baltimore, Maryland 21203

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 15th day of August, 1967

John G. Rose
Zoning Commissioner

Petitioner Mr. Harry Waller

Petitioner's Attorney _____

Reviewed by John G. Rose
Chairman of Advisory Com.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

INVOICE
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GENERAL NOTES

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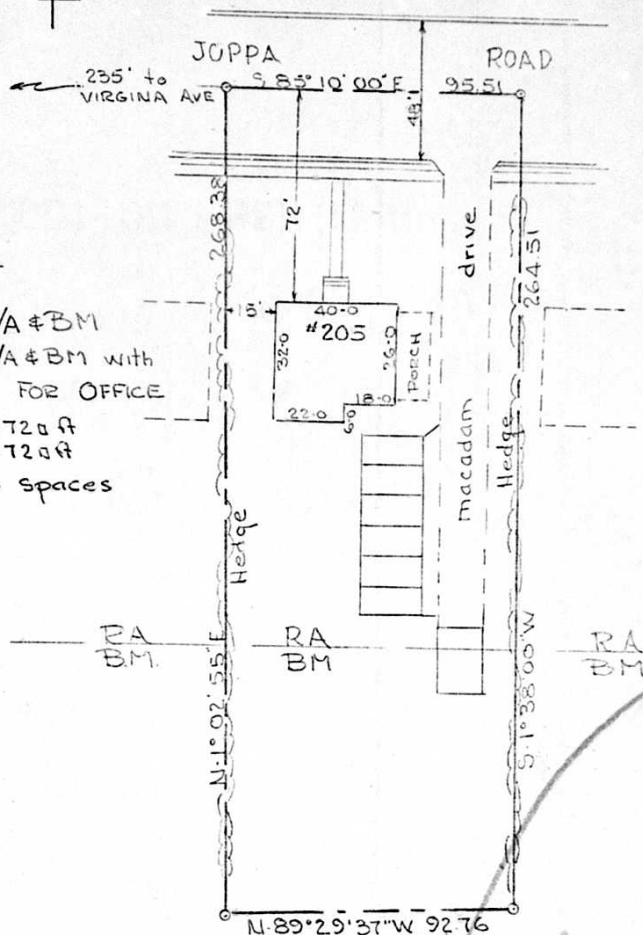
EXISTING ZONING R/A & BM

PROPOSED ZONING R/A & BM with
SPECIAL EXCEPTION FOR OFFICE

SQ FT. FIRST FLOOR = 11720 ft

SQ FT SECOND FLOOR = 11720 ft

PARKING 6 spaces



MULLER-RAPHEL & ASSOC
ENGR. & SURVEYORS
201 COURTLAND AVE
TOWSON MD.

PLAT TO ACCOMPANY
SPECIAL EXCEPTION FOR OFFICES
"205 EAST JOPPA ROAD"
TOWSON MD
OFFICE COPY SCALE 1" = 40' JULY 13 1967