

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, the undersigned, legal owners, 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-6 zone to an R-4 zone, for the following reasons:

- There has been a change in the neighborhood since adoption of the zoning map.
- The original map was in error as to these parcels.

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 and Office Buildings.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Charles M. Brooks, power of atty. for Minnie Brooks, Eva H. Corbin

Contract purchaser: Mildred Cassen, Legal Owner

Address: 68-162 EX, 1100 W. Dr. Ave., Towson, Md. 21204

Protestant's Attorney: Charles W. Held, Jr., 22 W. Dr. Ave., Towson, Md. 21204

Address: 22 W. Dr. Ave., Towson, Md. 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of October, 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 through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of January, 1968, at 1:00 o'clock

at 1:00 o'clock

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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 the requirements 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 29th day of February, 1968, that the herein described property or area should be and the same hereby reclassified, from an R-6 zone to an R-4 zone, and/or 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 site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

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

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 day of February, 1968, 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 zone; and/or the Special Exception for

be and the same is hereby DENIED

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DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

708 WASHINGTON AVENUE AT YORK ROAD

TOWSON, MD. 21204

October 16, 1967

Zoning Description

All that piece or parcel of land situated, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the corner formed by the intersection of the west side of Bosley Avenue with the southwest side of Joppa Road and running thence and binding on the west side of Bosley Avenue South 11 degrees 00 minutes West 337 feet to the north side of a 20 foot alley, thence binding on the north side of said alley North 79 degrees 00 minutes West 150 feet to the east side of a 12 foot alley, thence binding on the east side of said alley North 11 degrees 00 minutes East 277 feet, thence leaving said alley and running the two following courses and distances to wit: South 79 degrees 00 minutes East 50 feet and North 11 degrees 00 minutes East 114 feet to the southwest side of Joppa Road and thence binding on the southwest side of said road, South 50 degrees 36 minutes East 11.55 feet to the place of beginning.

Containing 1.16 Acres of land more or less.

Being the land of the petitioners herein as shown on a plat filed with the zoning department.



KNOW ALL MEN BY THESE PRESENTS, that I, MINNIE F. BROOKS

608 Bosley Avenue, Towson, Baltimore County, State of Maryland, hereby appoint CHARLES M. BROOKS, 549 W. University Parkway, Baltimore, Maryland, my true and lawful attorney to act in, manage, and conduct my affairs, and for that purpose in my name and on my behalf to do and execute all or any of the following acts, deeds and things, that is to say:

1. To ask, demand, sue for, recover, and receive all sums of money, debts, dues, goods, wares, merchandise, chattels, effects and things of whatsoever nature or description which now are or hereafter shall be or become due, owing, payable or belonging to me in or by any right, title, ways or means howsoever and upon receipt thereof or of any part thereof to make, sign, execute and deliver such receipts, releases, or other discharges for the same respectively as they shall think fit or be advised.

2. To settle any account or reckonings whatsoever wherein I now am or at any time hereafter shall be in any wise interested or concerned with any person whomsoever, and to pay or receive the balance thereof as the case may require.

3. To receive every sum of money which now is or hereafter shall be due or belonging to me upon the security or by virtue of any mortgage and on receipt of the full amount secured thereby to execute a good and sufficient release or other discharge of such mortgage or otherwise.

4. To compound with or make allowances to any person for or in respect to any debt or demand whatsoever which now is or shall at any time hereafter become due and payable to me, and to take and receive any composition or dividend thereof or thereupon, and to give releases or other discharges for the whole of such debts or demands, or to settle, compromise, or submit to arbitrate every such debt or demand and every other right, matter, and thing due to or concerning me as my attorney shall think best, and for that purpose to enter into and execute and deliver such bonds or arbitration or other instruments as my attorney may deem advisable in the premises.

5. To commence, prosecute, discontinue, or defend all actions, or

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

Charles W. Held, Jr., Esq.,
Loyola Federal Building
22 W. Dr. Ave.,
Towson, Maryland 21204

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - existing 8" water in Joppa Road
Sewer - existing 8" sanitary sewer in Joppa Rd.
Road - Bosley Avenue is to be widened considerably over its present width. However, as shown on the submitted plans, it will have little effect on the subject properties.

STATE ROADS COMMISSION:
There are no State roads involved; therefore, this office has no comment.

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

FIRE BUREAU:
The petitioner will be required to meet all Fire Dept. Regulations for offices.

BUREAU OF TRAFFIC ENGINEERING:
The site plan meets the minimum zoning requirements as to parking; however, due to the limited number of on street parking spaces available to the office tenants and customers, this office recommends at least 30 parking spaces with individual parking lots as shown, the 12 ft. alley to the rear of the property must be improved more efficient traffic circulation and use of the land. The parking plan as shown by the petitioner provides 50 sq. ft. of parking area for each parking space, while the suggested parking layout enclosed provides better traffic circulation and only 310 sq. ft. of parking area for each parking space.

ZONING ADMINISTRATION DIVISION:
The developer's engineer should contact Mr. C. Richard Moore, Bureau of Traffic Engineering with regard to his proposed parking layout. If the petitioner does not desire to follow the proposed parking layout, the plans as submitted must be revised to indicate a 12 ft. widening of the alley adjacent to these lots.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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
Building Engineer
Board of Education
Industrial Development

15. In general to do all other acts, deeds, matters, and things whatsoever in or about my estate, property, and affairs or to concur with persons jointly interested with myself therein in doing all acts, deeds, matters, and things herein, either particularly or generally described, as fully and effectually to all intents and purposes as I could do in my own proper person if personally present.

16. And whereas I, am desirous of providing for the event of the said attorney, dying or becoming incapable of acting, or refusing to act, or becoming bankrupt and have requested WILLIAM E. HAMMOND, Baltimore County, State of Maryland, to act in any of the events aforesaid and he has consented to do so.

17. And I hereby ratify and confirm all and whatsoever that my said attorney or substitute shall lawfully do or cause to be done by virtue of these presents.

WITNESS:
William E. Hammond
Minnie F. Brooks (SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 12th day of April, 1968, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared MINNIE F. BROOKS and she acknowledged the aforesaid Power of Attorney to be her act.

WITNESS my hand and Notarial Seal.



NOTARY PUBLIC

1002 4/19/68

other legal proceedings touching my estate or any part thereof, or touching any matter in which I or my estate may be in any wise concerned.

6. To enter into and upon all and singular my real estate, and to let, manage, and improve the same or any part thereof, and to repair or otherwise improve or alter, and to insure any buildings thereon.

7. To contract with any person for leasing for such periods, at such rents and subject to such conditions as my attorney shall see fit, all or any of my said real estate, and any such person to let into possession thereof, and to execute all such leases and contracts as shall be necessary or proper in that behalf, and to give notice to quit to any tenant or occupier thereof, and to receive and recover from all tenants and occupiers thereof or of any part thereof all rents, arrears of rent, and sums of money which now are or shall hereafter become due and payable in respect thereof, and also on non-payment thereof or of any part thereof to take all necessary or proper means and proceedings for determining the tenancy or occupation of such tenants or occupiers, and for ejecting the tenants or occupiers and recovering the possession thereof.

8. To sell, either at public or private sale, or exchange any part or parts of my real estate or personal property for such consideration and upon such terms as my attorney shall think fit, and to execute and deliver good and sufficient deeds or other instruments for the conveyance or transfer of the same, with such covenants or warranty or otherwise as my attorney shall see fit, and to give good and effectual receipts for all or any part of the purchase price or other consideration.

9. To deposit any moneys which may come to his hands as such attorney with any bank or banker (or other person) either in my (or his own) name, and any of such money or any other money to which I am entitled which now is or shall be so deposited to withdraw, and either employ as he shall think fit in the payment of my debts, or interest, payable by me or taxes, assessments, insurance, and expenses due and payable or to become due and payable on account of my real and personal estate, or in or about

any of the purposes herein mentioned, or otherwise for my use and benefit, or to invest in my (or, his own) name in any stocks shares, bonds, securities or other property, real or personal, as he may think proper (or in specified investments) and to receive and give receipts for any income or dividend arising from such investments, and all and any such investments or other investments to vary or dispose of for my use and benefit as he may think fit.

10. To borrow any sum or sums of money on such terms and with such security, whether real or personal property, as my attorney may think fit, and for that purpose to execute all promissory notes, bonds, mortgages, and other instruments which may be necessary or proper.

11. To vote at the meetings of stockholders or other meetings of any corporation or company or otherwise to act as my attorney or proxy in respect of any stocks, shares or other instruments now or hereafter held by me therein, and for that purpose to execute any proxies or other instruments.

12. To exercise any powers and any duties vested in me, whether solely or jointly, with any other or others as executor administrator, or trustees or in any other fiduciary capacity, so far as such power or duty is capable of being validly delegated.

13. For all or any of the purposes of these presents to enter into and sign, seal, execute, acknowledge, and deliver any contracts, deeds, or other instruments whatsoever, and to draw, accept, make, indorse, discount, or otherwise deal with any bills of exchange, checks, promissory notes, or other commercial or mercantile instruments.

14. To pay every month any sum necessary to meet my ordinary household expenses and also in the discretion of my attorney to pay such charitable subscriptions as I have been in the habit of paying (and to make such other payments by way of charity as in the circumstances he shall think that I would make if I were present.)

Charles M. Held, Jr., Esq.,

December 8, 1967

Very truly yours,

James E. Munn
James E. Munn,
Principal Zoning Technician

JED:ja
cc: Carlyle Brown-Sur. of Engr., John Mayers-State Roads Comm., Mr. Greenwalt-Health
Dept., Lt. Charles Harris-Fire Bureau, C. Richard Moore-Traffic Engr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 11, 1968
FROM: George E. Gavrellis, Director
SUBJECT: Pet. #68-162-RX. Southwest side of Joppa Road and the West side of Bosley Avenue. Petition for Reclassification from R-6 to R.A. Petition for Special Exception for Offices and Office Building. Eva H. Corbin, et al - Petitioners
9th District
HEARING: Monday, January 22, 1968. (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to RA zoning together with a Special Exception for offices and office building. It has the following advisory comments to make with respect to pertinent planning factors:

1. In the long run, apartment zoning would make sense from a planning view point here. The staff believes that more intensive usage should be made of the area now similarly zoned before yet additional new areas are created.
2. We do like the idea of establishing an apartment or office land usage here as compared to other alternatives such as commercial zoning.
3. If granted the Special Exception should be conditioned upon provision of parking facilities in common as recommended in the comments of the Bureau of Traffic Engineering.

TELEPHONE
923-3000
EXT. 387

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 51739

DATE January 22, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY

Zoning Dept. of Balto. Co.

Charles H. Brooks
Roger Building
Washington Ave.
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

Advertising and posting of property for Eva H. Corbin, et al
#68-162-RX

TOTAL AMOUNT

\$102.00

COST

\$102.00

TELEPHONE
923-3000
EXT. 387

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 50683

DATE Jan 2, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY

Zoning Dept. of Balto. Co.

To: Charles H. Brooks
809 N. University Parkway
Baltimore, Md. 21210

REPORT TO ACCOUNT NO. 01-622

Petition for Reclassification & Special Exception for Eva H. Corbin, et al
#68-162-RX

TOTAL AMOUNT

\$50.00

COST

\$50.00

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

ZONING: From R-6 to R.A. Zone
Petition for Special Exception for
Offices and Office Building.

LOCATION: Southwest side of Joppa
Road and Bosley Avenue.

DATE & TIME: Monday, January
22, 1968 at 1:00 P.M.

PUBLIC HEARING: Room 118, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

Present: Zoning: R-6
Proposed: R.A. Zone

All that parcel of land in the
North District of Baltimore County,
Maryland, known as Lot 11, Block 11,
center thereof by the intersection
of the west side of Bosley Avenue
with the southwest side of Joppa
Road and containing 1.18 acres of
land, more or less, and being the
same as shown on plat plan filed
with the Zoning Department.

Containing 1.18 Acres of land
more or less.

Being the property of Eva H.
Corbin, et al as shown on plat plan
filed with the Zoning Department.

Heating: Date: Monday, January
22, 1968 at 1:00 P.M.

Location: Room 118, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By: J. H. Rose
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204

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 the days of January, 1968, before the
day of January, 1968, the first publication
appearing on the day of January,
1968.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 1-18-68
Posted for: Robert H. Corbin, et al
Petitioner: Eva H. Corbin, et al
Location of property: Southwest side of Joppa Road and Bosley Avenue
Location of Signs: @ 809 N. University Parkway @ 809 N. University Parkway @ 809 N. University Parkway
Remarks: @ 809 N. University Parkway @ 809 N. University Parkway @ 809 N. University Parkway
Posted by: H. H. Rose Date of return: 1-18-68

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

ZONING: From R-6 to R.A. Zone

Petition for Special Exception for
Offices and Office Building.

LOCATION: Southwest side of
Joppa Road and Bosley Avenue.

DATE & TIME: MON. 22,
JANUARY 22, 1968 at 1:00 P.M.

PUBLIC HEARING: Room 118,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

Present: Zoning: R-6
Proposed: R.A. Zone

All that parcel of land in the
North District of Baltimore County,
Maryland, known as Lot 11, Block 11,
center thereof by the intersection
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Road and containing 1.18 acres of
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Containing 1.18 Acres of land
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Being the property of Eva H.
Corbin, et al as shown on plat
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22, 1968 at 1:00 P.M.

Location: Room 118, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By: J. H. Rose
Zoning Commissioner
of Baltimore County

OFFICE OF THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Catonville, Md.

THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

January 8, 1968

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, 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 1968, before the
8th day of January, 1968, that is to say
the same was inserted in the issues of
January 4, 1968.

THE BALTIMORE COUNTMAN

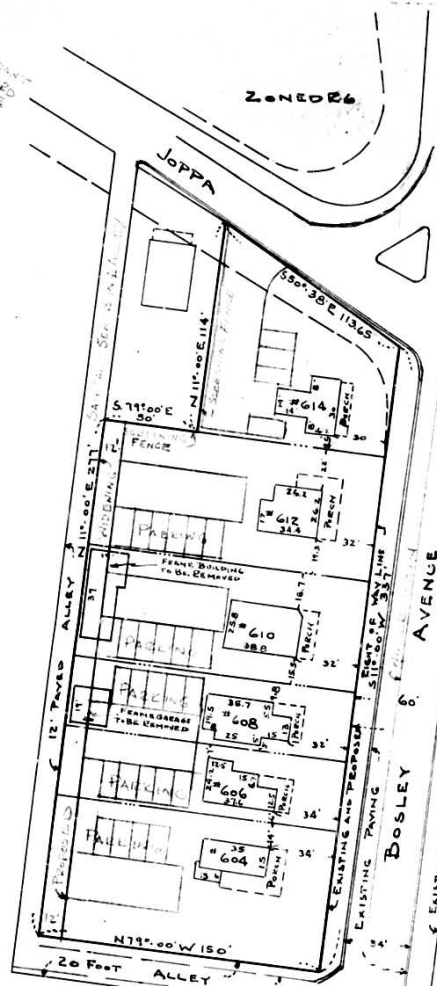
By: Paul J. Morgan
Editor and Manager

FILL HYDRAULIC
SAND JOINTED
& LIME A/C

ZONED R6

ZONED R6

ZONED PUBLIC LAND
SCHOOL



ZONED PUBLIC LAND
PARKING LOT

ZONED RA
APARTMENTS

ALLEGHENY

ZONING PLAT
PROPERTY LOCATED
IN
9TH DISTRICT BALTO. CO. MD.
1.16 ACRES ±

AVENUE

ZONED R6

#68-162PX

ZONED RA

OFFICE
COPY

MAP
#9
SEC. 3-C
NE-10A
RA-X

PARKING DATA

#604
1ST FLOOR 615' x 300' = 2
2ND FLOOR 615' x 500' = 1
No SPACES REQUIRED = 3
No SPACES PROVIDED = 4

#606
1ST FLOOR 715' x 300' = 2
2ND FLOOR 715' x 500' = 1
No SPACES REQUIRED = 3
No SPACES PROVIDED = 5

#608
1ST FLOOR 980' x 300' = 3
2ND FLOOR 980' x 500' = 2
No SPACES REQUIRED = 5
No SPACES PROVIDED = 5

#610
1ST FLOOR 1000' x 300' = 3
2ND FLOOR 1000' x 500' = 2
No SPACES REQUIRED = 5
No SPACES PROVIDED = 5

#612
1ST FLOOR 825' x 300' = 3
2ND FLOOR 825' x 500' = 2
No SPACES REQUIRED = 5
No SPACES PROVIDED = 5

#614
1ST FLOOR 676' x 300' = 2
2ND FLOOR 676' x 500' = 1
No SPACES REQUIRED = 3
No SPACES PROVIDED = 4
NOTE: ALL PARKING AREAS TO BE
PAVED WITH DURABLE DUSTLESS
SURFACE

EXISTING ZONING R6
PROPOSED ZONING - R/A WITH SPECIAL
EXCEPTION FOR OFFICES

EXISTING DWELLINGS TO BE
CONVERTED TO OFFICES



SCALE 1/8" = 1' JULY 26, 1967
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON, MD.

