

68-252-X 11 NE-10-A X DATE: 4/11/68 - 10:40 AM ORDER RECEIVED FOR FILING PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Bertha Wheatley, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone for the following reasons:

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: 5005 Arabia Avenue Address: 307 W. Pennsylvania Avenue
Baltimore, Maryland 21214 Baltimore, Maryland 21204
BY: John G. Rose Protestor's Attorney
Address: 15 No. Gullford Street

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1968, 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 _____ day of _____, 1968, at _____ o'clock P. M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. J. Thomas Lutz
5005 Arabia Avenue
Baltimore, Md. 21214

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

Your Petition has been received and accepted for filing this _____ day of _____, 1968.

Petitioner J. Thomas Lutz
Petitioner's Attorney _____
Reviewed by John G. Rose
Chairman of Advisory Committee

CERTIFICATE OF PUBLICATION

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 _____ before the _____ day of _____, 1968, the first publication appearing on the _____ day of _____, April 1968.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$ _____

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 of the Baltimore County Zoning Regulations having been met _____

therefore, the said petition and it further appearing that by reason of _____

a Special Exception for _____ offices _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1968, that the above reclassification be and the same is hereby _____

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.

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 _____, 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 _____ to remain _____ zone, and/or the Special Exception for _____ be and the same is hereby _____ DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11
Posted for: Special Exception
Petitioner: Bertha Wheatley
Location of property: 307 W. Pennsylvania Avenue
Location of Sign: 307 W. Pennsylvania Avenue
Remarks: None
Posted by: John G. Rose
Date of return: 4/11/68

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

To: J. Thomas Lutz
5005 Arabia Avenue
Baltimore, Md. 21214
INVOICE NO. 53096
DATE April 15, 1968
BY: John G. Rose
Zoning Dept. of Balto. Co.

REMIT TO ACCOUNT NO. 01-422
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Position for Special Exception for Bertha Wheatley
68-252-X
50.00

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

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

SUBJECT: Special Exception for offices for Bertha Wheatley, located 5/2 W. Pennsylvania Avenue, 80' E of Central Avenue, 9th District (Site 135, April 2, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING
Road - Pennsylvania Avenue is an existing curb and gutter road to which further improvements will not be required.
Water - Existing 12" water in Pennsylvania Avenue
Sewer - Existing 8" sanitary sewer in Pennsylvania Avenue
Adequacy of existing utilities to be determined by owner or his engineer.

BUREAU OF TRAFFIC ENGINEERING
This office will review and make any necessary comments at a later date.

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 plans.
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
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JOHN G. ROSE
Zoning Supervisor

JED:j

cc: Carlyle Brown, Dir. of Engr.; C. Richard Moore, Dir. of Traffic Engr.

OFFICE OF

THE TOWSON TIMES
724 York Road
Phone 821-7500
Towson, Md. 21204

THIS IS TO CERTIFY, that the annexed advertisement of John W. Rose, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for _____ consecutive weeks before the _____ day of _____, 1968, that is to say, _____ April 15, 1968.

STROMBERG PUBLICATIONS, Inc.

Publisher.

By Ruth Morgan

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 26, 1968

FROM: George E. Gross

SUBJECT: Petition 68-252-X, Special Exception for Offices and Office Building, South side of W. Pennsylvania Avenue 80 feet East of Central Ave. Being the property of Bertha E. Wheatley.

9th District

HEARING: Monday, May 6, 1968 (1:00 P.M.)

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

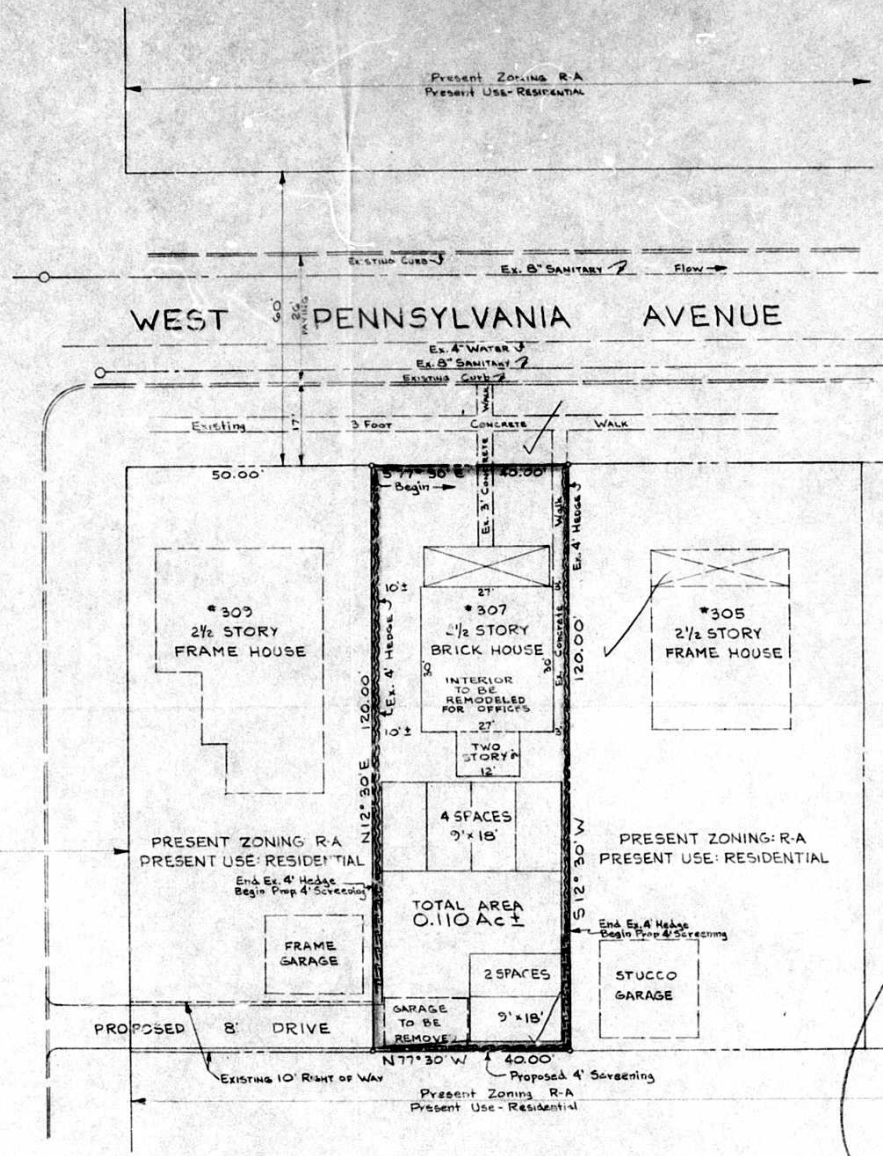
1. The petitioner should be required to show that use of the subject property as requested would have no adverse effect on adjacent residential uses.
2. If it should be decided to grant the subject petition, we request that the grant be limited to authorization of conversion of the existing building, as shown on the petitioner's plan, and request, further, that the grant be conditioned by our approval of an overall site plan.

FROM THE OFFICE OF
GEORGE E. GROSS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 9076, TOWSON, MD. 21204

Description to accompany Zoning Application
307 West Pennsylvania Avenue

March 20, 1968

Beginning for the same at a point on the south right-of-way line of West Pennsylvania Avenue (60 feet wide) at a distance of 80.00 feet easterly from the intersection of said south right-of-way line with the centerline of Central Avenue (60 feet wide), running thence South 77° 30' East binding on the south right-of-way line of West Pennsylvania Avenue 40.00 feet, thence leaving West Pennsylvania Avenue and running the three following courses, viz: first South 12° 30' West 120.00 feet; second, North 77° 30' West 40.00 feet; and fourth, North 12° 30' East 120.00 feet to the point of beginning.
Containing 0.110 acres of land more or less.



NOTE: PLANS OF EXISTING WATER AND SEWER ARE NOT AVAILABLE FROM BALTIMORE COUNTY.

#68-252 X

OFFICE COPY

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

"X"

ZONING STATUS

EXISTING ZONING: R-A
PROPOSED ZONING: R-A WITH SPECIAL EXCEPTION FOR LEGAL OFFICES
EXISTING USE: RESIDENTIAL
PROPOSED USE: LEGAL OFFICES

PARKING

TOTAL GROUND FLOOR AREA = 308'
PARKING REQUIRED @ 1 SPACE PER 300' = 3 SPACES
TOTAL SECOND FLOOR AREA = 308'
PARKING REQUIRED @ 1 SPACE PER 500' = 2 SPACES
TOTAL THIRD FLOOR AREA = 454'
PARKING REQUIRED @ 1 SPACE PER 500' = 1 SPACE
TOTAL REQUIRED PARKING 6 SPACES
TOTAL PROPOSED PARKING 6 SPACES

PLAT TO ACCOMPANY ZONING APPLICATION
307 WEST PENNSYLVANIA AVENUE
BALTIMORE COUNTY, MD
ELECTION DISTRICT No. 9
SCALE: 1"=20'
DATE: MARCH 20, 1968

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE
TOWSON 4, MARYLAND

