

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
M. Coale  
I, or we, Herbert W. Coale and Dora M. Coale, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an RA-XA zone and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for office use.

Error in original zoning and genuine change in conditions  
See Attached description

Property is to be posted and advertised as prescribed by Zoning Regulations  
I, or we, agree to pay expenses of above re-classification 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

Property is to be posted and advertised as prescribed by Zoning Regulations  
I, or we, agree to pay expenses of above re-classification 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  
W. Lee Harrison  
Address: 607 Loyola Federal Bldg., Towson, Maryland 21204

Legal Owner  
Dora M. Coale  
Address: 306 W. Joppa Road, Towson, Maryland

Petitioner's Attorney  
Herbert W. Coale  
Address: 306 W. Joppa Road, Towson, Maryland

Protestant's Attorney  
Address: \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County this 2nd day of April, 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 a copy be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 8th day of May, 1968, at 11:00 o'clock.

*John G. Rose*  
Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION AND VARIANCE NW Corner of Joppa Road and Bosley Avenue, 9th District  
Herbert W. Coale, Petitioner  
NO. 68-255-RXA

BEFORE THE DEPUTY ZONING COMMISSIONER  
COMMISSIONER  
OF BALTIMORE COUNTY

DATE: 4/15/68  
RA-XA

This is a Petition to rezone a small parcel of land from an R-6 zone to an RA-XA zone. The Petitioner (a very reputable member of the Baltimore County Bar Association) also requests a Special Exception to use the aforementioned property for an office building. Front yard and side yard setback Variances are also desired. The tract is presently improved with an attractive dwelling and accessory garage. Plans call for the conversion of the dwelling to a law office. There will be very few exterior changes.

There was evidence of various zoning changes in the immediate neighborhood as well as physical street changes. It would appear from a review of the proceeding that an office building at this intersection would be appropriate and logical.

Zoning and other physical changes having been shown, the reclassification should properly be granted. The requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for an office building should be granted. Practical difficulty and unreasonable hardship having been shown, the Variances should be granted.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of May, 1968, that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to an RA-XA zone, a Special Exception for an office building, and offices should be and the same is granted and the Variances to permit 17' and 19' front yard setback in lieu of the required 30' and to permit 11' and 13' side yard setback in lieu of a 25' side yard setback should be and the same is 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. All of the above is subject to the following conditions:

- The proposed law office shall be limited to the existing dwelling.
- The existing driveway shall be closed and a new driveway shall be constructed on the west side simultaneously with County improvements to Joppa Road. (The existing driveway is on the east side of the property).

*Edward D. Hadley*  
Deputy Zoning Commissioner

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
Dora M. Coale  
I, or we Herbert W. Coale and Dora M. Coale, 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 for a Variance from Section 217.2 of the Baltimore County Zoning Regulations permitting a 17 foot and 19 foot front yard setback in lieu of a 30 foot front yard setback and from Section 217.3 of the Baltimore County Zoning Regulations permitting an 11 foot and 13 foot side yard setback in lieu of a 25 foot side yard setback.

The taking by Baltimore County destroys the value of the property for residential purposes and the owners will suffer extreme hardship and practical difficulty unless said variances are granted.

Property is to be posted and advertised as prescribed by Zoning Regulations  
I, or we, agree to pay expenses of above Variance 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  
W. Lee Harrison  
Address: 607 Loyola Federal Bldg., Towson, Maryland 21204

Legal Owner  
Dora M. Coale  
Address: 306 W. Joppa Rd., Towson, Maryland 21204

Petitioner's Attorney  
Herbert W. Coale  
Address: 306 W. Joppa Rd., Towson, Maryland 21204

Protestant's Attorney  
Address: \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day of April, 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 8th day of May, 1968, at 11:00 o'clock.

*John G. Rose*  
Zoning Commissioner of Baltimore County

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

W. Lee Harrison, Esq., 607 Loyola Federal Building, Towson, Maryland 21204  
SUBJECT: Reclassification from R-6 to RA-XA and Special Exception for office side and front yard variances, for Herbert W. Coale, located N/E/S of Joppa Rd. W/S Bosley Avenue 9th District (Site 124, March 19th, 1968)

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

**BUREAU OF ENGINEERING:**  
Road - A revised plan must be submitted showing the proposed slopes for the Bosley Ave. widening. It appears that the grading will have a major effect on the property and a retaining wall may be necessary to develop the site as shown.  
Water - Existing 12" water in Bosley Avenue  
Sewer - Existing 8" sanitary sewer in Joppa Road.  
Adequacy of existing utilities to be determined by developer or his engineer.

**PROJECT PLANNING DIVISION:** Revised plans must be submitted showing proposed slopes. The effect of the slope assessments along Bosley Avenue must be indicated on revised plans prior to a hearing date being assigned.

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

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 the 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 Commission's hearing.

The following members had no comment to offer:  
Health Department  
Bureau of Fire Prevention  
State Roads Commission  
Building Engineering  
Board of Education  
Industrial Development

Very truly yours,  
*James S. Myers*  
JAMES S. MYERS,  
Zoning Supervisor

cc: Carlyle Brown-Bur. of Engr., Albert V. Quimby-Project Planning, C. Richard Moore-Bur. of Traffic Engr.

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gennells, Director of Planning

SUBJECT: Petition 68-255-RXA, Reclassification from R-6 to RA-XA, Special Exception for offices and office building, Variance to permit 17 feet and 19 feet for front yard setback instead of the required 30 feet; and to permit a 11 and 13 foot side yard setback instead of the required 25 feet. Northwest corner of Joppa Road and Bosley Avenue. Being the property of Herbert W. Coale, 9th District

HEARING: Wednesday, May 8, 1968 (11:00 A.M.)

- The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:
- More intensive usage should be made of area to the southeast, which is similarly zoned, before yet additional apartment-office areas are established. In the long run, however, apartment zoning here would make sense from the planning viewpoint.
  - Establishment of apartment or office usage here, as compared to other alternatives such as commercial zoning, is desirable.
  - If granted, the special exception should be conditioned upon limitation of the use to the present building and upon our approval of the site plan.

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 2nd day of April, 1968.

*John G. Rose*  
JOHN G. ROSE  
Zoning Commissioner

Petitioner: Herbert W. Coale  
Petitioner's Attorney: W. Lee Harrison, Esq.  
Reviewed by: *James S. Myers*  
Chairman of Advisory Committee

*John G. Rose*  
JOHN G. ROSE  
Zoning Commissioner

*James S. Myers*  
Chairman of Advisory Committee

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9th Date of Posting: 4-15-68  
Posted for: Reclassification, Variance, Special Exception  
Petitioner: Herbert W. Coale  
Location of property: NW corner of Joppa Rd. & Bosley Ave.  
Location of Sign: 306 W. Joppa Rd.  
Remarks: (3) 15' by Joppa Rd. on N. side of Bosley Ave.  
Posted by: *H. Coale* Date of return: 4-25-68

**PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION AND VARIANCE FROM DISTRICT**

ZONING: From R-6 to R.A. Zone  
Petition for Special Exception for Office and Office Building  
DATE & TIME: Wednesday, May 8, 1968 at 11:00 A.M.  
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

**CERTIFICATE OF PUBLICATION**  
TOWSON, MD. 1968

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 8th day of May, 1968, the first publication appearing on the 1st day of April, 1968.

THE JEFFERSONIAN  
*St. Leonard*  
Manager

Cost of Advertisement: \$ \_\_\_\_\_

**PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION AND VARIANCE FROM DISTRICT**  
ZONING: From R-6 to R.A. Zone  
Petition for Special Exception for Office and Office Building  
DATE & TIME: Wednesday, May 8, 1968 at 11:00 A.M.  
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

**OFFICE OF TOWSON TIMES**  
Towson, Md. 21204

CERTIFY that the annexed advertisement of \_\_\_\_\_, Zoning Commissioner of Baltimore County, THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week successive weeks before the April, 1968, that is to say, inserted in the issue of April 18, 1968.

STROMBERG PUBLICATIONS, Inc.  
Publisher.  
By *Ruth Morgan*

TELEPHONE 525-9000 EXT. 587

INVOICE

**BALTIMORE COUNTY, MARYLAND**

**OFFICE OF FINANCE**

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21284

DATE: April 16, 1968

INVOICE No. 53100

MAILED BY: Zoning Dept., of Balt. Co.

TO: V. Lee Harrison, Esq.  
Loyola Federal Building  
Baltimore, Md. 21204

REPORT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622	01-622	\$50.00
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	petition for Reclassification, special Exception & Variance for Herbert Cole #08-255-R3A	50.00

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

TELEPHONE 525-9000 EXT. 587

INVOICE

**BALTIMORE COUNTY, MARYLAND**

**OFFICE OF FINANCE**

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21284

DATE: May 6, 1968


INVOICE No. 54346

MAILED BY: Zoning Dept. of Balt. Co.

TO: V. Lee Harrison, Esq.  
Loyola Federal Building  
Baltimore, Md. 21204

REPORT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622	01-622	\$20.75
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Advertising and posting of property for Herbert H. Cole #08-255-R3A	20.75

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

**MCA** 

MATZ, CHILDS & ASSOCIATES, INC.  
CONSULTING ENGINEERS

1020 Cromwell Bldg. Rd., Baltimore, Md. 21204, Tel. 301-623-0900

Lester Matz, P. E.  
John C. Childs, P. E.  
Associates  
George W. Boyler, L. S.  
George V. Quinby, L. S.  
Robert C. Caran, P. E.  
Leonard M. Glass, P. E.  
Nathan F. Hartmann, L. S.  
Paul Lee, P. E.  
Ed S. Stricker

#08-255-R3A

MAP #3

SEC. 3-C

NE-10-A

RA-XA

DESCRIPTION

0.26 ACRE PARCEL, NORTHEAST SIDE OF JOPPA ROAD AND WEST SIDE OF BOSLEY AVENUE, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Existing Zoning: "R-6"

Proposed Zoning: "R-A With Special Exception And Yard Variances"

Beginning for the same at a point on the west right of way line of Bosley Avenue, as shown on the Baltimore County, Bureau of Land Acquisition Plat, RW 65-193-9, said beginning point being at the east end of a fillet curve which connects the west side of said Bosley Avenue with the northeast side of Joppa Road as shown on said plat, running thence, binding on the west right of way line of said Bosley Avenue the two following courses and distances (1) northerly, by a curve to the left with the radius of 1293.14 feet, the distance of 59.24 feet, and (2) N 08° 14' 11" W - 102.03 feet, thence leaving said right of way line and running for the two following courses and distances (3) S 27° 08' 51" W - 24.11 feet and (4) S 26° 48' 23" W - 163.40 feet to the northeast side of said Joppa Road thence binding thereon (5) S 59° 00' 14" E - 56.59 feet thence binding on the fillet curve herein referred to (6) northeasterly, by a curve to the left with the radius of 38.37 feet, the distances of 84.79 feet, to the place of beginning.

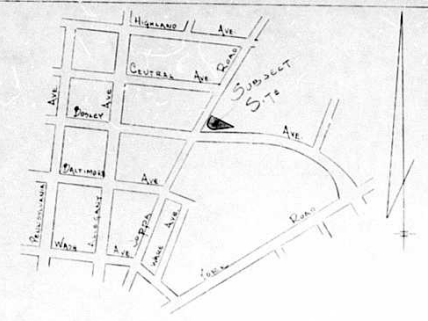
Containing 0.26 of an acre of land, more or less.

PPK:mpj  
Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning

J.O. #68025

February 1968

REGISTERED PROFESSIONAL ENGINEER



LOCATION PLAN  
SCALE: 1"=500'

GENERAL NOTES

1. Area of Parcel Equals 0.26 Acres
2. Existing Zoning of Parcel - R-2
3. Existing Use of Parcel - Residential
4. Proposed Change of Parcel - R-1 with Special Exception & Area Variances
5. Proposed Use - Office
6. Existing Boundary To Neighboring Parcel - 10' Wide
7. Requirement Of Front Setback - 20' (Min. 10' & Max. 20' To 1st Floor Area)
8. Height Limit - 35' (Min. 10' & Max. 35')
9. Height Limit - 35' (Min. 10' & Max. 35')
10. Height Limit - 35' (Min. 10' & Max. 35')

#68-255 RXA

COPY COPY

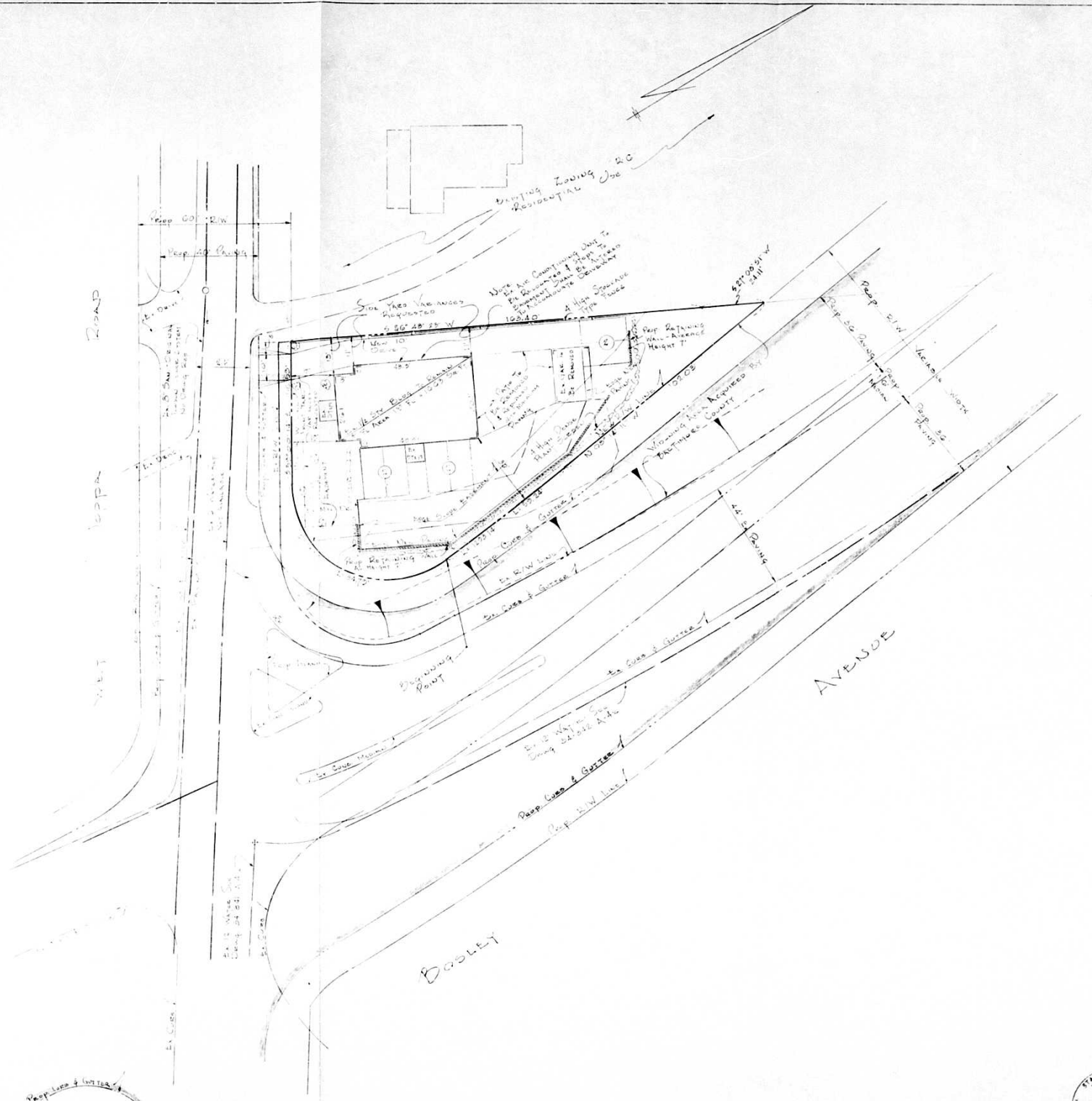
MAP #9  
SEC. 3-C  
NE-10-A  
RA-XA

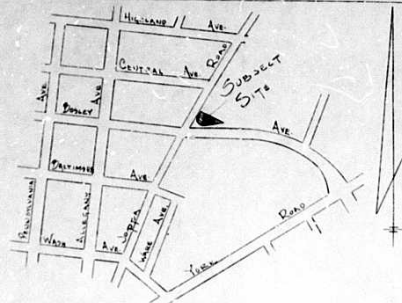


PLAT TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION & SPECIAL EXCEPTION  
WITH YARD VARIANCES  
AT  
306 WEST JOPPA ROAD  
BALTIMORE COUNTY, MD  
Feb. 27, 1968  
Revised: March 28, 1968

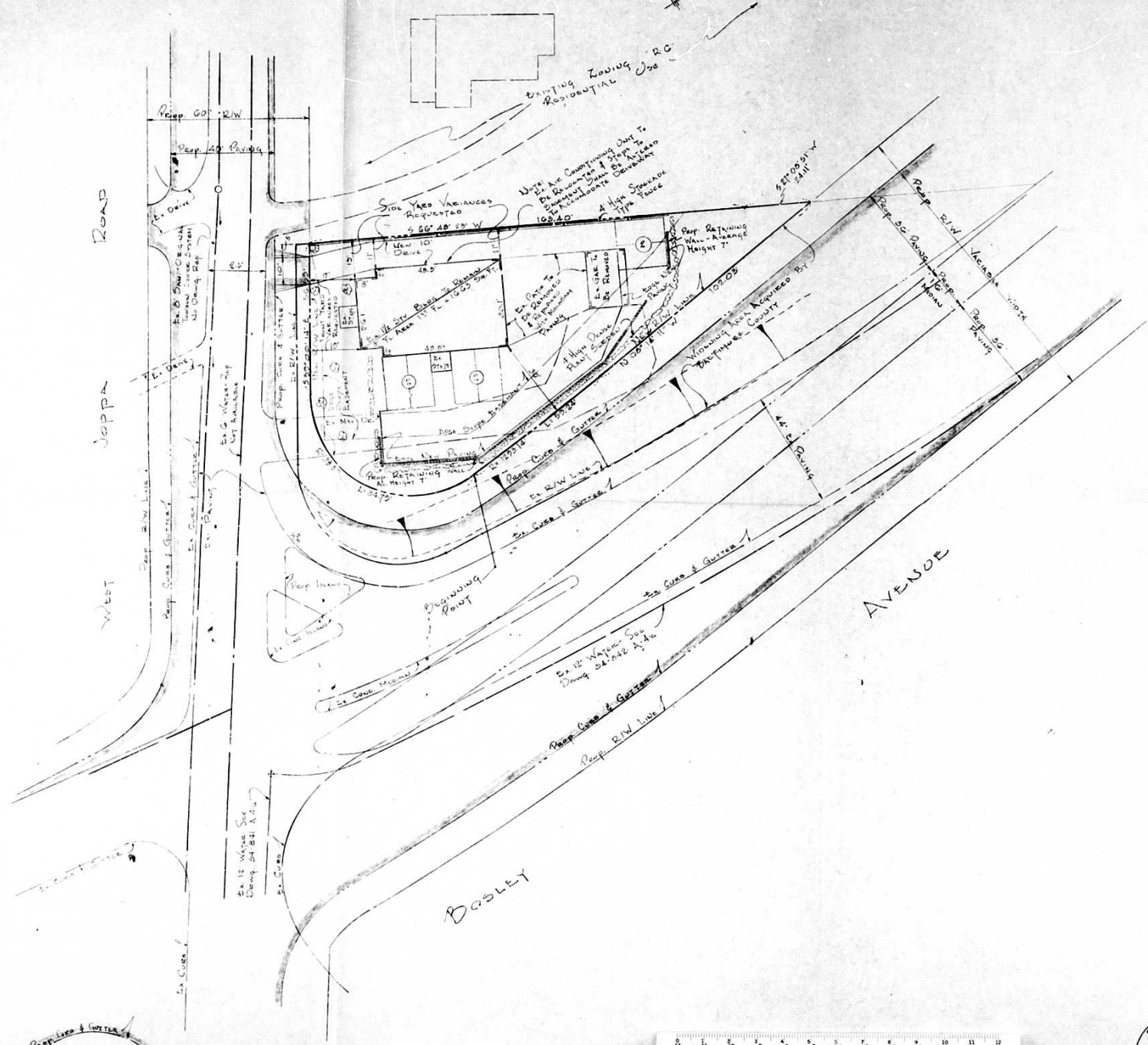


MATZ ENGINEERS & ARCHITECTS  
INC.  
1000 N. WASHINGTON ST.  
BALTIMORE, MD 21201  
PL





LOCATION PLAN  
SCALE: 1"=500'



- GENERAL NOTES**
1. Area of Parcel Equals 0.55 Acres
  2. Existing Zoning of Parcel "RC"
  3. Existing Use of Parcel "Residential"
  4. Proposed Zoning of Parcel "RA With Special Exception & Yard Variances"
  5. Proposed Use of Tract "Office Use"
  6. Existing Planning To Remain - Total Floor Area For Office Use (1<sup>st</sup> Floor) Equals 1000 Sq Ft.
  7. Request Off-Street Parking - 9 Units (Less Than 2000 Sq Ft of Floor Area).  
Petitioner Will Provide A Minimum of 6 Spaces.
  8. Petitioner Is Requesting A Variance To Section 217.2 of The Zoning Code From 30' To 17' 4 1/2' (Front Yard)
  9. Petitioner Is Requesting A Variance To Section 217.3 of The Zoning Code From 25' To 11' 4 1/2' (Side Yard)
  10. SHADED LINES INDICATE PROPOSED ROAD IMPROVEMENTS TO JOPPA ROAD & BOSLEY AVENUE BY BALTO CO.

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
DATE: 7/17/68

68-255 RXA

PLAT TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION & SPECIAL EXCEPTIONS  
WITH YARD VARIANCES

AT  
306 WEST JOPPA ROAD  
SECTION DISTRICT 9  
BALTIMORE COUNTY, MD.  
Feb 27, 1968

Revised: March 28, 1968

MICROFILMED

MATZ, CHILDS & ASSOCIATES  
330 DANFORTH STREET  
BALTIMORE, MARYLAND 21201  
20251 RL5 PL



