

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Urban Francis, Inc., 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 AREA zone to an AREA 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 business offices and office building.

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.

Urban Francis, Inc.  
Contract purchaser  
Address: 4643 Quantin Ave., 21234  
Legal Owner  
Urban P. Francis, Pres.  
Address: 4643 Quantin Ave., 21234  
Petitioner's Attorney  
Address: 5566 Belair Rd., 21206

ORDERED By The Zoning Commissioner of Baltimore County, this 30th 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 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 3rd day of June, 1968, at 11:30 o'clock A.M.



*[Signature]*  
Zoning Commissioner of Baltimore County

11:00 AM  
6/3/68  
100%

68-283-X

RE: PETITION FOR SPECIAL EXCEPTION :  
for Office and Office Building  
Northwest Side of Belair Road 2637  
feet Southwest of Whittles Avenue  
11th District  
Urban Francis, Inc.  
Petitioner

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 68-283-X  
NORTH-  
EASTERN  
AREA  
NE-B-F  
"X"

## ORDER OF DISMISSAL

Petition of Urban Francis, Inc. for Special Exception for offices and office building, on property located on the northwest side of Belair Road 2637 feet southwest of Whittles Avenue, in the 11th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of disavowal of appeal filed February 11, 1971 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Petitioner-Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the appeal filed on behalf of said Petitioner be dismissed and withdrawn as of February 11, 1971.

IT IS HEREBY ORDERED, this 11th day of February, 1971, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*[Signature]*  
John A. Slawik, Chairman

*[Signature]*  
Walter A. Reiter, Jr.

*[Signature]*  
John A. Miller

RE: PETITION FOR SPECIAL EXCEPTION :  
NW/S of Belair Road 2637' SW of  
Whittles Avenue - 11th District  
Urban Francis, Incorporated - Petitioner  
No. 68-283-X  
BEFORE THE  
DEPUTY ZONING  
COMMISSIONER  
OF  
BALTIMORE COUNTY

The Petitioner seeks a Special Exception to use his property, presently zoned RA, as the situs of an office building.

Without reviewing all the facts of the case, testimony presented at the hearing indicated a serious question as to the ownership of a substantial portion of the rear property. The Petitioner's engineer maintains that the consolidated Gas, Electric, Light and Power Company of Baltimore has a right-of-way through the said property, whereas, counsel for the Protestants apparently takes the position that the Utility Company owns a fee simple interest in the parcel in question. It is not the function of this office to resolve a question of title to property. This will have to be done by means of a legal proceeding in the Circuit Court for Baltimore County.

The Protestants also question the adaptability of the subject property to a private septic tank system. It is noted in the Zoning Advisory comments from the Health Department that a soil evaluation (perculation test) has not been conducted.

In view of the above, it is not necessary at this time to judge the Petition on its merits. The Deputy Zoning Commissioner feels that this Petition has been prematurely filed and, therefore, the said Petition is hereby DISMISSED without prejudice on this 3 day of July, 1968.

*[Signature]*  
DEPUTY ZONING COMMISSIONER

ORDER RECEIVED FOR FILING  
DATE 7/1/68  
BY 96-463-100

LAW OFFICES  
CONSTABLE, ALEXANDER & DANER  
MAYLAND TRUST BUILDING  
BALTIMORE, MD 21202  
TELEPHONE 833-2424  
AREA CODE 301

August 1, 1968

Mr. Edward Hardesty  
Deputy Zoning Commissioner  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception NW/S of Belair Road 2637' SW of Whittles Avenue-11th District Urban Francis, Incorporated- Petitioner No. 68-283-X

Dear Mr. Hardesty:

I represent Urban Francis, Inc., Petitioner in the above matter. Please enter an Appeal to the County Board of Appeals on behalf of Petitioner from your Order dated July 3, 1968.

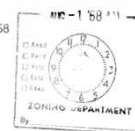
Enclosed herewith is our check in the amount of \$70.00 to cover cost of the Appeal.

Very truly yours,

*[Signature]*  
Donald L. Maher

RLM:ma  
Enc.

cc: Mr. Frank J. Dolan  
Mr. Urban P. Francis



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

Mr. Urban P. Francis, President  
Urban Francis, Inc.,  
8643 Quantin Avenue  
Baltimore, Maryland 21234  
SUBJECT: Reclassification for Special Exception for business offices for Urban P. Francis, located NW/S of Belair Road, 2637' SW of Whittles Ave. 11th District (Item 69, April 30, 1968)

Dear Sirs:

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

**BUREAU OF ENGINEERING:**  
Water - Existing 12" water in Belair Road  
Sewer - Sanitary sewer is not available to this site.

**STATE ROADS COMMISSION:**  
The entrance will be subject to State Roads Commission approval and permit.

**BUILDING ENGINEER:**  
It appears that the existing dwelling on the site is structurally very unsound. It will be up to the petitioner to prove that the existing dwelling can be converted into offices. The proposed office occupancy must meet the live load requirements and all other requirements for offices as set forth in the Baltimore County Building Code.

**FIRE PREVENTION:**  
Petitioner will be required to meet all Fire Department regulations as to offices.

**BUREAU OF TRAFFIC ENGINEERING:**  
The proposed entrance must be graded in such a way as to provide sight distance to Belair Road.

**HEALTH DEPARTMENT:**  
Prior to approval for an office building on this site, a complete soil evaluation must be conducted to determine the suitability of the soil for underground sewage disposal.

**ZONING ADMINISTRATION DIVISION:**  
4 ft. high compact screening must be indicated around the parking area which immediately abuts the existing RA zoning to the West. This must be done prior to the hearing.

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 have no comment to offer:

Project Planning Division  
Board of Education  
Industrial Development

Description of 8324 Belair Road

Beginning for the same at a point at or near the centerline of Belair Road, said point being 2637.2 feet southwesterly measured along the centerline of Belair Road from the centerline of Whittles Avenue thence binding on the centerline of Belair Road S45°59'W 277.10 feet thence leaving the centerline of Belair Road N8°32'E 96.95 feet thence N1°58'10"E 305.07 feet thence S44°10'E 270.13 feet to the point of beginning.



*[Signature]*  
Muriel E. Buddemeier

68-283-X  
MAP  
4-C  
NORTH-  
EASTERN  
AREA  
NE-B-F  
"X"

M's Muriel E. Buddemeier  
County Board of Appeals  
of Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Urban Francis, Inc.  
Case No. 68-283-X

Dear M's Buddemeier:

On behalf of the above named petitioner I appealed from the order of the Zoning Commissioner. This case is now scheduled for hearing before the County Board of Appeals on Wednesday, March 10, 1971 at 10 A.M.

Please be advised that this appeal should be dismissed.

Very truly yours,

*[Signature]*  
Donald L. Maher

RLM:jve  
cc: Mr. Urban Francis

Rec'd 2/11/71  
7 30 AM

05-04-71



