

68-286-R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, IRVIN I. TRUPP, 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-10 zone to an R-10 zone, for the following reasons:

THE PROPERTY INVOLVED IS PRESENTLY ZONED R-10, EXCEPT THE REAR 150 FEET OF DEPTH, PARALLEL TO AND BEYOND ON AND SOUTH OF POWERS LANE. ALL SURROUNDING PROPERTIES ARE ALREADY ZONED R-10, AND DEVELOPMENT ACCORDINGLY. THE PRESENT ZONING OF 150 FEET IS NOT REALISTIC IN VIEW OF ITS SURROUNDINGS AND THE CHANGE IN CLASSIFICATION WOULD SERIOUSLY RECOGNIZE THE EXISTING SITUATION. NO APPRECIABLE CHANGE IN TRAFFIC PATTERNS IS ANTICIPATED AND THE SURROUNDING PROPERTIES WOULD NOT BE ADVERSELY AFFECTED.

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:

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: Irvin I. Trupp
Address: 6430 Baltimore National Pike, Baltimore, Md. 21228

Petitioner's Attorney: [Signature]
Protestant's Attorney: [Signature]

ORDERED: By the Zoning Commissioner of Baltimore County, this 32nd 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 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 10th day of May, 1968, at 1:00 o'clock.

Zoning Commissioner of Baltimore County: [Signature]

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

Mr. Irvin I. Trupp, at us
6430 Baltimore National Pike
Baltimore, Maryland 21228

SUBJECT: Reclassification from an R-10 zone to an R-10 zone for Irvin I. Trupp and Frances Trupp, located 8/5 Route 40 W. 16671 W. of Rolling Road 1st District (Item 170, 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 30" water in Baltimore National Pike.
Sewer - Public sanitary sewer crosses Baltimore National Pike, approximately 550' west of the subject site.
Road - Powers Lane is to be developed as a minimum 40' road on a 60' R/W.

BUILDING ENGINEER:
Petitioner will be required to meet all requirements as set forth in the Baltimore County Building Code.

STATE ROADS COMMISSION:
It is recommended that the frontage of the site be curbed with concrete and a ditch fronting the site be closed with drain pipe.

ZONING ADMINISTRATION DIVISION:
Revised plans must be submitted to this office indicating the proposed 40' roadway on a 60' R/W for Powers Lane. This plan must be submitted 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 had no comment to offer:
Project Planning Division
Bureau of Traffic Engineering
Health Department
Bureau of Fire Prevention
Board of Education
Industrial Department

Very truly yours,
[Signature]
Zoning Supervisor

John G. Rose, Zoning Supervisor

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the petitioner having proven change in the character of the neighborhood of the subject property:

the above Reclassification should be had, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6th day of June, 1968, that the herein described property or area should be and the same is hereby reclassified; from an R-10 zone to an R-10 zone.

Petitioner 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.

Petitioner: Irvin I. Trupp
Legal Owner: [Signature]

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 6th day of June, 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 confirmed as and to remain a R-10 zone; and or the Special Exception for:

and the same is hereby DENIED.

Zoning Commissioner of Baltimore County: [Signature]

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

To: Irvin I. Trupp
6430 Baltimore National Pike
Baltimore, Md. 21228

REPORT TO ACCOUNT NO. 01-622
QUANTITY: 1
AMOUNT: 43.75

Advancing and posting of property
68-286-R

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

PETITION FOR RECLASSIFICATION AND/OR SPECIAL EXCEPTION
1ST DISTRICT
LOCATION: South side of Powers Lane, 150' west of the intersection of Powers Lane and Baltimore National Pike, 1st District, Baltimore County, Maryland.

The Zoning Commissioner of Baltimore County, by resolution of the Board of Commissioners, has ordered that the frontage of the site be curbed with concrete and a ditch fronting the site be closed with drain pipe.

Revised plans must be submitted to this office indicating the proposed 40' roadway on a 60' R/W for Powers Lane. This plan must be submitted prior to the hearing.

John G. Rose, Zoning Supervisor

John G. Rose, Zoning Supervisor

Beginning for the same at a point distant from the intersection of the West side of Rolling Road with the northeast side of the Baltimore National Pike the three following courses and distances viz:

1. Southwesterly along the northeast side of Baltimore National Pike 1667 feet more or less
2. N 20° 04' E - 373.10 feet
3. N 27° 19' 20" E - 119.90 feet

thence parallel to and 150 feet southwesterly from the southwest side of Powers Lane to the northwest corner of Powers Lane thence with the southwest side of Powers Lane 363' 10" E 113.25 feet + thence S 27° 19' 20" E 153 feet more or less to the point of beginning.

STATE OF MARYLAND
COUNTY OF BALTIMORE
[Signature]

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

To: Calvert Rug, Inc.
6430 Baltimore National Pike
Baltimore, Md. 21228

REPORT TO ACCOUNT NO. 01-622
QUANTITY: 1
AMOUNT: 50.00

Petition for Reclassification
68-286-R

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st District
Posted for: [Signature]
Petitioner: Irvin I. Trupp
Location of property: 6430 Baltimore National Pike, Baltimore, Md. 21228

Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature]
Date of return: 5-23-68

THE JEFFERSONIAN
Manager: [Signature]

Cost of Advertisement, \$.....

John G. Rose, Zoning Supervisor

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George F. Corvelli, Director of Planning
SUBJECT: Petition 68-286-R. Reclassification from R-10 to R-10. South side of Powers Lane 1667 feet West of Rolling Road. Property of Irvin I. Trupp.

1st District
HEARING: Wednesday, June 5, 1968 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-10 and has the following advisory comment to make with respect to pertinent planning factors:

1. The intent of the plan here was to establish a band of residential zoning along the south side of Powers Lane so as to preclude active commercial uses fronting on that road. Property on either side of the subject parcel remains in residential zoning. The planning staff does not believe that the map should be changed. It would agree to an extension of commercial zoning to a point 30 feet northerly from the rear of the present office building.

GEG:ms

John G. Rose, Zoning Supervisor

John G. Rose, Zoning Supervisor

THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 May 21, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for 100

XXXXXXXXX weeks before the 21st day of May, 1968 that is to say, the same was inserted in the issue of May 16, 1968.

STROMBERG PUBLICATIONS, Inc.
By: [Signature]

John G. Rose, Zoning Supervisor

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Mr. Irvin I. Trupp, at us
6430 Baltimore National Pike
Baltimore, Maryland 21228

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

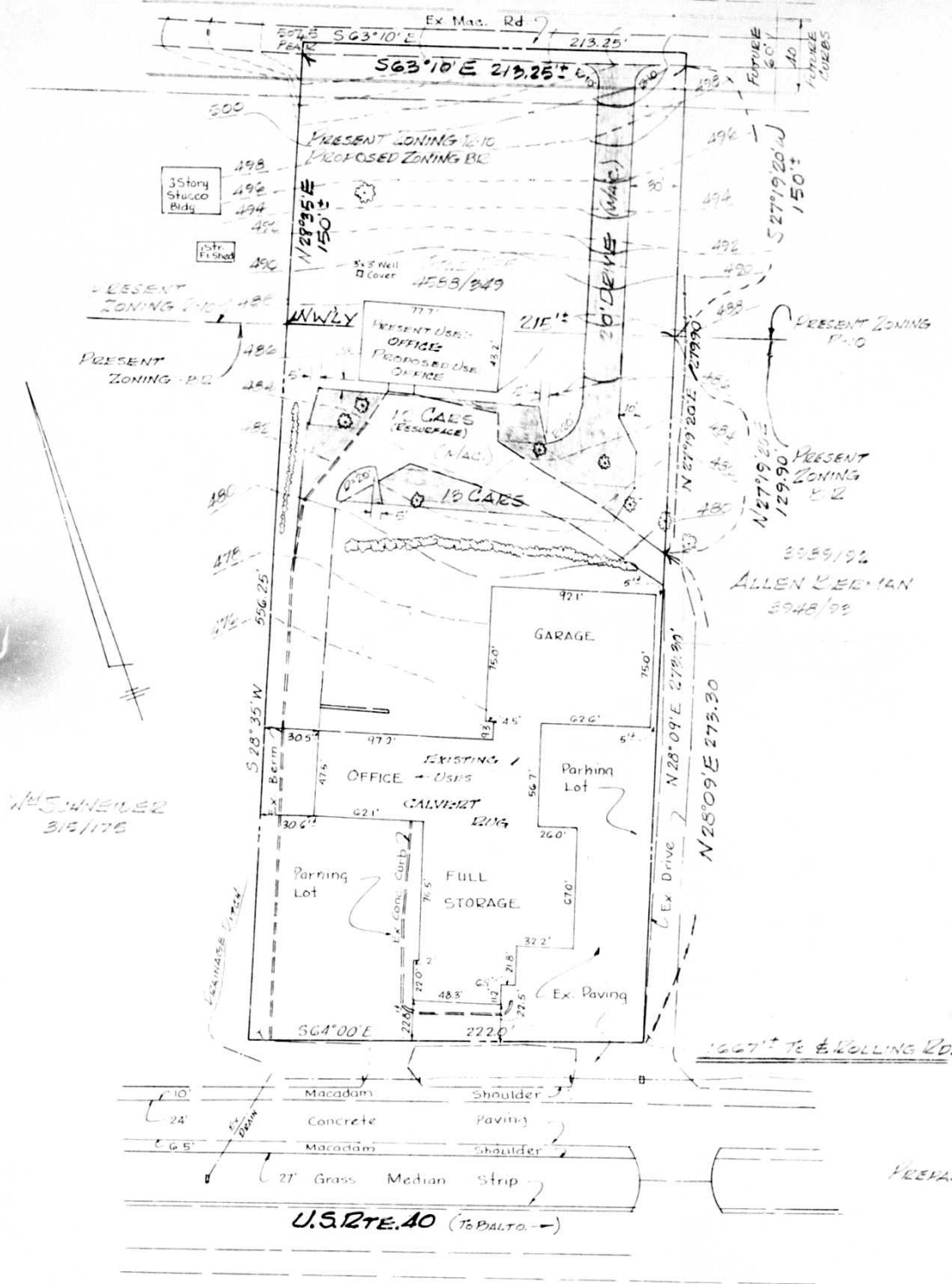
Your Petition has been received and accepted for filing this 10th day of April, 1968.

John G. Rose, Zoning Commissioner

Petitioner: Irvin I. Trupp, at us
Petitioner's Attorney: [Signature]
Reviewed by: [Signature]
Chairman of Advisory Committee

John G. Rose, Zoning Supervisor

POWERS LANE



OFF STREET PARKING DATA
 NUMBER OF SPACES REQUIRED: 11 NO.
 NUMBER OF SPACES PROVIDED: 26 NO.
 TYPE OF SPACES PROVIDED: 9x20

SCREEN PLANTING: NONE REQUIRED
 SURFACE: GRAVEL, DUSTLESS PROPERLY DRAIN
 LIGHTING: REFLECT AWAY FROM RESIDENTIAL LOTS
 PARKING: NOT CLOSER THAN 5' TO STREET R/L

#68-286 R

OFFICE COPY

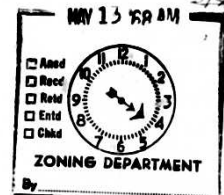
MAP
 2-B
 WESTERN
 AREA

PLAT SHOWING PROPOSED
 ZONING CHANGE FOR
 MR. IRVIN TRUPP
 1430 DALTO NAT. PARK
 ELECT DIST. BALTO. COME.
 SCALED TO 1/8" = 1'

SW-1-G
 SW-2-G

BR

3/23/68
 4/8/68
 5/2/68 FUTURE WIDENING
 POWERS LANE



PREPARED BY: M. HODGINS & ASSOCIATES, INC.
 306 WICHESAPEAKE AVE.
 TOWSON, MARYLAND 21204



William E. Hodgins Reg. L.S. #5096

