

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, PAUL MCL. PARDEW, GERTRUDE B. PARDEW
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,
herby petition (1) that the zoning status of the herein described property be reclassified, pursuant
to the Zoning Law of Baltimore County, from an R-10 zone to an SEC-3-C
NE-10-C zone; for the following reasons:
Section 236.2. To permit a 15 foot rearward setback instead of
the required 30 feet, which causes a hardship on Petitioner.

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, 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
Paul McL. Pardew
Gertrude B. Pardew Legal Owners

Address: 102 W. Pennsylvania Avenue, Towson, Md. 21204
H. Anthony Mueller
E. Harrison Stone Petitioner's Attorney

Address: Suite 600, 102 W. Pennsylvania Avenue, Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County this 13th day
of August, 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 15th day of September, 1968, at 11:00 o'clock
A.M.

Zoning Commissioner of Baltimore County

OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204 Sept. 5, 1968

THIS IS TO CERTIFY, that the annexed advertisement of
John V. Rose, Zoning Commissioner of
Baltimore County, Maryland, once a week for One
week before the 5th day of Sept., 1968 that is to say, the same
was inserted in the issue of August 28, 1968.

STROMBERG PUBLICATIONS, Inc.

By Paul Morgan

August 19, 1968

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

Mr. A. J. Mueller
2110 Fair Lane
Towson, Maryland 21093

SUBJECT: Special Exception for Office Building
for Russell L. Elliott, located on the
N/S Gerard Avenue, 155' E. of York Road
8th District
(Item 35, August 13, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing 8" water in Gerard Ave.
Sewer - Existing 3" sanitary sewer in Gerard Avenue
Adequacy of existing utilities to be determined by developer or his engineer.

BUILDINGS ENGINEER:
The proposed structure must meet all Building Code requirements.

BUREAU OF TRAFFIC ENGINEERING:
The plan must be revised to show only one access point to Gerard Avenue. The access to
the shopping center parking lot is satisfactory as shown.

PROJECT PLANNING DIVISION:
The status of the 105' roadway between the subject site and the parking lot of the
shopping center should be indicated in writing and submitted to this office prior to the
hearing.

ZONING ADMINISTRATION DIVISION:
This office is withholding a hearing date until such time as the revised
plans, as requested by the Bureau of Traffic Engineering, have been submitted.

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:

Major Department:
Bureau of Fire Prevention
State Roads Commission
Board of Education
Industrial Development

Very truly yours,

James E. Oyer
Zoning Supervisor

JEB:JS
cc: Carolyn Brown-Surf. of Engr.; Elmer C. Huppert-Building Engr. C. Richard Hoppert-
Bureau of Traffic Engr. Albert V. Guleby-Project Planning Division

DOLLEBERG BROTHERS
Registered Professional Engineers & Land Surveyors
709 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

June 28, 1968

Zoning Description

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

Beginning for the same at a point at the end of the five following courses
and distances from a point on the westernmost right of way line of Loch
Raven Boulevard that is located 550 feet northerly measured along the
westernmost right of way line of Loch Raven Boulevard from the center of
Joppa Road 1st: South 70 degrees 58 minutes West 62 feet, South 77 degrees
55 minutes West 110.60 feet and South 68 degrees 41 minutes West 119.13
feet and running thence from said place of beginning the four following
courses and distances viz: South 68 degrees 41 minutes West 27.91 feet,
North 6 degrees 14 minutes West 217.5 feet, North 82 degrees 34 minutes
East 36.49 feet and South 3 degrees 52 minutes East, binding on the west
outline of the property of Pardew Enterprises, Inc., 221.58 feet to the
place of beginning.

Containing 0.16 of an Acre of land more or less.



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 6, 1968

FROM: Leslie H. Graef, Deputy Director of Planning

SUBJECT: Petition #69-67-RA, West side of Loch Raven Boulevard 550 feet North
of Joppa Road. Petition for Reclassification from R-10 to S.R. Zone.
Petition for Variance to permit a rear yard of 15 feet instead of the
required 30 feet.
Paul McL. Pardew - Petitioner

9th District
HEARING: Monday, September 16, 1968 (1:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment
on the subject petition.



CERTIFICATE OF POSTING

3 Signs ZONING DEPARTMENT OF BALTIMORE COUNTY #69-67-RA
Towson, Maryland

District: 9th Date of Posting: 8-29-68

Posted for: Hearing MON, SEPT. 16, 1968 AT 11:00 A.M.

Petitioner: PAUL MCL. PARDEW

Location of property: W/S OF LOCH RAVEN BLVD. 550' N. OF JOPPA ROAD.

Location of Signs: (3) ONE AT END OF PROPOSED DRIVEWAY 2 BEHIND EXISTING BUILDING.

Remarks: Posted by M.H. HIGGS, Date of return: SEPT. 11, 1968

PETITION FOR RECLASSIFICATION
AND VARIANCE, 8th DISTRICT
30 JNG. TOW. 8-29-68 P.M. Zone
Reclassification from R-10 to S.R. Zone.
Petitioner: Paul McL. Pardew
LOCATION: West side of Loch Raven
Boulevard 550 feet North of Joppa
Road.
DATE & TIME: Monday, September
16, 1968 at 11:00 A.M.
PUBLIC HEARING: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the
Zoning Law of Baltimore County, has
received and has read the petition
of Paul McL. Pardew, for the
reclassification of the property
located at the intersection of
Loch Raven Boulevard and Joppa
Road, from R-10 to S.R. Zone.
The Zoning Commission will be
held on Monday, September 16,
1968, at 11:00 A.M., in Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland.

Being the property of Paul McL.
Pardew and Gertrude B. Pardew, the
Zoning Department is hereby
posting the petition for
reclassification of the property
located at the intersection of
Loch Raven Boulevard and Joppa
Road, from R-10 to S.R. Zone.
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County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUG 29, 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 12 consecutive issues before the 15th
day of September, 1968, the date of publication
appearing on the 29th day of August,
1968.

THE JEFFERSONIAN,
Leslie H. Graef
Manager.

Cost of Advertisement \$

INVOICE BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE

No. 56245

DATE: 21, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Messrs. Royston, Mueller, Thomas & McLean
600 Biddleman Building
Towson, Maryland 21204

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY: 1

Item: Petition for Reclassification & Variance for Paul McL. Pardew
#69-67-RA

TOTAL AMOUNT: \$50.00

4

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
111 W. Chesapeake Avenue
Towson, Maryland 21204

M. Anthony Mueller, Esq.
Petitioner's Attorney

Your Petition has been received and accepted for filing this
13th day of August, 1968.

John G. Rose, Zoning Commissioner

Chairman of Advisory Committee

Reviewed by

Chairman of Advisory Committee

INVOICE BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE

No. 56285

DATE: 13, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Messrs. Royston, Mueller, Thomas & McLean
102 W. Penna. Ave.
Towson, Md. 21204

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

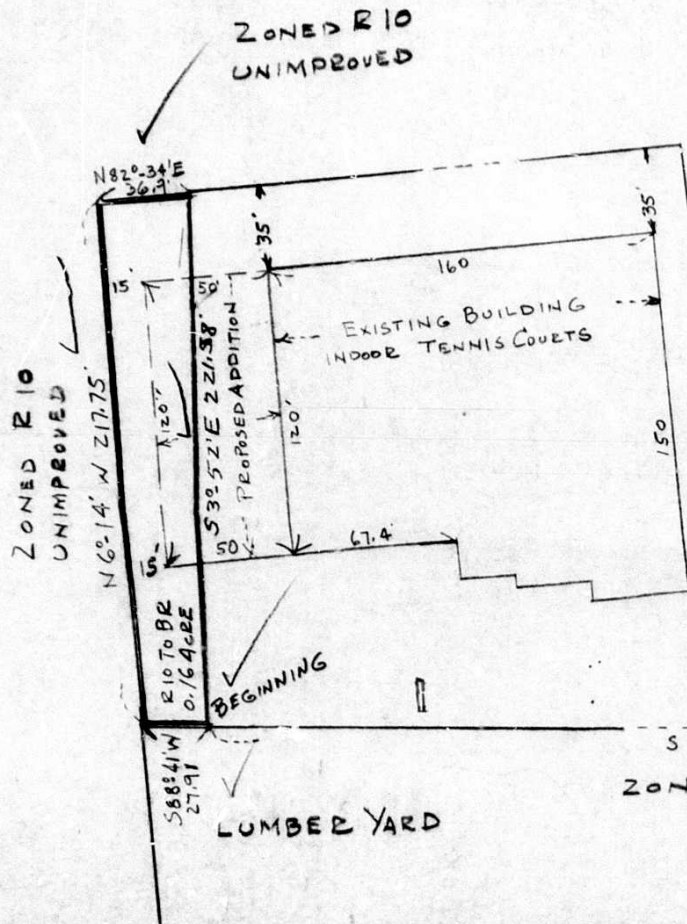
QUANTITY: 1

Item: Advertising and posting of property for Paul McL. Pardew
#69-67-RA

TOTAL AMOUNT: \$55.00

4

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



ZONED R10
RESIDENTIAL

ZONED BR

ZONED BR
BOWLING LANES

ZONED BR #69-67RA
MOTEL

OFFICE
COPY

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



SCALE 1" = 50' JUNE 28, 1968
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD

ZONING PLAT
PROPERTY OF
PARDEW ENTERPRISES, INC
9TH DISTRICT BALTIMORE COMD
0.16 ACRES ±

EXISTING ZONING R10
PROPOSED ZONING BR WITH REAR YARD SETBACK VARIANCE
OF 15' INSTEAD OF 30