

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#69-88XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Giles Bldg. & Development Co. 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 MAP 4-B NORTH-EASTERN zone to an ARCH NE-S-G zone; for the following reasons:

Variance to Section 217.3 to permit a side yard setback of 15 feet, instead of required 25 feet,

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 and Office Buildings.

~~Special variance to permit 15' side setback~~

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

Giles Bldg. & Development Co.

Samuel Stern, Pres. Legal Owner

Address

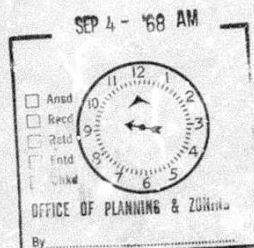
Box 329, R17

Baltimore 21208

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of September, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of October, 1968, at 11:00 o'clock A. M.



(over)

Zoning Commissioner of Baltimore County.

MICROFILMED

11:00A
10/9/68
2 sign

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~by reason of~~ the petitioner has complied with requirements of Sec. 502.1 of the Balto. Co. Zoning Regulations, a special exception for offices and office building should be granted.

The petitioner requested a variance to Sec. 217.3 of the Regulations to permit a side yard setback of 15' instead of the required 25'. As strict compliance with the Regulations would result in practical difficulty and unreasonable hardship and the requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved, the Variance should be granted.

~~the above re-classification should be had and it further appearing that by reason of~~

~~A Special Exception for~~ should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th

day of October, 1968, that the herein described property or area should be and

~~the same is hereby reclassified from~~ that

~~now and/or~~ a Special Exception for Offices & Office Bldg. should be and the same is

granted from and after the date of this order. It is further ORDERED that a variance to permit a side yard setback of 15' instead of the required 25' should be GRANTED.

The site plan is subject to approval of Bureau of Public Services and the Office of Planning & Zoning.

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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of September, 1968, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a MAP 4-B NORTH-EASTERN zone; and/or the Special Exception for

Offices & Office Bldg. be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 10/10/68 - J. Harris

BY

ORDER RECEIVED FOR FILING

DATE 10/10/68 - J. Harris

BY

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Giles Bldg. & Development Co. 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 INDUSTRIAL zone to an OFFICE zone, for the following reasons:

Variance to Section 217.3 to permit a side yard setback of 15 feet, instead of required 25 feet.

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 OFFICE AND OFFICE BUILDINGS.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and of Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Giles Bldg. & Development Co.
Address: Box 329, Rte. 7, Baltimore, Maryland 21208
Petitioner's Attorney: James E. Oyer
Protestant's Attorney: _____

ORDERED By the Zoning Commissioner of Baltimore County, this 13th day of September, 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 19th day of October, 1968, at 11:00 o'clock.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 14th Date of Posting: SEP 20, 1968
Posted for: Reopening and, Oct. 9, 1968, at 11:00 A.M.
Petitioner: Giles Building & Dev. Co.
Location of property: 1/4 of Ridge Rd., 792' N. of Trumps Mill Rd.
Location of Signs: (2) Posted in front of existing 16,000 sq. ft. building.
Remarks: _____
Posted by: James E. Oyer Date of return: SEP 26, 1968

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

TO: Samuel Stern, M.D., Box 329, Rte. 7, Baltimore, Md. 21208 Zoning Dept. of Balco, Co.

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	RECEIPT THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
Advertising and posting of property for Giles Building & Dev. Co.	01-622		\$53.50

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

Giles Building & Development Co., Box 329, Rte. 7, Baltimore, Maryland 21208
SUBJECT: Special Exception for Offices and Office Buildings, for Giles Bldg. & Development Co., located SE 1/4 Joseph Rd., 140' E. of Jenifer Road (Item 223, June 25, 1968)

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

BUREAU OF ENGINEERING:
Water - Existing 16" water in Ridge Road sewer - Public sanitary sewer facilities are not available to this site. Road - The proposed Rossville Blvd. will be located just East of Ridge Road. Ridge Road will then be a service drive which will be developed as a minimum 40' road on a 60' R/W.

BUREAU OF TRAFFIC ENGINEERING:
Rossville Blvd. must be shown on revised plans prior to a hearing date being assigned.

FIRE PREVENTION:
Petitioner is required to meet all Fire Bureau requirements as to office buildings and require that construction plans be submitted.

BUILDING ENGINEER:
Petitioner will be required to meet all Baltimore County Building Code requirements.

HEALTH DEPARTMENT:
Since public water is available the necessary connection should be made and the existing well should be abandoned and back-filled. The sewage disposal system appears to be adequate at the present time. However, if trouble occurs in the future it may be necessary to construct in addition to the system.

ZONING ADMINISTRATION DIVISION:
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
State Roads Commission
Board of Education
Industrial Development

Very truly yours,

James E. Oyer
JAMES E. OYER
ZONING SUPERVISOR

cc: Carlyle Brown-Sur, of Engr.; C. Richard Moore-Sur, of Traffic Engr.; Capt. Charles Morris-Fire Prevention; Elmer C. Hoppert-Building Engineer; Julius Massena-Health Department

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

TO: Cash DATE: June 13, 1968

DEPOSIT TO ACCOUNT NO. 01-622 QUANTITY: 1 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	RECEIPT THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
Cost of petition of Giles Bldg. & Dev. Co.	01-622		\$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
Office Building & Development Co., Box 329, Rte. 7, Baltimore, Maryland 21208
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

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

Petitioner: Giles Building & Development Co.
Petitioner's Attorney: _____ Reviewed by: James E. Oyer
Chairman of Advisory Committee

Beginning in the center of Ridge Rd. at the end of the 10th or 11th Rd. to the 11th Rd. and said 11th Rd. to a point distant 476.17' measured 320' 1/4 from said 11th Rd. line then leaving road & running for 3 following lines distance of 320' to a pipe & 320' 1/4 to a pipe at end of 20' in all a over a pipe at end of 300' in all a distance of 300' to the center of Ridge Rd. & intersect of Ridge Rd. line at a point distant 21' measured reversely from end of said line, binding on a part of 10th line in center of Ridge Rd. 114' 9/16" to the beginning, 1.683 acres.

J C DUNN JR
#5303
S 8 6A

GEO:lm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 27, 1968

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #68-6-XX, West side of Ridge Road 792 feet North of Trumps Mill Rd. Petition for Special Exception for Offices and Office Building. Petition for Variance to permit a side yard of 15 feet instead of the required 25 feet. Giles Building and Development Company - Petitioner.

14th District

HEARING: Wednesday, October 9, 1968 (1:00 P.M.)

The planning staff has no adverse comment to make on this request. If approved, the granting should be conditioned upon compliance with the site plan to be approved by the appropriate County agencies.

CERTIFICATE OF PUBLICATION

TOWSON, MD. SEP. 13, 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 three successive weeks before the 19th day of October, 1968, the 68th publication appearing on the 19th day of September, 1968.

THE JEFFERSONIAN,
Richard Morgan
Manager.

Cost of Advertisement, \$ _____

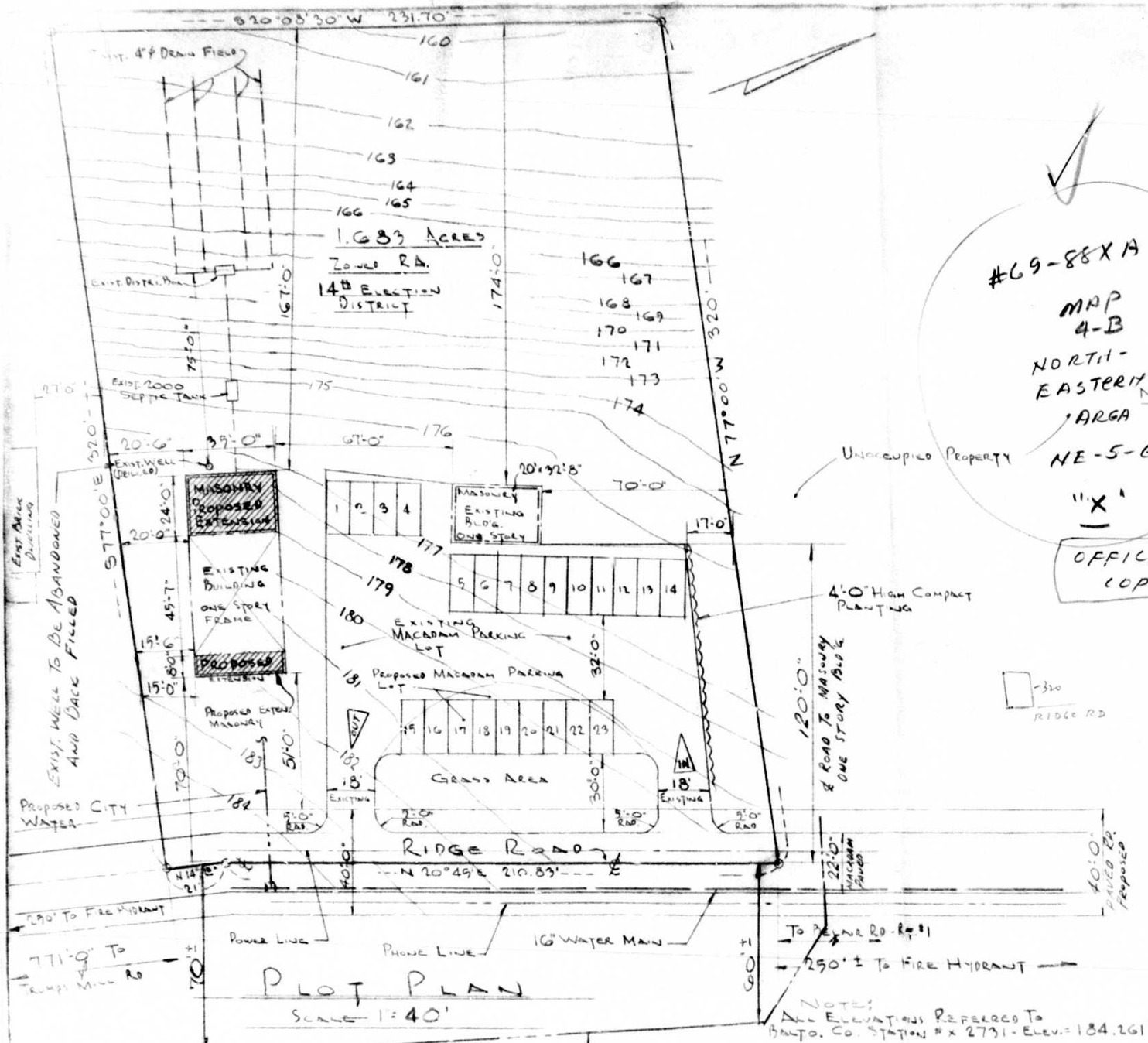
OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 Sept. 25, 1968

THIS IS TO CERTIFY, that the annexed advertisement of Giles Bldg. & Dev. Co., Zoning Board member of Baltimore County, was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for three successive weeks before the 19th day of September, 1968, that is to say, the date was inserted in the issue of Sept. 22, 1968.

STROMBERG PUBLICATIONS, Inc.

By Richard Morgan



1.683 ACRES
ZONED RA
14th ELECTION DISTRICT

WEST R/W LINE
FOR ROSSVILLE BLVD.

#69-88X A
MAP
4-B
NORTH-
EASTERN
AREA
NE-5-G

OFFICE
COPY

PARKING: 2 STORY OFFICE BLD'G

FIRST FLOOR OFFICES	2693.92
TOTAL FLOOR AREA	2693.92 ÷ 300 = 9
NUMBER OF SPACES REQ'D.	
LOWER LEVEL OFFICES	1616
TOTAL FLOOR AREA	1616 ÷ 300 = 5
NUMBER OF SPACES REQ'D.	
TOTAL SPACES REQ'D.	15
TOTAL SPACES PROVIDED	23
PARKING SPACE:	SIZE 9'x20'
PAVING	MACADAM
SCREENING	4'0" EVERGREEN SHRUBS
LIGHTING	WALL FIXTURES 150 WATTS, TOWARDS PARKING LOT, 14'0" HEIGHT

NOTE: ENTRY & EXIT DRIVES SHALL BE PER BALTO. CO. STD. 7" THICK CONCRETE PER SPECIFICATIONS. ENTRY & EXIT CURBS TO BE PER BALTO. CO. SPECIFICATIONS - 9'0" RADIUS.

"X" ROAD: THE PROPOSED ROSSVILLE BLVD. WILL BE LOCATED JUST EAST OF RIDGE ROAD. RIDGE ROAD WILL THEN BE A SERVICE DRIVE WHICH WILL BE DEVELOPED AS A MINIMUM 40'0" ROAD ON A 60'0" RIGHT OF WAY.

MAP
4-B
NORTH-
EASTERN
AREA
NE-5-G
"X"

OWNER

GILES BUILDING & DEVELOPMENT CO
BOX 329 RT. 7
BALTO MD. 21208



PROPOSED - ADDITION
THE FULLER MEDICAL GROUP
RIDGE ROAD
BALTIMORE COUNTY, MARYLAND



ALBERT K. BROUGHTON, A.I.A.
DATE - JAN 11, 1969
A.T.C.H.