

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, L.B. Fisher et al. 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... zone to an... 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... OFFICES & OFFICE Bldg.

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: Arthur K. Bosley
Legal Owner: Lucretia B. Fisher
Address: 1907 Ruxton Rd. 21204
Petitioner's Attorney: [Signature]
Protestant's Attorney: [Signature]
Address: [Blank]

ORDERED By The Zoning Commissioner of Baltimore County, this... 23rd day of... January 1969, 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... 24th day of... February 1969, at... 10:30 clock.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date February 14, 1969
FROM: George E. Gannell, Director of Planning

SUBJECT: Petition #69-175-X. Special Exception for offices and office building South side of Pennsylvania Ave., 90 feet West of Bosley Avenue. Arthur K. Bosley, et al., Petitioners.

9th District

HEARING: Monday, February 24, 1969 (10:30 A.M.)

If granted, the granting of this petition should be conditioned upon approval of and compliance with an overall site plan. The granting further should be conditioned on conversion only of the existing structure for office purposes.

GEG:tms

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

The above described property should be and it is hereby recommended that be made of

A Special Exception for Offices and an Office Building should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this... 25 day of... February 1969, 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... zone, and/or the Special Exception for... be and the same is hereby DENIED.

Special Exception for Offices and an Office Building should be and the same is hereby granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Bureau of Planning and Zoning.

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... day of... 1969, 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... zone, and/or the Special Exception for... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

E. F. RAPHEL & ASSOCIATES
Registered Land Surveyors
201 COURTLAND AVENUE
TOWSON 4, MARYLAND

DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION
FOR OFFICES IN A B.A. ZONE

OF ICE VALLEY 8-2808

BEGINNING for the same on the southside of Pennsylvania Avenue at the distance of 10' westerly from the southwest corner of Bosley Avenue and Pennsylvania Avenue running thence westerly binding on the southside of Pennsylvania Avenue 60' thence southerly parallel with Bosley Avenue 120' thence easterly parallel with Pennsylvania Avenue 60' and thence northerly parallel with Bosley Avenue 120' to the place of beginning.

CONTAINING 0.165 acres of land more or less.

BEING the same lot which by deed dated October 24, 1962 in FOR 4062/594 was conveyed by Walter R. Haile, Trustee to Lucretia B. Fisher et al.

November 29, 1968
DATE

E. F. RAPHEL
Reg. Prof. L.S.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

Chairman: Oliver L. Myers
Chairman: AMERICAN OVER

MEMBERS:
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE BOARD OF COMMISSIONERS
BUREAU OF FIRE PREVENTION
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mrs. Lucretia B. Fisher
1907 Ruxton Road
Baltimore, Maryland 21204

Re: Type of Hearings: Special
Exception for Offices & Office Bldg.
Locations: 275 W. Pennsylvania Ave.,
90' W. of Bosley Ave.,
9th District
Petitioners: L. B. Fisher, et al.
Committee Meeting of Dec. 17th, 1969
Item 138

Dear Sirs:

The Zoning Advisory Committee has reviewed the plan submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The property is presently improved with a two-and-a-half story shingle dwelling. Screening exists around the entire perimeter of the property; however, there is no access at the present time from Pennsylvania Avenue. The adjoining properties are presently improved with a two-and-a-half story shingle structure and all brick apartment dwellings.

BUREAU OF ENGINEERING:
Water and sewer are existing.
West Pennsylvania Avenue shall be widened to a 60-foot right-of-way.

PROJECT PLANNING DIVISION:
This plan has been reviewed and there are no site planning factors requiring comment.

BOARD OF EDUCATION:
Does not affect student population.

BUREAU OF TRAFFIC ENGINEERING:
Since the land is presently zoned B4, there should be no major increase in trip density.

TELEPHONE
862-3000
EXT. 367

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

No. 60811

DATE 2/1/69

E. F. RAPHEL & ASSOCIATES
201 Courtland Ave.
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY

Petition for Special Exception for Arthur K. Bosley, et al.
#69-175-X

TOTAL AMOUNT
\$50.00

50.00

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

TELEPHONE
862-3000
EXT. 367

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

No. 60862

DATE 2/24/69

TO: Mrs. A. Murray Fisher
1907 Ruxton Road
Towson, Md. 21204
Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY

Advertising and posting of property
#69-175-X

TOTAL AMOUNT
\$38.00

38.00

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

Mrs. Lucretia B. Fisher
1907 Ruxton Road
Baltimore, Maryland 21204
RE: Item 138

January 9, 1969

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

FIRE DEPARTMENT:

Owner shall be required to meet all Fire Department requirements for office buildings when plans are submitted for change of occupancy.

ZONING ADMINISTRATION:

The petitioner's plan must be revised to indicate the following:

1. The proposed widening of West Pennsylvania Avenue as indicated in Bureau of Engineering's comments.
2. Existing utilities.

The revised plan must be received prior to a hearing date being assigned.

Very truly yours,

[Signature]
L. B. Fisher, Chairman

DLH:JD

Mrs. Lucretia B. Fisher
1907 Ruxton Road
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Your Petition has been received and accepted for filing this...
23... January 1969.

Petitioner: L. B. Fisher

Petitioner's Attorney: [Signature]

Reviewed by: [Signature]
Zoning Commissioner

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Special Exception
Petitioner: A.K. Bosley
Location of property: 305 W. Pennsylvania Ave.
Location of Signs: 305 W. Pennsylvania Ave.

Remarks: [Signature]
Posted by: [Signature]
Date of return: 2-13-69

#69-175X

Map #9
Sec 3C
NE-10A
"X"



GENERAL NOTES:

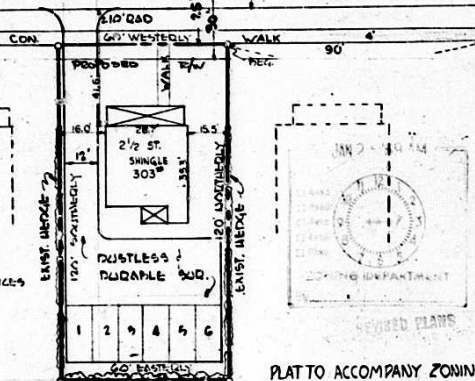
EXIST. USE — RESIDENCE
PROP. USE — OFFICE
EXIST. ZONE — Q-A
PROP. ZONE — Q-A-SPEC. EX. OFFICES
AREA PROP. — 0.165 ACRES

PARKING DATA:

AREA:
1st FLOOR — 950
2nd FLOOR — 950
SPACES REQ'D. PROV.
1st FLOOR — 9
2nd FLOOR — 9

E.F. RAPHAEL & ASSOCIATES
land surveyors
201 CORTLAND AVE.
TOWSON 4, MARYLAND

WEST PENNSYLVANIA AVENUE



BOSLEY AVENUE

NOTE: EXIST. WATER & SEWER ON
SITE SERVED FROM EXISTING
CAN. SEWER & WATER LOCATED
IN BED OF WEST PENN. AVE

PLAT TO ACCOMPANY ZONING PETITION
203 W. PENNSYLVANIA AVE.
9th ELECTION DIST. BALTIMORE CO. MD.

SCALE 1"=30' OCT. 1968
REV. JAN 22-69

PETITION FOR
SPECIAL EXCEPTION
9th DISTRICT
ZONING: Petition for Special
Exception for Offices and Office
Building.
LOCATION: South side of
Pennsylvania Avenue 90 feet West of
Bosley Avenue.
DATE & TIME: MONDAY,
FEBRUARY 24, 1969 at 10:30
A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing.
Petition for Special Exception for
Offices and Office Building.
All that parcel of land in the
Ninth District of Baltimore County
BEGINNING for the same on the
southside of Pennsylvania Avenue at
the distance of 90' westerly from
the southwest corner of Bosley
Avenue and Pennsylvania Avenue
running thence westerly binding on
the southside of Pennsylvania
Avenue 60' thence southerly parallel
with Bosley Avenue 120' to the
place of beginning.
CONTAINING 0.165 acres of land
more or less.
BEING the same lot which by
deed dated October 24, 1962 in
WJR 4062/594 was conveyed by
Walter F. Haile, Trustee to Lucretia
B. Fisher et al.
Being the property of Arthur K.
Bosley, et al as shown on plat plan
filed with the Zoning Department.
Hearing Date: Monday, February
24, 1969 - 10:30 A.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Feb. 6

ORIGINAL

OFFICE OF



THE TOWSON TIMES

TOWSON, MD. 21204 February 10, 1969

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for One ~~XXXXXX~~
week before the 10th day of Feb., 1969, that is to say, the same
was inserted in the issue of February 6, 1969.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEB 6 1969, 19

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 ~~successive weeks~~ before the 24th
day of February, 1969, the ~~first~~ publication
appearing on the 6th day of February
1969.

THE JEFFERSONIAN

L. Frank Strickland
Manager.

Cost of Advertisement, \$.

PETITION FOR SPECIAL
EXCEPTION — 9th DISTRICT

ZONING: Petition for Special
Exception for Offices and Office
Building.
LOCATION: South side of Penn-
sylvania Avenue 90 feet West of
Bosley Avenue.
DATE & TIME: Monday, February
24, 1969 at 10:30 A.M.
PUBLIC HEARING: Room 108, County
Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing.
Petition for Special Exception for
Offices and Office Building.
All that parcel of land in the
Ninth District of Baltimore County.
BEGINNING for the same on the
southside of Pennsylvania Avenue
at the distance of 90' westerly from
the southwest corner of Bosley
Avenue and Pennsylvania Avenue
thence westerly binding on the
southside of Pennsylvania Avenue
60' thence southerly parallel with
Bosley Avenue 120' thence easterly
parallel with Pennsylvania Avenue
60' and thence northerly parallel
with Bosley Avenue 120' to the
place of beginning.
Containing 0.165 acres of land
more or less.

Being the same lot which by deed
dated October 24, 1962 in WJR
4062/594 was conveyed by Walter
F. Haile Trustee to Lucretia B.
Fisher et al.
Being the property of Arthur K.
Bosley, et al as shown on plat plan
filed with the Zoning Department.
Hearing Date: Monday, February
24, 1969 at 10:30 A.M.
Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County
Feb. 6



GENERAL NOTES:

EXIST. USE — RESIDENCE
PROP. USE — OFFICE

EXIST. ZONE — D-4-SPEC. EX. OFFICES
AREA PROP. — 0.165 ACRES

PARKING DATA:

AREA:

1ST FLOOR — 380 #
2ND FLOOR — 380 #

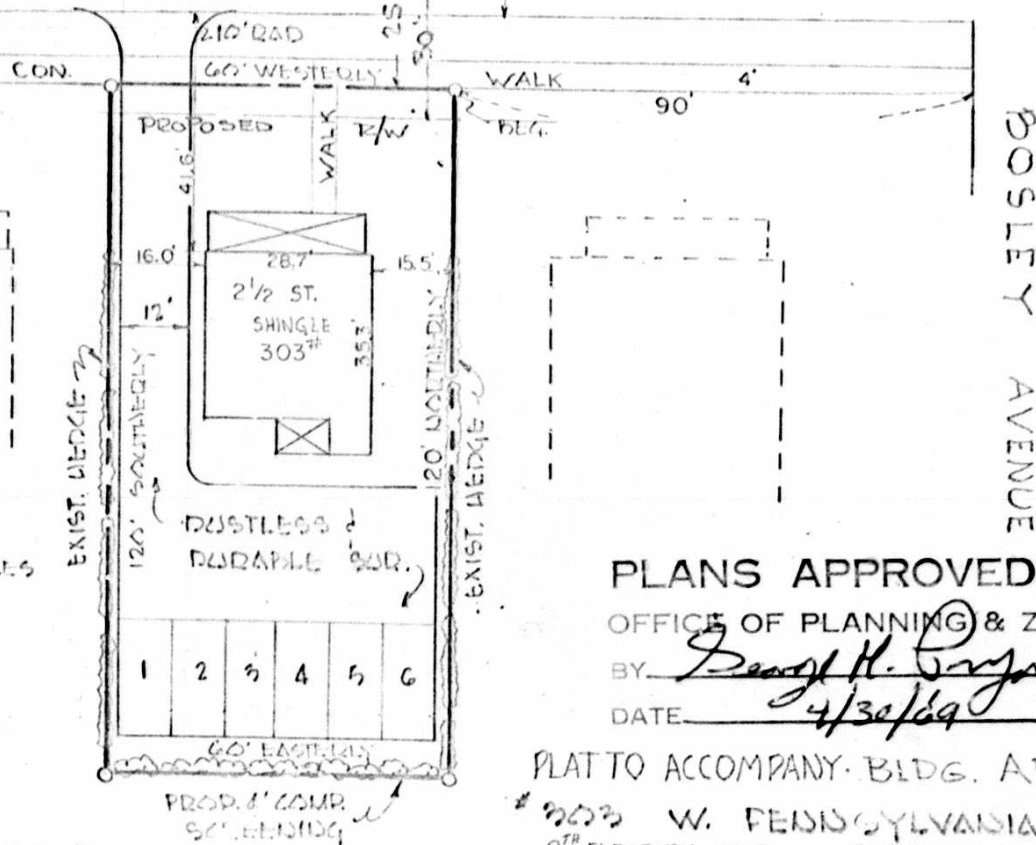
SPACES REQ'D. PROV.

1ST FLOOR — 7 — 3
2ND FLOOR — 2 — 3

E. F. RAPHAEL & ASSOCIATES
Land Surveyors

201 COURTLAND AVE.
TOWSON 4, MARYLAND

WEST PENNSYLVANIA AVENUE



NOTE: EXIST. WATER & SEWER ON
SITE SERVED FROM EXISTING
SAN. SEWER & WATER LOCATED
IN BED OF WEST PENN. AVE

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *George H. Grogan*

DATE: 4/30/69

PLAT TO ACCOMPANY BLDG. APPLIC.

203 W. PENNSYLVANIA AVE.

9TH ELECTION DIST. BALTIMORE CO. MD.

SCALE 1"=30'

OCT. 1968
REV. JAN 22-69
REV. APRIL 14-69

File No. 69-175X

MICROFILMED

GENERAL NOTES:

EXIST. USE _____ RESIDENCE
PROP. USE _____ OFFICE

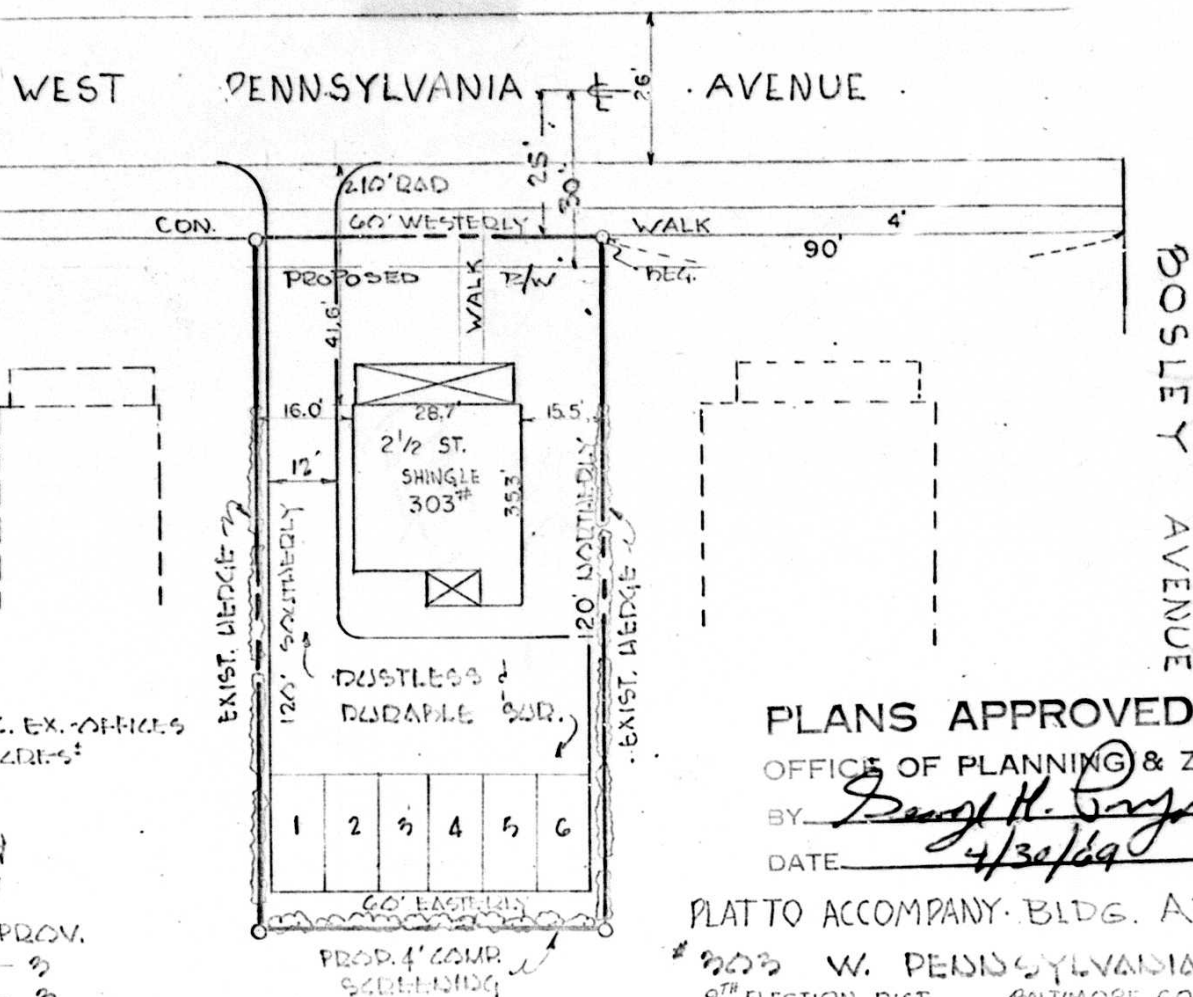
EXIST ZONE R-1-SPEC. EX-OFFICES
AREA PROP. ——— 1.165 ACRES

PARKING DATA:
AREA:

1 ST FLOOR	380	4
2 ND FLOOR	380	4
SPACES	REQ'D.	PROV.
1 ST FLOOR	3	3
2 ND FLOOR	2	3

E.F. RAPHAEL & ASSOCIATES
land surveyors

201 CORTLAND AVE.
TOWSON 4, MARYLAND



NOTE: EXIST. WATER & SEWER ON
SITE SERVED FROM EXISTING
SAN. SEWER & WATER LOCATED
IN BED OF WEST PENN. AVE

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY

DATE _____

PLAT TO ACCOMPANY BLDG. APPLIC.

203 W. PENNSYLVANIA AVE.
9TH ELECTION DIST. BALTIMORE CO. MD.

SCALE 1" = 30'

OCT. 1968
REV. JAN 22-69
REV. APRIL 14-69

File No. 69-175X