

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, Stanley T. Vocke, Sr., 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-6 zone to an R-6 zone, and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for see attached description.

and for Variance to permit 0' side yard in lieu of 30' side yard on east property (Section 238.2) and for Variance to permit 15' side yard in lieu of 30' side yard on east property (Section 238.2) and for Variance to permit 38 parking spaces in lieu of 44 spaces (Section 409.2 (b) 5).

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for see attached description.

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.

BARYLAND COMMERCIAL CONTRACTORS, INC. Stanley T. Vocke, Sr.
3001 York Road
Towson, Maryland 21204
Address: 3001 York Road
Towson, Maryland 21204
Address: 3001 York Road
Towson, Maryland 21204

Stanley T. Vocke, Sr.
Petitioner's Attorney
Protestant's Attorney

Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of February, 1969, at 10:30 o'clock A.M.

Stanley T. Vocke, Sr.
Zoning Commissioner of Baltimore County.

(OVER)

Re: Petition for Reclassification
Variance to Sections 238.2
and 409.2 of Zoning Regulations
N/S Joppa Road 138' E. Emge
Lane, 9th District
Stanley T. Vocke, Sr.,
Petitioner

Before
Zoning Commissioner
of
Baltimore County
No. 69-181-RA

The petitioner requested a reclassification from an R-6 Zone to a B-R Zone of property on the north side of Joppa Road 138 feet east of Emge Lane, in the Ninth District of Baltimore County.

The petitioner proved error in the zoning of the subject property on the Land Use Map, therefore, the reclassification should be granted.

The petitioner also requested variances to Section 238.2 to permit zero feet on the west property side yard instead of the required 30 feet; to permit 15 feet on the east property side yard instead of the required 30 feet and variance to Section 409.2 to permit 38 parking spaces in lieu of the required 44 spaces.

As a condition of compliance with the Baltimore County Zoning Regulations, would result in practical difficulty and unreasonable hardship upon the petitioner and the variances would give relief without substantial injury to the public health, safety or general welfare, the variances should be granted.

It is this 21st day of February, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from an R-6 Zone to a B-R Zone.

It is further ORDERED that a variance to permit zero feet on the west property side yard instead of the required 30 feet; 15 feet on the east property side yard instead of the required 30 feet and 38 parking spaces instead of the required 44 spaces, should be granted.

The granting of the reclassification and variances are subject to compliance with the revised plat dated February 12, 1969, and approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Stanley T. Vocke, Sr.
Zoning Commissioner of Baltimore County

William G. Ulrich, Jr.
Registered Land Surveyor
18 FULLERTON HEIGHTS AVE. BALTIMORE, MD 21236

FOR THE PURPOSE OF ZONING ONLY

All that piece or parcel of land situate lying and being in the Ninth Election District of Baltimore County State of Maryland and described as follows:
Beginning for the same in the westernmost or south 1/4 degrees 27 minutes east 200 feet line of the parcel of land conveyed by Walter C. Bredenstein to Stanley T. Vocke by a deed dated October 15, 1945 and recorded among the land records of Baltimore County in Liber R.J.S. No. 1374 Folio 142 etc. said point of beginning being distant north 87 degrees 11 minutes east 138 feet and north 1/4 degrees 27 minutes west 135 feet from the center line of Emge Lane running thence and binding on the present B-R zoning line through the lot of Stanley T. Vocke north 87 degrees 11 minutes east 124.7h feet to the easternmost outline of said lot running thence and binding on said easternmost outline north 1/4 degrees 27 minutes west 50 feet to the northernmost outline of said lot running thence on said northernmost outline south 87 degrees 11 minutes west 124.7h feet to westernmost outline of said lot thence binding on said westernmost outline south 1/4 degrees 27 minutes east 50 feet to the place of beginning.



William G. Ulrich, Jr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. John G. Rowe, Zoning Commissioner Date: February 14, 1969

FROM: George E. Gawell, Director of Planning

SUBJECT: Petition #69-181-RA, Reclassification from R-6 to B-R Zone. Variance to permit zero feet on the west side property side yard and 15 feet on the east side property for a side yard instead of the required 30 feet and to permit 38 parking spaces in lieu of the 44 spaces. North side of Joppa Road 138 feet east of Emge Lane. Stanley T. Vocke, Sr., Petitioner.

9th District

HEARING: Wednesday, February 26, 1969 (7:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject property for reclassification from R-6 to B-R, zoning together with a variance to setbacks. It has the following advisory comments to make with respect to pertinent planning factors:

1. The Planning staff remains opposed to the concept of extending the depth of commercial zoning here. It feels that more protection can be afforded the abutting residential area by maintaining the present zoning boundaries.
2. The Planning staff is opposed to a sideyard variance permitting a 14.7 foot sideyard unless joint use of a common driveway by the subject property and the adjoining property to the east (Carpel Fair) can be effectuated. Too many offstreet parking spaces are projected at the rear of the proposed building to accommodate satisfactorily two-way traffic on a 14 foot drive.
3. The parking requirements of the Zoning Regulations are minimal. From a planning viewpoint - unless additional parking can be secured elsewhere - the building area for this site ought to be constrained by the site's ability to provide proper parking.

GEG:bms

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: Feb. 7-69
Posted for: Monday, Feb. 24, 1969, 8:00 A.M.
Petitioner: Stanley T. Vocke, Sr.
Location of property: N/S Joppa Rd. 138' E. Emge Lane
Location of Signs: On North Side of Joppa Rd. at Emge Lane
Remarks: _____
Posted by: Mark H. Davis Date of return: Feb. 14-69

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 3, 1969

COUNTY OFFICE BUILDING
111 E. Charles Street
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE PLANNING DIVISION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

ADMINISTRATIVE SERVICES

Mr. Stanley T. Vocke, Sr.,
1612 Yakona Road
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
from an R-6 to an B-R zone
Location: N/S Joppa Rd., 138' E. of center line of Emge Lane
Petitioner: Stanley T. Vocke, Sr.
Committee Meeting: January 21, 1969
Item: 160

Dear Sir:

The Zoning Advisory Committee has reviewed the plans 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 frame dwelling which is vacant. Immediately to the west is the Towson Surgical Supply Company to the east Carpel Fair and Harold's Fruit Markets to the south the RGS Service Center Building and a used car lot; to the north is a large piece of vacant land which topography falls to the Baltow. At the present time there is no curb and gutter existing along any of the Frontage on Joppa Road.

BUREAU OF ENGINEERING:

Highways: Access to this site shall be from Joppa Road which will be improved under the Capital Improvement Program with 45' paving cross-section on a 70' right-of-way.

Storm Drains: Storm water shall be directed to a suitable outfall, no problems are anticipated.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities would be the full responsibility of the Applicant.

Mr. Stanley T. Vocke, Sr.,
1612 Yakona Road
Towson, Maryland 21204
RE: Item 160

February 3, 1969

BUREAU OF ENGINEERING (Continued)

Sewers: Public sanitary sewerage is available to serve this site. There is existing sanitary sewer in Joppa Road.

Water: This site can be served from the existing water main in Joppa Road.

BUREAU OF TRAFFIC ENGINEERING:

The proposed new building does not indicate the use, therefore any variance in parking would be undesirable.

The existing and proposed drive combination between the existing Carpel Fair building and the new building should be redesigned to provide a more continuous and more efficient entrance location.

BUILDING ENGINEER'S OFFICE:

No comment from this office.

PROJECT PLANNING DIVISION:

The entrances should be revised to line up with the driveway in common. The two parking spaces adjacent to the West property line are unworkable.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

BOARD OF EDUCATION:

Will not increase school population.

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.

Mr. Stanley T. Vocke, Sr.,
1612 Yakona Road
Towson, Maryland 21204
RE: Item 160

February 3, 1969

ZONING ADMINISTRATION DIVISION:

Revised plan must be received in this office in compliance with the above comments prior to the hearing.

The parking in the rear must be set up one of two ways: either 18+ parking spaces with a 24' drive, or 20+ parking spaces with a 20' drive.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

OLM:JD

Enc.

cc: Mr. Joseph L. Soley
8001 York Road
Towson, Maryland 21204

THE TOWSON TIMES

TOWSON, MD 21204 February 10, 1969

THIS IS TO CERTIFY, that the above advertisement of John W. Myers, Zoning Commissioner of Baltimore County, Maryland, was published in

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for ONE (1) week before the 10th day of February, 1969 that is to say, the same was inserted in the issue of February 8, 1969.

STROMBERG PUBLICATIONS, Inc.

B. Rich Morgan

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 60817

DATE Feb. 3, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:

Zoning Dept. of Balto. Co.

To:

Maryland Commercial Contractors, Inc.
3 Hollins Ave.
Baltimore, Md. 21210

TOTAL AMOUNT
\$50.00

DEPOSIT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
4	Petition for Reclassification and Variance for Stanley T. Vocke Sr. #69-181-RA	50.00
4		
50.00		
4		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 60860

DATE Feb. 24, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:

To:

Maryland Commercial Contractors, Inc.
8001 York Road
Towson, Md. 21204

Zoning Dept. of Baltimore County

TOTAL AMOUNT
\$61.00

DEPOSIT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
4	Advertising and posting of property for Stanley T. Vocke, Sr. #69-181-RA	61.00
4		
61.00		
4		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Mr. Stanley T. Vocke, Sr.,
1612 Yakona Road
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

21st day of January, 1969.

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner Stanley T. Vocke, Sr.

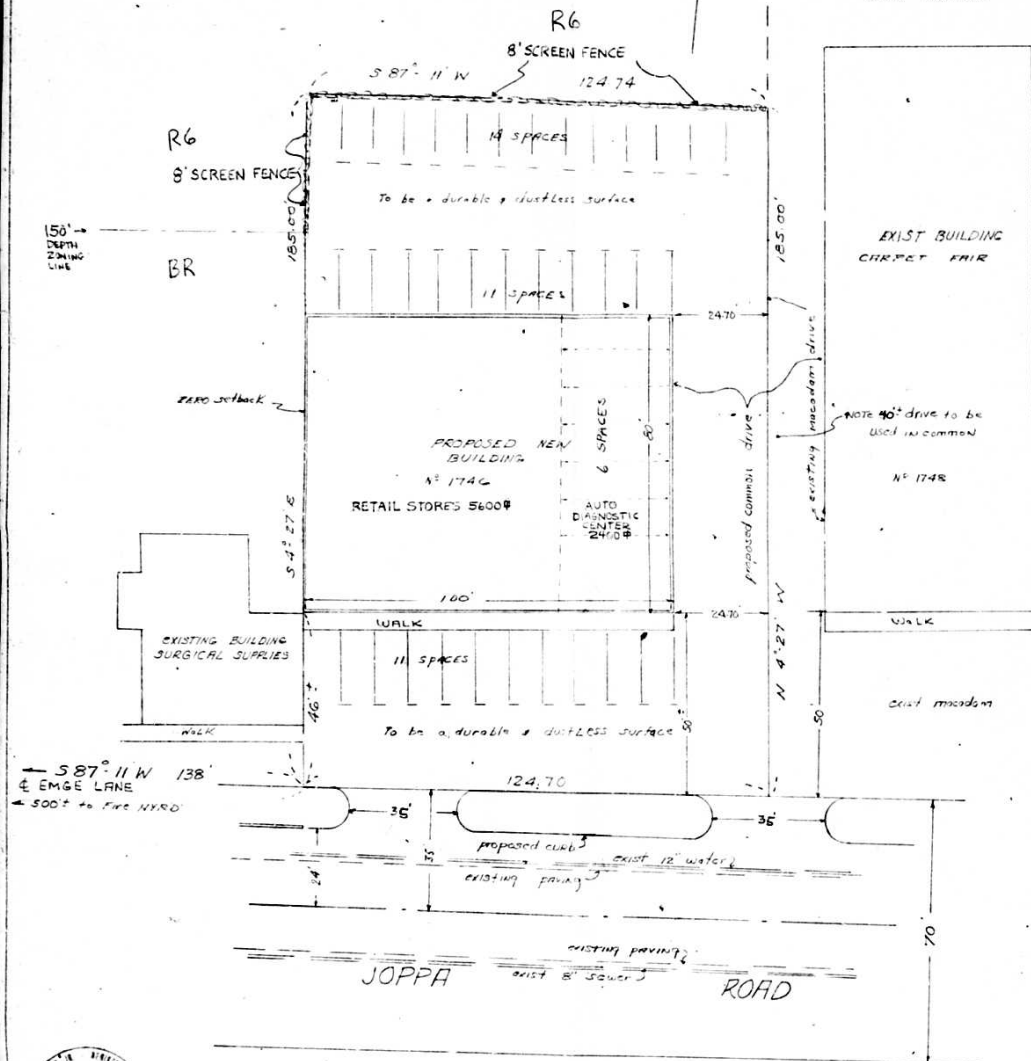
Petitioner's Attorney

Reviewed by

Oliver L. Myers
Chairman of
Advisory Committee

cc: Mr. Joseph L. Soley
8001 York Road
Towson, Md. 21204

NINTH ELECTION DISTRICT OF BALTIMORE COUNTY, MD.
 PLAT FOR BUILDING PERMIT
 PROPOSED BUILDING LOCATION 100' X 80' = 8000 sq ft.
 PARKING DATA: RETAIL STORES (R-200#) 5600# = 28 SPACES
 DIAGNOSTIC CENTER (R-200#) 1200# = 8 SPACES
 NO. OF SPACES REQUIRED 36 SPACES
 NO. OF SPACES SHOWN 42 SPACES
 SEE ZONING PETITION 69-181RA (GRANTED)



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 9/24/69
 ZONING FILE 69-181RA

WILLIAM G. ULRICH JR.
 COUNTY SURVEYOR
 COURT HOUSE
 TOWSON 4, MD.
 SCALE 1" = 20'
 SEPTEMBER 15, 1969

REVISED SEPT 24, 1969

William G. Ulrich Jr.



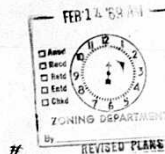
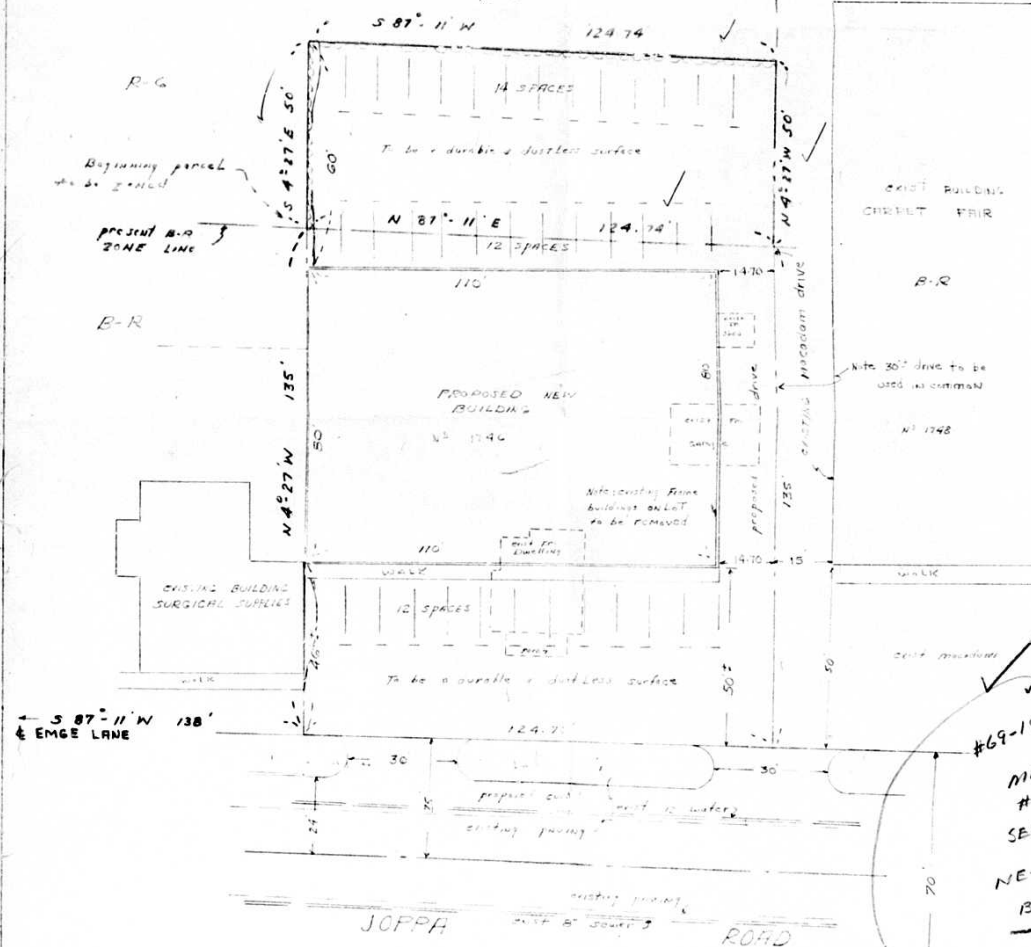
NINTH ELECTION DISTRICT OF BALTIMORE COUNTY, MD.
 FOR THE PURPOSE OF ZONING ONLY

PRESENT ZONING B-R 1 R-6
 PROPOSED ZONING R6 TO B-R
 AREA TOTAL TRACT 0.53 of an ACRE
 AREA OF PROPOSED B-R 0.14 of an ACRE
 AREA OF PROPOSED BUILDING 8800 sq ft.
 PARKING DATA: ONE SPACE FOR EACH 200 sq ft. (Retail Trade)
 NO. OF SPACES SHOWN (38)
 NO. OF SPACES REQUIRED (44) (Space 9x18')

PROPOSED VARIANCES:

1. TO PERMIT 38 parking spaces in lieu of 44 (6 spaces)
2. TO PERMIT 0' side yard west property line in lieu of 30'
3. TO PERMIT 14.70' side yard east property line in lieu of 30'

VACANT
 R-6



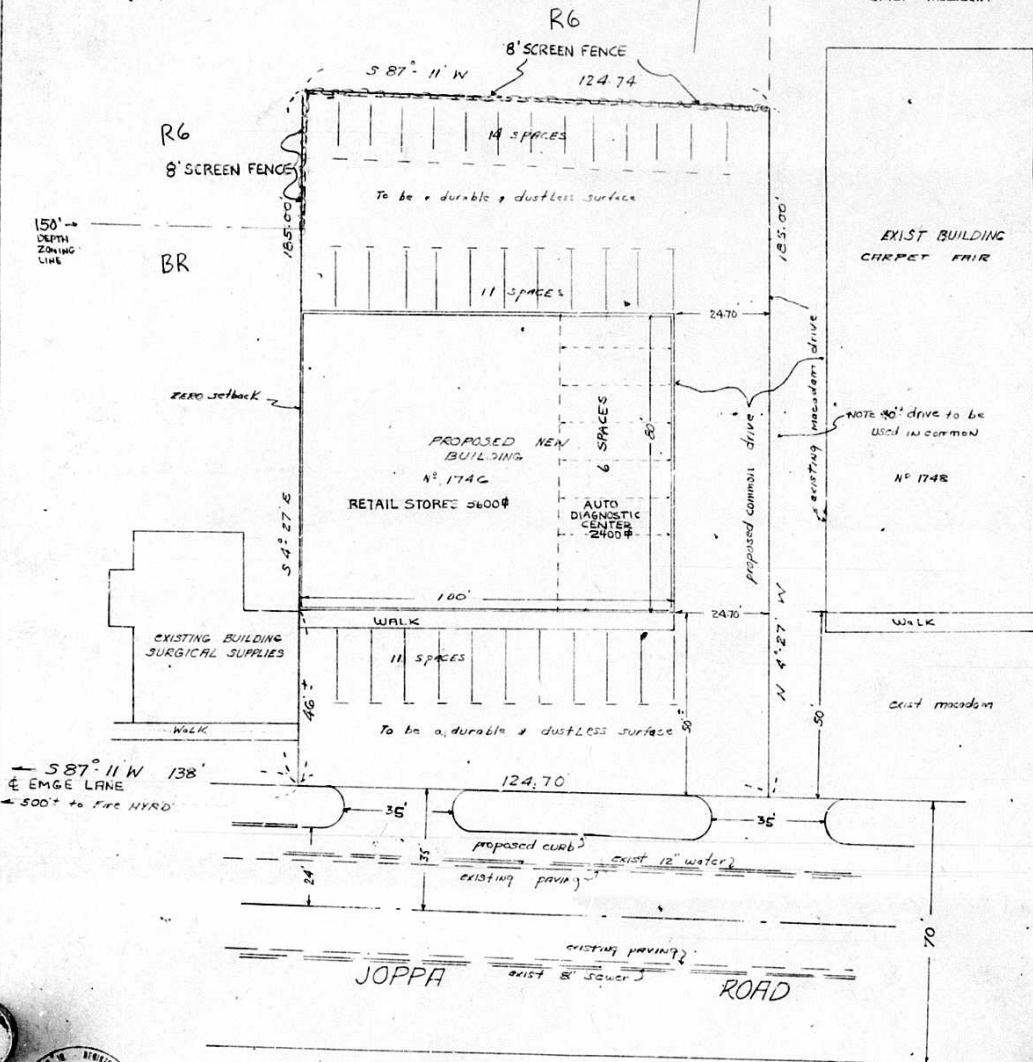
REVISED: FEBRUARY 12, 1969
 William G. Ulrich Jr.

WILLIAM G. ULRICH JR.
 COUNTY SURVEYOR
 COURT HOUSE
 TOWSON 4, MD.
 SCALE 1" = 20'
 JANUARY 4, 1969



William G. Ulrich Jr.

NINTH ELECTION DISTRICT OF BALTIMORE COUNTY, MD.
 PLAT FOR BUILDING PERMIT
 PROPOSED BUILDING LOCATION 100' X 80' = 8000 sq. ft.
 PARKING DATA: RETAIL STORES (N^o 200#) 5600# = 28 SPACES
 DIAGNOSTIC CENTER (N^o 300#) 2400# = 12 SPACES
 NO PARKING SPACES REQUIRED 36 SPACES
 NO PARKING SPACES SHOWN 42 SPACES
 SEE ZONING PETITION 69-181-R/R (GRANTED)



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 9/29/69
 ZONING FILE 69-181-R/R

WILLIAM G. ULRICH JR.
 COUNTY SURVEYOR
 COURT HOUSE
 TOWSON 4, MD.
 SCALE 1" = 20'
 SEPTEMBER 15, 1969

William G. Ulrich Jr.

REVISED SEPT 24, 1969

