PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William P., Wilke, Inc., legal owner. of the property situate in Baltimore MAP County and which is described in the description and plat attached hereto and made a part hereof, 3 - C hereby petition (1) that the zoning status of the herein described properly be re-class HOPTH-ENSTERN DECA NE-10-D

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.

Property is to be posted and advertised as prescribed by Zoning Regulations To 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

oling / Instage for John J. Bishop, Jr.

Address ... 606 Loyola Federal Bldg.

ORDERED By The Zening Commissioner of Baltimore County, this. ., 196.9., that the subject matter of this petition be advertised, ar

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 Baltimere County in Room 106, County Office Building in Towson, Raltimore County, on the 9 9 19th day of May 1969 at 1:00 o'clock

Zoning Commissioner of Baltimore Count

Rilliam & Stille Resident

Address 8331 Satyr Hill Road

Baltimore, Md. 21234

Protestant's Attorney

William F. Wilke, Inc.
Legal Owner

RE: PETITION FOR SPECIAL EXCEP- : E/S of Satyr Hill Road, 900' N of Joppa Road - 9th District William F. Wiike, Incorporated -

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FILING

FOR 1

ORDE DATE

"x "

NO. 69-252-X (Item No. 198)

COMMISSIONER OF

BEFORE THE

BALTIMORE COUNTY 111 111 111

The Petitioner seeks a Special Exception to convert an existing home into an office building. Plans call for the addition of a thirteen foot by fifteen foot addition to the rear of the structure. Eight parking spaces will be provided. When completed, the building will be used as the office of a mechanical contractor. As a matter of fact, the present house has been so used for the past two and a half years, apparently without detection by the neighbors

The Deputy Zoning Comm ssioner feels that the Petitioner has the burden of proof in complying with the provisions of Section 502.1 of

For the aforegoing reasons, IT 'S ORDERED by the Deputy Zonissioner of Balcimore County, this 25 day of June, 1959, at a Special Exception for an office building should be and the same is GRANTED, from and after the date of this Order, subject to the following re-

- 1. Parking of business equipment on the premises
- 2. Parking of commercial vehicles on the premises
- 3. Parking of any type of equipment or vehicles on the front premise is prohibited
- 4. Hours of operation shall be restricted from 9:00
- No exterior alterations other than the aforemen-oned thirteen foot Ly fifteen foot addition to the rear, shall be permitted

6. An identification sign not to exceed one square foot is permitted.

7. The site plan is subject to approval of the site plan by the State Roads Commission, the Bureau of Pub-lic Services and the Office of Planning and Zoning.

FOR RECEIVED R DATE 6/25/69 ORDER

64-251X

HAGAN & HOLDEFER, INC. SURVEYORS AND CIVIL ENGINEERS

\$69-252X 4200 ELSRODE AVENUE / BALTIMORE, MD. 21214 (301) 428-2144

January 31 1969.

DESCRIPTION OF NO. 6831 SATTR HILL ROAD FOR ZONING FECLASSIFICATION PROH R-6 to R-A with A SEPCIAL EXCEPTION FOR OFFICES

BENTANING for the same at a point on the east side of Satyr Hill Road, 30 feet wide, said point being situate 900 feet, more or less, measured northerly along said east side of Satyr Hill Road from its intersection with the center line of Joppa Road, thence leaving said place of beginning and running and binding on the east side of Satyr Hill Road North O4 degrees O4 minutes West 69.96 feet, thence leaving said road and running the 3 following courses and distances, visy North 75 degrees 15 minutes East 190.55 feet, South 14 degrees 45 minutes East 68.75 feet and South 75 degrees 15 minutes West 203 52 feet to the place of teginning.

Containing 0.311 acres of land, more or less.

Being a portion of lot No. 52 as laid out and shown on the Plat of "Joppa Heights Little Farms" recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6 folio 166.

> Note: This description has been prepared for zoning pruposes only and is not intended to be used for conveyance.



#69-252X

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 13, 1969

John J. Bishop, Jr., 606 Loyola Federal Bldg., Oliver L. Myers Towson, Md. 2120

RE: Type of Hearing: Special Exception for offices Location: //S Satyr Hill Rd., 9001 N. of conter into of Joppa Rd. Delitioner: William F. Wilke, Inc. Committee Mesting of Mar. 4th, 1969 Item 198

PRODUCT CLASSES

The Loning Advisory Committee has reviewed the plans submitted with the above referenced patition and has made in on site field inspection of the property. The following commencs are a result of this review and inspection.

the preparty is presently improved with a one and that story brick dealling with a large parking area in the rear. It is bounded on the north, the south and west by one and whalf to two and a half story brick and feel made which the south and the story is a wooded and is uniformered, dary with Mound at the present time is not improved any the first present time is not improved any that did not the present time is not improved any that did gutter are concerned.

BUREAU OF ENGINEERING:

Access to this site will be from Satyr Hill Road.

No new construction appears to be involved on this site as the applicant intends to use the existing dwelling.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF THAFFIC ENGINEERING:

The plan must be revised to show the location of Perrica kway, improvements to Salyr Hill Read and future access to this site.

John J. Bishop, Jr., 605 Loyola Federal Gldg., Towson, Md. 21204 Item 198

March 13, 1969

BOARD OF EDUCATION:

Acreage is too small to have an affect on 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 Moryland State Health Air Pollution Central Regulations. Additional information may be obtained from the Division of Air Pollution, Battimere County Department of Health.

Any use that petitioner would prupose for site shall meet all Fire Department regulations.

BUILDING ENGINEER'S OFFICE:

Must meet all the requirements of the Baltimore County

STATE ROADS COMMISSION:

It appears that the subject site will seriously be effected by the State Roads Counission's proposed extension of Ferring Parkway. A copy of the plan has teen submitted to the Eureau of Highway Dasiyn in order to determine the extent of the effects to the site.

It is requested that a hearing date not be assigned until such time as the affects to the site are known.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the proposed improvements to Satyr Hill Road and the proposed Right-of-May of Percing Parksay are shown on revised plans in conformance with the State Roads Commission comments and the Bureau of Traffic Engineering.

OLM: JD

OLIVER L. MYERS, Chairman

BALLIMORE COUNTY, MARYLA VD

- 2 -

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date Mov 9, 1969

FROM George E. Gavrelis, Director of Planning

SUBJECT Patition 69-252-X. Special Exception for Offices. East side of Salyr Hill Road 900 feet north of Joppa Road. William F. Wilke, Inc.,

HEARING: Monday, May 19, 1969 (1:00 P M.)

The Planning staff feels that the proposed affice use for the subject property is consistent with the ubjectives of the comprehensive zoning mop. It voices no objection to the Special Exception if the Special Exception is conditioned up in conversion only of the present structure for office use. Subsequently, flist property might be taken as part of a future interchange between Perring Parkway and Jopan Road. Unfortunately, neit" are the County nor the State is in a position to reserve the property at this time.



PLANS APPROVED OFFICE OF PLANNING & ZO 69-252X

crea ver flowe office are 1433 No. REQ. MERING EP 5 cees the place organ to 14 No REGISTRESIS TH S TOTAL PARKING ERG & SPIZE No. people sed soice & (9:20)100

ADDITION + ALTERATIONS MARYLAND 7-14-604

3331 SATYR UILL ROLL ON ELECTION DISTRET

JUL -5 1972

PATTION TO A STATE OF THE STATE

OFF OF THE TOWSON TIMES

TOWSON, MD. 21204 May 7

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THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose
Scaning Commissioner of "altimore County Zoning Commissioner of IntE TONSON TIMES, a seekly newspaper published in
Baltimore County, Maryland, once a week for one NECOCCOMMON

was inserted in the issue of May 1, 1969, that is to say, the same

STROMBERG PUBLICATIONS, Inc.

By Lute Morgan



CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 1 1969 ... 19....

I Leanh Structor

Cost of Advertisement, \$_____

ELEPHONE 823-3000 EXT. 387	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Calindres and Resight COURT HOUSE TUWNON, MARYLAND 21794 BYLLED	
TO:	Cash Cash	TOTAL AMOUN
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4325	4	,

BEST SET	BAP TIMORE COUNTY, MA*YLAND OFFICE OF FINANCE Division of Collection and Recipit COUNT HOUSE TYPESON, MARYLAND 21204	62183
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3000m	4	

/ Signe zon	CERTIFICATE OF POSTING IING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland	#69-252-X
Posted for Meaning M	Date of Por Waday May 19. 1969 @ 11	os P.H.
Location of property:	Latyr Hell Krol 900 M	Lype Rd
Location of Signa: Location of S	Gestel see Frank july 3d	
Posted by YVILL H MA	Date of return:	May - 2 - 69





