

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, JOHN H. SHARPLEY, JR., and
I or we, JOHN H. SHARPLEY, JR., and
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 reclassified, pursuant to the Zoning Law of Baltimore County, from 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 office and office building

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.

By John H. Sharpley, Jr.
Contract purchaser
Address 4116 S. Northern Parkway
Baltimore, Maryland 21206
Petitioner's Attorney
By John H. Sharpley, Jr.
Legal Owner
Address 4116 S. Northern Parkway
Baltimore, Maryland 21206
Plaintiff's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ 29th _____ day of _____ 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 _____ 12th _____ day of _____ 1969, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

10:00 AM
6/12/69
JH

SHARPLEY for the same at the corner formed by the intersection of the Southeast side of Northern Parkway formerly Maple Avenue and the South-
east side of Spruce Street, running in a Northwesterly direction and
ending on the Southeast side of Spruce Street 145 feet to the Northwest side
of an alley 10 feet wide with the sun shown in season with above there
running in a southeasterly direction ending on said alley and parallel to
Northern Parkway formerly Maple Avenue 42 feet to the end of the first line
of a parcel of land which by a deed dated December 15, 1930 and recorded
among the land records of Baltimore County in Liber L. Vol. M. No. 864 Folio
421 he was conveyed by Arthur L. Hishaw and wife to the Standard Oil Company
of New Jersey and thence binding on said time reversely and parallel to
Spruce Street 145 feet to the Northwest side of Northern Parkway formerly
Maple Avenue and thence running in a Northwesterly direction and ending on
the Northwest side of Northern Parkway formerly Maple Avenue 42 feet to the
place of beginning. Being the Westermont 42 feet of lot 194 as shown on the
Plat of Overlea recorded among the Plat Records of Baltimore County in Plat
Book 2 N & S No 2 Folio 77. The improvements shown being known as No. 4116
Northern Parkway.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 7, 1969

C. John Serio, Esq.,
3 E. Lexington Street
Baltimore, Maryland 21202
Item 256

RE: Type of Hearing: Reclassification
for Special Exception for Office
and Office Building
Location: 1/2 Spruce St., & N/S
Northern Parkway
14th District
Petitioner: John H. Sharpley
Committee Meeting of April 29th, 1969
Item 256

Dear Sirs:

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 subject property is presently improved with a two
and a half story frame dwelling. It is bounded on the
east by a Humble Oil Service Station; on the north by a
Lutheran Church; on the west by dwellings one and a half
to two and a half stories of frame construction. The
property to the south is improved with a savings and loan
association and a service station. Northern Parkway in
this location and Spruce Street are improved as far as
curb and gutter are concerned.

BUREAU OF ENGINEERING:

Since all adjacent streets are improved and all
utilities exist, this office has no other requirements
at this time. However, if a new building permit is applied
for in the future, this office will require a 5 ft.
widening along Spruce Street and a fillet at the intersection
with Northern Parkway.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of the Baltimore County
Building Code.

C. John Serio, Esq.,
3 E. Lexington Street
Baltimore, Maryland 21202
Item 256

May 7, 1969

FILE DEPARTMENT:

This office has no comment.

PROJECT PLANNING DIVISION:

The plan must be revised to show curb cut off of Spruce Street for
the parking and the parking must be screened with a 4' high compact screen
plantings.

BOARD OF EDUCATION:

Acres too small to affect student 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.

ZONING ADMINISTRATION DIVISION:

The petitioner's site plan indicates Spruce Street to be a 30 ft.
roadway. Upon a field investigation of the subject site it revealed
that Spruce Street in all actuality is only 16 ft. wide from curb to
curb. Revised plans must be submitted to this office prior to the
hearing.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

OLM:JD

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 29, 1969

FROM: Mr. George E. Gavelly, Director of Planning

SUBJECT: Petition #69-271-X - Special Exception for Office and Office Building,
Northeast corner of Spruce Street and Northern Parkway (formerly Maple
Ave.). John H. Sharpley, Petitioner.

14th District

HEARING: Thursday, June 12, 1969 (10:00 A.M.)

If granted, the granting should be conditioned upon compliance with an
approved site plan including screening.

GEG:ms

INTER-OFFICE CORRESPONDENCE

BUREAU OF TRAFFIC ENGINEERING

Baltimore County, Maryland

Towson, Maryland, 21204

Date: June 8, 1969

TO: Mr. John G. Rose

Attn: Oliver L. Myers

FROM: C. Richard Moore

SUBJECT: Item 256 - ZAC - April 29, 1969
Property Owner: John H. Sharpley
Spruce St., & Northern Parkway
S.E. Cor. Offices and Office Bldg.

The parking plan is not satisfactory and it would appear,
based on the size of the lot, that ample parking can not be provided
on the site.

C. Richard Moore
C. Richard Moore
Engineer II

CRM:mr

BUREAU OF ENGINEERING

Zoning Plat - Comment

256. Property Owner: John H. Sharpley
Location: 1/2 Spruce St., & N/S Northern Parkway

District: 14th
Present Zoning: RA
Proposed Zoning: S.E. Cor. Office and Office Bldg.
No. Acres: 0.090 sq. ft.

Since all adjacent streets are improved and all utilities exist,
this office has no other requirements at this time. However, if a new
building permit is applied for in the future, this office will require
a 5-foot widening along Spruce Street and a fillet at the intersection
with Northern Parkway.

END:mr

Mr. S.E. Key Sheet
22 N.E. 17 Position Sheet
N.E. 68 200' Scale Tape

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: April 29, 1969

FROM: Mr. George E. Gavelly

SUBJECT: John H. Sharpley
1/2 Spruce St., & N/S Northern Parkway
14th District

Must meet all requirements of the Baltimore County Building Code.

John Serio
John Serio

Office

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John J. Rose, Zoning Commissioner

Date: 5/5/69

ATTN: Mr. Myers

FROM: John Willey, Inspector

Fire Department

SUBJECT: Item 256 Zoning Agenda April 29, 1969

Property: "Inner Belt" H. Sharpley

Location: Spruce Street and Northern Parkway

14th District

Fire Department has no comment.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE
Zoning Commissioner

Date: May 5, 1969

FROM: PROJECT PLANNING DIVISION

SUBJECT: Zoning Advisory Agenda Item #256

April 29, 1969
John H. Sharpley
E/S Spruce St. &
N/S Northern Parkway

The plan must be revised to show curb cuts off of Spruce Street for the parking and the parking must be screened with a 4' high compact screen planting.

RW:WVH

RICHARD B. WILLIAMS
Planner

BALTIMORE COUNTY, MARYLAND

ZONING ADVISORY COMMITTEE MEETING

OF APRIL 29, 1969

Petitioner: John H. Sharpley

Location: E/S Spruce St. & N/S Northern Parkway

District: 14

Present Zoning: RA

Proposed Zoning: S.E. for Offices & Office Bldg.

No. of Acres: 2,890 sq. ft.

Comments: AVERAGE TOO SMALL TO EFFECT DENSE POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers

Date: April 30, 1969

FROM: William M. Greenwalt

SUBJECT: Item 256 - Zoning Advisory Committee Meeting, April 29, 1969

Health Department Comments:

256. Property Owner: John H. Sharpley
Location: E/S Spruce St., & N/S Northern Parkway
District: 14th
Present Zoning: RA
Proposed Zoning: S.E. for Offices and Office Bldg.
No. Acres: 2,890 sq. ft.

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.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WEG/ca

TO: John J. Rose, Zoning Commissioner
ATTN: Mr. Myers
FROM: John Willey, Inspector
Fire Department
SUBJECT: Item 256 Zoning Agenda April 29, 1969

Property: "Inner Belt" H. Sharpley
Location: Spruce Street and Northern Parkway
14th District

Fire Department has no comment.

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

Your Petition has been received and accepted for filing this day of April, 1969.

John J. Rose
Zoning Commissioner

Petitioner: John H. Sharpley
Petitioner's Attorney: John J. Rose, Esq.
Reviewed by: Oliver L. Myers
Chairman of Advisory Committee

PETITION FOR SPECIAL EXCEPTION - THE ESSEX TIMES

Attention: Petition for Special Exception for the Essex Times, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 26th day of May, 1969 that is to say, the same was inserted in the issue of May 22, 1969.

The Board of Commissioners of Baltimore County, Maryland, do hereby certify that the Essex Times, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 26th day of May, 1969 that is to say, the same was inserted in the issue of May 22, 1969.

John J. Rose, Esq.
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 22 1969

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 week before the 26th day of May, 1969, the same publication appearing on the 22nd day of May, 1969.

THE JEFFERSONIAN

Edmund S. Struthers
Manager

Cons. of Advertisement: \$

TELEPHONE 833-3000 EXT. 367

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

INVOICE No. 62276 DATE June 12, 1969

TO: Currier Professional Center, Inc.
6000 Baker Road
Baltimore, Md. 21206

Zoning Dept. of Baltimore County

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for John H. Sharpley 609-271-X	\$56.50

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

TELEPHONE 833-3000 EXT. 367

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

INVOICE No. 62224 DATE May 19, 1969

TO: C. John Burke, Esq.
3 E. Lexington Street Suite 25
Baltimore, Md. 21201

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 31-622

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Special Exception for John H. Sharpley, Jr. 609-271-X	\$50.00

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-271-X

District: 14th

Date of Posting: May 22, 1969

Posted for: Henry J. Rose, Jr., 10000 Baker Road, Baltimore, Md.

Petitioner: John H. Sharpley

Location of property: E/S Spruce St. & N/S Northern Parkway

Location of Signs: 2 Signs for Northern Parkway, 1 Sign for Spruce St.

Remarks: Signs placed on May 22, 1969

Posted by: Mark H. Shaw

Date of return: May 23, 1969

PETITION FOR SPECIAL EXCEPTION - THE ESSEX TIMES

Attention: Petition for Special Exception for the Essex Times, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 26th day of May, 1969 that is to say, the same was inserted in the issue of May 22, 1969.

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John J. Rose, Esq.
Zoning Commissioner of Baltimore County

OFFICE OF THE ESSEX TIMES

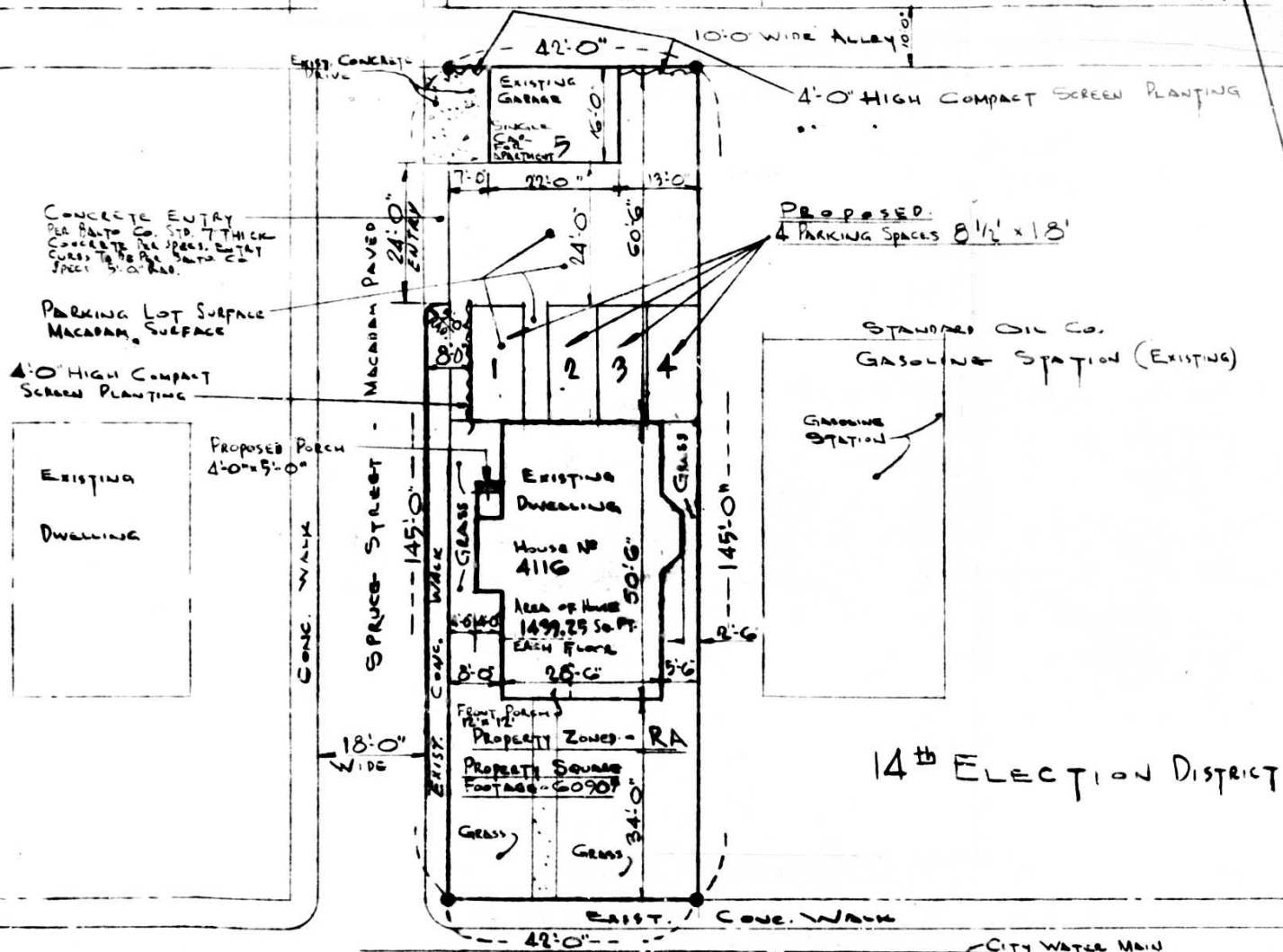
ESSEX, MD. 21221 May 26, 1969

THIS IS TO CERTIFY that the annexed advertisement of John J. Rose, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 26th day of May, 1969 that is to say, the same was inserted in the issue of May 22, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Fred Morgan

EXISTING
ST JAMES
LUTHERAN CHURCH



EXISTING ZONING - RA

PROPOSED ZONING - RA SPECIAL EXCEPTION
FOR OFFICES AND OFFICE
BUILDINGS

GROSS AREA - 7605 Sq. ft. PROPERTY

NET AREA - 6090 Sq. ft. PROPERTY

DESIGNED DENSITY (EXISTING) ONE APARTMENT - 2ND FLOOR,
ONE DENTIST OFFICE on
FIRST FLOOR.

DESIGNED DENSITY (PROPOSED) ONE APARTMENT - 2ND FLOOR,
ONE APARTMENT ON FIRST
FLOOR REAR OF BUILDING,
OFFICES IN FRONT OF BUILDING

PARKING DATA: 8 1/2' x 18' SIZE

FIRST FLOOR - 1439.25 SQ. FT. TOTAL
1. FIRST FLOOR APARTMENT 839.25 SQ. FT. 1 CAR SPACE
2. FIRST FLOOR OFFICES 600 SQ. FT. 2 CAR SPACES
TOTAL FIRST FLOOR SPACES REQ'D. 3

SECOND FLOOR - 1439.25 SQ. FT. - ONE
APARTMENT 1 CAR SPACE

TOTAL OF SPACES REQ'D. 4 CAR SPACES
TOTAL OF SPACES PROVIDED 4 CAR SPACES
1 SINGLE CAR
GARAGE

TOTAL CAR SPACES 5

NO SCREENING REQ'D.
LIGHTING FOR PARKING - (1) 150 WATT FLOOD
FIXTURE LOCATED ON REAR OF HOUSE.
HEIGHT OF BUILDING - 35 FEET
LINES L M L M No. 864 Folio 448
PLAT BOOK JWS No. 2 Folio 448

AREA OF STREETS & R/W'S 3030 SF
ALLOWABLE GROSS DENSITY 16X GROSS AREA =
3 No. UNITS

ALLOWABLE NET DENSITY 18X NET AREA =
25 No. UNITS

PERMITTED No. OF UNITS 3
PROPOSED No. OF UNITS 2

ACTUAL GROSS DENSITY - NUMBER OF UNITS SHOWN
GROSS AVERAGE
ACTUAL NET DENSITY - NUMBER OF UNITS SHOWN
NET AVERAGE

OVERSEA MEDICAL GROUP
6801 BELAIR RD.
PROPOSED REZONING FOR
PROPERTY LOCATED AT
4116 NORTHERN PARKWAY

ALBERT K. BRONKHORST AIA
JAMES S. CAMPBELL
ARCHITECTS



NORTHERN PARKWAY
CONCRETE PAVING
100'-0" T
BELAIR RD.

PLOT PLAN
SCALE 1" = 20'-0"

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 9/23/66
69-27-2
MICROFILMED