

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

KNOW ALL MEN BY THESE PRESENTS, that the 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 that the zoning status of the herein described property be re-classified pursuant to the Zoning Law of Baltimore County, from an _____ to an _____, for the following reasons:

See attached description

and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an office building, as permitted under Section 215.5 of the Baltimore County Zoning Regulations.

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 _____
Address _____
Legal Owner _____
Address _____
Towson, Maryland, 21204
M. William Adelson
Petitioner's Attorney
Address 1035 Maryland Nat'l Bank Bldg.
Baltimore, Md. 21202

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 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 _____ day of _____, 1969, at 1:00 o'clock.

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUN 13, 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 _____ times _____ before the _____ day of _____, 1969, the first publication appearing on the _____ day of _____, 1969.

THE JEFFERSONIAN,
L. Frank Jordan,
Manager

Cost of Advertisement \$ _____

RE: PETITION FOR SPECIAL EX-
CEPTION
N/S of Dunvale Road, 250' E of
York Road - 9th District
Hampton Apartments, Incorporated
Petitioners
NO. 69-281-X (Item No. 273)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners have withdrawn their Petition and it is, there-
fore, ORDERED by the Deputy Zoning Commissioner of Baltimore County,
this _____ day of July, 1969, that the said Petition be and the same is
hereby DISMISSED without prejudice.

Edward D. Heideley
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE 7/5/69
BY [Signature]

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 June 16, 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
week before the 16th day of June, 1969 that is to say, the same
was inserted in the issue of June 12, 1969.

STROMBERG PUBLICATIONS, INC.

By Ruth Morgan

M. William Adelson, BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
111 M. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

_____ day of _____, 1969

John G. Rose,
Zoning Commissioner

Petitioner: Hampton Apartments, Inc.

Petitioner's Attorney: M. William Adelson, Incorporated by

Chairman
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 20, 1969
FROM: Mr. George E. Gavelis, Director of Planning
SUBJECT: Petition #69-281-X, North side of Dunvale Road 250 feet East of York Rd.
Petition for Special Exception for Office and Office Building.
Hampton Apartments, Inc. - Petitioner
9th District
HEARING: Monday, June 30, 1969 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for an office building in an existing apartment structure. If granted, the granting should be conditioned upon compliance with an approved site plan which not only provides parking for the proposed office use but replaces parking for the balance of the apartment project.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany
Petition for Special Exception for Offices
#20 Dunvale Road

April 10, 1969

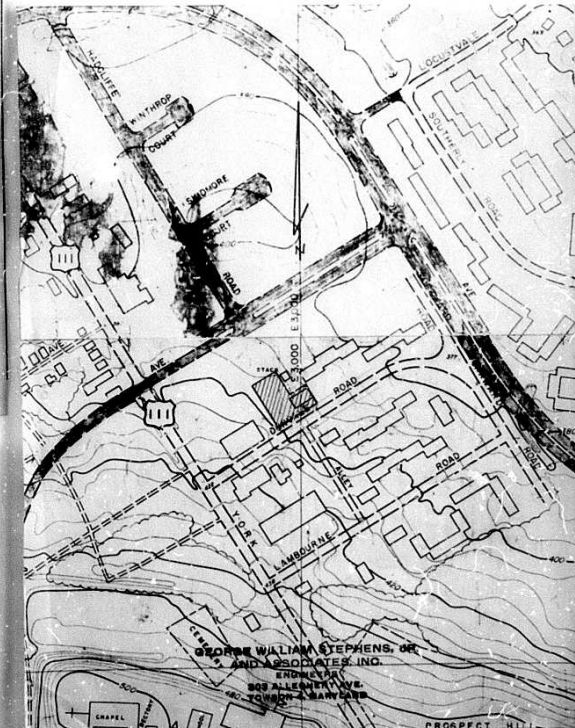
Beginning for the same at the end of the two following courses from
the intersection formed by the east side of York Road 66 ft. wide and the
north side of Dunvale Road 40 ft. wide N 57° 45' 41" E 250.00 ft. and
N 31° 41' 44" W 10.00 ft. said point of beginning being on the north side of
Dunvale Road 50 ft. wide, running thence binding on the north side of Dunvale
Road 60 ft. wide, (1) N 57° 45' 41" E 141 feet to a point in line with the
eastermost side of the building known as #20 Dunvale Road, thence (2) N 32°
14' 19" W leaving said Dunvale Road and binding for part of the distance along the
eastermost side of said #20 Dunvale Road 70 ft., thence the two following
courses (3) S 57° 45' 41" W 55 ft. and (4) N 32° 14' 19" W 80 ft. thence binding
on part of the north and west outlines of the Hampton Apartments property
the two following courses (5) S 57° 45' 41" W 84.58 ft. and (6) S 31° 41' 44" E
150.00 ft. to the place of beginning.

Containing 0.308 Acres more or less.



TELEPHONE 653-3000 EXT. 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 Billing Dept. of Baltimore County		No. 64603 DATE: JUN 23, 1969	
TO: Hampton Apartments, Inc. 800 York Road Baltimore, Md. 21204		BILLED BY:		TOTAL AMOUNT \$48.25	
DEBIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE		COST	
Advertising and posting of property \$48.25		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD		COST	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

TELEPHONE 653-3000 EXT. 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 Billing Dept. of Baltimore County		No. 62261 DATE: JUN 9, 1969	
TO: Eugene P. Smith, Esq. 101 Maryland National Bank Building Baltimore, Md. 21202		BILLED BY:		TOTAL AMOUNT \$60.00	
DEBIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE		COST	
Petition for Special Exception for Hampton Apartments, Inc. \$60.00		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD		COST	
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
400 N. CHESAPEAKE AVE.
BALTIMORE, MD. 21202
OL. 3-3300GEORGE E. GAVELIN
ENGINEERJOHN G. ROSE
ZONING COMMISSIONER

May 26, 1969

M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore, Maryland 21202RE: Type of Hearing: Special Exception
for an office building, as permitted
under section 215.5 of the Baltimore
County Zoning Regulations.
Location: E/S York Rd., N/S Dunvale Rd.,
9th District
Petitioner: Hampton Apartments, Inc.
Committee Meeting of May 20, 1969
Item 273

Dear Sir:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,


JOHN L. MYERS,
Zoning Supervisor
JED:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 26, 1969

COUNTY OFFICE BUILDING
400 N. CHESAPEAKE AVE.
BALTIMORE, MD. 21202Oliver L. Myers
CHAIRMAN

MEMBERS:

BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE BOARD COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

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 three story brick apartment dwelling. It is surrounded on the east, south, and north with existing three story brick apartments. To the north it is improved with group homes; to the west with the Town & Country Hotel and Harnden Chevrolet; also, Towson Valley Motors automobile dealership complex. Dunvale Road at the present time is improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

General:

All adjacent public streets have been improved and are in satisfactory condition. However, the entrance to the parking lot, located on the west side of No. 20 Dunvale Road should be reconstructed and the existing "C" type storm water inlet frame and grate should be adjusted accordingly. The existing shade trees, located on private property adjacent to Dunvale Road must be trimmed as required to allow pedestrians and unobstructed use of the public sidewalks. Since all utilities exist, this office has no further comment.

M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore, Maryland 21202
Item 273

May 26, 1969

PROJECT PLANNING DIVISION:

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

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates no major increase in traffic.

FIRE PREVENTION BUREAU:

Owner shall be required to meet all Fire Department requirements when change of occupancy permit is applied for.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

BOARD OF EDUCATION:

Would not increase student population.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

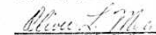
Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

Since the property to the north is improved with existing group homes and is zoned residentially, the parking areas for the proposed office building and the proposed parking for the apartment units must be screened with 4 ft. high compact screen planting, or a fence. This must be indicated on revised plans prior to the hearing.

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, Chairman
OLJ:JD
Enc.INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

Date: June 25, 1969

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard MooreSUBJECT: Revised Comments - Zoning Petition 69-281
Item 273 - ZAC - May 20, 1969
Property Owner: Hampton Apartments, Inc.,
York Road, N/S Dunvale Road
S.E. for office building

A review of the revised plan dated 6-10-69 indicates no change from the previous comments.

CRM:nr


C. Richard Moore
Engineer II

BUREAU OF ENGINEERING

Zoning Plat - Comment

273. Property Owner: Hampton Apartments, Inc.
Location: E/S York Rd., N/S Dunvale Rd.
District: 9th
Present Zoning: FA
Proposed Zoning: S.E. for Office Building
No. Acres: 0.305

General:

All adjacent public streets have been improved and are in satisfactory condition. However, the entrance to the parking lot, located on the west side of No. 20 Dunvale Road should be reconstructed and the existing "C" type storm water inlet frame and grate should be adjusted accordingly. The existing shade trees, located on private property adjacent to Dunvale Road must be trimmed as required to allow pedestrians an unobstructed use of the public sidewalks. Since all utilities exist, this office has no further comment.

RMG:sw

W. N. V. Key Sheet
40 N.E. 2 Position Sheet
N.E. 10A 200' Scale Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE
Zoning Commissioner

Date: May 23, 1969

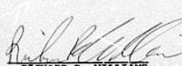
FROM: PROJECT PLANNING DIVISION

SUBJECT: Zoning Advisory Agenda Item #273

May 20, 1969
Hampton Apartments, Inc.
E/S York Rd.
N/S Dunvale Rd.

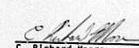
This plan has been reviewed and there are no site-planning factors requiring comment.

RMG:wh


RICHARD B. WILLIAMS
Planner
INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard MooreSUBJECT: Item 273 - ZAC - May 20, 1969
Property Owner: Hampton Apartments, Inc.
York Road, N/S Dunvale Road
S.E. for office building

Review of the subject petition indicates no major increase in traffic.

CRM:nr


C. Richard Moore
Engineer II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John J. Rose, Zoning Commissioner
ATTN: Mr. Myers

Date: May 22, 1969

FROM: Captain Charles F. Morris, Jr.
Baltimore County Fire DepartmentSUBJECT: Property Owner: Hampton Apartments, Inc.
Item #273 Zoning Agenda May 20, 1969
Location: E/S York Road, N/S Dunvale Road
District: 9th

1. Owner shall be required to meet all Fire Department requirements, when change of occupancy permit is applied for.

cc: Mr. Martin Hanna
Fire Protection Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John Rose Date May 22, 1969
FROM John France
SUBJECT E/S York Road, N/S Dunvale Road
Hampton Apartments, Inc.

Must meet all requirements of Baltimore County Building Code.


John France

JF:es

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF MAY 20, 1969

Petitioner: HAMPTON APARTMENTS, INC.
Location: E/S YORK RD., N/S DUNVALE RD.
District: 9
Present Zoning: RA
Proposed Zoning: S.E. FOR OFFICE BLDG.
No. of Acres: 0.308

Comments: WOULD NOT INCREASE STUDENT POPULATION.

273

BALTIMORE COUNTY, MARYLAND

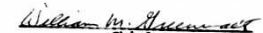
INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver L. Myers Date May 20, 1969
FROM William M. Greenwalt
SUBJECT Item 273 - Zoning Advisory Committee Meeting, May 20, 1969

273. Property Owner: Hampton Apartments, Inc.
Location: E/S York Rd., N/S Dunvale Rd.
District: 9th
Present Zoning: RA
Proposed Zoning: S.E. for Office Building
No. Acres: 0.308

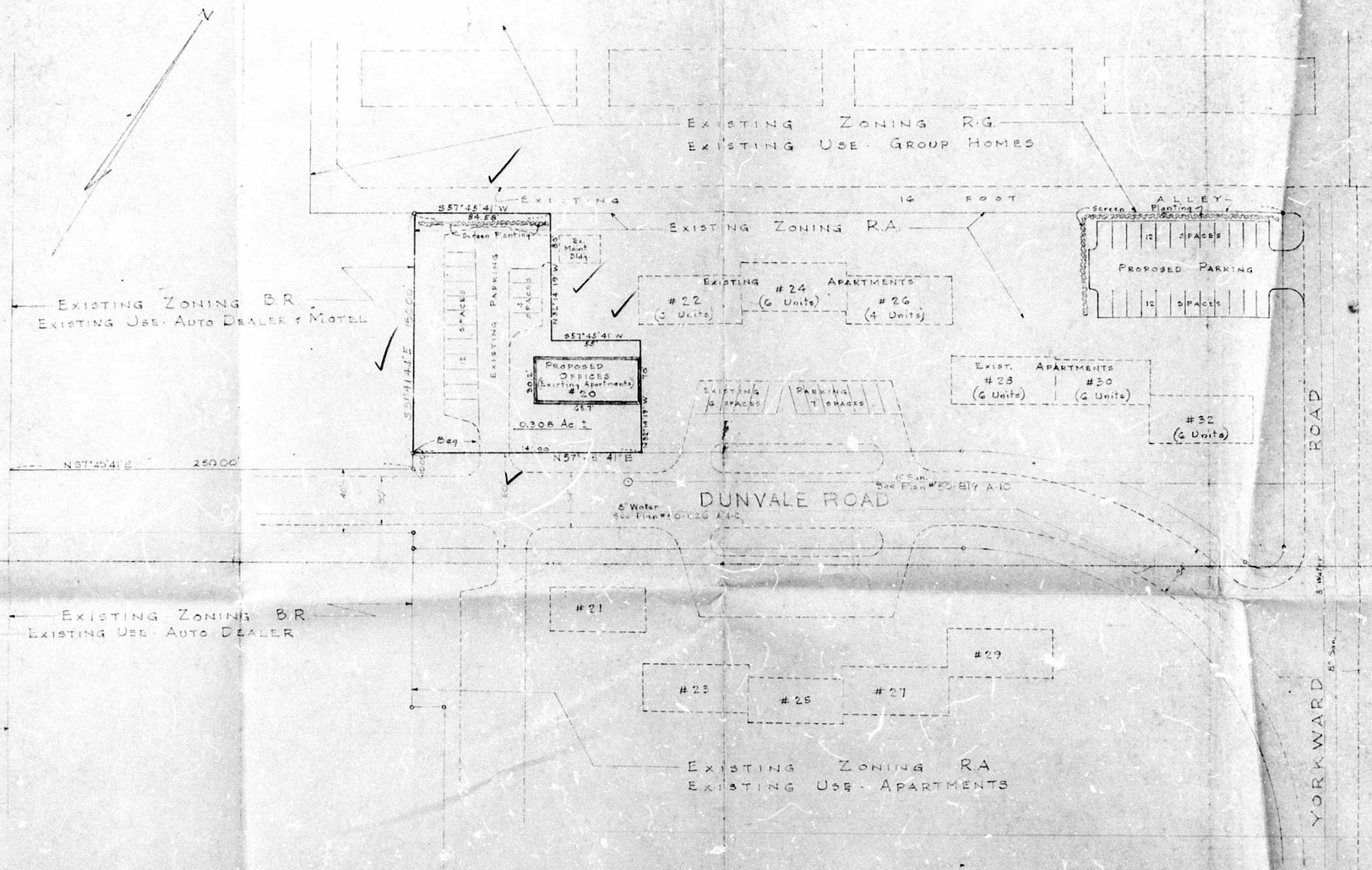
Public water and sewers are available to the site.

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.


Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMS/ca

YORK ROAD



TABULATION

No. of apartments to remain - 34
 Floor area of proposed offices
 1st Floor - 1982 sq ft
 2nd & 3rd Floors - 3963 sq ft

PARKING BREAKDOWN

remaining apartments (1 space each)
 Proposed offices
 1st Floor (1/3000 sq ft)
 2nd & 3rd Floors (1/3000 sq ft)

	Required	Provided
remaining apartments (1 space each)	34	37
Proposed offices		
1st Floor (1/3000 sq ft)	7	8
2nd & 3rd Floors (1/3000 sq ft)	4	8
	49	53

Proposed Screen Planting to be 4 ft. high American Arborvitae

PLAT TO ACCOMPANY ZONING PETITION
 SPECIAL EXCEPTION FOR OFFICES
 #20 DUNVALE ROAD

BALTIMORE COUNTY, Md.
 SCALE: 1" = 40'

ELECTION DISTRICT #9.
 APRIL 11, 1969.
 Screen Planting added 2/10/69.

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 304 ALLEGHENY AVE.
 TOWSON 4, MARYLAND



EXISTING ZONING RA
 EXISTING USE: APARTMENTS

#69-281X

OFFICE COPY

MAP #9
 SEC. 3-C
 NE-10A
 "X"

REVISED PLANS
 OFFICE COPY