

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Jack T. Gibson, 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 _____ 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.

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 Jack T. Gibson Legal Owner
Address 9606 Belair Road
Baltimore, Maryland
Protestant's Attorney
Address 210 W. Pennsylvania Avenue
Towson, Maryland 21204

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 196, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1969, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

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 _____

the above re-classification should be had and it further appearing that by reason of _____

A Special Exception for a _____ Office _____ should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1969, that the herein described property be re-classified and the same to be used by _____ from _____ to _____ and a Special Exception for a _____ Office _____ should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning. Edward D. Hardin DEPUTY Zoning Commissioner of Baltimore County

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

William G. Ulrich, Jr.

10 FULLERTON HEIGHTS AVE BALTIMORE, MD 21206

FOR THIS PURPOSE OF ZONING ONLY

Beginning for the same on the northwest side of the Belair Road (60 feet wide) at the distance of north 49 degrees 49 minutes east 140.00 feet from its intersection with the centerline of Perry View Road running thence and binding on the northwest side of Belair Road north 49 degrees 49 minutes east 100.00 feet thence leaving the side of Belair Road and running the three following courses and distances viz: north 40 degrees 11 minutes west 200.00 feet south 49 degrees 49 minutes west 100.00 feet and south 40 degrees 11 minutes east 200.00 feet to the place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward J. Hardesty, Deputy Zoning Commissioner Date: October 10, 1969
FROM: Mr. George E. Gourelis, Director of Planning
SUBJECT: Petition #70-80-X, Special Exception for Offices, Northwest side of Belair Road 140.00 feet North of Perry View Road, Jack T. Gibson Petitioner, 11th District
HEARING: Thursday, October 23, 1969 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

In view of the types of uses established on nearby properties, and in consideration of previous zoning action with respect to the adjacent lot, the planning staff of the Office of Planning and Zoning will offer no adverse comment with respect to the subject petition. If it should be decided to grant the subject petition, however, we request that the grant be conditioned upon approval of the site plan by this office.



TELEPHONE 823-3000 EXT. 387	INVOICE	No. 67024
BALTIMORE COUNTY, MARYLAND		
OFFICE OF FINANCE		
Division of Collection and Receipts		
COURT HOUSE		
TOWSON, MARYLAND 21204		
BILLED		
DATE: Oct. 23, 1969		
TO: Dr. Jack T. Gibson 9606 Belair Road Baltimore, Md. 21206		
Zoning Dept. of Baltimore County		
REPORT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT \$37.45
Advertising and posting of property #70-80-X		37.45
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	No. 64741
BALTIMORE COUNTY, MARYLAND		
OFFICE OF FINANCE		
Division of Collection and Receipts		
COURT HOUSE		
TOWSON, MARYLAND 21204		
BILLED		
DATE: Oct. 30, 1969		
TO: Jack T. Gibson, R.R.2 9606 Belair Road Baltimore, Md. 21206		
Zoning Dept. of Baltimore County		
REPORT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT \$56.00
Petition for Special Exception #70-80-X		56.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 19, 1969

Messrs. Kerr & Kerr
210 W. Pennsylvania Avenue
Towson, Maryland 21202

RE: Type of Hearings: Special Exception for offices
Location: W/S of Belair Rd., 140.00' N. of Perry View Rd.
Petitioners: Jack T. Gibson
Committee Meeting of Sept. 9, 1969
11th District
Item 59

Gentlemen:

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 1 1/2 story masonry dwelling, with the properties to the southeast improved with a bakery, food market, and Linn Service Station. The property to the west is four and with a dentist's office which is zoned R-1 with a Special Exception for offices. The property to the east and north are improved with cottages. Belair Road in this location is improved as far as concrete curb and gutter are concerned with a concrete sidewalk.

BUREAU OF ENGINEERING

Belair Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this site will be subject to State Roads Commission requirements.

Storm Drains:

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.

Messrs. Kerr & Kerr
210 W. Pennsylvania Avenue
Towson, Maryland 21202
Item 50 Page 2

September 19, 1969

Storm Drains: (Continued)

Belair Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

BUREAU OF TRAFFIC ENGINEERING:

Since no change and reclassification is requested, there should be no major change in trip density.

FIRE DEPARTMENT:

Petitioner shall be subject to comply with all Fire Department requirements upon inspection of the building by a member of the Baltimore County Fire Prevention Bureau.

BOARD OF EDUCATION:

No effect on 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.

Messrs. Kerr & Kerr
210 W. Pennsylvania Avenue
Towson, Maryland 21202
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September 19, 1969

STATE ROADS COMMISSION:

The proposed entrance to the subject site must be of a depressed curb type with 36" transitions.

New concrete curb and gutter must be constructed along the entire frontage of the site and the plan must be noted accordingly. The right of way line must also be curbed with concrete.

The plan must be revised prior to the hearing.

The entrance will be subject to State Roads Commission approval and permit.

PROJECT PLANNING DIVISION:

This property should have an entrance in common with the adjacent property.

ZONING ADMINISTRATION DIVISION:

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 50 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. RIGGS, Chairman

OLM:JD

Receiv. Barr & Barr
200 W. Penn. Ave.
Towson, Md. 21204

BALTIMORE CITY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accounted for filing this

20th Day of September, 1969

JOHN G. ROSE,
Zoning Commissioner

Petitioner Jack T. Gibson

Petitioner's Attorney Barr & Barr

Reviewed by

Charles L. Myers
Chairman of
Advisory Committee

PETITION FOR
SPECIAL EXCEPTION
11th DISTRICT
ZONING: Petition for Special
Exception for Office.
LOCATION: Northwest side of
Belair Road 140.86 feet North of
Perry View Road.
DATE & TIME: THURSDAY,
OCTOBER 23, 1969 at 11:00 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 the plans of
Baltimore County, will hold a public
hearing on the petition for special
exception for Office.
All that parcel of land in the
Eleventh District of Baltimore
County
Beginning for the same on the
northwest side of the Belair Road
140 feet wide at the distance of
north 43 degrees 49 minutes east
140.86 feet from the intersection
with the centerline of Perry View
Road running thence and ending on
the northwest side of Belair Road
north 49 degrees 49 minutes east
100.00 feet thence leaving the side
of Belair Road and running the three
following courses and distances viz
north 40 degrees 11 minutes east
200.00 feet south 49 degrees 49
minutes west 100.00 feet and south 43
degrees 11 minutes east 200.00
feet to the place of beginning.
Being the property of Jack T.
Gibson, as shown on plat plan filed
with the Zoning Department,
Hearing Date: Thursday, October
23, 1969 at 11:00 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
Oct. 2, 1969

ORIGINAL

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 October 5, 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 5th day of Oct., 1969, that is to say, the same
was inserted in the issue of October 2, 1969.

STROMBERG PUBLICATIONS, Inc.

By Paul Morgan

PETITION FOR SPECIAL
EXCEPTION—11th DISTRICT

ZONING: Petition for Special Excep.
Site for Office.
LOCATION: Northwest side of Belair
Road 140.86 feet North of Perry
View Road.
DATE & TIME: Thursday, October
23, 1969 at 11:00 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
Office.
All that parcel of land in the
Eleventh District of Baltimore Coun-

ty
Beginning for the same on the
northwest side of the Belair Road
140 feet wide at the distance of
north 43 degrees 49 minutes east
140.86 feet from the intersection with
the centerline of Perry View Road
running thence and ending on the
northwest side of Belair Road north
49 degrees 49 minutes east 100.00
feet thence leaving the side of Belair
Road and running the three following
courses and distances viz
north 40 degrees 11 minutes east
200.00 feet south 49 degrees 49
minutes west 100.00 feet and south 43
degrees 11 minutes east 200.00 feet
to the place of beginning.

Being the property of Jack T. Gibson,
as shown on plat plan filed with
the Zoning Department.
Hearing Date: Thursday, October
23, 1969 at 11:00 A.M.
Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
By order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County.
Oct. 2

CERTIFICATE OF PUBLICATION

TOWSON MD. OCT. 5, 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~~ ~~one~~ before the 23rd
day of October, 1969, the first publication
appearing on the 2nd day of October
1969.

THE JEFFERSONIAN

Paul Morgan
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#70-80-X

District 11th

Date of Posting Oct. 1-69

Posted for: Needing Show Oct. 23rd 1969 11:00 P.M.

Petitioner: Jack Gibson

Location of property: Rt. 1, Belair Rd. 140.86 N. of Perry View Rd.

Location of Signs: On Belair Rd. House No. 9604

Remarks: Post 11:00

Posted by: Paul Morgan Signature Date of return: Oct. 8-69

R-6

S 49° 49' W 100.00

4' high compact screening

R-A

R-A

LOT AREA 20,000 sq ft

R-A
(SPECIAL EXCEPTION
FOR OFFICES GRANTED
5243)

PERRY VIEW ROAD

LANE

BAKER

B-L

ROSEDALE FED.
SAVINGS & LOAN

#70-80K

MAP
4-C

NORTH-EASTERN

AREA

NE-11-H

10' 11'

ROAD

10' Sanitar sewer

1 1/2 STY Fire Dwelling

1 1/2 STY Frame Dwelling

Garage

DENTIST OFFICE

MACADAM PARKING

DWELLING

DWELLING

proposed paving

8" San Sewer

N 49° 49' E 140.86

N 49° 49' E 100.00

Beginning Zoning Description

BELAIR

water main

FOOD MARKET
B-L

SERVICE STATION

B-L

BAKERY

B-L



WILLIAM G. ULRICH JR.
COUNTY SURVEYOR
COURT HOUSE - TOWSON MD. 21204
SCALE 1" = 40' JULY 28, 1969

William G. Ulrich Jr.

FOR THE PURPOSE OF ZONING ONLY
11TH ELECTION DISTRICT OF BALTIMORE CO MD.
PRESENT ZONING - R-A
PRESENT USE - DWELLING
PROPOSED USE - OFFICES
PROPOSED ZONING: SPECIAL EXCEPTION FOR
OFFICES (215.5)

PARKING DATA: 1 SPACE PER 300 sq ft
FLOOR SPACE: 1200 sq ft
SPACES REQUIRED ④ SPACES SHOWN ⑨

SERVICE STATION

B-L

CHAPEL ROAD