

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

George L. Hampshire
Paul K. Hampshire and 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 and R-10 zone to an R-A zone, for the following reasons:

1. Error in original Land Use Map for Ninth Election District.
2. Changed and changing conditions and usages.

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 and office building.

Property is to be posted and advertised as prescribed by Zoning Regulations. I 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
Paul K. Hampshire
George L. Hampshire
Address: 402 Highland Avenue
Towson, Maryland 21204
John W. Armiger, Petitioner's Attorney
Address: 200 Padonia Road, East
Cockeysville, Md. 21030

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of October, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 3rd day of December, 1969, at 11:00 o'clock.

Edward D. Hardisty
Deputy Zoning Commissioner of Baltimore County

over:

PETITION FOR RECLASSIFICATION
from R-6 and R-10 to R-A
with special Exception for Offices
#402 Highland Avenue
0.330 Acres
Paul K. Hampshire, et ux
Petitioners

BEFORE ME
ZONING COMMISSIONER OF
BALTIMORE COUNTY

MEMORANDUM

Petitioners, Paul K. Hampshire, et ux, by their attorney, John Warfield Armiger, under the requirement of Bill No. 72 (1969) of the County Council of Baltimore County, Maryland assign the following reasons for the granting of their petition:

1. Genuine change in the immediate neighborhood (See attached list designated Petitioners' Exhibit No. 1).
2. The gradual reduction of dwelling units in the Towson core area by virtue of reclassification of properties and development of the County Office Building and Baltimore County Court House complex, further additions to which are currently planned.
3. The increased need for office uses in the Towson area not being met in the core area, which as a result has created rolling zoning along West Pennsylvania Avenue, West Chesapeake Avenue and West Allegheny Avenue, almost reaching petitioners' property.
4. Granting of petitioners' request will benefit the community at large by creating much needed off-street parking, thereby helping to prevent congestion in the roads.
5. Error in original zoning which did not take into account the reasonably expected future growth of the County seat of government and the need for offices and office buildings.

John W. Armiger
200 Padonia Road, East
Cockeysville, Maryland 21030
Attorney for Petitioners
666-0440

EXHIBIT NO. 1

Petition No.	Location	Year	Reclassified To
69-277 RX	S/E Cor Penna. & Highland	1969	RAW/SE off.
68-252 RX	S/S Penna. Ave 200' E of Central	1968	"
67-163 X	N/S " " "	1967	"
5438- XA	S/S Allegheny 300' E of Central	"	"
69-1751 RX	S/S Penna 400' E of Central	1969	"
67-15 XA	Alley between Penna & Chesapeake 400' E of Central	1967	"
5594 XA	N/S Chesapeake 350' E of Central	"	"
66-218	N/S Chesapeake 400' E of Central	RA	"
4466 XA & 4467 XA	S/S Chesapeake " "	RAW/SE off.	"
4030 X	S/S Chesapeake 500' E of Central	"	"

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From The Office Of
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Application
for RA Zoning with Special Exception
for Offices - R-10 Portion
#402 Highland Avenue
0.344 Acres ±

September 22, 1969

Beginning for the same at a point on the existing zoning line between R-6 and R-10 said point being at the end of the two following courses viz: first binding on the west side of Highland Avenue North 12° 30' East 168.33 feet from the north side of Chesapeake Avenue, and second North 77° 30' West 115.00 feet, running thence North 77° 30' West 119.83 feet to the east side of Campbell Lane, thence binding along the said east side of Campbell Lane North 12° 30' East 125.00 feet running thence South 77° 30' East 119.83 feet to intersect the aforementioned zoning line between R-6 and R-10 thence binding on said zoning line South 12° 30' West 125.00 feet to the place of beginning.

Containing 0.344 acres of land more or less.

From The Office Of
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Application
for RA Zoning with Special Exception for
Offices - R-6 Portion
#402 Highland Avenue
0.330 Acres ±

September 22, 1969

Beginning for the same on the west side of Highland Avenue 60 feet wide at a point distant 168.33 feet northerly from the north side of Chesapeake Avenue running thence North 77° 30' West 115.00 feet to intersect the existing zoning line between R-6 and R-10 thence binding on said zoning line North 12° 30' East 125.00 feet running thence South 77° 30' East 115.00 feet to the west side of Highland Avenue 60 feet wide, thence binding on the said west side of Highland Avenue South 12° 30' West 125.00 feet to the place of beginning.

Containing 0.330 Acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Deputy Zoning Commissioner
FROM: Mr. George E. Givelli, Director of Planning
Date: November 21, 1969

SUBJECT: Petition #70-107-RX. Reclassification from R-6 and R-10 to R-A. Special Exception for offices and office building. West side of Highland Avenue 168.33 feet north of Chesapeake Avenue. Paul K. Hampshire, Petitioner.

9th District

HEARING: Wednesday, December 3, 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:

Although the preliminary Baltimore County comprehensive zoning map approved for hearing by the Planning Board does show the subject property classified as R-A, the Planning Board proposal assumes similar reclassification of considerably more land adjacent to the subject property--so as to create, in effect, a contiguous R-A zone from Central Avenue to the YMCA property; we do not favor any R-A zoning on the west side of Highland Avenue unless all or the major portion of the Planning Board proposal is adopted.

It appears that the subject petition is another example of the difficulties to be encountered when two methods of zoning reclassification are being employed during the same period of time. It is suggested that the subject petition be withdrawn, and that the reclassification issue be decided solely through the process of comprehensive map review and adoption.

It should be pointed out that any decision rendered pursuant to the subject petition (or any other zoning reclassification petition) will be, in effect, subject to rejection or confirmation upon adoption of the new comprehensive zoning map, required under the County Code by June 30, 1970.

LAW OFFICES
JOHN WARFIELD ARMIGER
200 PADONIA ROAD, EAST
COCKEYSVILLE, MARYLAND 21030

November 24, 1969

Baltimore County Zoning Advisory Committee
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Mr. Oliver L. Myers, Chairman

Re: Reclassification - Hampshire property
W/S Highland Avenue - 168 feet North
of Chesapeake Avenue - Item 71

Gentlemen:

In response to the comments contained in your letter of October 28th, we have caused our engineer to check the deeds of all property owners abutting the 18' right of way shown on our plat accompanying the application in the above case.

All deeds, including that of the petitioners, grant the use of the 18' right of way to all abutting property owners in common with others.

Sincerely yours,

John W. Armiger

JWA:ag

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioner having proven sufficient changes in the area of the subject property.

the above Reclassification should be had, and it further appearing that the petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations.

A Special Exception for a Office and Office Building should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of December, 1969, that the herein described property or area should be and the same is hereby reclassified, from R-6 and R-12 zone to R-6 and R-12 zone and a Special Exception for a Office and Office Bldg. should be and the same is granted from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 15th day of December, 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 in the R-6 and R-12 zone, and or the Special Exception for

Zoning Commissioner of Baltimore County

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF PUBLIC UTILITIES

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Maryland 21030

October 29, 1969

RE: Type of Hearings: Reclassification from an R-6 and R-12 zone to an R-6 and R-12 zone, and for Office and Office Building (S.L.) Location: 1/2 of Highland Ave., 168.33' No. of Chesapeake Avenue Petitioner: Paul K. Hampshire, et al Committee Meeting of October 14, 1969 9th District Item 71

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 one half story brick dwelling, with the property to the south, north and east improved with two and a half story frame and brick dwellings. The property to the west is improved with the Towson Branch of the YMCA, Highland Avenue at the present time is improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Highland Avenue is an existing paved street with curb and gutter which will be improved in the future as a 60-foot closed section with flexible pavement on a 60-foot right-of-way. No further highway improvements are required for Highland Avenue at this time; however, highway improvements will be required along the frontage of this property in connection with any subsequent building permit application. In the event that the existing brick wall across the frontage of this property must be removed and/or relocated from within the aforesaid 60-foot right-of-way, such removal and/or relocation shall be the Applicant's full responsibility, financially and performance-wise, in accordance with Baltimore County Standards and Requirements.

CERTIFICATE OF PUBLICATION

TOWSON, MD. NOV 13 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 time before the 1st day of December, 1969, the first publication appearing on the 13th day of November, 1969.

THE JEFFERSONIAN

Manager

Cost of Advertisement: \$

John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Maryland 21030
Item 71 Page 2

October 29, 1969

Campbell Lane which terminates in a dead end, is considered private and not County maintained.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot minimum radius curb returns, shall be located a minimum of 75 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7 inch concrete entrances.

It is suggested that the Applicant's engineer clarify all rights-of-way within Campbell Lane and institute such action that may be necessary to utilize, improve, widen and/or modify the lane.

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.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

PROJECT PLANNING DIVISION:

This office has reviewed the subject plan and has no comment as long as the petitioner makes use of the existing building.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code 1967 edition, Chapter 13, "Office Occupancies", when plans are submitted for approval.

BOARD OF EDUCATION:

An office building would have no bearing on student population.

John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Maryland 21030
Item 71 Page 3

October 29, 1969

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.

BUREAU OF TRAFFIC ENGINEERING:

Re-zoning of the subject parcel from R-6 to RA will increase the trip density by 70 trips.

ZONING ADMINISTRATION DIVISION:

The petitioner does not indicate any access to Highland Avenue, but does indicate access to a Campbell Lane to the rear of the property. The rights of the petitioner to use Campbell Lane for this commercial access must be clarified by a letter to this office 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

CLM:J
Enc.

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

INVOICE NO. 67080
DATE: Nov. 2, 1969

To: Paul K. Hampshire, et al
168.33' No. of Chesapeake Avenue
Towson, Md. 21204

Advertising and posting of property
\$10.00

RETURN THIS PORTION WITH YOUR REMITTANCE TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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

INVOICE NO. 67054
DATE: Nov. 10, 1969

To: John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Md. 21030

Advertising and posting of property
\$10.00

RETURN THIS PORTION WITH YOUR REMITTANCE TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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

INVOICE NO. 67054
DATE: Nov. 10, 1969

To: John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Md. 21030

Advertising and posting of property
\$10.00

RETURN THIS PORTION WITH YOUR REMITTANCE TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9TH
Date of Posting: Nov. 15, 1969

Posted for: RECLASSIFICATION FROM R-6 AND R-12 TO R-6 AND R-12 AND SPECIAL EXCEPTION FOR OFFICE AND OFFICE BUILDING

Petitioner: PAUL K. HAMPSHIRE

Location of property: 1/2 of CHESAPEAKE AVE. 168.33' No. of CHESAPEAKE AVE.

Location of Signs: R-6, HIGHLAND AVE.

Remarks: Charles M. Myers

Date of return: Nov. 23, 1969

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
JAMES H. STROMBERG, JR., President of the Board of Directors of STROMBERG PUBLICATIONS, INC.
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

THE TOWSON TIMES
TOWSON, MD. 21204 November 17, 1969

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardesty, Deputy 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 17th day of Nov., 1969, that is to say, the same was inserted in the issue of November 13, 1969.

STROMBERG PUBLICATIONS, INC.
By: [Signature]

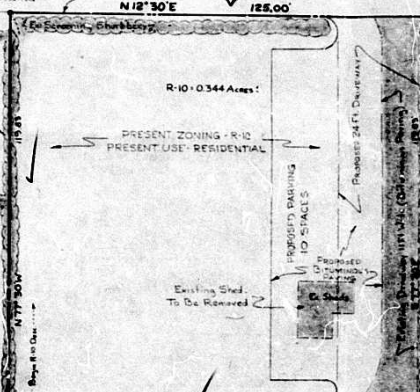
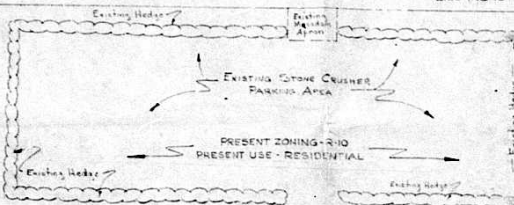
CAMPBELL LANE

PRESENT ZONING - R-10
PRESENT USE - RESIDENTIAL

EXISTING 15 FT PAVING

EXISTING 8" SANITARY SEWER (SEE SHEET #10-0000-A)

N12°30'E 125.00'



PRESENT ZONING - R-10
PRESENT USE - RESIDENTIAL



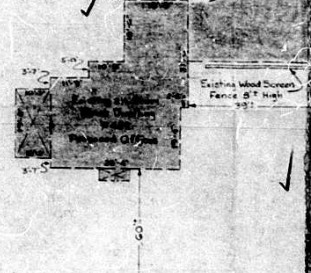
EXISTING ZONING LINE - R-10
R-G

S12°30'W 125.00'

EXISTING ZONING LINE - R-10
R-G

OFFICE COPY

PRESENT ZONING - R-G
PRESENT USE - RESIDENTIAL

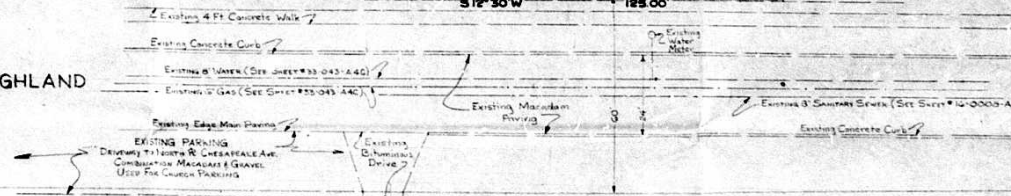


PRESENT ZONING - R-G
PRESENT USE - RESIDENTIAL

170-107RX
MAP
#9
SEC. 3-C
NE-10-A
RA-X

HIGHLAND

AVENUE



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

GENERAL NOTES:
(a) Proposed Hours of Operation - 8AM to 8PM.
(b) Any Lighting to be Directed Away From Residential Buildings, V's and Other Constructed.
(c) Proposed Parking Facilities For Use Only By Passenger Vehicles, Excluding Buses.
(d) No Loading Service, or any use Other Than Parking, Shall be Permitted.
Above Requirements Based on Section 409.4 of The Baltimore County Zoning Regulations.

PARKING TABULATION:
Parking Required First Floor @ 1 Space per 300 Sq Ft = 5 Spaces
Parking Required Second & Third Floors @ 1 Space per 500 Sq Ft = 4 Spaces
Total Parking Required = 9 Spaces
Total Proposed Parking = 10 Spaces
Note: Above Requirements Based on Section 409.2 of The Baltimore County Zoning Regulations.

PLAT TO ACCOMPANY ZONING APPLICATION
FOR
RA ZONING WITH SPECIAL EXCEPTION
FOR OFFICES
#402 HIGHLAND AVENUE

BALTS CO. MD.
JULY 11, 2010

ELECT. DIST. NO. 9
SEPTEMBER 23, 2010