

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Armistead C. Thompson and
Kathryn S. Thompson, legal owners, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an WE-3-C zone, for the following reasons: Rear section of 1426 E. Joppa Road and adjoining property to the north are zoned M.L.R. proposed zoning map prepared by the Planning Department shows subject property as R.A. Office use is encouraged. Joppa Road in front of the subject property had a traffic count of approximately 12,000 cars in 1966.

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 reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Armistead C. Thompson
Kathryn S. Thompson
Legal Owner

Address 13 W. Chesapeake Avenue
Towson, Maryland 21204

Petitioner's Attorney Edward D. Hardisty
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 1970, 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 held before the Zoning Commission of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 27th day of June, 1970, at 10:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1970

COUNTY OFFICE IN DC
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
PUBLIC PLANNING

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Mr. LeRoy Y. Hille, Jr., Agent
13 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an R-6 zone to an RA zone, and for Special Exception for Offices Location: N/S Joppa Road, Opp. Int. Danway Road
Petitioner: Armistead C. Thompson and Kathryn S. Thompson
Committee Meeting of April 14th, 1970
9th District
Item 224

Dear Sir:

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 .

The subject property is presently improved with a 1 1/2 story dwelling, with the properties to the east and west improved with residential dwellings, 10 to 20 years of age, in good repair. The property to the north is an unimproved tract of land which is presently zoned R-6 and R-8 with the additional property to the north improved with a golf driving range. The property to the south is improved with semi-detached houses as far as the southeast - southwest corner of Danway and Joppa Roads are concerned. The southeast corner is improved with a Clippo service station. Joppa Road is improved as far as concrete curb and gutter are concerned; however, Towson Road is a pipe street and is not improved with anything.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Joppa Road is an existing 48' curbed street on a 7 1/2' foot right-of-way for which no further improvements are required.

Mr. LeRoy Y. Hille, Jr., Agent
13 W. Chesapeake Avenue
Towson, Maryland 21204
Item 224

Highways: (Continued)

Towson Road is an unimproved road which was established on the plat of "Towson Road", recorded C.W.B. 12, Folio 106. The status of this street is indefinite; however, no highway improvements are contemplated at this time.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

The status of the 5' easement along the rear property line, established by the above mentioned recorded plat, is not known at this time.

Water and Sanitary Sewer:

Public water and public sanitary sewerage is available to serve the subject property.

PROJECT PLANNING DIVISION:

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

DEPT. OF TRAFFIC ENGINEERING:

The proposed entrance as shown, does not conform to County standards. A parcel this small should have no major change in trip density. However, should the land in the surrounding area be changed to RA, with special exception for offices, some problems possibly could develop.

FIRE DEPARTMENT:

Owner shall be required to comply to all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

DOLLENBERG BROTHERS

Regional Office of Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

March 11, 1970

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the north side of Joppa Road at the distance of 940 feet measured easterly along the north side of Joppa Road from the east side of Mylanier Lane, said point being in the division line between lots 303, 41 and 40 as laid out on the plat of "Towson Road", which plat is recorded on the Plat Records of Baltimore County in Plat Book L.M.L.M. No. 12 folio 106 and running thence and binding on the north side of Joppa Road North 88 degrees 51 minutes East 60 feet to the west side of Towson Road as laid out on said plat, thence binding on the west side of said road the two following lines viz: North 1 degree 09 minutes West 76.95 feet and Northerly by a line curving to the left having a radius of 150 feet for a distance of 46.80 feet and thence leaving said road and binding on the northernmost and westernmost outlines of said lot No. 40 the two following courses and distances viz: South 36 degrees 51 minutes East 51.67 feet and South 1 degree 09 minutes East 125 feet to the place of beginning.

Containing 0.17 of an Acre of land more or less.

Saving and excepting therefrom that part that has heretofore been zoned M.L.R.

Being the property of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioners.

MEMORANDUM

The zoning re-classification petition for 1426 East Joppa Road in our opinion should be granted because:

1. R A with Special Exception for Offices would provide a satisfactory buffer between the semi-detached homes fronting on the south side of Joppa Road opposite the subject property and the M L R to the north of the subject property.
2. In 1966 the traffic count on Joppa Road was approximately 12,000 cars daily. With the continued widening of Joppa Road in Towson and Baynesville this volume is increasing making the subject property less suited to the present R 6 zoning.
3. A gas station is situated on the southeast corner of Joppa and Danway Roads easterly cornered from the subject property. This detracts from the former all residential neighborhood.
4. The M L R property to the north is graded and leveled off. There is a lack of grass and trees to create a pleasing view in keeping with the normal scenery found in a residential neighborhood. There is no screening between the subject property and the M L R tract to the north.

Respectfully submitted,

Armistead C. Thompson
Armistead C. Thompson

Kathryn S. Thompson
Kathryn S. Thompson

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: June 19, 1970

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

SUBJECT: Petition #70-240-RX. North side of Joppa Road 940 feet East of Mylanier Lane. Petition for Reclassification from R-6 to R.A. Zoning, together with a special exception for offices. It has the following advisory comments to make relative to pertinent planning factors:

9th District

HEARING: Monday, June 29, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R.A. Zoning, together with a special exception for offices. It has the following advisory comments to make relative to pertinent planning factors:

- 1). In making its proposals for comprehensively rezoning this area last February, the Planning Board recommended that the frontage on the northernly side of Joppa Road between the Bendix plant and existing apartments be completely zoned for R.A. purposes. It was noted that substantial portions of that frontage now are zoned for apartments; the Planning Board recommendation simply fills in the gaps.
- 2). We offer no objection to the request for offices under the provisions of a special exception. If granted, the granting should be conditioned upon conversion of the existing dwelling only and absolute compliance with a site plan approved by the appropriate County agencies.

GEG:msh

Mr. LeRoy Y. Hille, Jr., Agent
13 W. Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 14th day of April, 1970

Edward D. Hardisty
THOMAS D. HARDESTY,
Zoning Commissioner

Petitioner: Armistead C. Thompson and Kathryn S. Thompson

Petitioner's Attorney Edward D. Hardisty Reviewed by Oliver L. Myers
Chairman of Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
Bldg. Dept. of Baltimore County

No. 71267
DATE: June 8, 1970

TO: LeRoy Y. Hille
13 W. Chesapeake Ave.
Towson, Md. 21204

RETURN THIS PORTION WITH YOUR REMITTANCE
DETAILS ALONG WITH PAYMENT AND KEEP THIS PORTION FOR YOUR RECORDS

REPORT TO ACCOUNT: 71267

QUANTITY: 1

DATE: 6-8-70

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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, 707 N. MARYLAND 21204

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