TO THE ZONNO COMMESSORE OF BALLPHOOD COMMESSORE OF BAL #9 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 ... 26 zone to an SEC. J-C

Property screening the subject pared is approved by office buildings and apartment buildings and it is apparent that the development of Joppa Road in this area is for commercial use. The property is in the close vicinity—of the justified and Grespler Office Building, together with an apartment building, and commercial development appears to be soring seatment on Joppa Road and the highest and best use for the subject lot is for commercial development appears to be soring seatment on Joppa Road and the highest and best use for the subject lot is for commercial development part of the subject lot is for commercial development.

The now proposed Zoning Maps show the cutire subject property as "RA", him the classification that your Petitioners desire. and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore

to use the herein described property, for....

roperty is to be posted and advertised as prescribed by Zoning Regulations

FTE. Verelevich Thebes Address: Margaret McCourt-506 Joppe Rd 204

Address Kerser Bldg-Belto., Hd. 22202

ORDERED By The Zoning Commissioner of Baltimore County, this... 23rd 197 0, 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 Ballimore County, that property be posted, and that the public hearing be lad before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th Jul 23.70 Pid day of August

c/70 KM 10 SERVE SE PLANING & LAUNS

dward N. Hardisty

PROPERTY OF MARY C. HUGHES, ET AL 9th ELECTION DISTRICT OF BALTIMORE COUNTY

I. DESCRIPTION OF PROPERTY

The property, subject to the re-classification of zone, is on the south side of Joppa Road, 275 f .t east of Fairmount Avenue, and is the rear portion of said property, and the north line of which is approximately 128 feet south of the south line of Joppa Road. The parcel has a frontage of approximately 175 feet with a depth on the west line of 284 feet, more or less, and a depth on the east line of 173 feet, more or less, with the rear line of 135.86 feet, all as shown on a survey dated April 24, 1970, prepared by Joseph D. Thompson, Engineers and

II. PRESENT ZONING

The subject property is now zoned R-6 and is an unimproved parcel of land. The parcel immediately to the north of the subject property and extending northerly to the south side of Joppe Road is now zo ed R-A. The North Parcel is also owned by the Petitioners.

III. REQUESTED ZONING

The property owner desires to have the entire parcel zoned R-A as its use is impracticable with the small portion containing .54 acres now being zoned R-A and the adjoining contiguous parcel containing 1.00 acres, more or less, being zoned R-6.

IV. REASONS FOR REQUEST

If the entire tract comprising the R-A and R-6 Parcels are all somed R-A, then the land or be used for its best and highest use and can be developed with apartment buildings. The owner contemplates the erection of two (2) four-story spartment buildings, each containing fourteen apartment units, or a t tal of twenty-eight apartments. The owner has had offers to purchase the property which have not material

The entire area in the vicinity of the subject property is no improved with the Shell Building and immediately east of the Whell Doccolo interests. It seems obvious that the development of Joppa Road, beginning with Hutzler's, and running eastwardly is by the erection of apartments and office buildings and that the highest and best use of the subject property is for similar development.

July 15, 1970

John J. Heubauer, Sr., Esq. Keyser Building Baltimore, Heryland 21202

R5: Type of Hearing: Reclassification from an 86 zo 1 to an RA zone Location: \$5 2000 Rd., 275' E. of Fairmount Avenue Patitioner: Mary C. Mughes, at al Committee Heating of Nay 12, 1970 9th District

"The subject position is requesting a change from 86 to 80 of 1 surs. This should increase the trip dentity from 50 trips to 120 trips per day. Out to the size of the trips per day. Out to the size of the trips per day to the size of the trips per day. Out to the size of the trips to 100 per day of the trips to 100 per day of the trips trips to 100 per day of the trips trips to 100 per day of the trips trips trips the trips trips trips trips the trips trips

OLIVER L. MYERS, Chairman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning commissioner Date August 7, 1970

FROMMr. George E. Gavrelis, Director of Planning

SURJECT. Petition #71-33-R. South side of Joppa Roud 2/5 feet East of Fairmount Avenue Petition for Reclassification from R-6 to R.A. Zone. Thomas A. Hubur, Jr., et al. - Petitioners

9th District

HEARING: Monday, August 10, 1970 (11:00 a.m.)

The Staff of the Office of Flanning and Zoning ns reviewed the subject petition for reclassification from R-6 to R.A. zoning. It notes that new zoning tools have been approved by the County Council to be implemented with the adoption of new zoning nops next year. The Planning Staff would consider this petition to be premoture and would recommend that the resolution of the land use issues inherent in this petition, as well as the potentials for adjaining properties, be occomplished in connection with new zoning maps.

GEG:msh



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 13, 1970

C TENTY OFFICE #- D Charte MEMBERS

Ave.

Pa Rd.

JR. ET

42

#71-33-R Fairmount 9th

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BUREAU OF ENGINEERING DEPARTMENT OF STATE BOADS COM

BUREAU OF FIRE PREVENTION PROTECT PLANNING BUILDING DEPARTME BOARD OF EDUCATO

John J. Neubauer, Sr., Esq. Keyser Building Baltimore, Maryland 21202

RE: Type of Hearing: Reclassification from an 86 zone to an RA zone Location: \$/5 Jopps Rd., 275 c. of Fairmunt Avenue Patitioner: Mary C. Hughes, Et al Committee Peeting of May 12, 1970 part to the Patition of May 12, 1970 part of the Patition of May 12, 1970 part of the Patition of May 12, 1970 part of the Patition of May 12, 1970 page 1881 part of the Patition of May 12, 1970 page 1881 page

Subject property is presently uninoroused. The topography is rather steep and slopes from front to bark, with an elevation of p5 at Jospa Raod, slooling to 55 at the rear. The surrounding procerties on the south side of Jopa Raod are presently user as whetlings and dwelling structure converted to office use. The property on the north side of Jopa Raod is Improved in a like memor, with the exception of the Grenoler office building at the corner of fairmount and Jopa Raod.

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.

hi ghways :

Joppa Road is an existing curbed roadway of which no additional improvements are proposed.

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.

Seciment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings domainterean cf the property. A grading permit is, therefore, necessary for all grading, including the stripping 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.

Public water is available to serve this site.

Sanitary Sewer:

Public sewer exists in Joopa Road, however, the site appears too low for gravity flow. Additional public sets: exists in Pennsylvania Avenue and would be available with off site easements and extensions to the site.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and Regulations when plans are submitted. Also, see Parking Lots, Section 409.19H.

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.

BOARD OF EDUCATION:

Acreage too small to have an effect on student population.

Departmental comments from the following departments will be transmitted as they are received: Dent of Traffic Engineering, State Roads Commission, Health Department, Project Planning Division and Industrial Development

July 13, 1970

ZONING ADMINISTRATION DIVISION:

This office has requested and received grading plan indicating how the entrance and entrance drive to the property will be graded. Therefore, a hearing date will be a paigned and this position 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. HYERS, Chairman

(LM:JD

aring that by reason of substantial changes in the character of the neighborhood October 197 0, that the herein described property or area should be and being from and after the date of this order, subject to the approval of the site plan by the Bureau of Public Serrices and the Oftics of Planning and Zoning. Edward R. Hardioty IT IS ORDERED by the Zoning Commissioner of Baltimore County, this. 197 ... that the above re-classification be and the same is hereby Zoning Co: missioner of Baltimore Counts

ORDER RECT

MICROFILMED

A. HUBER, JR. ET AL Joppe Rd. 275' E of

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 23 August 1970 , the first publication appearing on the 23rd day of July

L. Leant Strait

JOSEPH D. THOMPSON, P.E.AL.B. #71-33R CIVIL ENGINEERS & LAND SYNVEYORS

TOT SHELL BUILDING . 200 BAST JOPPA READ MAP TOWSON, MARYLAND 21200 VAlley 3/8820 #9

DESCRIPTION OF A PARCE OF LAND TO BE REZONDE FROM Re to RA. SOUTH SIDE OF EAST JOPPA ROAD, EAST OF FAIRMOUNT AVENUE, 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

SE(.3-C NE-10-4

RA BEGINNING for the same at the two following courses and distances from the intersection of the centerline of Fairmount Avenue as now con and the line of the South side of East Joppa Road: South 75 Degrees 19 Minutes 15 Seconds East 275 feet, more or less, measured along the South side of East Joppa Road and South 13 Degrees 47 Minutes 52 Seconds West 128 feet, more or less, said point being on the zoning line dividing that land zoned RA and that land zoned R6 and running thence and binding on said dividing line, Southeasterly 173 feet, more or less, thance leaving said diviting line and running South 21 Degrees 08 Minutes 37 Seconds West 173 feet, more or less, North 73 Degrees 53 Minutes 00 Seconas Wyst ! 35.86 feet and North 13 Degrees 47 Minutes 52 Seconds Bast 284 feet, more or less,

CONTAINING 1.00 acres of land, more or less.



BALTINOPE COURTY OFFICE OF PLANNING AND ZONING

July 27 -

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty
Zening Comissioner of Bultimore County
TOMSON
was inserted in THE EMERGENE TIMES, a weekly newscaper published

weeks before the 27th day of July 1970, that is to say, the same was inserted in the issue of July 23, 1970.

STROMBERG PUBLICATIONS, Inc.

B, Ruch Magan

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEER
JEFFERSON BUILDING
TOWSON, MARYLAND 21-24

Mr. Edward O. Hardesty Attn: Oliver L. Myers

. · A

C. Richard Moore

Item 311 - ZAC - May 12, 1970 Property Owner: Hary C. Hughes, ot al Joppa Road E. of Falrmount Avenue R6 to RA

The subject petition is requesting a change from Rf to RA of 1 acro. This should increase the trip density from 50 trips to 120 trips per day. Due to the size of the size, the total increase in volume should create no major traffic problems to Joppa Mond. It must also be pointed out that no break in the median can be approved.

July 7, 1970

BALTIMORE COUNTY, MARYLAND M. 73755 OFFICE OF FINANCE MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

EPHONE 3,3000	INVOKE	No. 71336
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Petitioner:	21	E. f. Burnel or
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