PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#71-90-R

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned legal owner(s) 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 zone to an BR and a BL zone; for the following reasons:

1. Because of change in the area since adoption of the zoning map as set forth on the attached sheet.
2. Because of error in original zoning as set forth on the attached sheet.

See attached description

under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

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.

Sara I. Burton
Legal Owner
Catherine E. Gross
Address

Henry J. Gross
Lester W. Hiebler, Adm.
Legal Owners
Address Emge Avenue, Towson, Md.

W. Lee Thomas, Petitioner's Attorney

Selig A. Wolfe Esq
Protestant's Attorney

Address 102 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of August, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of September, 1970 at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

71-90-R

HENRY J. GROSS, ET AL
E/S of Emge Ave. 250' S of Wayne Ave.
9th

#71-90-R

RE: PETITION FOR RECLASSIFICATION from R-6 to B.R. and B.L. E/S Emge Ave. 250' S. of Wayne Avenue 9th District
Henry J. Gross, et al, Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 71-90-R

ORDER OF DISMISSAL

Petition of Henry J. Gross, et al, for reclassification from R-6 to B.R. and B.L. on property located on the east side of Emge Avenue 250 feet south of Wayne Avenue in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed October 3, 1973 (a copy of which is attached hereto and made a part hereof) from the attorney representing the petitioners-appellants in the above entitled matter.

WHEREAS, the said attorney for the said petitioners-appellants requests that the appeal filed on behalf of said petitioners be dismissed and withdrawn as of October 3, 1973.

IT IS HEREBY ORDERED this 3rd day of October, 1973, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Chairman

John A. Miller

Robert L. Gilland

RE: PETITION FOR RECLASSIFICATION E/S of Emge Avenue, 250' S of Wayne Avenue - 9th District
Henry J. Gross, et al - Petitioners
NO. 71-90-R (Item No. 195)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

::: ::: :::

The Petitioners seek a Reclassification of their property, consisting of 10.20 acres, from a R. 6 Zone to B. L. and B.R. Zones. Plans call for the construction of office buildings and a warehouse.

Without reviewing the evidence in detail, the Zoning Commissioner of Baltimore County is of the opinion that the Petitioners have failed to show error in the original zoning map or such substantial changes in the character of the neighborhood to justify the granting of this Petition.

For the aforegoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5 day of January, 1971, that the above Reclassification 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 R. 6 Zone.

Zoning Commissioner of
Baltimore County

ORD'R RECEIVED FOR FILING
DATE 1/5/71
BY

EHS/jec
3/4/70

#71-90-R

PETITION FOR RECLASSIFICATION FROM R-6 TO BR AND BL BY SARAH I. BURTON, CATHERINE E. GROSS, HENRY J. GROSS AND LESTER W. HIEBLER, ADMINISTRATOR (properties located north of Joppa Road, east side Emge Avenue and west of Eddington Road, Baltimore County - 9th District)

BEFORE THE
ZONING COMMISSION
FOR
BALTIMORE COUNTY

: : : : : : :

MEMORANDUM

The following changes have occurred in the area sought to be reclassified since adoption of the original zoning map:

1. 4685-XV. SS Joppa Rd. 1,075 feet east Loch Raven Boulevard. Petition for special exception and variance granted on July 16, 1959, for living quarters in a commercial building.

2. 4899-X. SS Joppa Rd. opposite Emge Avenue. Petition for special exception for used car lot by Peter Testo granted on March 22, 1960.

3. 5065-RX. Northwest corner Joppa Rd. and Emge Avenue. Petition for reclassification from R-6 to BR and special exception for used car lot for Towson Ford Sales, Inc. granted on September 7, 1960.

4. 5168-X. SS Joppa Rd. 263 feet east of Emge Avenue. Petition for special exception for used car sales lot by Marlin L. Evans granted on December 22, 1960.

5. 5241-RX. Northeast corner of Joppa Rd. and Loch Raven Boulevard. Petition for reclassification from RA to BM and special exception for motel by Loch Bend Apts. granted on April 19, 1961.

ROYSTON, MUELLER, THOMAS & McLEAN
SUITE 800
102 W. PENNA. AVE.
TOWSON, MD. 21204
823-1800

ROYSTON, MUELLER, THOMAS & McLEAN
ATTORNEYS AT LAW
SUITE 800
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
823-1800

CARROLL W. ROYSTON
H. ANTHONY MUELLER
W. LEE THOMAS
R. TAYLOR McLEAN
EMER L. REESE, JR.
RICHARD A. REID
E. HARRISON STONE
MILTON B. SMITH, JR.

C. S. RLINGELHOFER III
MARGARET P. MAHONEY

October 2, 1973

John A. Slowik, Chairman
County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: (1) #71-90-R - Henry J. Gross, et al
E/S Emge Avenue 250' S. Wayne Avenue
Ninth District
(2) #71-128-R - Caton Ridge, Inc.
Beg. 482' W. of Harlem Lane 1140'
S. of Old Frederick Road
First District

Dear Mr. Slowik:

In response to your letter of September 5, 1973, please dismiss our appeals in both of the above captioned cases.

Yours very truly,

E. Harrison Stone

EHS/lk

Rec'd. 10/3/73
9:45 a.m.

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6. 5784-X. East side Loch Raven Boulevard 210.10 feet north Yakona Road. Petition for special exception for gasoline filling station by Henry J. Weber granted on February 27, 1963.

7. 63-79-XV. North side Joppa Rd. 217 feet west of Loch Raven Boulevard. Petition for special exception for used car lot by Laurence Sims granted on September 30, 1963.

8. 64-134-RA. North side Joppa Rd. 245 feet east of Emge Avenue. Petition for reclassification from R-6 to BR and variances by William Smail granted on May 13, 1964.

9. 66-264-R. East side Loch Raven Boulevard 123 feet north of Loch Bend Drive. Petition for reclassification from R-10 to BR by John W. Bramble granted on June 7, 1966.

10. 69-181-RA. North side Joppa Rd. 138 feet east of Emge Lane. Petition for reclassification from R-6 to BR and variance by Stanley T. Coche granted on February 28, 1969.

11. 69-197-X. West side Emge Road 490 feet north of Joppa Rd. Petition for special exception for nursing home by Vincenza Paolini granted on April 9, 1969.

The original R-6 zoning of the subject properties was in error because the topography of the land is unsuitable for residential development. In order to economically develop such properties, enterprises other than residential must be constructed. The planning staff was in error in 1955 in not adopting business local and business roadside zoning for the tract. This type of zoning would be compatible with the type of business uses now existing along Joppa Rd. and adjacent to the tract.

W. Lee Thomas

E. Harrison Stone

Attorneys for Petitioners

ROYSTON, MUELLER, THOMAS & McLEAN
SUITE 800
102 W. PENNA. AVE.
TOWSON, MD. 21204
823-1800

- 2 -

ROYSTON, MUELLER, THOMAS & McLEAN
ATTORNEYS AT LAW
SUITE 800
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
823-1800

CARROLL W. ROYSTON
H. ANTHONY MUELLER
W. LEE THOMAS
R. TAYLOR McLEAN
EMER L. REESE, JR.
RICHARD A. REID
E. HARRISON STONE
MILTON B. SMITH, JR.

February 5, 1971

Edward D. Hardesty
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification
E/S of Emge Avenue, 250' S of
Wayne Avenue - 9th District
Henry J. Gross, et al -
Petitioners
No. 71-90-R (Item No. 195)

Dear Mr. Commissioner:

Please enter an appeal from your decision in the above-captioned matter to the Board of Appeals of Baltimore County on behalf of Irvin C. Tillman, contract purchaser. A check in the amount of $70.00 is enclosed in payment of the appeal fee.

Very truly yours,

E. Harrison Stone

EHS/jec
Enclosure
cc: Selig A. Wolfe, Esq.
John D. Kroening, Esq.
Irvin C. Tillman

FEB 5 - '71 PM

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissioner Date March 18, 1970
Attn: Mr. Myers

FROM Inspector Thomas E. Kelly
Fire Department

SUBJECT Property Owners Henry J. Gross, Sarah Burton

Location: C/L Emge Avenue, 250' S. Wayne Avenue
C/L Joppa Road and C/L Eddington Road

Item #195

Petitioner shall be required to comply with all applicable requirements of the Fire Prevention Code, 1967 edition, for the various occupancies when construction plans are submitted for approval.

The Fire Department would like to bring to the petitioner's attention that a second means of access would improve this site. The proposed occupancies can be a problem when the parking area becomes completely occupied, thereby creating a condition that may prevent proper access to the buildings by Fire Department equipment. Your consideration to this matter would assure proper protection to the occupants on this site.

Inspector T. E. Kelly

cc: Mr. Hanna

DEC 7 - 1973

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty Date: September 4, 1970
Zoning Commissioner

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

SUBJECT: Petition #71-90-R

I am transmitting to you for inclusion in your official file a letter written by Mr. Selig A. Wolfe opposing as an adjacent property owner the zoning reclassification requested in Petition #71-90-R.

A copy of this letter, together with a copy of our staff comments, is being transmitted to Mr. Wolfe as acknowledgment of receipt of his letter.

GEORGE E. GAVRELIS
Director of Planning

GEG:mah

enclosure

LAW OFFICES
OF
PETER G. ANGELOS
SUITE 400
FOX BUILDING
CHARLES & PRATT STREETS
BALTIMORE, MARYLAND 21202

PETER G. ANGELOS
SELIG A. WOLFE
THOMAS MUNDY

RECEIVED
AUG 31 1970
BALTIMORE COUNTY
DIRECTOR OF PLANNING

August 31, 1970

Planning Commission of Baltimore County
Jefferson Building
Towson, Maryland 21204

Re: Reclassification of Property
on Emge Road south of Wayne
Avenue, Zoning Appeal #71-90-R,
Hearing Date: 9/10/70 - 11:00 A.M.

Dear Sir:

As one of the property owners of a parcel of land directly across the parcel of land in question, I vehemently oppose the proposed reclassification either by the Planning Commissioner or the County Council of Baltimore County, for the following reasons:

1. That the only access to the property to be reclassified is Emge Road, a twelve (12) foot paved right-a-way. Such access for a large undertaking as proposed would create an enormous traffic hazzard and other health and safety problems.

2. That the proposed reclassification permits numerous uses detrimental and noxious to the surrounding area.

3. That the proposal would burden the existing sewage and water facilities in the neighborhood.

4. That the applicants, after reclassification, would not be limited to the present proposed uses.

5. And for other reasons that may be assigned on the dates of any scheduled hearings.

LAW OFFICES
OF
PETER G. ANGELOS

Page Two
Planning Commission
August 31, 1970

Thank you for your cooperation in this matter.

Very truly yours,

Selig A. Wolfe

SAW/fer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: September 4, 1970

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

SUBJECT: Petition #71-90-R. East side of Emge Avenue 250 feet south of Wayne Avenue
Petition for Reclassification from R-6 to B.R. and B.L.
Henry J. Gross, et al - Petitioners

9th District

HEARING: Thursday, September 10, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B.R. and B.L. zoning. We voice our objection to the subject reclassification noting that current zoning properly relates those properties fronting on Joppa Road to the commercial potentials that exist there and just as properly relates the properties off of Joppa Road to the residential zoning and usages which now exist. We believe that the current zoning is correct and note that maps aimed at comprehensively rezoning this area continue to call for retention of residential zoning here. Creation of commercial zoning here would adversely affect the residential uses now existing along Emge Avenue. The pattern and quality of access to this property via Emge Avenue is not desirable relative to both its capabilities of serving commercial usages here and resulting conflicts with the use and enjoyment of their residential properties by abutting residential property owners.

GEG:mah

SEP - 4 '70 PM
PLANNING DEPARTMENT

BUREAU OF ENGINEERING

Zoning Plat - Comments

March 23, 1970

195. Property Owner: Henry J. Gross, Sarah Burton
(1969-1970) Location: C/L Emge Ave., 250' S. Wayne Ave., C/L Joppa Rd. and C/L Eddington Rd.

District: 9th
Present Zoning: R-6
Proposed Zoning: Reclass. from R-6 to BR and BL
No. Acres: 10.20 (8.84 and 1.36)

Highways:

The Baltimore Beltway is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Emge Avenue is an existing macadam road maintained by the Baltimore County Bureau of Highways and is considered to be a residential street. Therefore, primary access to the subject property should be from Joppa Road. If access cannot be obtained from Joppa Road, Emge Avenue would have to be improved as a 40-foot minimum closed roadway section with flexible type pavement on a 60-foot minimum right-of-way. The full highway improvements and right-of-way acquisition will be required in connection with any subsequent development of the property and would extend from Joppa Road to the northwesternmost outline of this property.

Storm Drains:

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

A public storm drain is proposed to be constructed within an easement on this property and outfalls as shown on Baltimore County Bureau of Engineering Drawing #66-1014, A-9. The proposed extension of this storm drain, required to develop the site, must be a public system and the actual alignment and other details will be determined in connection with any subsequent grading or building permit applications. A public storm drainage system to convey storm water flows from Emge Avenue would also be required to be constructed through this site.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of 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 recording of any record plat or the issuance of any grading or building permits.

---

195. Property Owner: Henry J. Gross, Sarah Burton
(1969-1970)
Page 2

Sanitary Sewer:

Public sanitary sewerage is available to serve this property provided that a private sewage pumping station is constructed on this site in accordance with Department of Health requirements and regulations.

Water:

Public water supply is available to serve this property; however, fire protection facilities must be provided in accordance with the requirements of the Baltimore County Fire Bureau.

SND:ss

"W" N.E. Key Sheet
38 N.E. 11 Position Sheet
N.E. 10 C 200' Scale Tape

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers Date: March 23 1970

FROM: C. Richard Moore

SUBJECT: Item 195 - ZAC - March 17, 1970
Property Owner: Henry J. Gross, Sarah Burton
C/L Emge Ave., 250' S. Wayne Ave.,
C/L Joppa Road & C/L Eddington Road
Reclass. from R-6 to BR & BL

The only access to the subject site is via Emge Avenue which exists as approximately 12 feet wide. This access is totally inadequate for anything other than low density residents.

C. Richard Moore
Assistant Traffic Engineer

CRM:nr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: March 23, 1970

FROM: Ian J. Forrest

SUBJECT: Item 195 - Zoning Advisory Committee Meeting, March 16, 1970

Health Department Comments:

195. Property Owner: Henry J. Gross, Sarah Burton
Location: C/L Emge Ave., 250' S. Wayne Ave.
C/L Joppa Rd. & C/L Eddington Rd.
Present Zoning: R-6
Proposed Zoning: Reclass. from R-6 to BR & BL
District: 9th
No. Acres: 10.20 (8.84 & 1.36)

Public water is available to the site.

Sanitary sewer is proposed with a private pumping station to be constructed. This pumping station must have a standby pump in case of failure and an emergency power supply must be available.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

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

IJF/ca

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201

March 17, 1970

ITEM 195
Re: Zoning Advisory Comm. Meeting
March 17, 1970
Property Owner: Henry J. Gross, Sarah Burton - Location C/L Emge Ave. 250' S. Wayne Ave. C/L Joppa Road & C/L Eddington Road
Present Zoning: R-6 (South side Baltoc Beltway)
Proposed Zoning: Reclass. from R-6 to CR & BL - District 9.

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Dear Mr. Hardesty:

The proposed subject development should have no adverse effect on the State Highway.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

by: John E. Meyers
Asst. Development Engineer

CL:JEM:bk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward Hardesty, C. O. Mr. O. L. Myers
Date: March 19, 1970
FROM: Mr. Everett Reed, Plans Review
SUBJECT: #195 Henry J. Gross, Sarah Burton
W/L Emge Avenue 250' S. Wayne Avenue
C/L Joppa Rd. & C/L Eddington Road
District 9

Petitioner to meet requirements of Baltimore County Bldg. Code and Regulations of each building proposed. Also, requirements of Parking Lots (Sect. 6 .39.1 BN) that are applicable.

Everett B. Reed
Everett Reed, Plans Review

ERimch

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF March 17, 1970

Petitioner: Henry J. Gross, Sarah Burton
Location: E Emge Ave, 250' S Wayne Ave
District: 9
Present Zoning: RC
Proposed Zoning: Reclass from RC to BR & BL
No. of Acres: 10 A (8.84 & 1.36)

Comments: NO BEARING ON STUDENT POPULATION

#71-90R
MAP #9
SEC. 3-C
NE-10-C
BL
BR

R-6 TO B-L

ZONING DESCRIPTION

HIEBLER, GOMPF AND BURTON PROPERTIES

EAST SIDE EMGE AVE. E

BEGINNING for the same at a point in or near the center of Emge Avenue at a point distant 250 feet measured southerly from the center of Wayne Avenue said point being at the beginning of the north 25 degrees east 805 foot line of that tract of land which by deed recorded among the Land Records of Baltimore County in Liber 1057 folio 97 etc. was conveyed to Sarah I. Burton, thence leaving said line and running in or near the center of said Emge Avenue and binding on the outline of that tract of land recorded among the Land Records of Baltimore County in Liber 1395 folio 293 etc. was conveyed to Henry R. Gompf and wife the six following courses and distances south 41 degrees 59 minutes east 56 feet, south 36 degrees 02 minutes east 50 feet, south 1 degrees 21 minutes east 70 feet, south 6 degrees 06 minutes west 100 feet, south 15 degrees 48 minutes west 50 feet and south 36 degrees 25 minutes west 67.60 feet, thence binding on or near the center line of said Emge Avenue south 16 degrees 00 minutes west 70 feet, thence running north 79 degrees 48 minutes east 10 feet to the east side of Emge Avenue, thence running with and binding on the second and third lines of that tract of land recorded among the Land Records of Baltimore County in Liber 4263 folio 238 etc. was conveyed to Robert M. Donovan, Jr. and wife the two following courses and distances north 79 degrees 48 minutes east 200.00 feet and south 4 degrees 27 minutes east 60.00 feet, thence running with and binding reversly on the second and first lines of that tract of land recorded among the Land Records of Baltimore County in Liber 2944 folio 246 etc. was conveyed to Lester W. Hiebler and wife the two following courses and distances south 4 degrees 27 minutes east 60.00 feet and south 79 degrees 48 minutes west 200.00 feet to the east side of said Emge Avenue, thence running with and binding on said Avenue south 4 degrees 27 minutes east 20.00 feet to a point distant 260 feet more or less measured in a northerly direction from the center line of Joppa Road and to the beginning of the second line of that tract of land which by deed recorded among the Land Records of Baltimore County in Liber 926 folio 67 etc. was conveyed to W. Breidenstein, thence running with and binding on said second line and the projection thereof north 79 degrees 48 minutes east 359.50 feet to the beginning of the fourth line of that tract of land recorded among the Land Records of Baltimore County in Liber 4351 folio 279 etc. was conveyed to Morris Helman and wife, thence running for a line of division north 79 degrees 48 minutes east 315.68 feet to intersect the west outline of the Plat of Rosina Del as recorded among the Land Records of Baltimore County in Plat Book No. 7 folio 147, thence binding on the outline of said Plat north 9 degrees 40 minutes west 571.7 feet more or less to the southernmost side of the Baltimore Beltway as shown on State Roads Commission Plat No. 10634, thence running with and binding on the southernmost side of said Plat the three following courses and distances north 70 degrees 00 minutes west 210 feet more or less, north 58 degrees 00 minutes west 188 feet

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#71-90R
MAP #9
SEC. 3-C
NE-10-C
BL
BR

more or less and north 72 degrees 15 minutes west 36 feet more or less to intersect said 805 foot line of Sarah I. Burton, thence running with and binding reversly on a part of said line and on the southeasternmost outline of the Plat of Minuta Junkes as recorded among the Land Records of Baltimore County in Plat Book No. 12 folio 2 south 29 degrees 58 minutes west 375.40 feet to the place of beginning.

CONTAINING 8.84 acres of land more or less.

BEING part of those tracts of land recorded among the Land Records of Baltimore County in Liber 1057 folio 97 etc. was conveyed to Sarah I. Burton, in Liber 1395 folio 293 etc. was conveyed to Henry R. Gompf and wife and in Liber 904 folio 537 etc. was conveyed to John W. Hiebler.

January 23, 1970

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER
DAVID W. DALLAS, JR.
CIVIL ENGINEER
8719 OLD HARFORD RD. BALTO. 34, MD.
NO 5-7822

#71-90R

ZONING DESCRIPTION

R-6 TO B-R

BEGINNING for the same at a point located the two following courses and distances from the intersection of the center line of Joppa Road with the center line of Eddington Road westerly binding on the center of said Joppa Road 515 feet and north 5 degrees 28 minutes west 148.97 feet to the division line between B-R and R-6 Zoning, thence running with and binding reversly on a part of the second or 1945 foot line of Zoning Description 9-BR-1 north 85 degrees 16 minutes east 294.01 feet to intersect the northernmost outline of Section G as shown on the Plat of Rosina Del as recorded among the Land Records of Baltimore County in Plat Book No. 7 folio 147, thence leaving said Zoning line and binding on a part of the northernmost outline of said Section G and the westernmost outline of Section E as shown on said Plat the two following courses and distances north 75 degrees 47 minutes east 34.24 feet and north 9 degrees 40 minutes west 193.82 feet, thence leaving the westernmost outline of said Plat and running for a line of division south 79 degrees 48 minutes west 315.64 feet to the end of the third line of that tract of land recorded among the Land Records of Baltimore County in Liber 4351 folio 279 etc. was conveyed to Morris Helman and wife, thence running with and binding reversly on a part of said third line south 5 degrees 47 minutes east 168.70 feet to the place of beginning.

CONTAINING 1.36 acres of land more or less.

BEING part of that tract of land recorded among the Land Records of Baltimore County in Liber 594 folio 537 etc. was conveyed to John W. Hiebler

January 23, 1970

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER
DAVID W. DALLAS, JR.
CIVIL ENGINEER
8719 OLD HARFORD RD. BALTO. 34, MD.
NO 5-7822

---

1 Sign
Approved
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
71-90-R

District: 9th
Date of Posting: Feb. 25, 1971
Posted for:
Petitioner:
Location of property: E/S Emge Ave. 250' So. of Wayne Ave.
Location of Signs: 1 Sign Posted approx. 250' So. of Wayne Ave. on E/S of Emge Ave.
Remarks:
Posted by: Signature
Date of return: 3-4-71

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2 Signs
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
71-90-R

District: 9th
Date of Posting: Aug. 19, 70
Posted for: Hearing Date Sept. 10, 1970 @ 10:00 A.M.
Petitioner: Henry J. Gross
Location of property: E/S Emge Ave. 250' So. of Wayne Ave.
Location of Signs: 2 Signs Posted approx. 15 ft. in Rear on E/S of Emge Ave.
Remarks:
Posted by: Signature
Date of return: Aug. 29, 70

ZONING LOG RECLASSIFICATION
9th DISTRICT

ZONING: From R-4 to B.R. and B.L. Zone.
LOCATION: East side of Range Avenue 250 feet, more or less, South of Wayne Avenue.
DATE & TIME: THURSDAY, September 10, 1970 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:

Present Zoning: R-4
Proposed Zoning: B.R. and B.L.

All that parcel of land in the Ninth District of Baltimore County

Beginning for the same at a point on the center line of Range Avenue at a point distant 150 feet measured northerly from the center of Wayne Avenue said point being at the beginning of the ninth 20 degree east 800 feet line of that tract of land which by deed recorded among the Land Records of Baltimore County in Liber 1057, folio 97 etc. was conveyed to Sarah I. Burton, thence leaving said line and running in or near the center of said Range Avenue and binding on the outline of that tract of land recorded among the Land Records of Baltimore County in Liber 1057 folio 97 etc. was conveyed to Sarah I. Burton, thence leaving said line and running in or near the center of said Range Avenue and binding on the outline of that tract of land recorded among the Land Records of Baltimore County in Liber 1057 folio 97 etc. was conveyed to Henry B. Gempf and wife the six following courses and distances north 41 degrees 17 minutes east 14 feet, south 38 degrees 42 minutes east 30 feet, south 14 degrees 18 minutes east 78 feet, south 4 degrees 14 minutes west 100 feet, south 11 degrees 45 minutes west 50 feet and south 14 degrees 14 minutes west 67.60 feet, thence leaving said Range Avenue and binding on the line of land of Henry B. Gempf and wife south 14 degrees 14 minutes west 78 feet, thence running north 75 degrees 15 minutes east 10 feet to the east side of Range Avenue, thence leaving said Range Avenue and binding on the second and third lines of that tract of land recorded among the Land Records of Baltimore County in Liber 4311 folio 278 etc. was conveyed to Robert M. Donovan, Jr. and wife the two following courses and distances north 75 degrees 15 minutes east 200.00 feet and south 4 degrees 27 minutes east 60.00 feet, thence leaving said line of land of Henry B. Gempf and wife and binding reversely on the second and first lines of that tract of land recorded among the Land Records of Baltimore County in Liber 2944 folio 246 etc. was conveyed to Lester W. Hubber and wife the two following courses and distances north 75 degrees 15 minutes east 200.00 feet and south 4 degrees 27 minutes east 20.00 feet to the east side of said Range Avenue, thence running with and binding on said Avenue south 4 degrees 27 minutes east 20.00 feet to a point distant 290 feet more or less measured in a northerly direction from the center line of Joppa Road and to the beginning of the second line of that tract of land which by deed recorded among the Land Records of Baltimore County in Liber 926 folio 67 etc. was conveyed to W. Brodenstein, thence leaving and binding on said second line and the projection thereof north 75 degrees 15 minutes east 319.10 feet to the beginning of the fourth line of that tract of land recorded among the Land Records of Baltimore County in Liber 4311 folio 278 etc. was conveyed to Morris Heisman and wife, thence running for a line of strike, north 75 degrees 15 minutes east 200.00 feet to the point on the west outline of lot 7 in Block 2 in Plat Book No. 7 folio 147, thence binding on the outline of said Plat north 3 degrees 45 minutes west 371.2 feet more or less to the southeastern side of the Baltimore Railway as shown on State Roads Commission Plat No. 16434, thence running with and binding on the southeastern side of said Plat the three following courses and distances north 70 degrees 00 minutes east 210 feet more or less, north 58 degrees 00 minutes west 180 feet more or less and north 72 degrees 15 minutes west 30 feet more or less to intersect said 441 feet line of Sarah I. Burton, thence running with and binding reversely on a part of said line and on the southeastern outline of the Plat of Minnie Dunkee as recorded among the Land Records of Baltimore County in Plat Book No. 12 folio 2 south 20 degrees 00 minutes west 375.40 feet to the place of beginning.

Containing 4.54 acres of land more or less.

Being part of those tracts of land recorded among the Land Records of Baltimore County in Liber 1057 folio 97 etc. was conveyed to Sarah I. Burton, in Liber 1057 folio 97 etc. was conveyed to Henry B. Gempf and wife and in Liber 904 folio 347 etc. was conveyed to John W. Hubber.

B. TO BR

Beginning for the same at a point located the two following courses and distances from the intersection of the center line of Joppa Road with the center line of Eddington Road westerly binding on the center of said Joppa Road 315 feet and north 3 degrees 47 minutes west 148.87 feet to the division line between B.R. and R-4 Zoning, thence running with and binding reversely on a part of the second of 1941 feet line of Zoning Description 3-B81 north 86 degrees 14 minutes east 200.01 feet to intersect the southwestern outline of Section C as shown on the Plat of Meadow Dale as recorded among the Land Records of Baltimore County in Plat Book No. 7 folio 147, leaving said Zoning line and binding on a part of the southwestern outline of said Section C and the westernmost outline of Section E as shown on said Plat the two following courses and distances south 3 degrees 47 minutes east 315.64 feet and north 9 degrees 07 minutes west 50.00 feet, thence leaving the westernmost outline of said Plat and running for a line of division south 75 degrees 45 minutes west 215.64 feet to the end of the third line of that tract of land recorded among the Land Records of Baltimore County in Liber 4311 folio 278 etc. was conveyed to Morris Heisman and wife, thence running with and binding reversely on a part of said third line south 3 degrees 47 minutes east 164.78 feet to the place of beginning.

Containing 1.56 acres of land more or less.

Being part of that tract of land recorded among the Land Records of Baltimore County in Liber 904 folio 347 etc. was conveyed to John W. Hubber.

Being the property of Henry J. Gross and Lester W. Hubber, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 10, 1970 at 11:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
EDWARD D. HARDESTY,
Zoning Commissioner of
Baltimore County.

Aug. 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 20, 1970.

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 successive weeks before the 10th day of September, 1970, the first publication appearing on the 20th day of August, 1970.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, $

PETITION
FOR RECLASSIFICATION
9th DISTRICT

ZONING: From R-4 to B.R. and B.L. Zone.
LOCATION: East side of Range Avenue 250 feet, more or less, South of Wayne Avenue.
DATE & TIME: THURSDAY, SEPTEMBER 10, 1970 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:

Present Zoning: R-4
Proposed Zoning: B.R. and B.L.

All that parcel of land in the Ninth District of Baltimore County

BEGINNING for the same at a point on or near the center of Range Avenue at a point distant 250 feet measured northerly from the center of Wayne Avenue said point being at the beginning of the ninth 20 degrees east 800 feet line of that tract of land which by deed recorded among the Land Records of Baltimore County in Liber 1057, folio 97 etc. was conveyed to Sarah I. Burton, thence leaving said line and running in or near the center of said Range Avenue and binding on the outline of that tract of land recorded among the Land Records of Baltimore County in Liber 1057 folio 97 etc. was conveyed to Henry B. Gempf and wife the six following courses and distances north 41 degrees 17 minutes east 14 feet, south 38 degrees 42 minutes east 30 feet, south 14 degrees 18 minutes east 78 feet, south 4 degrees 14 minutes west 100 feet, south 11 degrees 45 minutes west 50 feet and south 14 degrees 14 minutes west 67.60 feet, thence leaving said Range Avenue and binding on the line of land of Henry B. Gempf and wife south 14 degrees 14 minutes west 78 feet, thence running north 75 degrees 15 minutes east 10 feet to the east side of Range Avenue, thence leaving said Range Avenue and binding on the second and third lines of that tract of land recorded among the Land Records of Baltimore County in Liber 4311 folio 278 etc. was conveyed to Robert M. Donovan, Jr. and wife the two following courses and distances north 75 degrees 15 minutes east 200.00 feet and south 4 degrees 27 minutes east 60.00 feet, thence leaving said line of land of Henry B. Gempf and wife and binding reversely on the second and first lines of that tract of land recorded among the Land Records of Baltimore County in Liber 2944 folio 246 etc. was conveyed to Lester W. Hubber and wife the two following courses and distances north 75 degrees 15 minutes east 200.00 feet and south 4 degrees 27 minutes east 20.00 feet to the east side of said Range Avenue, thence running with and binding on said Avenue south 4 degrees 27 minutes east 20.00 feet to a point distant 290 feet more or less measured in a northerly direction from the center line of Joppa Road and to the beginning of the second line of that tract of land which by deed recorded among the Land Records of Baltimore County in Liber 926 folio 67 etc. was conveyed to W. Brodenstein, thence running with and binding on said second line and the projection thereof north 75 degrees 15 minutes east 319.10 feet to the beginning of the fourth line of that tract of land recorded among the Land Records of Baltimore County in Liber 4311 folio 278 etc. was conveyed to Morris Heisman and wife, thence running for a line of strike, north 75 degrees 15 minutes east 200.00 feet to the point on the west outline of lot 7 in Block 2 in Plat Book No. 7 folio 147, thence binding on the outline of said Plat north 3 degrees 45 minutes west 371.2 feet more or less to the southeastern side of the Baltimore Railway as shown on State Roads Commission Plat No. 16434, thence running with and binding on the southeastern side of said Plat the three following courses and distances north 70 degrees 00 minutes east 210 feet more or less, north 58 degrees 00 minutes west 180 feet more or less and north 72 degrees 15 minutes west 30 feet more or less to intersect said 441 feet line of Sarah I. Burton, thence running with and binding reversely on a part of said line and on the southeastern outline of the Plat of Minnie Dunkee as recorded among the Land Records of Baltimore County in Plat Book No. 12 folio 2 south 20 degrees 00 minutes west 375.40 feet to the place of beginning.

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B. TO BR

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Containing 1.56 acres of land more or less.

Being part of that tract of land recorded among the Land Records of Baltimore County in Liber 904 folio 347 etc. was conveyed to John W. Hubber.

Being the property of Henry J. Gross and Lester W. Hubber, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 10, 1970 at 11:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
EDWARD D. HARDESTY,
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Aug. 20, 1970

ORIGINAL

OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204 August 24, 1970

THIS IS TO CERTIFY, that the annexed advertisement of

Edward D. Hardesty, Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 20th day of Aug., 1970, that is to say, the same was inserted in the issue of August 20, 1970.

STROMBERG PUBLICATIONS, Inc.

By [signature]

TELEPHONE 494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 72850
DATE 9/10/70
BILLED BY:

To: W. Lee Thomas, Esq.
102 W. Pennsylvania Avenue
Towson, Md. 21204

Zoning Office
119 County Office Bldg.
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	RETURN THIS PORTION WITH YOUR REMITTANCE — TOTAL AMOUNT $139.50 — COST
	Cost of advertising and posting property of Henry J. Gross E/S Range Ave. S. Wayne Ave. #71-90-R	139.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 73775
DATE Aug. 17, 1970
BILLED BY:

To: Zoning Dept. of Baltimore County

Messrs. Nuseler, Hessler, Thomas & Nelson
102 W. Pennsylvania Ave.
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	RETURN THIS PORTION WITH YOUR REMITTANCE — TOTAL AMOUNT $50.00 — COST
	Petition for Reclassification for Henry J. Gross, et al #71-90-R	50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 78341
DATE 8/11/71
BILLED BY:

To: E. Harrison Stone, Esq.
102 West Pennsylvania Ave.
Towson, Md. 21204

Zoning Office,
119 County Office Bldg.
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	RETURN THIS PORTION WITH YOUR REMITTANCE — TOTAL AMOUNT $70.00 — COST
	Cost of appeal - property of Henry J. Gross, et al No. 71-90-R	$70.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Item 195
Group 19

W. Lee Thomas, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this

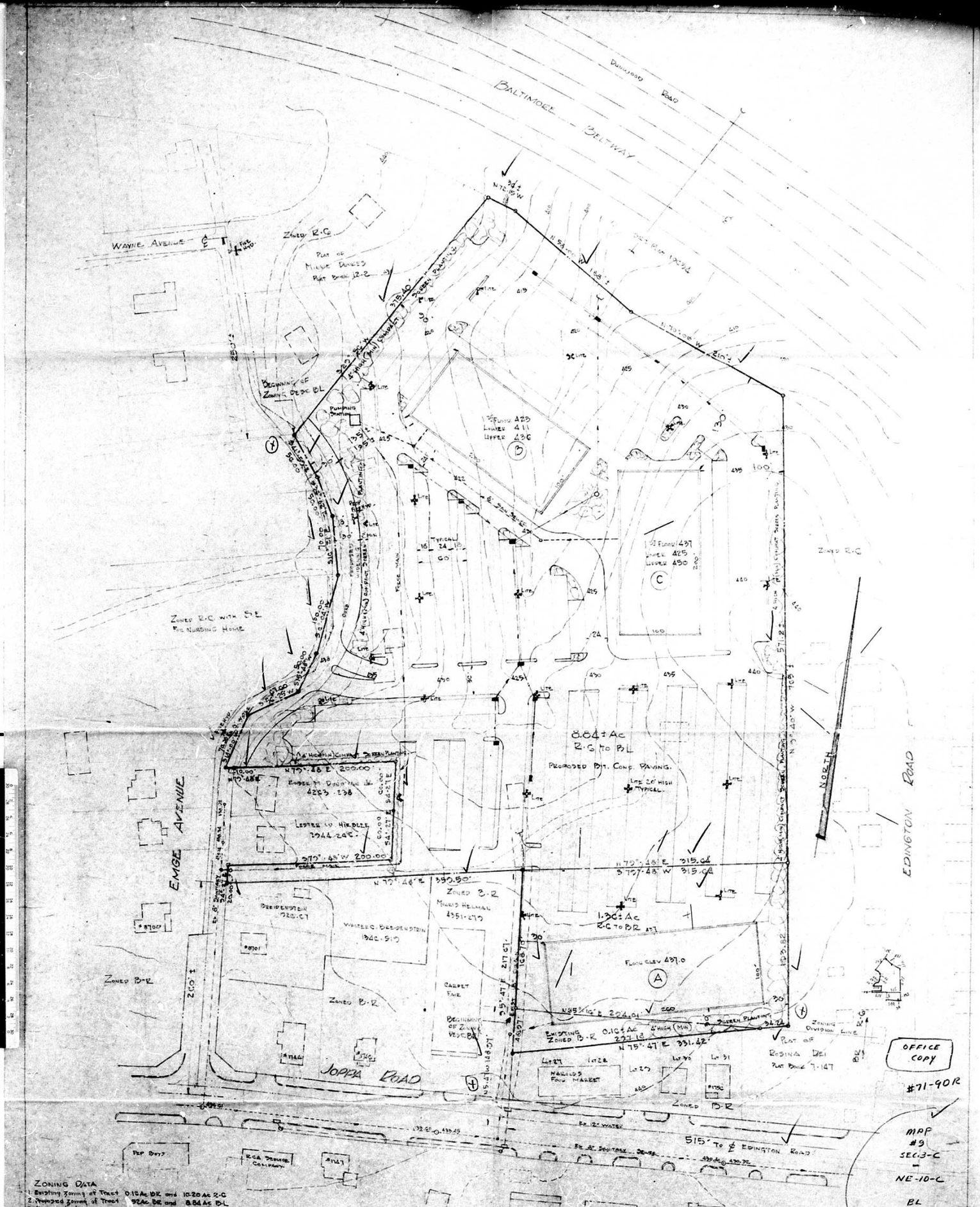
_____ 6th _____ day of _____ August _____, 1970

EDWARD D. HARDESTY
Zoning Commissioner

Petitioner Henry J. Gross and Sarah Burton

Petitioner's Attorney W. Lee Thomas, Esq. Reviewed by

Chairman of the
Advisory Committee



ZONING DATA

1. Existing Zoning of Tract 0.15 Ac BR and 10.20 Ac R-C
2. Proposed Zoning of Tract 9.24 Ac BR and 8.84 Ac B-L
3. Proposed Changes in Zoning
   R-C to B-L 8.84 Ac.
   R-C to B-R 1.36 Ac.
4. Area of Proposed Building and uses.
   A. BR Portion 100'×250' warehouse 25,000 SF
   B. BL Portion 100'×200' Bldg. 20,000 SF/Floor
      20,000 SF Lower level offices
      20,000 SF Main Floor Reception Hall & Catering Service
      20,000 SF Upper level offices
   C. BL Portion 100'×200' Bldg. 20,000 SF/Floor
      20,000 SF Lower level offices
      20,000 SF Main Floor offices
      20,000 SF Upper level offices
5. Required Parking

A	Warehouse	3 Employees / 3 =	3 Spaces
B	Lower Level	20,000 SF / 500 =	40 Spaces
	Main Floor	20,000 SF / 50 =	400 Spaces
	Upper Level	20,000 SF / 500 =	40 Spaces
C	Lower Level	20,000 SF / 500 =	40 Spaces
	Main Floor	20,000 SF / 500 =	40 Spaces
	Upper Level	20,000 SF / 500 =	40 Spaces
		Total	630 Spaces

6. Proposed Parking 785 Spaces
   (Typical Spaces 9'×18')

ZONING PLAT

A DEVELOPMENT OF

IRVIN C. TILLMAN SR.

6005 BELAIR ROAD BALT. MD 21206
9TH ELECTION DISTRICT BALTO. COUNTY, MD.
SCALE 1" = 50' JAN. 23, 1970

STATE OF MARYLAND
DAVID W. BAILEY JR.
CIVIL ENGINEER
6733 OLD HARFORD RD. BALTO., MD. 21212