## +71-178XA PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

L or wa Joppa Road Realty Company, legal owner ... of the property situate in Baltin ore map County and which is described in the description and plat attached hereto and made a part hereof, 19

ASCOCKCOCKCOCK ASSESSMENT AND ASSOCIATION OF THE TOP ASSOCIATION OF THE PROPERTY OF THE PROPER (2) For a Special Exception, in the R.A. Zone, to utilize 800 square feet of space

located on the ground floor of the subject property, for a beauty salon for the convenience of the tenants of the subject property, pursuant to Section 402.4 of the Saltimore County Zonling Regulations.

sattmore County Zoning Recollations.

(3) For a variance in the required number of automobilis parking spaces from the 104

Laproces required by the Baltimore County Zoning Regulations, to a total of 95 spaces now

available upon the aforesaid property. (Section 409-2615) sea attached description

and the required by the Emplate and robust holds an anode Residue Regulations of Liebtmore X

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

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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 Baltim IOPFA ROAD REALTY COMPANY

Continue M. Kanik

Petitioner's Attorney 22 W. Pennsylvania Avenue

Towson, Maryland, 21204

by Richard R Philly Address 10 Light Street Baltimore, Maryland, 21202

Protestant's Attorner

ORDERED By The Zoning Commissioner of Baltimore County, this 16th 

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out 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, Baltimor \_day of \_\_Novembe-10#70 at 10:00 o'cloc

OCTAL 6 TO PHRE-

Edward D. Hardes to Zoning Commissioner of Baltimore County

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ORDER

Y

TOWSON ESTATES ASSOCIATION, INC 116 EDGEWOOD ROAD Towson, Maryland 2120

23 February 1971

The undersigned does nereby affirm that the following is a true copy of a Resolution a tortical by the Towson Estates Association, Inc. at a regular meeting of the Board of Governors on the 17th of February, 1971.

"DE ET RESOLVED, that after due consideration, the Association does "BE IT RESOLVED, that after due consideration, the Association does hereby assert that it is not opposed to the petition for special exceptions, as amended before the Zoniag Commissioner of Baltimore County in public hearing on November 30. 1876, pertaining to the use of 1000 square feet of space for professional offices and 800 square feet for a beauty shop in the elevator apartment building known as Eudowood Towers located at 1000 Eart Joppa Road, or the condition that the owners, Joppa Bealty Company and their management, Wallace H. Campbell and Co., Inc., as petitioners agree to:

 Use of a combination of evergreen and deciduous trees in lieu of the arborvitae hedge shown in the sight plat as landscaping in that area which borders the outer limits of the parking lot on the west and north sides of the normers the outer limits of the parking no on the west and about sixes of the building. It is our understanding that this program of landscaping will be done over a period of several years not to exceed seven years, in order that the outlay of funds will not be too great in any single year.

2. Install within the parking lot at the parking lot entrance on Edgemont 2. Install within the perking lot at the parking lot entrance on Edgemont Road a raised surface, speed bump, to reduce the speed of cars entering or leaving the parking lot. This action would eliminate the need for a stop sign at this entrance. A stop sign should be erected at the Edgerion Road entrance for safety purposes.

 Use standard plaque signs 'ffixed to the building (within the requirements of the Baltimore County Zoning Regulations) in lieu of any illuminated nigns to designate the office(s) and shop.

4. Actively assist the Towson Estates Association in solving any future nearer asset the lowson estates Association to solving any inture problems caused by increased traffic flow in and out of the designated parking lot, specifically by:

a. Supporting the Association's effort before County officials to have a traffic signal installed at the intersection of Joppa and Center Roads, if and when one is needed.

b. Supporting the Association's effort before County officials to have 'No Parking' signs installed along the Eudowood Towers' property lines which border Edgerton and Edgemont Roads, if and when these are needed.

RE: PETITION FOR SPECIAL EXCEP- :

TION AND VARIANCE
NE/corner of Edgerton Road and
Joppa Road - 9th District
Joppa Road Realty Company -

OF Petitioner NO. 71-178-XA (Item No. 50) BALTIMORE COUNTY

111 111 11

BEFORE THE

The Petitioner seeks a Special Exception to utilize parts of the ground floor of the subject property for professional offices and a beauty saion. A Variance request for parking was also made, but the same was voluntarily dismissed at the hearing hereon

Without reviewing the evidence, it is the opinion of the Zoning Commissioner that the Petitioner has complied with the requirements of Section 502.1 of the Ealtimore County Zoning Regulations

It is hereby ORDERED by the Zoning Commissioner of Balti-30 day of March, 1971, that the Special Exception to use one thousand (1,000) square feet of space located on the ground floor of the subject property for professional offices, including medical, dental, and legal professions, should be and the same is GRANTED, and it is also ORDERED that the Special Exception to utilize eight undred (800) square feet of space located on the ground floor of the subject property for a beauty salon for the convenience of the tenants of the subject property should be and the same is GRANTED, from and after the date of this Order, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning. The Variance to allow n.nety-five (95) parking spaces instead of the required one hundred and four (104) spaces be and the same is

693.21 feet, for a distancy of 104.52 feet, said curve being sub 26.51 feet, thence northeesterly along a curve to the right with a radius of 75.00 feet, for a distance of 123.74 feet, said curve being subte bearing North 61° 46' 50" East 110.18 fast to the south side of Edgement Road (2) South 62° 041 26" West 38.98 feet, and (3) South 17° 041 26" West to the left with a radius of 10,137.10 feet, for a distance of 300,72 to

we being subtended by a chord bearing North 65° 47' 07" West 300.71 feet,

Containing 2.103 acres of land more or less

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty, Date November 27, 1970 Zoning Commissioner FROM Mr. George E. Gavrelis, Director of Planning

CTPetition 771-175-XA. Northeast corner of Edgerton and Joppa Roads
Petition for Special Exception for Professional Offices and Beauty Solon
Petition for variance to permit 95 parking spaces Instead of the required 104 spaces.
Jappa Road Really Company - Petitioners

9th District

HEARING: Monday, November 30, 1970 (10:00 a.m.)

The S'aff of the Office of Planning and Zoning has reviewed the subject patition for special exception for offices, including convenience commercial use, together with a variance for parking.

Although we value no conceptual apposition to this petition, we can endorse neither the special exception nor the variance until and unless the petitioner can clearly show that he has sufficient porking to sairly the needs of residential tenants, professional tenants, and their clients. Will the office use here add to the problems of congestion on adjoining streets because of insufficient parking on site?

GEG:msh



Issuing to tenants of the building (e.g., at the time a new lease is signed and periodically as needed) parking regulations and instructions for good driving etiquette on roads in the immediate area as prepared by the building's

In the case of items 4a, b and c above, it is understood that the owners will devote reasonable amounts of time toward these ends but will not obligate themselves for a sum in excess of \$100.00 per year.

It is understood and agreed that the provisions of the aforegoing shall be binding upon Joppa Road Realty Company only so long as that partnership remains the owner of the Eudowood Towers Apartments, and said provisions shall not be binding upon said Joppa Road Realty Company or its successor owners of said Eudowood Towers Apartments upon any conveyance or transfer of the said property

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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OTHER SE

DEPARTMENT OF TRAFFIC ENGINEERING STATE BOX 3 COVERN

BUREAU OF MEALTH DEPARTMENT WILLING DEPARTMEN FOATO OF LET CATE ZOSING ADMINISTRATE DEATERDORNS

Christian M. Kahl, Esq. 22 W. Pennsylvania Avenue Towson, Maryland 2:204

KE: Type of Hearing: Special Exception for offices for offices Location: N/S Joppa Rd, Int. with Edgerton Road Petitioner: Joppa Road Realty Co. Committee Heeting of October 13, 1970 9th District Jtem 50

November 4, 1970

Dear Sire

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced position and mas made an on site field inspection of the property. The following comments are a result of this review and inspection.

high rise Subject property is presently improved with a high rise appartment building with existing offices is the with the subject of the su

BUREAU OF ENGINEERING:

This properly was previously commented upon as Item 19 (1969-1970), and at that time certain problems had not been resolved. As of this date, it is one understanding that all matters have been netited except for the installation of the comment of

Christian H. Kahl, Esq.

November 4 , 1970

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PROJECT PLANNING DIVISION:

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

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a variance to allow only 95 parking spaces instead of the 10%. The parking equirements for 8% are confidented an absolute enlands with this office recommending 1,5 parking spaces with the second of the recorded 1.0. Therefore, a parking variance to the subject site is considered undesirable.

The owner shall be required to comply with all applicable requirements of the 101 Life Safaty Code, 1967 edition and the Fire Prevention Code.

HEALTH DEPARTMENT:

FIRE DEPARTMENT:

Public water and sewers are available.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Realth Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Operatment of Health

BUILDING ENGINEER'S OFFICE:

Petitioner to meet all applicable requirements of Baltimore County Iding Code and Regulations. See multiple occupancies, Section 400.3 and iness Occupancies, Section 404.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

This potition is accepted for filing on the data of the enclosed filing certificate. Notice of the hearing data and time, which will be held not less than 30, nor more than 90 days after the data on the filing certificate, will be forwarded to you in the near future.

Very truly yours, Myers

OLIVER L. MYERS, Chairman

Investment Real Estate - Management, Sales and Consultation

EXECUTIVE OFFICE

LOCH RAVEN OFFICE LOCH BAI IN SHOPPING CENTER 1700 MERIDINE DRIVE BALTIMORE MARYLAND 21239 IDLEWOOD 5-4603

Zoning Commission Bullimore County Towson, Maryland

Re: Zoning Hearing No. 71-178 XA Eudowood Towers 1000 East Joppa Road

Please be advised that kies Pauline & Glomekti and Miss Dorothy in Reeder are gaing to lesse 70k square feet of space in the above and lower by the space of the

Very truly yours

WALLACE H. CAMPBELL & CO., INC. Agents for Euc. Pod Towers
By:

James A Burtscher

MICROFILMED

THE TOWSON I DA LES

November 16, 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County TOWNON

was inserted in THE TRANSACK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for Cne Cne weeks before the 16th day of Mov., 1970 , that is to say, the same was inserted in the issues of November 12, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth morgan

0 CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN,
J. Land Manager.

BALIT YORE COUNTY, MARY AND
OFFICE OF FINANCE MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

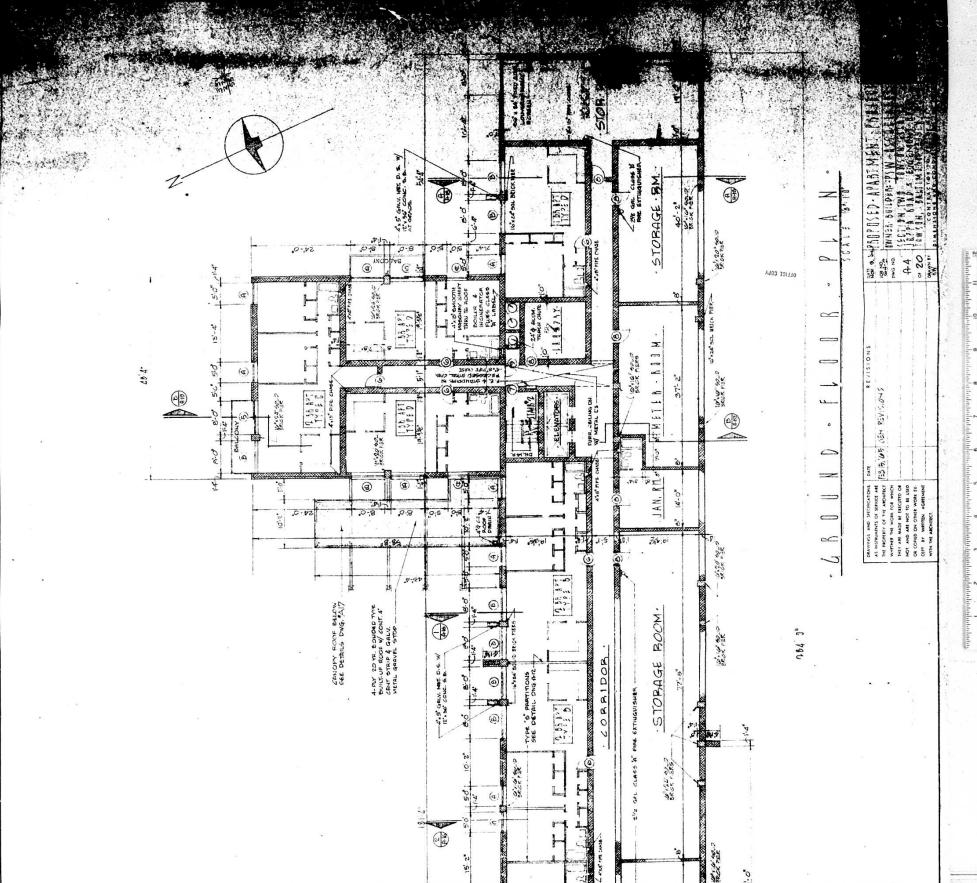
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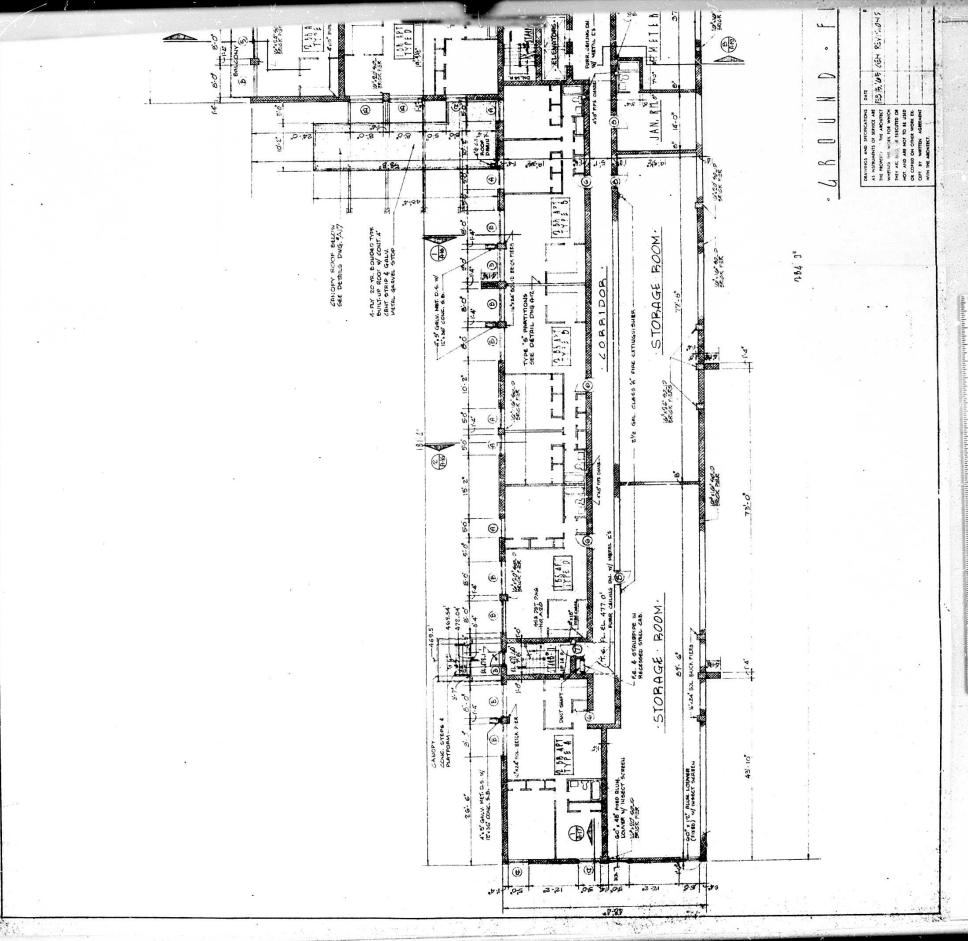
JOPPA RO. SEALTY PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map 112 4/20 09 K 11/24/20 09 K Petition number added to Granted by ZC, BA, CC, CA Revised Flans: Change in putline or description\_\_\_Yes Map 1 9-1213-6

BALTINORE COUNTY OFFICE OF P	
County Office Bu 111 W. Chesapeake Towson, Maryland	Avanue
Your Petition has been receive	d and accepted for filing this
1316	day of,1970.
	Educat D. Sardesty  EDBARD B. HARDESTE,  Zorling Commissioner
Petitioner James Rand Realty Co.	M h.
Petitioner's Attorney Christian /4. Reh	Reviewed by Wives S. Nives Chairman of the Advisory Committee

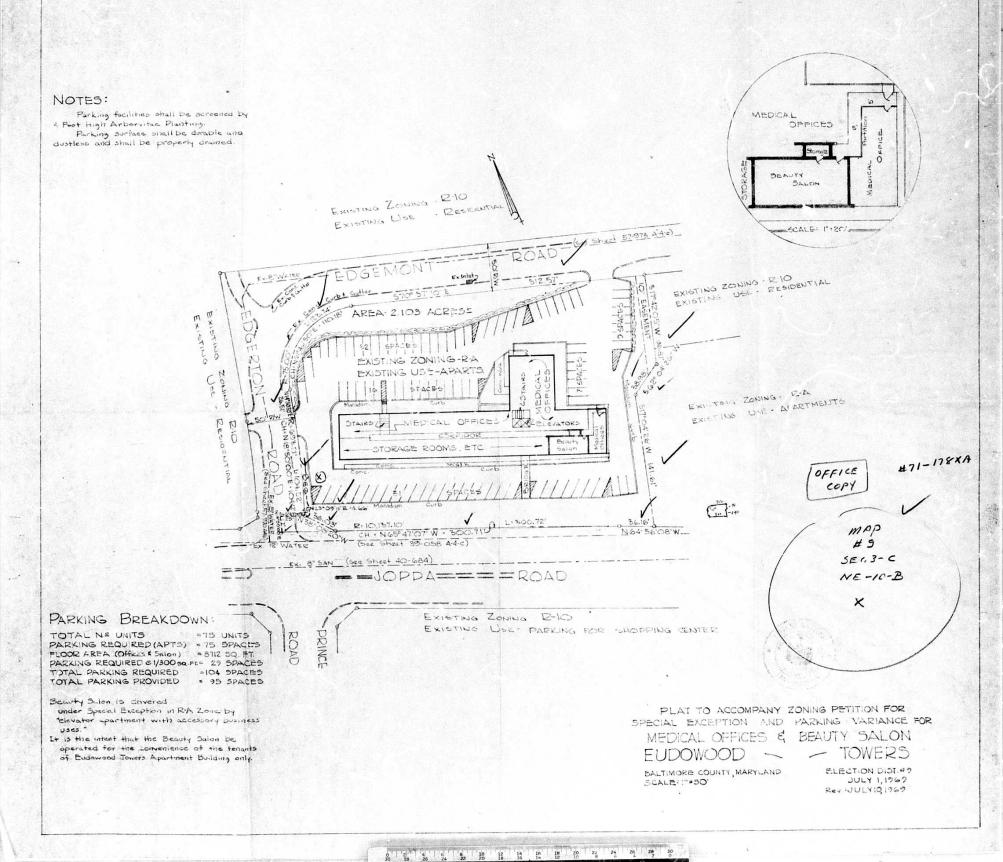
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District 9 H. Pusted for Hea	unig Monday NO 30. 1920 G. 1920 G. Revel Relly Co NEferm & Edgerter Y. Ither	Kou 12 - 1975 10:00 A.M.
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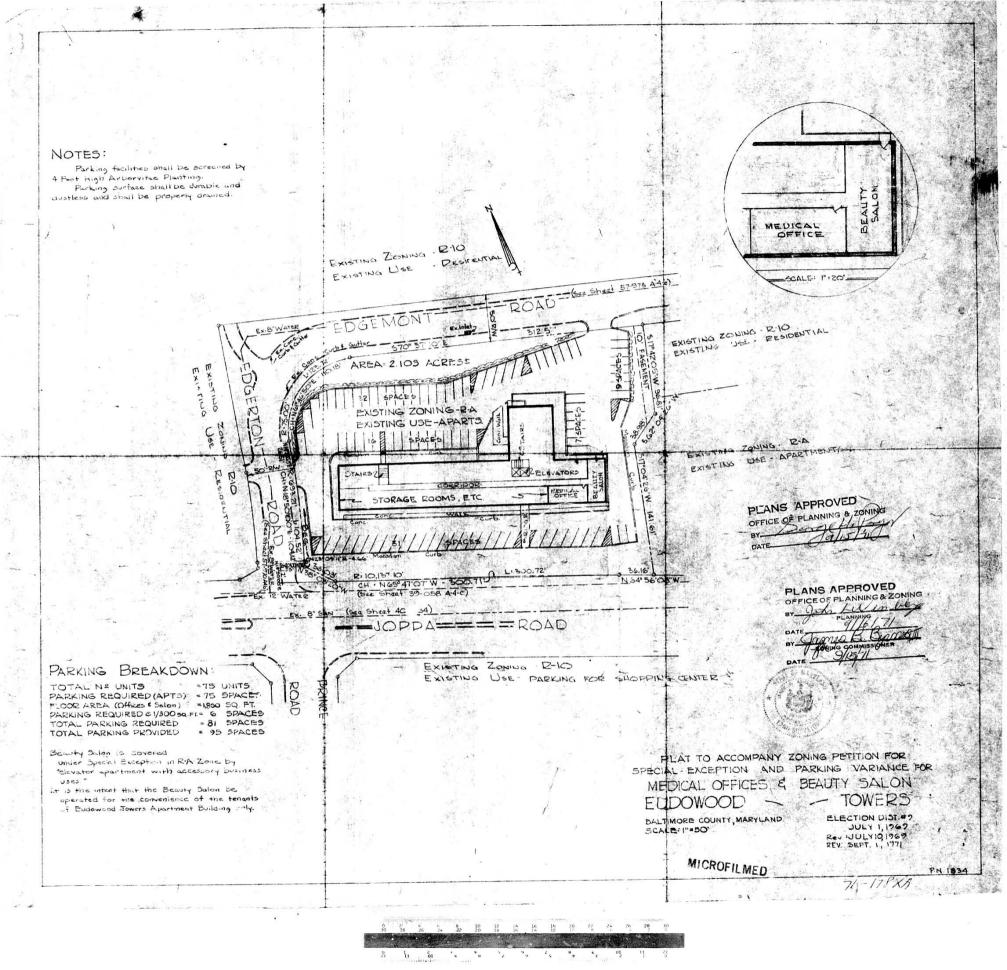


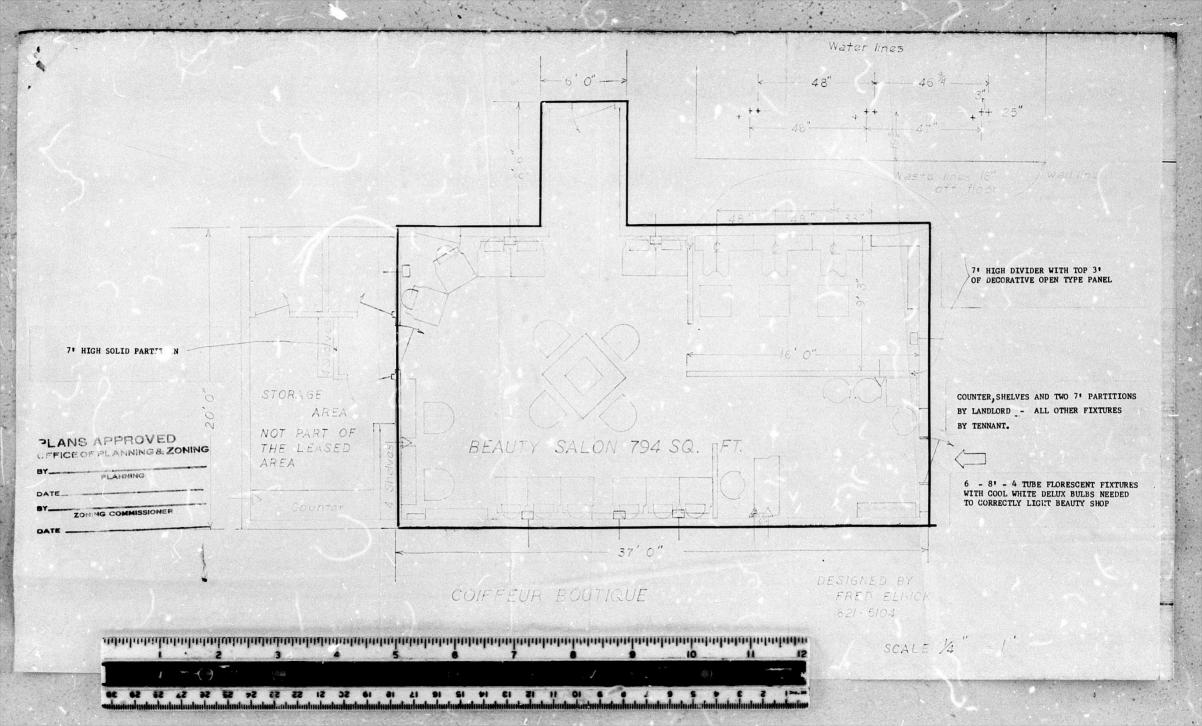


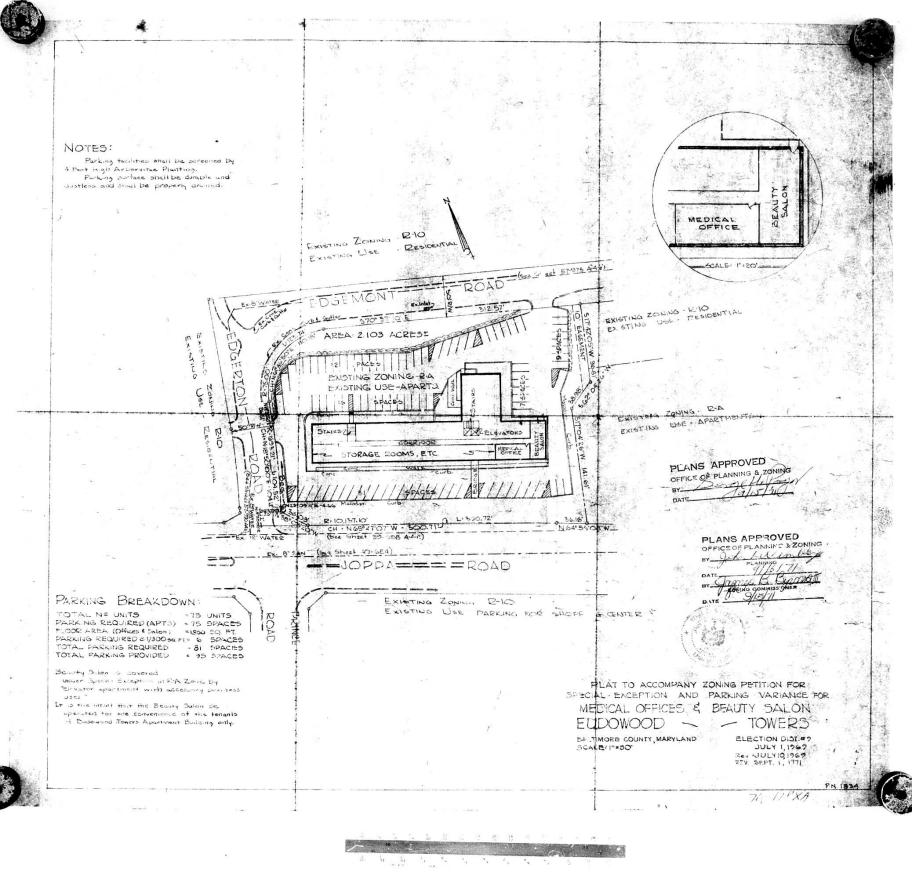
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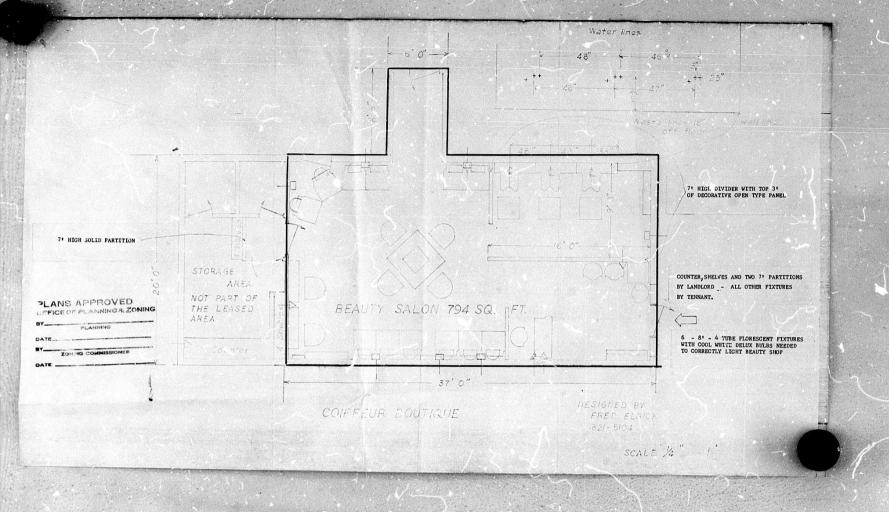


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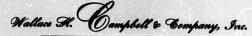








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EXECUTIVE OFFICE MARYLAND NATIONAL BANK BUILDING 10 LIGHT STREET
BALTIMORE MARYLAND 21202 SARATOGA 7-5200

LOCH RAVEN OFFICE LOCH RAVEN SHOPPING CENTER 1700 MERIDENE DRIVE BALTIMORE, MARYLAND 21239 IDLEWOOD 5-4600

September 9. 1971

Zoning Commission Baltimore County Towson, Maryland

Re: Zoning Hearing No. 71-178 XA Eudowood Towers 1000 East Joppe Road lowson, Maryland

Gentlemen:

Please be advised that Miss Pauline M. Glowacki and Miss Dorothy M. Reeder are going to lease 734 square feet of space in the above M. Reeder are going to lease 734 square feet of space in the above mentioned building for the purpose of conducting a Beauty Salon.

The Lendlord has agreed to give, at no cost to the Lease, an adjoining area to this space for storage purposes only. This area being leased was formerly designated for medical offices but due to the area being more dutrable for a Beauty Salon, we have changed our position and are now going to lease the area for the purpose of a Beauty Salon.

Very truly yours

WALLACE H. CAMPBELL & CO., INC. Agents for Eudowood Towers

James A Burtscher

JAB/j