

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Dr. Harry Levin & Zola Levin, his wife and Dr. Jules Levin & I, or we, Alice Levin, his wife, legal owners of the property situated 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 _____ to an _____; and for the following reasons:

Petition For Special Hearing - To Permit Off-Street Parking in an R-6 (Residential) Zone.

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 _____ Office & Office Building.

I, _____, agree to pay expenses of above reclassification and/or Special Exception advertising, including but not limited to, upon filing of this petition, and further agree to and am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser _____
Address _____
Petitioner's Attorney _____
Proponent's Attorney _____
Address _____
Arnold Fleishmann, Esq.
First National Bank Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1971, that the subject matter of this petition, as 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1971, at 1:00 o'clock.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 28, 1970

Arnold Fleishmann, Esq.
First National Bank Building
Towson, Maryland 21204

RE: Type of Hearing: Special Exception and Special Hearing
Location: S/E Cor. Int. of Joppa Rd. & Towson Blvd.
Petitioner: Dr. Harry Levin, et al
Committee meeting of Nov. 24th, 1970
9th District
Item 73

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 masonry dwelling, with the properties to the north improved with office buildings, the south with vacant 26 land and an existing office building. The property to the east is vacant 26 land. The property to the west is bounded by 26 land and the intersection of Towson Blvd. and Joppa Road. Joppa Road and Towson Blvd. are both improved insofar as concrete curb and gutter are concerned.

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, an existing County road, was recently improved in this area as a divided highway with closed roadway sections. No further highway improvements are proposed.

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

Entrances shall be constructed in accordance with Baltimore County Standards.

Arnold Fleishmann, Esq.
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December 28, 1970

Sediment Control

Development of this property through striping, 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 issuance of any grading or building permits.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Water and Sanitary Sewers

Both public water supply and sanitary sewerage are available to serve this property.

PROJECT PLANNING DIVISION

This office has reviewed the subject site plan and offers the following comments:

If this property is rebuilt the driveway should be relocated to the East property line.

DEPT. OF TRAFFIC ENGINEERING

Due to the variation in grade, on site, a grading plan is recommended.

FIRE DEPARTMENT

This office has no comment on the proposed site.

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
700 WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.

October 21, 1970

Zoning Description
RA with Special Exception for Offices

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

Beginning for the same on the southernmost point of way line of Joppa Road at a point distant South 88 degrees 56 minutes 20 seconds East 190 feet, measured from the center line of Fairmount Avenue (to be known as Towson Road Boulevard) and running thence and bounding on the southernmost point of way line of Joppa Road, South 88 degrees 56 minutes 20 seconds East 90.2 feet, thence leaving said road and bounding on the outline of the property of the petitioners herein South 21 degrees 01 minute 40 seconds East 115.1 feet to the Zoning Line dividing RA and RB Zones, thence bounding on said Zoning Line North 66 degrees 56 minutes 20 seconds East 120 feet to the outline of the property of the petitioners herein, thence on said outline North 21 degrees 01 minute 40 seconds East 106.73 feet to the point of way line connecting the easternmost point of way line of Fairmount Avenue with the southernmost point of way line of Joppa Road and thence bounding on said right of way line, Easterly by a line curving to the right having a radius of 160 feet for a distance of 31 feet to the place of beginning.

Containing .31 of an acre of land more or less.

Being the property of the petitioners herein as shown on a plat plan filed with the Zoning Department.



DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
700 WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.

October 21, 1970

Zoning Description
Business Parkings in a Residence Zone

All that piece or parcel of land situated, 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 the intersection of the westernmost outline of the property of the petitioners herein with the Zoning Line dividing RA and RB Zones, said intersection being distant the two following courses and distances from the point of intersection of the southernmost point of way line of Joppa Road with the center line of Fairmount Avenue (to be known as Towson Road Boulevard) viz South 88 degrees 56 minutes 20 seconds East, measured along the southernmost point of way line of Joppa Road, 160.2 feet and South 21 degrees 01 minute 40 seconds East 115.1 feet and running thence from said place of beginning and bounding on said Zoning Line South 88 degrees 56 minutes 20 seconds East 120 feet and thence leaving said Zoning Line and bounding on the outline of the property of the petitioners herein, as five following courses and distances viz South 21 degrees 01 minute 40 seconds East 300 feet, East of degrees 00 minutes 40 seconds East 59.69 feet, North 21 degrees 01 minute 40 seconds East 161.20 feet, North 69 degrees 02 minutes 117 feet to the place of beginning.

Containing 0.57 of an acre of land more or less.

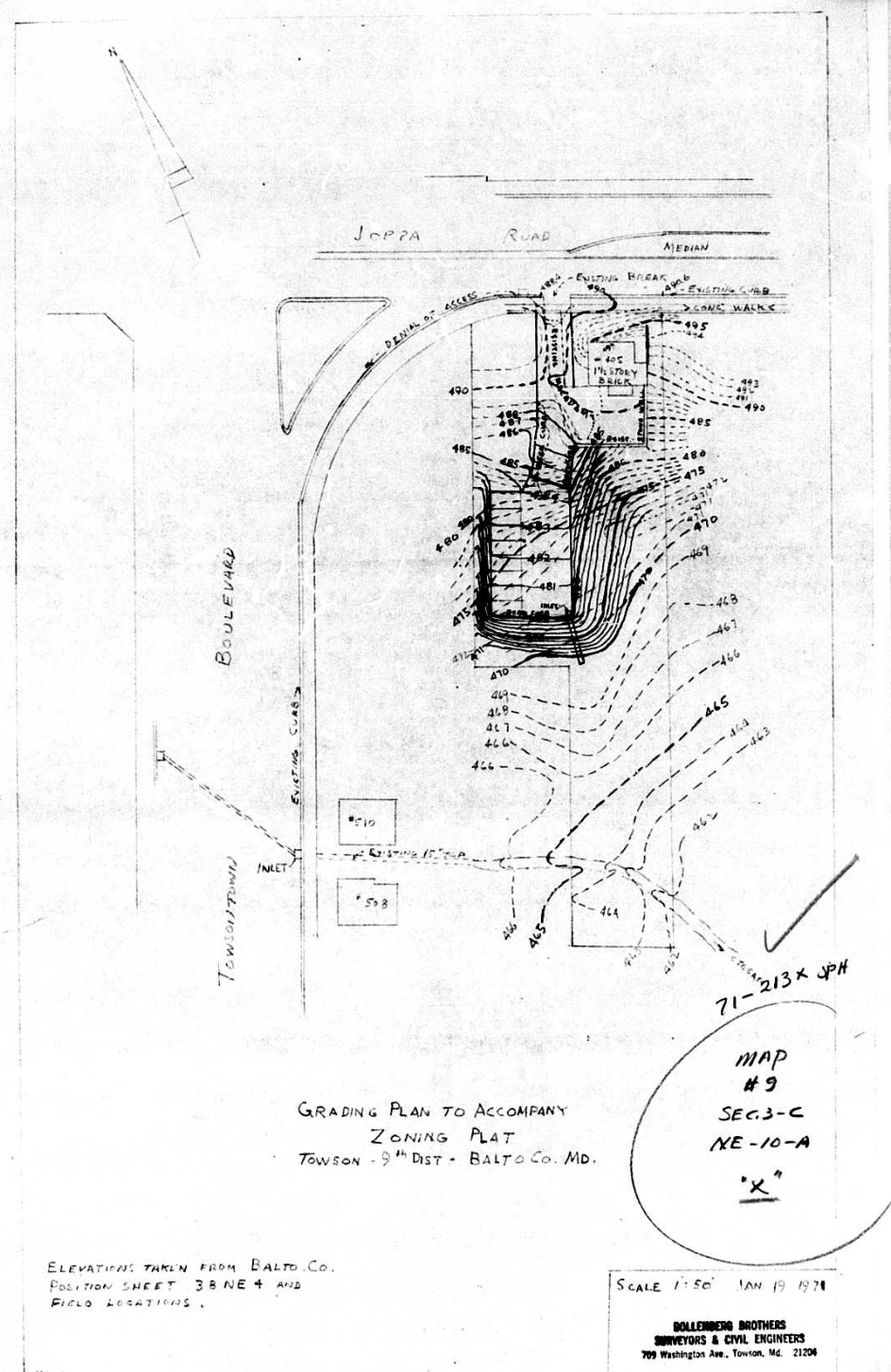
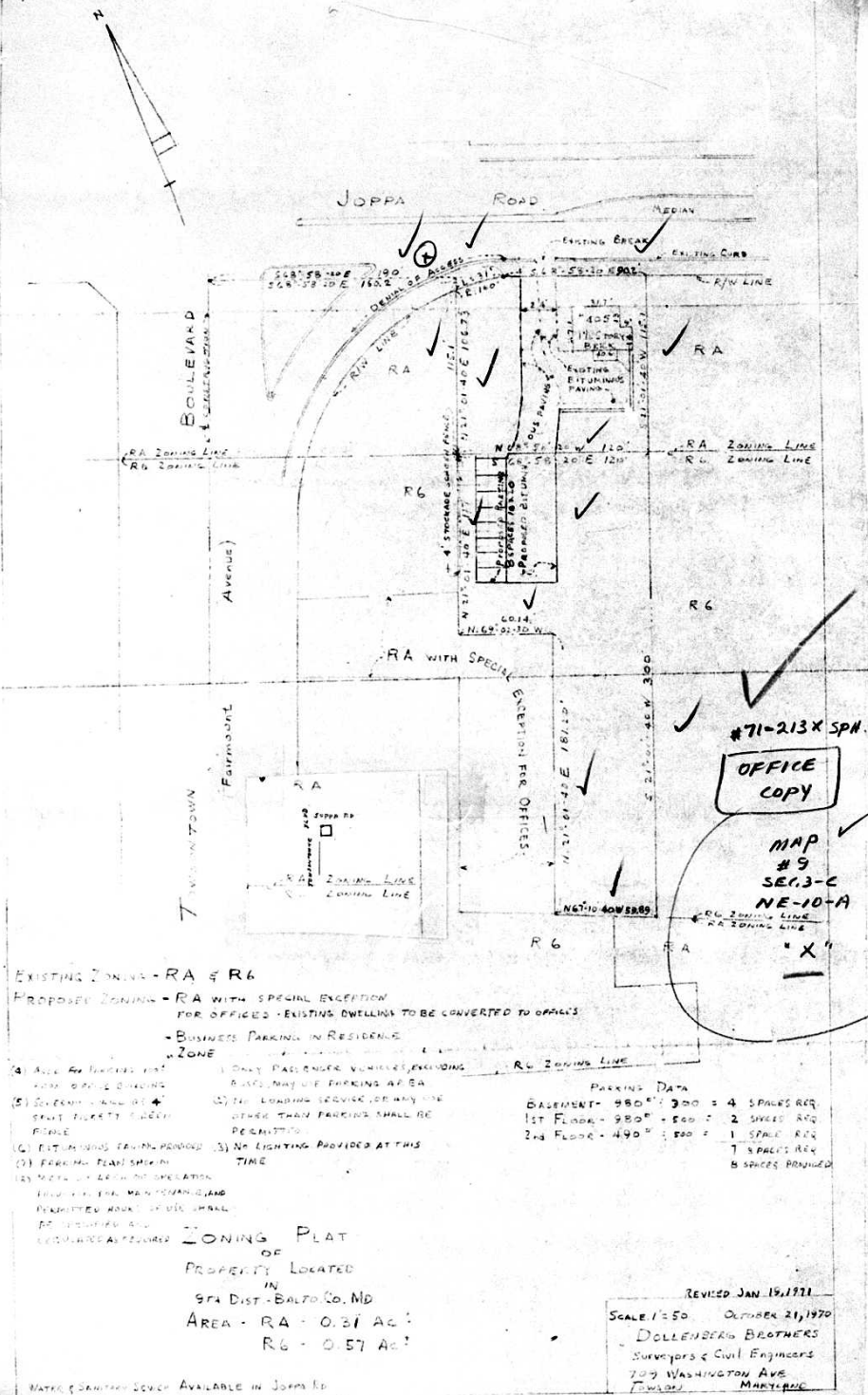
Being the property of the petitioners herein as shown on a plat plan filed with the Zoning Department.

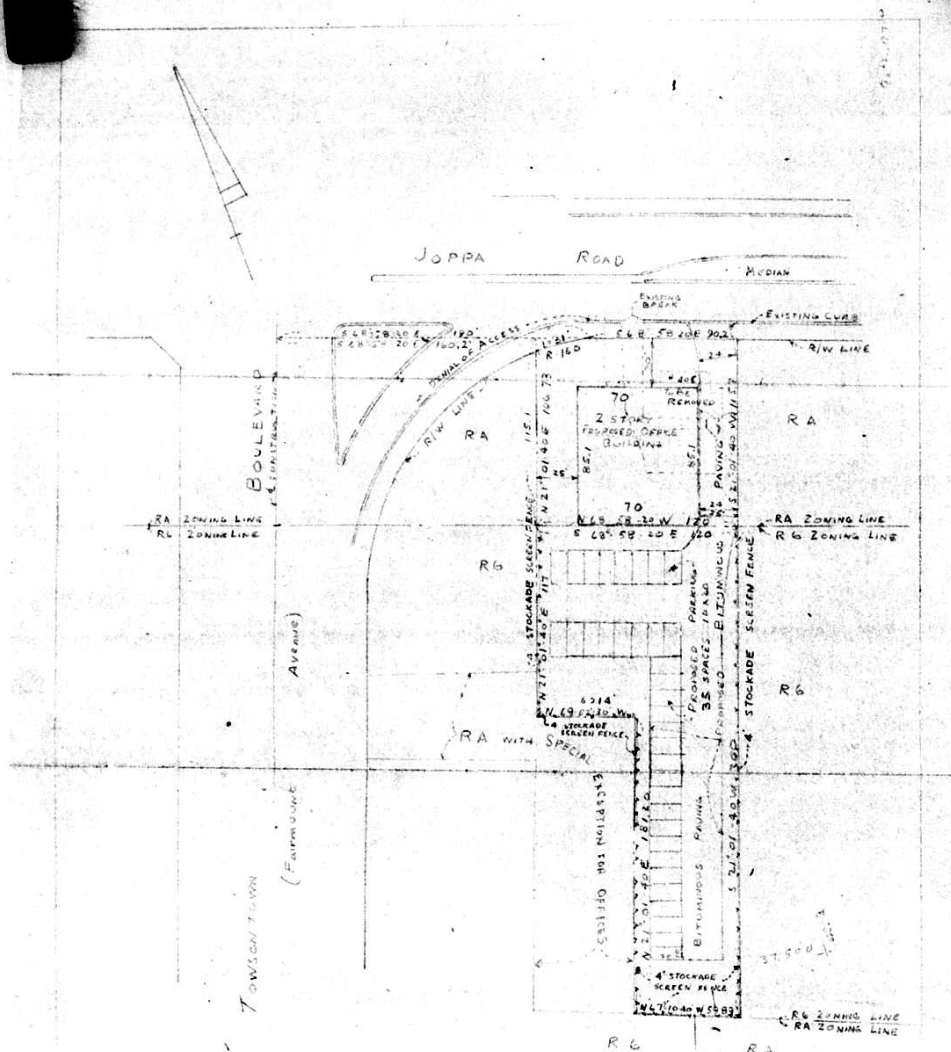


INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE Jan. 23, 1971	
TO: Messrs. Fisher & Fleishmann 200 Life Building Baltimore, Md. 21201				FROM: BALTIMORE COUNTY OFFICE OF FINANCE COURTHOUSE, TOWSON, MARYLAND 21204			
RE: Petition for Special Exception and Special Hearing for Dr. Harry Levin, et al #71-213-LPM				TOTAL AMOUNT \$50.00			
DEPOSIT TO ACCOUNT NO. 01-622				RETURN THIS PORTION WITH YOUR REMITTANCE			
QUANTITY 1				DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS			
50.00				50.00			
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND							
OFFICE OF FINANCE, REVENUE DIVISION							
COURTHOUSE, TOWSON, MARYLAND 21204							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING		DATE 73	
County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204		Your Petition has been received and accepted for filing this	
Very truly yours, Oliver L. Myers, Chairman		day of January, 1971	
Petitioner Dr. Harry Levin, et al		Reviewed by	
Petitioner's Attorney Arnold Fleishmann		Chairman of the Advisory Committee	

06-04-71





EXISTING ZONING - RA & R6

PROPOSED ZONING - RA WITH SPECIAL EXCEPTION FOR OFFICES

- BUSINESS PARKING IN RESIDENCE ZONE

- (4) AREA FOR PARKING 100' FROM OFFICE BUILDING
- (5) SCREENING WILL BE 4' STOCKADE SCREEN FENCE
- (6) BITUMINOUS PAVING PROVIDED
- (7) PARKING PLAN SHOWN
- (8) LIGHTING & AREA OF OPERATION PERMITTED HOURS OF USE SHALL BE SPECIFIED AND REGULATED AS REQUIRED
- (9) ONLY PASSENGER VEHICLES INCLUDING BUSES MAY USE PARKING AREA
- (10) NO LOADING SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED
- (11) NO LIGHTING PROVIDED AT THIS TIME

ZONING PLAT
OF
PROPERTY LOCATED
IN
9TH DIST - BALTO CO. MD.
AREA - RA - 0.31 AC.
R6 - 0.57 AC.

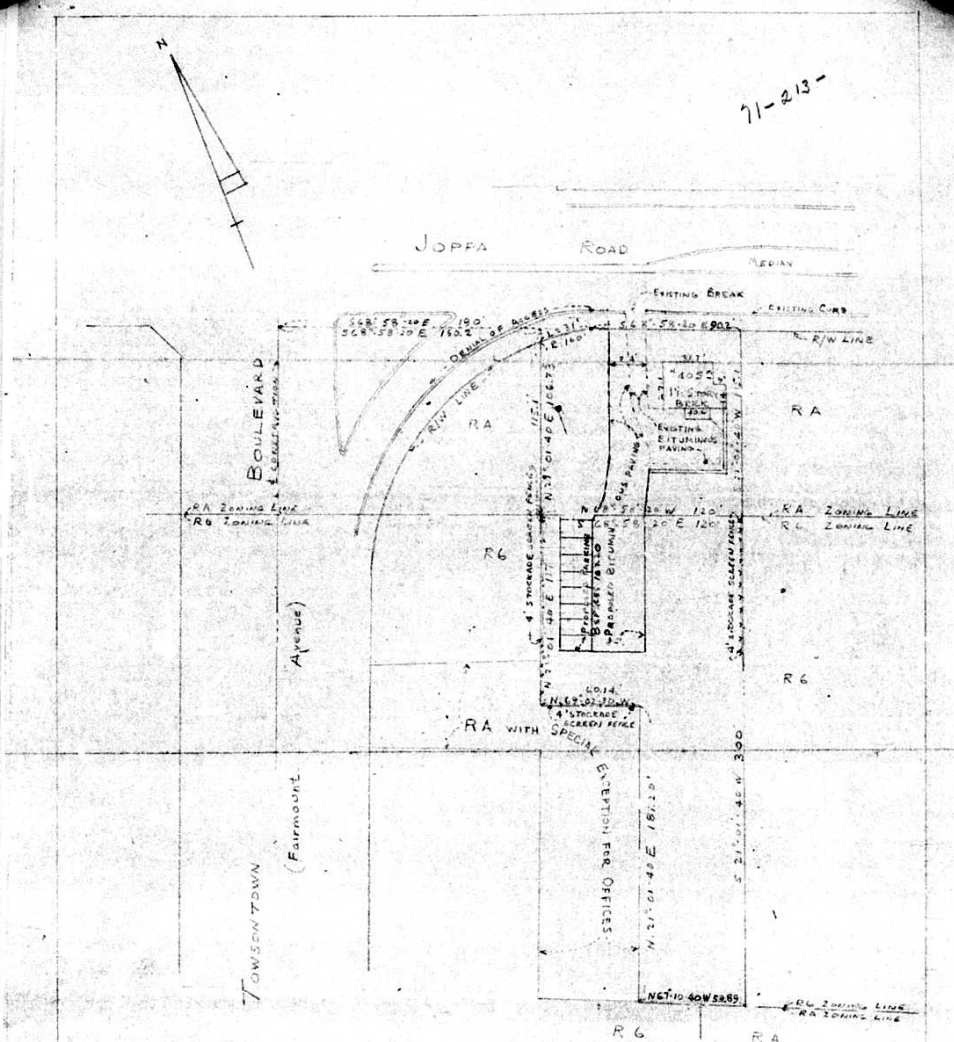
PARKING DATA
1st FLOOR - 5957' x 300' = 2.1 SPACES REQ.
2nd FLOOR - 5957' x 300' = 13 SPACES REQ.
3rd FLOOR - 490' x 300' = 3.4 SPACES REQ.
35 SPACES FINISHED

REVISED JAN 17, 1971
REVISED JAN 19, 1971

SCALE 1" = 50' - OCTOBER 21, 1970

DOLLEBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE
TOWSON
MARYLAND

WATER & SANITARY SEWER AVAILABLE IN JOPPA RD



EXISTING ZONING - RA & R6

PROPOSED ZONING - RA WITH SPECIAL EXCEPTION FOR OFFICES - EXISTING DWELLINGS TO BE CONVERTED TO OFFICES

- BUSINESS PARKING IN RESIDENCE ZONE

- (4) AREA FOR PARKING 100' FROM OFFICE BUILDING
- (5) SCREENING WILL BE 4' STOCKADE SCREEN FENCE
- (6) BITUMINOUS PAVING PROVIDED
- (7) PARKING PLAN SHOWN
- (8) LIGHTING & AREA OF OPERATION PERMITTED HOURS OF USE SHALL BE SPECIFIED AND REGULATED AS REQUIRED
- (9) ONLY PASSENGER VEHICLES INCLUDING BUSES MAY USE PARKING AREA
- (10) NO LOADING SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED
- (11) NO LIGHTING PROVIDED AT THIS TIME

PARKING DATA
BASEMENT - 980' x 300' = 4 SPACES REQ.
1st FLOOR - 980' x 300' = 2 SPACES REQ.
2nd FLOOR - 490' x 300' = 1 SPACES REQ.
7 SPACES REQ.
8 SPACES FINISHED

ZONING PLAT
OF
PROPERTY LOCATED
IN
9TH DIST - BALTO CO. MD.
AREA - RA - 0.31 AC.
R6 - 0.57 AC.

WATER & SANITARY SEWER AVAILABLE IN JOPPA RD

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY: [Signature]
DATE: 2/23/71

(Held in Date)
71-213-X

REVISED JAN 17, 1971
REVISED JAN 19, 1971

SCALE 1" = 50' - OCTOBER 21, 1970
DOLLEBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE
TOWSON
MARYLAND

