## PETITION FOR ZONING RE-CLASSIC ICATION AND/OR SPECIAL EXCEPTION & VARIANCES

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TO THE ZONING COMMISSIONES OF BALTIMONS COUNTY.			
I, or we, Clark F. MacKenzielegal owner, of the County and which is described in the description and plat attached hereby petition (1) that the roning status of the herein described pro	hereto and	made a part	hereof,
to the Zoning Law of Baltimore County, from anzone; for the following reasons:		zoue	to an
Section 1502.2 - To permit a sideguard setback of the required 25 feet	k of 12	feet in	
Section 409.2b(5) - To permit 5 parking spaces required 6 parking spaces	s in lie	u of the	MAP NE LIECTIO

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Bal County, to use the herein described property, for Offices and office building

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, ing, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

Towson, Maryland 21204

Frank E. Cicone Petitioner's Attorney First National Bank Bldg. n, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day ..., 197 ..., that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two sewspapers of general circulation throughcut Ballimore County, that property be rosted, and that the public hearing be had before the Zoning Zommhastone of Baltimore County in Room 106, County C.Bre Building in Towson, Baltimore

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to outline Denied Granted by ZC, BA, CC, CA Reviewed by: 0. 1 m Map # 9-3C Previous case: mone

JOSEPH D. THOMPSON, P. E. AL. B. CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING . 200 EAST JOPPA ROAD

TOWSON, MARYLAND 21204 . VAlley 3-8820

DESCRIPTION FOR ZONING, NO. 608 BALTIMORE AVENUE 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the corner formed by the intersection of the South side of Joppa Road, of irregular width, and the West side of Baltimore Avenue, 60 feet wide, and running thence and binding on the West side of Baltimore Avenue South 10 Degrees West 46,00 feet thence leaving the West side of Baltimore Avenue und running North 76 Degrees 31 Minute. West 105,00 feet and North 17 Degrees 00 Minutes East 64,00 feet to the South side of Joppa Road herein referred to and running thence and binding on the South side of Joppa Road South 66 Degrees 13 Minutes East 99,00 feet to the place of

CONTAINING 0.13 acres of land, more or less.



## BALTI ORE COUNTY, MARY ND OFFICE OF FINANCE IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE TOWSON, MARY AND 21204

0 4	516NS 72-4-XA
	CATE OF POSTING
	Sureer, Maryland
District. 9.7# Posted for: SPECIAL EXCEPT	Date of Posting SURE 36-1931
	OPPA Dd & BALTWORK AVE
September 19 September 19 19 19 19 19 19 19 19 19 19 19 19 19	f. BANTMORE AND 25 FT. t - SOF JOHN W. 55 FT. t - W. C.F. PANTMORE AND
Posted by Charles 21 Mars	Date of return: 59/9 8-127

## BAITIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. Edward D. Hardesty Date July 2, 1971
Zoning Commissioner
FROM. Leslie H. Groef, Deputy Director of Planning

Petition #72-4-XA. Petition for Special Exception for Offices and Office Building: Petition for Variance for Side Yard and Off-Street Parking. Southwest corner of Jappa Road and Baltimore Avenue. Clark F. McKenzie – Petitioner

HEARING: Monday, July 12, 1971 (1:00 p.m.)

The staff of the Office of Planning and Zonling has reviewed the subject petition for special exception and variances and has the following advisory comments to make relative to particent planning factors:

This proposal is in conformance with the Master Plan for the Towson area. It is suggested that the office use be limited in the order to the existing structure of the property.

LHG:NG:mah

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revune Distrior COUR1 HOUSE FOWSON, MARYLAND 21204

INPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO CFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

TOWSON I MIES THIS IS TO CERTIFY that the annexed Edward D. Hardesty Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published week before the 28 day of JUNE 1971 that is to say, the same was inserted in the issue of June 24, 1971. STROMBERG PUBLICATIONS, Inc. By Ruth Mayan

## CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement was appearing in the 21th day of 1962...

THE JEFFERSONIAN,

SEP 0 1 1971

.0 ment, posting of preperty, and public hearing on the above petition and ring that by reason of that strict compliance with the Baltimore County Zoning egulations, would result in practical difficulty, and sursesonable-hardehip-upon the Petitioner and the Variance requested would grant relief without substantial public health, safety and general welfare of the locality involved, ance of Section 50%-1 of the Raltimore County Zoning Regulations having been mota Special Exception for a Office Building and Offices should be gra IT IS ORDERED by the Zooing Commissioner of Baltimore County th's. ... 1971.... ibat/ib beer a Special Exception for an Office Ruilding, and Officeshould be and the same is grated, the transcription of the control of the Various and Articlessous be and the same is stack or twelve (12) feet instead of the require found; the popular fact, and to benefit \$2 × (5) parting pages Deputy the control of the free of the popular fact, and the popular fact, and the first of the fact, and the popular fact, and the first of the fact o advertisement, posting of property and public hearing on the above petition DATE the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this .... 197 ... that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and zone; and/or the Srecial Exception for..... he as t the same is hereby DENIED Zoning Commissioner of Baltimore County

ORDER !

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 9. 1971

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENOUGH ENG

STATE FOR COURSE

BURLAU OF FIRE PALVENIEN

MEALTH DEPARTMEN

PROJECT PLANNING

BUILDING DEPARTHES

EDAND OF EDSTATION ZONINA ADMINISTRATIO INDUSTRIAL DEVELOPMENT

Frank E. Cicone, Esq. First National Bank Euflding Towson, Maryland 21204 Chauses

RE: Type of Hearing: Special Exception for offices and office building Lecation: SW/Cor. Jope Road & Baltimore Ava. Petitioner: Clark F. MacKenzie 9th District Item 174

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has mide 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 two story from dealling, with the project to the north improved with the Language of the property to the south, wast and east, are improved with the Language Conception Church Reclary. The property to the south, wast and east, are improved with deallings of the same nature, 20 to 50 years of east, in good rejart. Butterne Newman and Japan Road in this Loation are improved headers as concrete curb and gotter 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.

Baltimars Avanue and Jopps Road, existing County roads, are proposed to be improved as Min-foot closed type highway cross-sections on 76 foot rights of way.

Highway improvements are not required at this time. giveny right of way widowing will be required in the future

Frank E. Cicone, Esq. Item 174 Page 2 June 9, 1971

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for both of these roads. The Petitioner is advised to consult with the Chief of the Street, Road and Bridge Design Group of the Settimore County Bureau of Engineering in regard thereto.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

end stabilization could result in a sediment pollution problem, damaging private and interface and stabilization could result in a sediment pollution problem, damaging private and public holdings demantered of the property. A grading parent is, therefore, necessary for all grading, including the striping of top soil.

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

The Petitioner must provide measury draining facilities (temporary or permanent) to prevent creating any mustaness or damages to adjacent properties, especially by the concentration of surface maters. Correction of any problem which may result, due to improper grading improper installation of drainage feelities, mould be the full responsibility may be appropriately the contract of the property of the contract o improper installat!
of the Petitioner.

Water and Sanitary Sewer:

Soth public water supply and sanitary sewerage are available and are serving this property.

DEPARTMENT OF TRAFFIC ENGINEERING:

A veriance of one parking space should create no major traffic problems. Kneever, the entrances, as shown, do not conform to County standards.

FIRE PREVENTION BUREAU:

This office has no comment on the proposed site.

HEALTH DEPARTMENT:

Public water and sower are available to the site.

Frenk E. Cicone, Esq. Item 174 Page 3 June 7, 1971

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

BUTLDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore Councy Building Code and regulations when plans are submitted.

Petitioner to comply with requirements of Parking Lots, Section 409.12H.

ZONING ADMINISTRATION DIVISION:

This petition 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 efter the date on the filing certificate, will be founded to you in the mear future.

Very truly yours.

Clark Breeze

OLIVER L. MYERS, Chairmen

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

FROM Bllaworth N. Diver, P.E.

Date \_\_\_\_July 8, 1971 -

SUBJECT. Item 17th (1970-1971)

Property Owner: Clark F. Homenaie

Side corner Jopes Bond and Baltleyre Avenue

Present Zoning: D.H. 15

Proposed Zo

We wish to meand the community, dated June 2, 1971, forwarded to you in regard to the above referenced moning item. Please delete the first and second paragraphs of the highway comments and substitute the following paragraphs.

Baltimore Avenue and Jopps Road are existing County roads which are proposed to be improved as his-foot wide roadway sections within 76-foot rights-of-way; however, no further highway improvements are required at this time.

Highway right-of-way for Jopps Road will be based on a line 35 feet off and parellal with the centerine of the existing readway parement. Highway right-of-way for Baltianra Arenne will be based on a free feet of and parallel with the contextime of the existing and Baltianra Arenne and will be established on the restriction of a right-of-way line radius of 15 feet. The proposed right-of-way lines should be indicated on the subject plat.

Although the existing dwelling projects into the proposed right-of-say, all new construction or solitions, including parking area, will be restricted to the proposed right-of-way requirements, whenever the existing dweller or that portion extending into the proposed right-of-way according to the proposed right-of-way solition will be required.

ELISMORTH N. DIVER, P.E. Chief, Bureau of Ingineering

END: SAM: RMD: 8 \*

cc: John J. Trenner

