PETITION FOR ZOPING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION & VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Nami.e Nurray and legal owner?. of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part barses,
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....zone; for the following reasons:

Section 1802,2 to permit a frontyard setback of 3 feet from the front lot line and 27 feet from the centerline of the street in lieu of the required 30 feet and 60 feet respectively. To permit a sideyard setback of 5 feet for the east side and 10 feet for the west side in lieu of the required 25 feet.

Section 409.2b(5) to permit 3 parking spaces in lieu of the requirc 1 8 parking spaces. see attached descritpion

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

Property is to be posted and advertised as prescribed by Zoning Regulation s.

Lor we, agree to Pry expenses of above re-disaffication and/or Special Exception advertising, period, etc., upon fitting of this petition; and further agree to and are to be bound by the soning regulations and restrictions of Battimore County adopted pursuant to the Zoning Law for which the County adopted pursuant to the Zoning Law for which the County adopted pursuant to the Zoning Law for which the County adopted pursuant to the Zoning Law for which the County adopted pursuant to the Zoning Law for which the County adopted pursuant to the Zoning Law for which the County adopted pursuant to the Zoning Law for which the County adopted pursuant to the Zoning Law for which the County adopted pursuant to the Zoning Law for which the County adopted pursuant to the Zoning Law for which the County adopted pursuant to the Zoning Law for which the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the Zoning Law for the County adopted pursuant to the County adopted pu

Clark 7 Mec Kong Drame 5 Murray 411 Jefferson Building

RFCI

Contract purchaser / Many M. Mercen Legal Owner Address 5109 Ardmore Way 21206 Towson, Maryland 21204

PP

W of Baltimore 9th

10 30F)

Address 1st National Bank Building Towson, Maryland 21204

ORDERED By The Zouin, " mmissioner of Baltimore County, this.....

......, 19821, that the subject matter of this p. "ition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughyt a minera County, that property be posted, and that the public hearing be had before the Zoning ner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Lay of July Since the Renna

JOSEPH D. THOMPSON, P. B. AL. B. CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING - 200 BAST 10PPA EGAD TOWSON, MARYLAND 21204 . VAlley 3-8820

DESCRIPTION FOR ZONING, NO. 219 W. JOPPA ROAD, 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the South side of Joppa Road of irregular width, at the distance of 59.00 feet measured Mesterly along the South side of Joppa Road from the West side of Baltimore Avenue 60 feet wide and es West 77.00 feet to the East side of an alley, 20 feet wide, thence leaving the South side of Joppa Road and binding on said alley South 13 Degree 00 Minute: West 73,00 feet thence leaving the East side of said alley and running South 76 Degrees 31 Minuter East 71.00 feet and North 17 Degrees 00 Minutes East 64.00 feet to the place of beginning.

CONTAINING 0.12 acres of land, more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

OLIVER L. MYERS

BUREAU OF ENGINEERING DEPARTMENT OF STATE BOADS COVER

BUREAU OF FIRE PREVENTION HE SEAR DEPARTMEN PROJECT PLANNING BUILDING DEPART OF BOARD OF TOPIC STA

DEVELOPMENT

June 28, 1971

Frank E. Cicone, Esq., First Hational Bank Building Towson, Maryland 21204

RE: Type of Hearing: Special Exception Location: S/S Joppa Rd., 100' W. of Baltimore Ave. Petitioner: Mamie Murray, :* 41 Committee Heating of June 8, 1971

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

The subject property is located on the south side of Jopa Read, 97 feat west of Beltimore Avenue. It is proposed with a two story from dealing and the lost is hearly shrubbed. There is an alley on the west side of the subject preparty sporedimetry [2 feat wide. There is a second of the subject star. There is a durch on the near of the subject site. There is a church on the north side of Jopa Road. Curb and gutter crists at this location.

BUREAU GF ENGINEERING:

Comments for this office will be forwarded at a later date.

DEPT. OF TRAFFIC ENGINEERING:

The subject partition is requesting a variance from 8 parting spaces to 3 parking spaces. This is sustained; undestrable in the flowers area, capacitally since the number of parking spaces which now exist are fradequize to bendle the decard.

It has been called to our attention that the subject

Frank E. Cicone, Esq. Itcm 181A Page 2 June 28, 1971

item and Item 174 have the same property owner. If this is the case, it would appear, by relocating the two story office addition to the rear of the building on Item 174, sufficient parking could be provided to meet the 14 parking spaces requirement of the two parcels.

HEALTH DEPT.

Public water and sewers are available to this site.

Air Pollution Comments
The building or buildings on
this site may be subject to registration and compliance with
the Maryland State Health Air Pollution Cuntral Regulations,
Additional Information may be obtained from the Division of
Air Pollution, Battience .ounty Oppartment of Health

FIRE PREVENTION BUREAU:

The owner shall be required to comply with 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:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

The subject patition is accepted for filing. However, this office has the following comments regarding this patition.

In visual of Petition 17th that was reviewed earlier by this Cormittee, and also in view of the above concents, this office feels that this petition should be considered in conjunction with Item 17th. The prepased development could create an even more werfaces that are required should be granted. Generally this office tries to discourage the requests of variances from the required subbacks for existing buildings because once this variance is granted it sould permit a must return to be built at those states. After after excluding the particle plan table mach by

BALTIMORE COUNTY, MARYL .ND

INTER-OFFICE CORRESPONDENCE

Date. July 27, 1971 Yo Mr. S. Eric Di Nenna

Deputy Zoning Commissioner
FROM Lessie H. Graef, Deputy Director
Office of Planning Office of Planning
SUNJECT. Pelitipe. 72-16-XA, __ipecial Exception for Offices and Office Building.
Pelition for Variance for Fron Yard, Side Yard and Off-street Parking.
S/S Joppa Road 100 W. of Batilinare Avenue
Monie Murroy, et al., "*«Illiners

The stoff of the Office of Planning and Zoning has reviewed the subject patition for special exception and variance and has the following advisory comments to make relative to pertinent planning factors:

- This proposal is in conformance with the Master Plan for the Towson arec.
 Is suggested that the office use be limited in the order to the existing structure of the property.
- The proposed addition is an over development of the property and not in proportion with the site and request for a variance in parking. We are sympothetic to office use and would hope that the parking and access problem could be worked out jointly.



the Department of Traffic Engineering, we feel that sufficient parking could be obtained without the necessity of a variance.

This patition is accepted for filing on the date of the enclosed filing certificate. Notice of the healing date and time, which will be held not less than 30, nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near fature.

Very truly yours.

Frank E. Cicone, Esq. Item 181A Page 2 June 28, 1971

ORIGINAL TOWSON IMES TO VS . NO. 21204 JULY 12

THIS IS TO CERTIFY, that the annexed adve-The Zening Commissioner of Balt were Grunty

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one gr week before the 12 day of July 1972 that is to say, the same was inserted in the issue of July 8, 1971.

STROMBERG PUBLICATIONS, Inc.

By Rut mayor

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Descriptions checked and outline plotted on map										
Petition number added to or line										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:		-	C	hange	d Plan in out	dine o	r desc	riptio	n}	

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CERTIFICATE OF POSTOR TMENT OF BALTIMORE COUNTY

C. =#	
District 9. TH	Date of Posting 1)(1) 10-1971
Posted for . S.P.E.P.A.L. E.X.C.	ETTION + VARIANCE
Petitioner HAME HURRAY	
Location of property: 5/5 QF NO P.	P. A. J. 99 ET NO OF BUTTORY AVE.
Location of Signa: 19.2 5/5 0.	F JOPPA RJ 115 FT. +- N OF BATTOM AN

Posted by harles 22 2011 Date of return 14/4 23-1971

Pursuant to the advertisement, posting of preperty, and public hearing on the above Betition, and it appearing that by reason of the requirements of Section 502. Last the Baltimore County Zoning Regulations having been met, a Special Exception for an Office Building and Offices, should be granted; and it further appearing that by reason of the following findings of facts that strict compliance with the Baltimore County Zonfollowing lindings of facts that strict compliance w. in the natural recounty coning, Regulations would result in practical difficulty and unreasonable but along the
property of the proper day of August 198.71, thetatheabersin described p the stock-both operation of the company of the comp that the re-classification should work-the Medicand-an-star-special-passes. zone, and or the Special Exception for..... be and the same is hereby DENIED Zoning Comanissioner of Baltimore Counts MICROFILMED

ALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeaks Avenue Townen, Maryland 2120k Your Petition has been received and accepted for filing this Petitioner Homis Murray, at a! Petitioner's Attorney Frenk E. Classes ONING: P. cition for Special Exec-tion for Offices and Office Build-ing. CERTIFICATE OF PUBLICATION ing.
Polition for Variance for Front
and Side Yards and Off Street
Parking
OCATION: Scuth side of Joppa
GCATION: Scuth side of Joppa
GLand 93 feet West of Baltimore
Avenue. TOWSON, MD. July 8 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printe* day of July 19.71, the first publication appearing on the ... 3tb ...day of ... July 19.71 I Leanh Structor

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	POR ENGT :: FRANCE DWELLIN	ADDITION	N 11	EXISTING P DVIELLING -NO EOS	
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TELEPHONE 604.2423	BALT	MORE COUNTY, MARY AND OFFICE OF FINANCE	NY	8128 5
		Recome Division COURT HOUSE TOWSON, MARYLAND 21204		
To:	nt C. Clorus, Esq. I fathant but built	aming tiple of faltinors for Iding		TOT** AMO
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edem 7	Politica for 1 per 172-16-10	rial Competen and Jurianes for Marin Survey,	••	50.00

MAMIE MURRAY, ET AL S/S of Jopps Rd. 99' Ave.

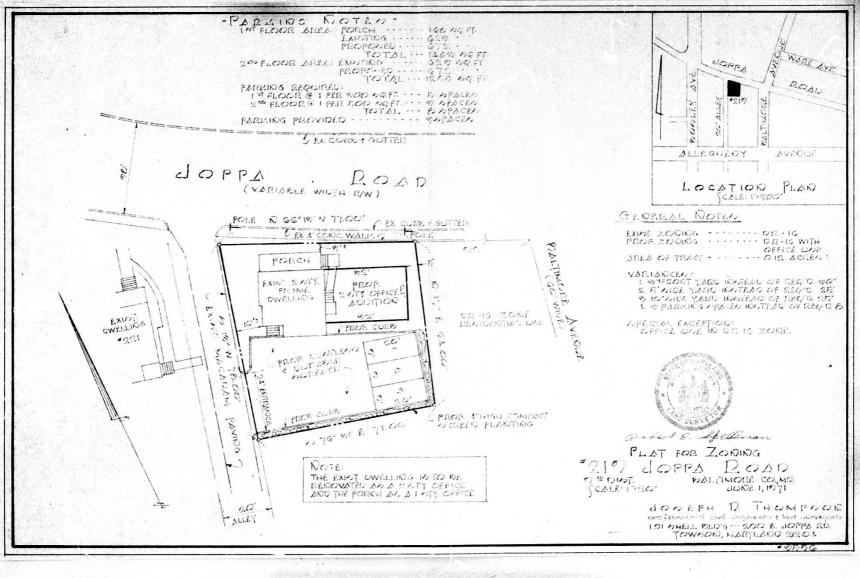
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TELEPHONE 694-2413

COURTHOUSE, TOWSON, MARYLAND 21204

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION



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