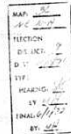


PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Donald D. Potter, Jr., and
I, or we, Mark H. Beck, legal owners, 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 _____ zone to an _____ zone; for the following reasons:

See attached description



and (2) that a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, be used on the herein described property, for _____ office use.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above reclassification 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.

BY _____
Contract purchaser _____ Legal Owner _____
Address _____ Address, 202 Washington Ave.,
Townson, Maryland 21204

_____ Petitioner's Attorney _____ Protestants' Attorney _____
Address _____

ORDERED by The Zoning Commissioner of Baltimore County, this _____ day

of _____, 1971, 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 Townson, Baltimore County, on the _____ day of _____, 1971, at _____ o'clock.

_____ Zoning Commissioner of Baltimore County.

(over)

JOSEPH D. THOMPSON, P.E., C.E. CIVIL ENGINEERS & LAND SURVEYORS

101 BRILL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 - Valley 3-8830

DESCRIPTION FOR SPECIAL EXCEPTION TO ZONING, 606 BALTIMORE AVENUE, 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the West side of Baltimore Avenue,
60 feet wide, at the distance of 46.00 feet measured Southerly along the West side of
Baltimore Avenue from the South side of West Joppa Road, of variable width, and running
thence and binding on the West side of Baltimore Avenue South 14 Degrees 06 Minutes
30 Seconds West 64.00 feet thence leaving the West side of Baltimore Avenue and running
North 76 Degrees 31 Minutes West 174.80 feet to the East side of a 20 foot alley then a
situate and running thence and binding thence North 13 Degrees 00 Minutes East 64.00
feet thence leaving said alley and running South 76 Degrees 31 Minutes East 176.00 feet
to the place of beginning.

CONTAINING 0.26 acres of land, more or less.



11,971

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenno, Zoning Commissioner Date: December 29, 1971

FROM: George E. Goveille, Director of Planning

SUBJECT: Petition #72-157-X, West side of Baltimore Avenue 46 feet south of Joppa Road.
Petition for Special Exception for Offices
Donald D. Potter, Jr. and Mark H. Beck - Petitioners

9th District

HEARING: Monday, January 3, 1972 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for offices and has the following advisory comments to make:

The D.R. 16 classification was placed on the map by the Planning Board with the expectation that these properties would be utilized for office uses. Adjacent properties are now being utilized for offices.

Therefore, office use on this property, if developed in accordance with an approved site plan, would be compatible with surrounding land use and consistent with existing master plans.

GEG:NG:msh



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenno, Zoning Commissioner

Date: December 16, 1971

FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #87

November 30, 1971
Donald D. Potter and Mark H. Beck
W/S Baltimore Avenue
46' S of Joppa Road

This plan has been reviewed and this office offers the following comments:

It would be desirable for both parties for this parking lot to be combined with the parking lot to the North which was recently approved.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 13, 1971

Mr. Donald D. Potter, Jr.,
202 Washington Avenue
Townson, Maryland 21204

RE: Type of Hearing: Special Exception for offices
Location: W/S Baltimore Avenue, 46' S. of
Joppa Road
Petitioner: Donald D. Potter and Mark H. Beck
Committee Meeting of Nov. 30th, 1971
9th District
Item 87

Dear Sir:

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 located on the west side of Baltimore Avenue, approximately 46 feet south of Joppa Road. It is currently improved with a two-story frame building, and the property is well landscaped. There is an existing dwelling on the south side of this property, as there are two dwellings on the north side which have been converted to offices. Curb and gutter does exist on Baltimore Avenue at this time.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Baltimore Avenue, an existing County street, is proposed to be further improved as a 44 foot closed type roadway cross section on a 75 foot right-of-way. In conjunction with the proposed highway improvements, 16 foot wide sidewalks will be required.

The existing 20 foot wide alley, to satisfactorily accommodate vehicular movements anticipated to be generated by the proposed development of this area, must be reconstructed in accordance with Baltimore County standards to provide a pavement width as required by the Office of Planning and Zoning, and the Department of Traffic Engineering. Reversible signal movements may be required to accomplish reconstruction of the alley.

Mr. Donald D. Potter, Jr.
Page 2
Item 87
December 13, 1971

When the County does it necessary that the entire alley be improved, the abutting property owners will be assessed for the full cost of the improvements.

Highway improvements are not required at this time. However, highway right-of-way widening will be required in connection with any grading or building permit application. The plan should be revised to incorporate the proposed highway right-of-way widening.

Sufficient 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 striping of top soil.

Storm Drainage

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

Public water supply and sanitary sewerage are available and serving this property.

DEPT. OF TRAFFIC ENGINEERING

The entrance to this site does not meet County standards and the alley that it services this site is not considered adequate for commercial traffic.

BUILDINGS ENGINEER'S OFFICE

No comment from this office at this time.

FIRE DEPARTMENT

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1959 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

Mr. Donald D. Potter, Jr.
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Item 87
December 13, 1971

BOARD OF EDUCATION

No bearing.

HEALTH DEPARTMENT

Metropolitan water and sewer are available to the 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 Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION

This petition is accepted for filing. However, we would like the petitioner to consider the possibility of combining his parking with the parking lot of the offices completely to the north. It is undesirable to have an entrance to an alley of this size, and we feel that with some cooperation between the petitioner and the owners of the property to the north, a satisfactory parking arrangement can be created for the benefit of all properties involved. However, revised plans must be submitted prior to the hearing indicating the proper right-of-way width of Baltimore Avenue as per the Bureau of Engineering comments.

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 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers, Chairman

JUD:240
Enc.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland

District: 9th Date of Posting: Dec 18, 1971
Posted for: SPECIAL EXCEPTION
Petitioner: DONALD D. POTTER, JR.
Location of property: W/S OF BALTIMORE AVE. 46 FT S OF JOPPA RD.
Location of Signs: 606 BALTIMORE AVE.
Remarks:
Posted by: Charles H. Mead, Chairman Date of return: Dec 23, 1971

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		GDS Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Grant									
Y ZC, BZ, CC, CA									
Reviewed by: JPB	Revised Plans:				Change in outline or description				
Previous case:	N/A				Yes No				

JUN 26 1972

ORIGINAL RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 592.1 of the Baltimore County Zoning Regulations having been met.

A Special Exception for a _____ Office _____ should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of April, 1972.

A Special Exception for a _____ Office _____ should be and the same is granted, from and after the date of this order, subject to approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1972, 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 to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

STROMBERG PUBLICATIONS, INC.
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 271-1100
CITY OF BALTIMORE
COUNTY OF BALTIMORE
OFFICE OF THE ZONING COMMISSIONER
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 271-1100
CITY OF BALTIMORE
COUNTY OF BALTIMORE

ORIGINAL
OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 December 21, 1971
THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna, Zoning Commissioner
of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for One (1) week
before the 31st day of Dec., 1971; that is to say, the same
was inserted in the issue of December 16, 1971.
STROMBERG PUBLICATIONS, Inc.
By: *Roll Morgan*

CERTIFICATE OF PUBLICATION
TOWSON, MD., December 16, 1971
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 a week
for One (1) week before the 31st day of Dec., 1971, the 16th day of Dec., 1971.
THE JEFFERSONIAN
L. Frank Smith
Manager
Cost of Advertisement, \$ _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 20th day of December, 1971
Eric Dinenna
Zoning Commissioner
Petitioners: *Donald B. Potter and Mark H. Beck*
Petitioner's Attorney: _____ Reviewed by: *Eric Dinenna*
Chairman of Advisory Committee

LTIMORE COUNTY MARYLAND
No. 1444
RECEIVED
MISCELLANEOUS CASH RECEIPT
DATE: Jan. 13, 1972 ACCOUNT: 01-662
AMOUNT: \$50.00
DISTRIBUTION: WHITE - AGENCY YELLOW - CUSTOMER
NOTE - CARRIER: *Mark H. Beck*
202 Washington Ave.
Towson, Md. 21204
Petition for Special Exception - #72-157-X
JAN 13 5 00 PM '72

BALTIMORE COUNTY, MARYLAND
No. 1470
OFFICE OF PLANNING - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Jan. 3, 1972 ACCOUNT: 01-662
AMOUNT: \$44.00
DISTRIBUTION: WHITE - AGENCY YELLOW - CUSTOMER
NOTE - CARRIER: *Donald B. Potter, Jr.*
202 Washington Ave.
Towson, Md. 21204
Advertising and posting of property
#72-157-X JAN 4 1972 3 4 00 PM '72

