

77-200-XA #201 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Catherine L. A. John, Jr., 8002 legal owner 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) the Zoning Commission of Baltimore County for a special exception to the Zoning Regulations of Baltimore County, and (2) for a special exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for the office building located at 530 East Joppa Road, Towson, Maryland, 21204.

See attached description

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, 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.

Jack R. Duff
Fred Walker, Jr.
John E. Howard
300 East Joppa Road
Towson, Maryland 21204

Legal Owner
Address: 1522 Norman Avenue
Lutherville, Maryland 21093

Proponent's Attorney
John E. Howard
300 East Joppa Road
Towson, MD. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of March, 1977, 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 Towson, Baltimore County, on the 11th day of April, 1977, at 10:30 o'clock.

John E. Howard
Zoning Commissioner of Baltimore County.

DATE: April 1, 1977
10:30 AM
1630P
3/11/77

10:30 AM
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77-200-XA #201 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Catherine L. A. John, Jr., 8002 legal owner 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 for a Variance from Section 1.002.2B (504) V.B.2 to permit a side setback of 16 feet in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Existing Building

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

Jack R. Duff
Fred Walker, Jr.
John E. Howard
300 East Joppa Road
Towson, Maryland 21204

Legal Owner
Address: 1522 Norman Avenue
Lutherville, Maryland 21093

Proponent's Attorney
John E. Howard
300 East Joppa Road
Towson, MD. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of March, 1977, 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 Towson, Baltimore County, on the 11th day of April, 1977, at 10:30 o'clock.

John E. Howard
Zoning Commissioner of Baltimore County.

DATE: April 1, 1977
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1630P
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RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY
N/S Joppa Rd, 822' E of Fairmount Ave.,
JOHN H. BOOG, JR., et ux, Petitioners : Case No. 77-200-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
John W. Heslian, III
Charles E. Kuntz, Jr.
John W. Heslian, III
People's Counsel
County Office Building
Towson, Maryland 21204
474-2188

I HEREBY CERTIFY that on this 7th day of April, 1977, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Heslian, III
People's Counsel
County Office Building
Towson, Maryland 21204
474-2188



John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204

April 13, 1977

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance
N/S of Joppa Road, 822' E of Fairmount Avenue -
9th Election District
John H. Boog, Jr. - Petitioner
NO. 77-200-XA (Item No. 201)

Dear Mr. Howard:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
George F. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mrs. Margaret Shidmore
207 E. Joppa Road
Towson, Maryland 21204

John W. Heslian, III, Esquire
People's Counsel

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 4, 1977

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21201

Nicholas P. Commodari
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item No. 201
Catherine L. & John H. Boog -
Petitioner

Dear Mr. Howard:

The Zoning Plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property, currently zoned D. R. 16 and improved with a single family dwelling, is located on the north side of Joppa Road approximately 822' east of Fairmount Avenue. Adjacent properties on the north side of Joppa Road are similarly zoned and consist of single family dwellings on the west and north, an apartment building to the northeast, and an office building immediately adjacent to and east of the subject property, respectively.

This Special Exception is necessitated by your client's proposal to add on to the existing building and convert the resultant structure to office use. A Variance is included in view of the fact that the setback of the existing dwelling to the west property line is 16' in lieu of the required 25'.

John B. Howard, Esquire
Item No. 201
Page 2
April 4, 1977

If this request is granted it should be emphasized that an approved site plan, encompassing the comments of the Project and Development Planning Office, will be required. In addition, particular attention should be afforded the comments of the Department of Permits and Licenses.

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 after the 4 to the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Nicholas P. Commodari
NICHOLAS P. COMMODARI
Acting Chairman, Zoning
Plans Advisory Committee

NBC:tk

cc: Duff, McCone, Walker, Inc.
Hampton Plaza
Suite 1102
300 East Joppa Road
Towson, Maryland 21204

DESCRIPTION

0.33 ACRE PARCEL FOR SPECIAL EXCEPTION FOR
OFFICE BUILDING IN D.R. 16 ZONE

Beginning for the same at a point on the north side of Joppa Road 70 feet wide, at the distance of 822 feet more or less easterly from the center of Fairmount Avenue, and running thence, leaving Joppa Road, (1) North 27°01' East 126.34 feet, (2) South 62°59' East 114.96 feet, (3) South 27° West 127.35 feet to the aforesaid north side of Joppa Road, thence bounding thereon westerly 115 feet more or less to the place of beginning, containing 0.33 acre of land more or less.

Wilson F. Outen
Wilson F. Outen, Reg. L.S. No. 2493



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

ORDER RECEIVED FOR FILING
DATE: April 1977

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 201.1 of the Baltimore County Zoning Regulations having been met

A Special Exception for an office building and office should be granted
IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of April, 1977, that a Special Exception for an office building and office should be and the same is GRANTED from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

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 13th day of April, 1977, 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 to remain a zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

March 22, 1977

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #201, Zoning Advisory Committee Meeting, March 15, 1977, are as follows:

Property Owner: John H. and Catherine L. Boog
Location: N/S Joppa Road 822' E. Fairmount Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building and variance to permit a side setback of 16' in lieu of the required 25'
Acres: 0.33
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The parking at the rear of the building could be revised to increase the number of spaces.

The type of screening must be clearly indicated on the site plan.

All parking areas must be curbed and a minimum of 8 feet from the street property line.

Lighting must be so arranged as not to shine or reflect onto adjacent residential premises.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project Development Planning

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

to permit a side yard setback of 16 feet instead of the required 25 feet
A Variance required 25 feet
IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of April, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of April, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

March 23, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #201, Zoning Advisory Committee Meeting, March 15, 1977, are as follows:

Property Owner: John H. and Catherine L. Boog
Location: N/S Joppa Rd. 822' E. Fairmount Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building and variance to permit a side setback of 16' in lieu of the required 25'
Acres: 0.33
District: 9th

Since metropolitan water and sewer are available, no health hazards are anticipated.

The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution Control, Baltimore County Department of Health.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mah

cc: Mr. Phillips

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMAS H. MAURING, P.E.
DIRECTOR

April 6, 1977

Mr. A. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #201 (1976-1977)
Property Owner: John H. and Catherine L. Boog
N/S Joppa Rd. 822' E. Fairmount Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building and variance to permit a side setback of 16' in lieu of the required 25'.
Acres: 0.33 District: 9th

Dear Mr. DiNenna:

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 is an existing County road, improved as a 50-foot closed section roadway on a 70-foot right-of-way, with no further highway improvements proposed in this vicinity.

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

Setback Control:

Development of this property through stripping, 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.

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.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
John H. Stewart, Deputy
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 13th day of March, 1977

A. Eric DiNenna
Zoning Commissioner

Petitioner: John H. and Catherine L. Boog

Petitioner's Attorney: John H. Stewart
c/o: Paul, MacLean, Wallace, Inc.
Shampton Place
Suite 1100
800 West Joppa Road
Towson, Maryland 21204

Reviewed by: Nicholas W. Commodari,
Planning & Zoning
Associate III

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
BY: J. H. ROOP

JOHN H. SEVERETT
DIRECTOR

March 15, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #201 Zoning Advisory Committee Meeting, March 15, 1977 are as follows:

Property Owner: John H. and Catherine L. Boog
Location: N/S Joppa Road 822' E. Fairmount Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building and variance to permit a side setback of 16' in lieu of the required 25'.

Acres: 0.33
District: 9th

The items checked below are applicable:

- ☒ 1. Structure shall conform to Baltimore County Building Code (B.C.C.C.) 1970 Edition and the 1971 Amendment and other applicable codes, for proposed new uses - See Height Limitations Table 6
- ☒ 2. A building permit shall be required before construction can begin.
- ☐ 3. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ 4. Three sets of construction drawings with a Registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ 5. Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 6'0" of property line.
- ☐ 6. No comment.
- ☐ 7. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Durbin
Plan Review Chief
C2B

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 15, 1977

Mr. S. Eric DiMenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

T.A.C. Meeting of: March 15, 1977

RE: Item No: 201
Property Owner: John H. & Catherine L. Boog
Location: N/S Jappa Rd. 822' E. Fairmount Ave.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building and
variance to permit a side setback of 16' in
lieu of the required 25'.

District: 9th
No. Acres: 0.33

Dear Mr. DiMenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

MVP/tp

JOSEPH M. MUGGER, JR. PRES.
S. KATHAR WILLIAMS, JR. VICE-PRES.
MARCUS M. ROTBAND

THOMAS M. DRYER
MRS. LIGORINE F. EHRICH
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORRER
MRS. HILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
400 WASHINGTON AVENUE
P.O. BOX 8877
TOWSON, MARYLAND 21204
March 25, 1977

JAMES D. C. DOWNES
JOHN S. HOWARD
DAVID O. DOWNES
JAMES C. TRACY, JR.
JOHN H. TRACY, III
JOSEPH C. WICH, JR.
HENRY E. PECH, JR.
HERBERT H. OUCHAL, III

MS4111
AREA CODE 411

Office of Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Attn: Bea Anderson

Re: John H. Boog, Jr.,
Local Owner
Petitions #77-200XA

Dear Bea:

This will simply confirm the entry of my appearance
as counsel for the contract purchasers in the above-captioned
matter which is scheduled for hearing on April 11, 1977 at
10:30 a.m.

I understand that you will forward me a copy of the
Zoning Advisory Committee's comments upon their completion.

Thank you for your assistance.

Kind regards.

John B. Howard
John B. Howard

JBH/ec

Baltimore County
Department of Civil Engineering
TOWSON, MARYLAND 21204
(410) 484-3000

STEPHEN E. COLLINS
DIRECTOR

April 14, 1977

Mr. Eric S. DiMenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 201 - EAC - March 15, 1977
Property Owner: John H. & Catherine L. Boog
Location: N/S Jappa Road 822' E. Fairmount Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building and variance
to permit a side setback of 16' in lieu of the
required 25'.

Acres: 0.33
District: 9th

Dear Mr. DiMenna:

The existing D.R. 16 zoning can be expected to generate approximately 40
trips per day. The proposed special exception for offices will generate
approximately 120 trips per day.

The parallel parking spaces at the rear of the site must be 23' long. The
parking spaces in the northwest corner of the site must be provided
with a maneuvering area to get into the spaces.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/jle

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: March 29, 1977
FROM: Norman P. Gerber, Acting Director of Planning
SUBJECT: Petition #77-200-XA, Petition for Special Exception for Offices and
Variance for a side yard setback.
Petitioner - John H. Boog, Jr.
2nd District
RECEIVED: Monday, April 10, 1977 (10:30 A.M.)

Office use would be appropriate here.

Norman P. Gerber
Norman P. Gerber
Acting Director of Planning

MSF/jle

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 24, 1977

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on
the 24th day of March, 1977, in the 20th publication
appearing on the 24th day of March,
1977.

L. L. Lamb
L. L. Lamb, Publisher

Cost of Advertisement, \$

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 Mar. 24, 1977

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception & Variance
was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before the
11th day of April, 1977, that is to say, the same
was inserted in the issues of March 24, 1977.

STROMBERG PUBLICATIONS, INC.

BY: *John S. Smith*

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland #77-200-XA

District: 9th Date of Posting: 3-24-77
Posted for: Harry Moody, Jr. 111 W. Chesapeake Avenue
Petitioner: John H. Boog, Jr.
Location of property: N/S Jappa Rd. 822' E. of Fairmount Ave.
Location of Sign: 2 Signs, 1 on N/S Jappa Rd. 1 on Fairmount Ave.
Remarks:
Posted by: *Michael H. Hays* Date of return: 3-31-77
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 1 day of
March 1977 Filing Fee \$ Received ☐ Check
☐ Cash
☐ Other

Petitioner: *John H. Boog, Jr.* Submitted by: *Eric S. DiMenna*
Petitioner's Attorney: *John H. Boog, Jr.* Reviewed by: *Eric S. DiMenna*
* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 45445

DATE: April 30, 1977 ACCOUNT: 03-662

AMOUNT: \$49.00

RECEIVED: Cook, Howard, Downes & Tracy, 300
Washington Ave. P.O. Box 8877, Towson, Md. 21204

FOR: Advertising and printing of property for
John H. Boog, Jr.
#77-200-XA

49.00 NC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 45478

DATE: Mar. 21, 1977 ACCOUNT: 03-662

AMOUNT: \$50.00

RECEIVED: Mr. & Mrs. Walter, Inc. 300 W. Jappa Rd.
Baltimore, Md. 21204

FOR: Petition for Special Exception and Variance for
John H. Boog, Jr.
#77-200-XA

50.00 NC

VALIDATION OR SIGNATURE OF CASHIER

GENERAL NOTES



SITE DATA

TOTAL AREA OF TRACT
ZONING OF TRACT
EXISTING BUILDING

0.33 Ac ±
DR-16

EXISTING BUILDING
EXISTING USE

RESIDENTIAL

EXISTING USE
SCHOOL BUILDING

13403

GROUND FLOOR
FIRST FLOOR

1279 :

FIRST FLOOR
SECOND FLOOR

1040 •

SECOND FLOOR
TOTAL FLOOR

5350 :

PROPOSED BY URBAN

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

PROPOSED US

OFFICES

GROUND FLOOR

1500 3

PARKING REQUIREMENTS

$$60 / 300 = 5$$

FIRST FLOOR A

3240 1

PARKING REGU

$$101/500 \approx 0.2$$

SECOND FLOOR

3240 *

PARKING REGULATIONS

101/500 4 = 6

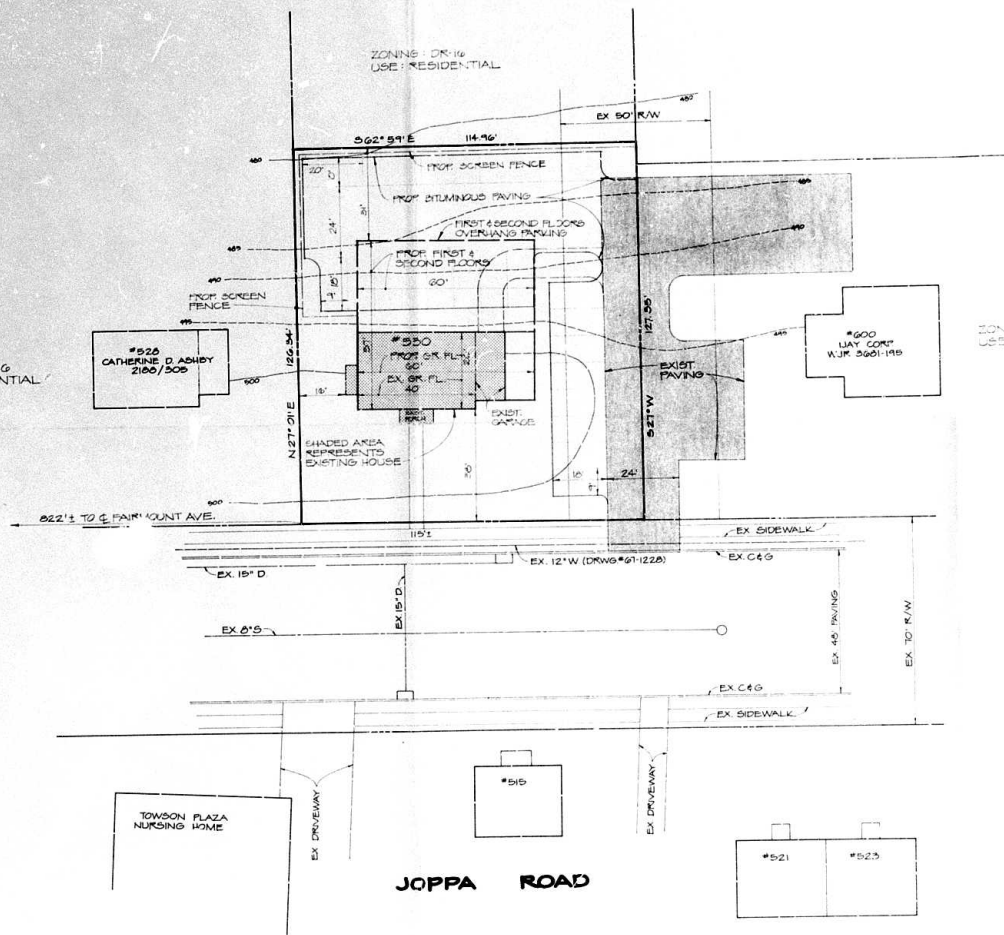
TOTAL PARKING

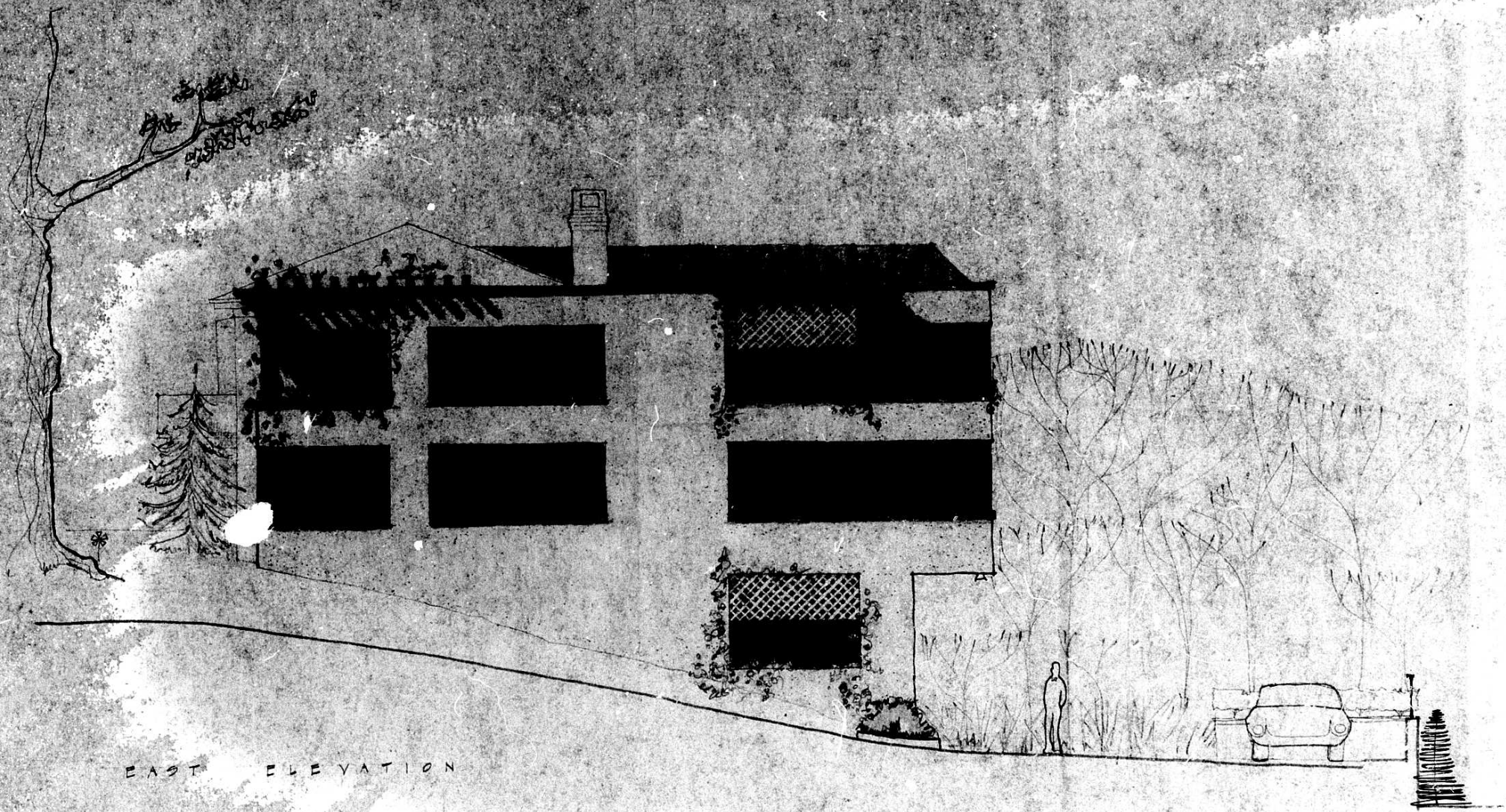
17.46 39.25

TOTAL PARKING

21 SPACES

ZONING : DR-16
USE : RESIDENTIAL

[illegible]

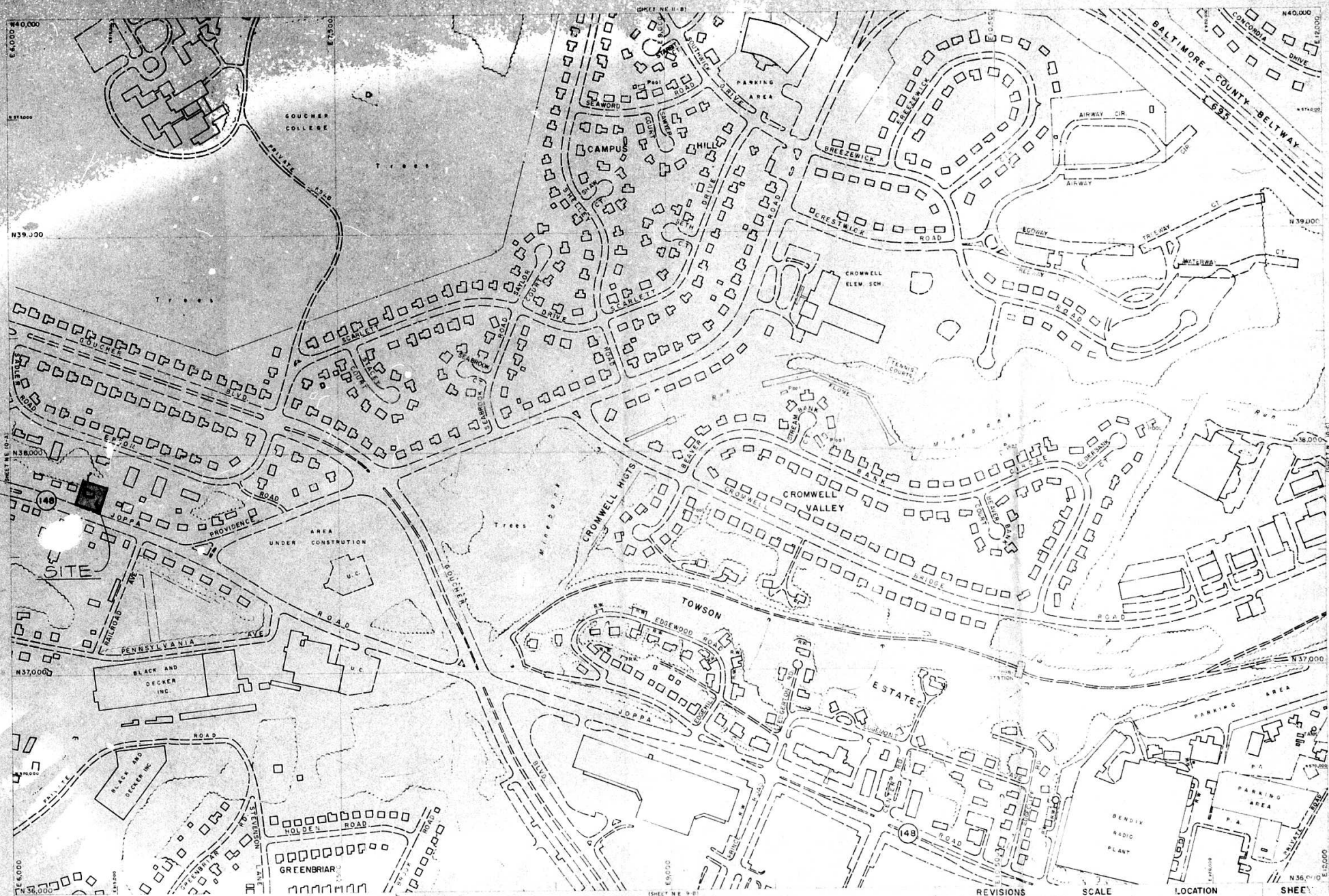


EAST ELEVATION

PROPOSED ADDITION TO
550 JOFFA ROAD, TOWSON MD.

FRANKLIN'S
#4

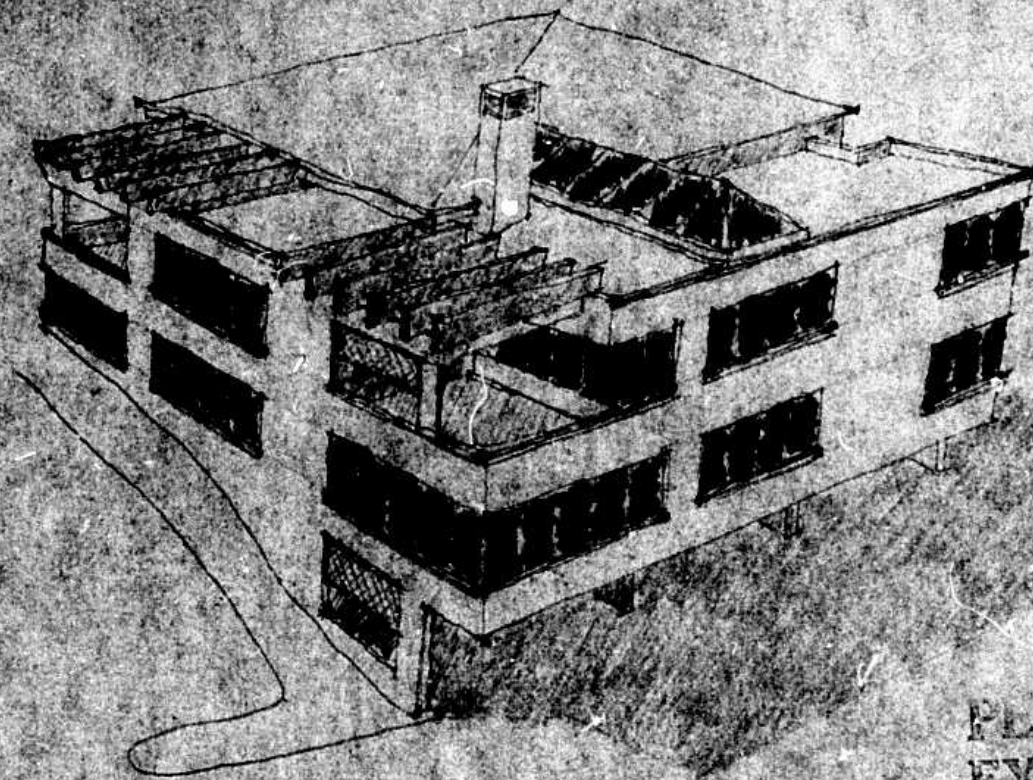
FRANKLIN'S ARCHITECTS



N - NW
R - SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	BY	DATE	SCALE	LOCATION	SHEET
Planimetric	MAPS	4-11-70	1" = 200'	EDGEMOOD TOWSON ESTATES TOWSON HEIGHTS	N.E. 10-B
DATE OF PHOTOGRAPHY APRIL 1965					
Compiled By Photogrammetric Methods AFCO SERVICE CORPORATION-PHILADELPHIA, PA.					



PLANNING
EXHIBIT ~~1~~ 3