PETITION OR ZONING RE-CLI SIFICATION AND/OR SPECIAL EXCEPTION

to the Zoning Law of Baltimore County, from an DR5.5

BL

- a. Error in the original Man:
- b. Change in the neighborhood;
- c. Property cannot be used in its present classification

see attached description

1001 18-19-73 17. 18 14

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

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 aling of this petition, and further agree to and are to be bound by the roning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Realty & Investment Co., Inc. nather 1 Hocker, Jes Site 202 753-0762 S Charles Plaza, Baltimore, Md. 21201

Hugh G. Vance
Hugh G. Vance
M. Ost. His Warrel
Grace M. Vance Legal Own Address 1826 R. Joppa Road Raltimore, Mr. 2123

William S Beard, 2 MARKY Place

.... 1977 ... that the subject matter of this petition be advertised as County, that property be posted, and that the public bearing be had before the Zoning Baltimore

BRIEF TO ACCOMPANY ZONING PETITION

The Contract Purchasers wish to use the property for an office. utilizing the present structure. However, although most of the property is zoned BL, a small part of, 60 feet by 80 feet, in the rear is zoned DR5.5. The Petition seeks to rezone about 1/10th of an acre so that the entire lot will be in the same classification

When the Map was adopted, the BL depth ran for 230 feet North of Joppa Road for most of the block, but the line was changed at the subject property and, instead of a depth of 230 feet, there is only a depth of 150 feet for BL zoning. Petitioners wish to make the rest of their lot BL so that one use may be made of the entire property.

The entire use of soppa Road in the area of the subject property has changed from residential to commercial.

The small section of DR5.5 zoning that is left to Petitioners is only 86×55 feet, and it is too small to utilize for residential purposes

The Contract Purchasers wish to use the small part in the rear of the lot for parking so that it will not be necessary to remove the trees and shrubs in the front yard, that would otherwise have to be used for parking.

RE: PETITION FOR RECLASSIFICATION N/S of Jappa Rd. 81' E of Jenifer Rd., 9th District

BEFORE THE ZONING COMMISSIONER

HUGH G. VANCE, et ux, Petitioners

. C--- No 78-34-8

ORDER TO ENTER APPEARANCE

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 ring 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. tounty, Or. Charles E. Kountz, Jr. Deputy People's Counsel

Orlen W. Messian III John W. Hession, III People's Counsel County Office Building Towson, Maryland 21204 494–2188

I HEREBY CERTIFY that on this 22nd day of August, 1977, a capy of the afareasing Order was mailed to Mr. and Mrs. Hugh G. Vance, 1826 E. Joppa Road, Bultimore Manyland 21234 Betitioners

John W. Herrier, IIP



Willie o S. Beard, Esquire 2 Market Place Baltimore, Maryland 21222

N/S of Joppa Road, 81° E of Jenifer Road - 9th Election District Hugh G. Vance, et ux - Petitioners NO. 78-36-R (Rem No. 18)

Dear Mr. Beard

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

SALETY OF COURSE OFFICE OF PLANITUG & YOUR

151 S. ERIC DI NENNA

cc: John W. Hessian, III, Esquire People's Counsel

PRILIP IL CPOSS JOHN F. ETTEL

GERHOLD, CROSS & ETZEL Registered Projessional Land Surveyor

412 DELAWARE AVENUE
TOWSON, MARYLAND 21204 823-4470

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

Bed mesorized as inlines to wis:

Beginning for the ames at a point in the western boundary line of the property of the petitioners herein distant North 13 degrees 15 intuites North 13 degrees 15 intuites North 13 degree 15 intuites North 13 degree 15 intuites North 15 intuites Nor

Containing 0.11 of an Acre of land more or less.

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





THORNTON M. MOURING, P.E.

April 20 1077

Mr. S. Bric DiNenna Zoning Commissioner County Office Building

Item \$18 (Cycle I April-October 1977) Property Owner: Hoph G. Vance N/S of Jopps Rd. 81' E. of Junifer Rd. Existing Zoning: D.R. 5.5 Proposed Zoning: B.L. District 9th No. of Acres: 0.11

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

Baltimore Co. ty highway and utility improvements are not directly involved.

The Petitioner must item de necessary draininge facilities (temporary or permanent to present creating any moiseances or desages to adjacent properties, especially by the concentration of surface waters. Correction of may problem when may result, show the properties of the properties of draining and properties of the properties.

The construction or reconstruction of concrete sidewalk, curb and gutter, ent.ance, apron, etc. will be the full responsibility of the Fetitioner.

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

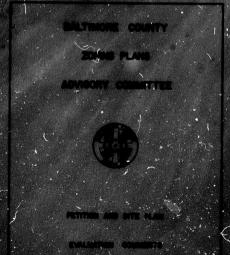
Additional fire hydrant protection is required in the vicinity.

Very truly yours. Donald W. Jucher / Com

DWT: EAH: FWR: SE

cc: W. Munchel

N-WE Key Sheet 38 NE 12 %os. She NE 10 C Topo 71 Tax Map



pearing that by rerion of error	in the original soning map
)	
	all extigues out at gottom comments
Reclassification should be h	

	, , , ,
IS ORDERED by the Zoning Co	ommissioner of Baltimore County, this.
October 197 1	, that the herein described property or area should be and
	D.R.5.5 some to a B.L.
	of this Order, subject to the approval of a site
	blic Works and the office of Planting and Zoning.
o, we separament of Put	VI . /// - //.
	Mar Weller
	Zoning Commissioner of Baltimore County
	Zoning Commissioner of Baltimore County
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appearing that by reason of over re-classification should NO TIED. I SORDERED by the Zoning C 197 ED and that the above describentals a	ooting of property and public hearing on the above publicant on the above publicant of BEHAD, and/or the Special Exception about NQT BE HAD, and/or the Special Exception about NQT BE downward of Baltimere County, this
appearing that by reason of over re-classification should NO TIED. I SORDERED by the Zoning C 197 ED and that the above describentals a	nosting of property and public hearing on the above petition T BE HAD, and/or the Special Exception should NQT BE Commissioner of Baltimere County, this. day that the above re-classification be and the same is hereby a property or area be and the same is hereby continued as and
appearing that by reason of over re-classification should NO TIED. I SORDERED by the Zoning C 197 ED and that the above describentals a	ooting of property and public hearing on the above publicant on the above publicant of BEHAD, and/or the Special Exception about NQT BE HAD, and/or the Special Exception about NQT BE downward of Baltimere County, this

ANNOR SPROME EXCEPT

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

BUREAU OF

DEPARTMENT OF BUREAU OF

PROJECT PLANKING

BUILDING DEPARTMEN

BOARD OF EDUCATION INDUSTRIAL DEVELOPMENT

Mr. 6 Mrs. Hugh Vance 1826 East Joppa Road Baltimore, Maryland 21234

Reclassification
Item No. 18 - 1st Cycle
Petitioner - Hugh G. Vance
Grace N. Vance

May 2, 1977

Dear Mr. & Mcs. Vencer

Thestroning 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 soning action requested, but to 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 Koning Commissioner with recommendations as to the appropriations of the requested roning.

Located on the north side of Joppa Road approximately 81 ast of Jonifer Road, in the 9th Election District, this partially 81. and D.R. 5.5 White Election District, this partially 81. and D.R. 5.5 White Election Bistrict and D.R. 5.5 White Election Bistrict and D.R. 5.5 White Election Bistrict Bistr

This reclassification is necessitated by your opposal to reclassify the existing residentially zone portion of this site and convert the existing building into office use with parking provided in the rear. As indicated in the comments of the Department of Traffic Engineering and the Office of Project and Development Planning, secess to the proposed parking area does not

Mr. & Mrs. Hugh Vance Page 2 Item No. 18 May 2, 1977

meet county standards, and therefore, the submitted plan must be revised.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. Observed the control of the control

Micheles B. Conmoder MICHOLAS B. COMMODARI, Acting Chairman Soning Plans Advisory Committee

cc: Gerhold, Cross & Etzel 412 Delaware Avenue Towson, Maryland 21204



April 20, 1977

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

Comments on Item 18 , Zoning Cycle I, April 1977, are as follows:

Property Owner: Hugh G. Vance Location: N/S of Jappa Road 81 ft. E. of Jenifer Road Present Zoning: D.R.5.5 Proposed Zoning: B.L. 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 assure that all parties are made aware of plans or problems with regard to development plans that may have a transfer or this position.

The proposed access to the proposed parking area does not meet County standards.

The parking spaces shown on the site plan are not clear, therefore, comments as to the parking layout cannot be made at this time.

Very truly yours,

April 22, 1977

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

Ne. Cycle Boning - Item 18 -EAC-April, 1977
Property Onner: Buyb G. Vance
Location: MyS of Jopps and N fr g of Jenifer Rd.
Present Boning: D.K. 5.5
Proposed Boning: B.L.
District: 981
Ro. Access: 0.11

The site proposed to be re-coned from D.R. 5.5 to B.L. is too small to be a major questror, but the plann mas no revised to show a 24' wide enterance, a 20' wide driveway and the parking must be revised to meet county standard.

Very truly yours, Michael & Ha Michael S. Flanigan Traffic Engineer Associate

MSF/111



DONALD J. ROOP, M.D., M.P.H.

April 18, 1977

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

Dear Mr. DiNenna:

Comments on Item #18, Zoning Cycle I Meeting, April 5, 1977, are as follows:

Property Owner:
Location:
Orall Present Zoning:
Proposed Zoning:
District:
Only Proposed Zoning:
District:
Only Proposed Zoning:
Only Proposed Zoning:
Only Proposed Zoning:
Only Proposed Zoning:
Only Property Owner
Notes:
Only Property O

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

Vary truly yours.

Thomas A Down Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

KS:mah



Paul H. Reincke

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. Nicholas B. Commodari, Cheirman Zoning Adivsory Committee

Re: Property Owner: Hugh C. Vance

Loor .on: B/S of Joppa Rd. 81 ft. E of Jenifer Rd.

Pursuant to your request, the referenced property has been surveyed by this Burest and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road accordance with Baltimore County Standards as published by the Department of Public Vocks.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at ____ EXCERCIS the maximum allowed by the Fire Department.

() b. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to occupancy or beginning of operations

() 5. The buildings and structures cristing or proposed on the site shall comply with all applicable requirements to the site shall comply with all applicable requirements to the site shall comply with all state of the line of the state of the state

(x) 6. Site plane are approved as draim.

() 7. The Fire Prevention Bureau has no comments, at this time.

BOVID-TO COMMENT AND LONG TO MAKE AND LONG TO THE AND LONG TO

Zoning Agenda Contag Cycle I



April 18, 1977

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

Dear Mr. Di Nanna

Comments on Item # 18 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Hugh G. Vance N/S Joppa Road S1 ft, E of Jenifer Road Existing Zoning: D.R. 5.5 Proposed Zoning: B.L.

Acres: District: 0.11 9th

The items chersed below are applicable:

(x) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes, for

E. A building permit shall be required before construction can begin. A hange of occupancy permit is required to convert bldg, to new was.

O. Annee sets of construction drawings will be required to file an application for a building parmit.

D. fhree sets of construction drewings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

G. Requested setback variance conflicts with the Baltimore County Dullding Code. See Section _______.

Mark E Suntames 3

Charles E. Burnham Plans Review Chief CKB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 12, 1977

Mr. S. Bric DiNemna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: Zoning Cycle I

RE: Item No: 18 Item No: 18
Property Owner: Rugh G. Vance
Location: N/S of Joppa Rd. 81 ft. E. of Jenifer Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: B.L.

District: 9th No. Acres: 0.11

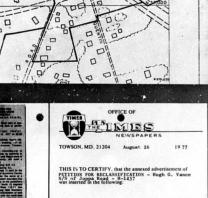
No adverse effect on student population

Very truly yours. W. Wick fellow !

CERTIFICATE OF PUBLICATION

appearing on the 25th day of August







- ☐ Catonsville Times
- ☐ Essex Times

was inserted in the issues of August 25, 1977

8) Towson Times ☐ Arbutus Times ☐ Community Times

☐ Suburban Times West ☐ Suburban Times East weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 26th day of Aigust 19.27, that is to say, the same

STROMBERG FUBLICATIONS, INC.

By & sthe Burga





County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this 31 57 day of 1977. Filing Fee \$ 50.00. Received _vcheck

Petitioner Hugh G. Vance Submitted by George H. Hockey Ir.

Petitioner's Attorney Reviewed by Columbian

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.





Posted by Mail M Mare Date of return: 6-31-77





Cost of Advertisement, \$







BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 12, 1977

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

Z.A.C. Meeting of: Zoning Cycle I

RE: Item No: 18 Item No: 18
Property Owner: Hugh G. Vance
Location: N/S of Joppa Rd. 81 ft. E. of Jenifer Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: B.L.

District: 9th

No adverse effect on student population

Very truly yours.

CERTIFICATE OF PUBLICATION

appearing on the 25th day of August

TOWSON, MD. August 25 19.77

D

4

Q



D.R. 5.5

3 11 1 9

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR RECLASSIFICATION - Hugh G. Vance N/S of Joppa Road - H-1437 was inserted in the following.

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

D

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 26th day of Aigust 19.77, that is to say, the same was inserted in the issues of August 25, 1977

> STROMBERG FUBLICATIONS, INC. By & sthe Burger



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this 31 57 day of 1977. Filing Fee \$ 50.00.

Potitioner Hugh G. Vance Submitted by George H. Hocker Ir Petitioner's Attorney____ Reviewed by Columbian

This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING ARTHENT OF BALTIMORE COUNTY \$76-36-R. Posted for Heaves Dr. Syst. 16" 1977 R. 10:00 A.M. Putitioner Hough G. Yamer. Date of Posting 8-25-22 Location of property. MIS of Joseph Red Ell' E. J. Janifel Red. Location of Signer I Segion Combel & 1824 Joppe Rd Locary Joppe Rd



Posted by Marl M. Mare Date of return: 8-31-77



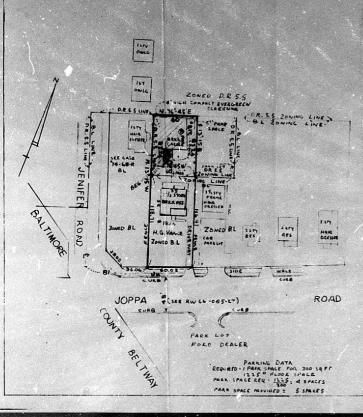


Cost of Advertisement, \$.









AREA: O. HOFAN ACRE PROPOSED ZONING . BL EXISTING USE - BACKYARD OF RESIDENCE PROPOSED USE - PARKING FOR OFFICE EXISTING PUBLIC WATER HATCHED AREA TO BE REZONED

ZONING PLAT SHOWING PARCEL OF LAND IN REAR OF NA 1826 EAST JOPPA RD TO ACCOMPANY ZONING PETION FOR RECLASSIFICATION FROM DR S.S TO BL

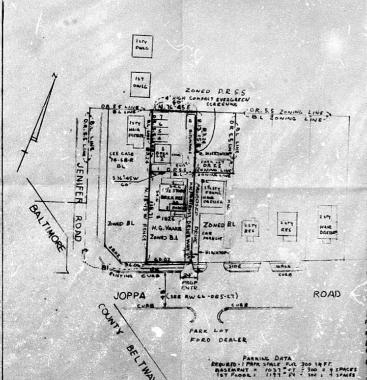
LOCATED 9" DISTERT - BALTIMORE CO. MD OWNERS OF EECORD : HUGH . G. VANCE & WE GLB # 3443 - 202





SCALE 1: 50 MARCH 30, 1917 GERHOLD, CROSS & ETZEL

ered Land Surveyors 412 Delawere Avenue on, Maryland 21204



PARE SPACES REQ. 8 SPACES

AREA: O. H OF AN ACRE! PROPOSED ZONING - BL EXISTING USE : BACKTRID OF RESIDENCE PROPOSED USE - PAREINA FOR OFFICE ENSTING PUBLIC WITTER (SEWIR

ZONING PLAT SHOWING PARCEL OF LAND IN REAR OF NO 1826 EAST JOPPA RD TO ACCOMPANY ZONING PETION FOR RECLASSIFICATION FROM DR S.S TO BL

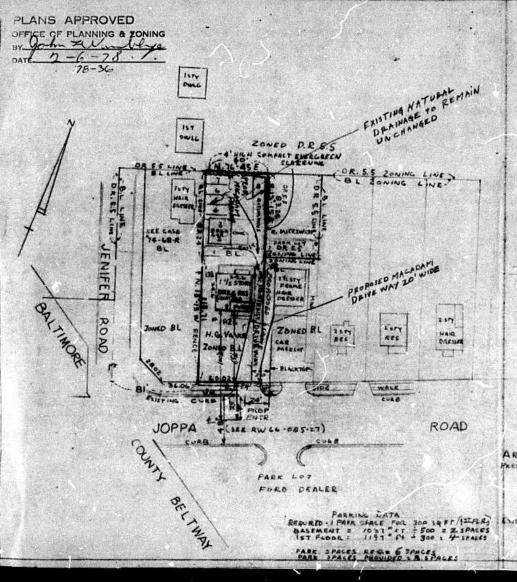
LOCATED 9" DISTRICT - BALTIMORE CO. MD OWNERS OF EELORD : HUGH G. VANCE & WE GLB # 3443 - 202.

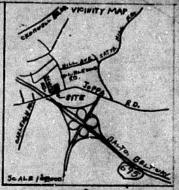
Cycle I Jen 18

PFFICE COPY



GERHOLD, CROSS & ETZEL Registered Land Surveyors 412 Delaware Avenue Towson, Maryland 21204





SITE PLAN SHOWING PARCEL
OF LAND LOCATED AT NO 1826 EAST
JOPPA RD - NON 20NED BL SEE 78-36

EXISTING USE - VACANT
PROPOSED USE - OFFICES
DWG. to be REMODIED INTO OFFICES
NOTE: PROPOSED MACADAM PARKING
TO BE INCLOSED BY A CORE MEETING
BALLO. CO. STANDARDS.

LOCATED

9"DISTRICT - BALTIMORE CO. MD.

OWNERS OF RECORD SHOCKER REALTY & IMEST. CO. MC.

EHKJR 5783-901

£...

DELETION OLD TONING LINE JAN 23 1978 JAN. 6, 1978 MAY 20, 1977 MAY 12, 1977

AREA: O. IT OF AN ACRE

THE REPORT OF THE PERSON OF TH

INSTING PUBLIC WATER STUIR



SCALE 1': 50 MARCH 30, 1977

GERHOLD, CROSS & ETZEL

Registered Land Surveyors

412 Delaware Avenus

Towson, Maryland 21204

