

RE: PETITION FOR RECLASSIFICATION :
From an R-4 zone to an R-A zone :
N/S Old Court Road opposite :
Southgreen Road, :
2nd District :
Albert Kernisch, :
Petitioner :
Baltimore County :
No. 65-107-R

ORDER OF DISMISSAL

Petition of Albert Kernisch for reclassification from an R-4 zone to an R-A zone of property located on the north side of Old Court Road opposite Southgreen Road in the Second District of Baltimore County.

Whereas the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed May 5, 1966 from the attorney representing the petitioner-appellant in the above entitled matter.

Whereas the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner, be dismissed and withdrawn as of May 5, 1966.

It is hereby ORDERED this 5th day of May, 1966 that said appeal be and is dismissed.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Skolwin, Chairman

W. Giles Parker

R. Bruce Alderman

JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
2423 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218

DESCRIPTION OF 3.8 ACRES
ON THE NORTH SIDE OF OLD COURT ROAD OPPOSITE SOUTHGREEN ROAD
BEGINNING FOR THE SAME at a point on the north side of Old Court Road at the beginning of the ninth or North 23 degrees 42 minutes East 1131.80-foot line of the land which by Deed dated September 30, 1960 and recorded among the Land Records of Baltimore County in Liber V.J.R. No. 3763 page 532 was conveyed by Edwin H. Russell, unmarried, to Albert Kernisch, Jack Sobel, and Nathan Holman; thence leaving said point of beginning and binding on and running with said ninth line North 23 degrees 43 minutes 12 seconds East 473.56 feet; thence leaving said ninth line and running for a new line of division, as now surveyed, South 59 degrees 31 minutes 35 seconds East 363.09 feet to a point in the fifth or South 23 degrees 42 minutes 00 seconds West 963.50-foot line of the aforementioned Deed and 657.09 feet from the beginning of said fifth line; thence binding on and running with said fifth line South 23 degrees 43 minutes 12 seconds West 334.65 feet to a point in the north side of Old Court Road; thence running with and binding along said north side of Old Court Road the following three courses and distances: (1) South 61 degrees 35 minutes 20 seconds West 31.09 feet, (2) North 83 degrees 28 minutes 40 seconds West 293.40 feet, and (3) North 54 degrees 52 minutes 00 seconds West 63.04 feet to the point of beginning containing 3.8 acres of land more or less.

JWC:f
8.18.64
This description is for zoning purposes only and is not to be construed as a conveyance of property.

LAW OFFICES
ELLSWORTH H. STEINBERG
10 SOUTH STREET
BALTIMORE, MARYLAND 21202

May 4, 1966

Board of Zoning Appeals
for Baltimore County
Court House
Townson, Maryland 21204

Gentlemen:

With reference to hearing assigned for Thursday, May 5, 1966, before your Board, at 11 a.m., Petition No. 65-107-R, please be advised that my client, Albert Kernisch, desires that same be dismissed without prejudice.

Very truly yours,

Ellsworth H. Steinberg

ES/sb

LAW OFFICES
STEINBERG & AXELMAN
10 SOUTH STREET
BALTIMORE, MARYLAND 21202

JOSEPH H. AXELMAN

John G. Rose, Esq.
Zoning Commissioner of
Baltimore County
County Office Building
121 N. Chesapeake Avenue
Townson, Maryland 21204

Re: Petition for Reclassification
of Zone to R-A Zone
N/S of Old Court Road opposite
of Southgreen Road, 2nd Dist.
Albert Kernisch-Petitioner
vs. 65-107-R

Dear Mr. Rose:

Please enter an appeal to the County Board of Appeals from the decision of Edward F. Shewell, Jr., Deputy Zoning Commissioner, dated October 9, 1964. In the above matter, on behalf of the Petitioner, Albert Kernisch, whose this office represents,

I check in the amount of \$50.00 to cover the costs of this appeal and the two signs to be placed on the property is enclosed.

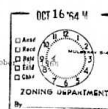
Thank you very much for your attention to this matter.

Very truly yours,

STEINBERG & AXELMAN

Ellsworth H. Steinberg

ES/sb



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Albert Kernisch, 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) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-4 zone to an R-A zone; for the following reasons:

The area requested for rezoning is to be used for the extension of present apartment facilities. This extension will fit in the present orderly growth of the neighborhood and community.

The physical features of this property enhance construction that could only be economically developed as apartments. I also feel that the type and kind of structure that would be installed on the subject property will be an asset to the community.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore 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 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.

Contract purchaser: Albert Kernisch Legal owner: Albert Kernisch
Address: 8525 Liberty Road
Randallstown, Maryland
Ellsworth Steinberg
Address: 200 North Gay St., Baltimore, Md.
Ellsworth Steinberg's Attorney
Ellsworth Steinberg's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of October, 1964, 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 held before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Townson, Baltimore County, on the 20th day of October, 1964, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND

Mr. Ellsworth Steinberg
200 N. Gay Street
Baltimore, Maryland
21202

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

REASONS FOR ZONING

The orientation of parking places relative to the east extended to curve would be improved. Old Court Road improvements may require use of a larger radius through the fringe of this property.

REASONS FOR REZONING

Water and sewer are available, however, a study will be required to determine their adequacy

The following members had no comment to make:

Office of Planning & Zoning
Department of Public Works
State Police Commission
Fire Department
Health Department
Industrial Development Commission
Court of Education
Buildings Department

Yours very truly,

James S. Byer
Chief of Permit and
Petition Processing

JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
2423 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218

DESCRIPTION OF PROPERTY
ON THE NORTH SIDE OF OLD COURT ROAD OPPOSITE SOUTHGREEN ROAD

BEGINNING FOR THE SAME at a point on the ninth or North 23 degrees 42 minutes East 1131.80-foot line of the land which by Deed dated September 30, 1960 and recorded among the Land Records of Baltimore County in Liber V.J.R. No. 3763 page 532 was conveyed by Edwin H. Russell, unmarried, to Albert Kernisch, Jack Sobel and Nathan Holman; said point of beginning being situated 90 feet more or less measured along said ninth line in northeasterly direction from the beginning thereof; thence leaving said point of beginning and running with and binding along a part of said line North 23 degrees 43 minutes 12 seconds East 334 feet more or less to a point; thence leaving said ninth line and running for a new line of division, as now surveyed, South 59 degrees 31 minutes 35 seconds East 363.09 feet to a point in the fifth or South 23 degrees 42 minutes 00 seconds West 963.50-foot line of the aforementioned Deed and 657.09 feet from the beginning of said fifth line, thence binding on and running with said fifth line South 23 degrees 43 minutes 12 seconds West 334.65 feet to a point in the north side of Old Court Road; thence running with and binding along said north side of Old Court Road the following three courses and distances: (1) South 61 degrees 35 minutes 20 seconds West 31.09 feet, (2) North 83 degrees 28 minutes 40 seconds West 293.40 feet, and (3) North 54 degrees 52 minutes 00 seconds West 63.04 feet to the point of beginning containing 3.8 acres of land more or less.

NOTE: This description is for zoning purposes only and is not to be construed as the conveyance of property.

JWC:f
9.21.64
7163-B

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

BALTIMORE COUNTY, MARYLAND

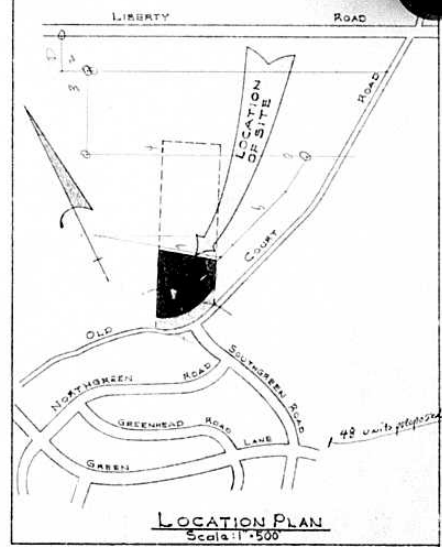
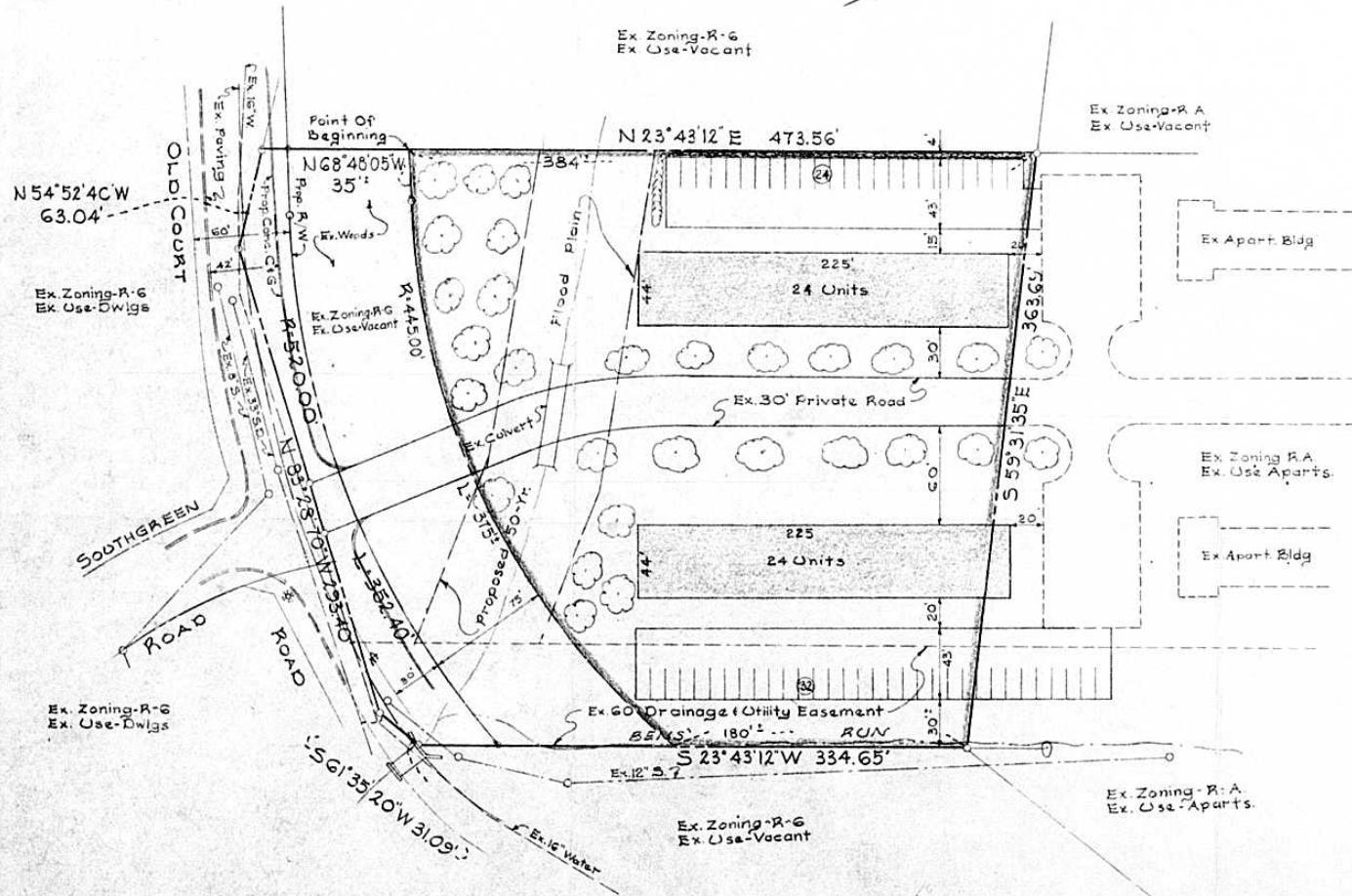
CERTIFICATE OF PUBLICATION

OFFICE OF
THE BALTIMORE COUNTY
THE COMMUNITY NEWS

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receivables
COURT HOUSE
TOWSON 4, MARYLAND

CFR/661

2 R G-8



- NOTES:**
- APARTMENT DENSITY**
 Existing Zoning = R-6
 Proposed Zoning = R-A
 Gross Area = 3.0 Ac.
 Net Area = 3.0 Ac.
- DESIGNED DENSITY**
 Gross = 16 Dwls Units Per Ac.
 Net = 16 Dwls Units Per Ac.
 Total Units = 48
- PERMITTED DENSITY**
 Gross = 16 Per.Ac.
 Net = 18
 Total Units = 48
- OFF STREET PARKING**
- | | |
|---------------------------------|------------------|
| Use | Apartment |
| Number Units Proposed | 48 |
| No. Spaces Req'd @ 1 Space/Unit | 48 |
| Number Spaces Provided | 56 |
| Parking Space | 8 1/2' x 18' |
| Paving | Asphalt |
| Screening | 4' High Planting |

- REFERENCE PLATS**
- Road Drwg. - C-1484
 - Sewer - 54-1876, 54-1877
 - Drainage - 55-1678
 - Water - 56-685



Det. Exh. # 1



JAMES CROCKETT ASSOCIATES
 CONSULTING ENGINEERS-LAND SURVEYORS
 2455 MARYLAND AVENUE
 BALTIMORE MARYLAND 21218
 HOPKINS T-2941 W.O. 7163

PRELIMINARY PLAN
RUSSELL COURT APARTMENTS SECTION 2
 OLD COURT ROAD
 BALTIMORE COUNTY MARYLAND
 ELECTION DISTRICT 2
OWNER:
ALBERT HERMISH ET AL INCORPORATED
 8525 LIBERTY ROAD BALTIMORE MARYLAND
 Scale 1" = 50'

SEPTEMBER 2, 1964

PRINT DATE 3-30-65

