	6	65.33
PETITION FOR	ZONING RE-CLASSIFIC SPECIAL EXCEPTION	SEC 20

TO THE ZONING COMMISSIONER OF EALTHMORE COUNTY. and Joyce Koren, his wife, a high wife, sheldon Schnaper and Elaine Schnaper, his wife, and Richard Koren Dies we Kelvan. Berger, and Denticoffee owner at of the properly situate in Baltimer County and while is described in the description and plat at achied hereto and made a part hereof, county and while is described in the description and plat at achied hereto and made a part hereof, county and while is described in the described property be re-classified, pursuant

to the Zoning Law of Baltimore County, from au R 6 zone; for the following reasons:

(1) Error in the Comprehensive Zoning Map; and (2) change in conditions in the neighborh od since the adoption of the Comprehensive Zoning Map

## See attached Description

and (2) for a Special Exception, under the sai	id Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property	, i0r

P. sperty 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 filture 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

Melvin Berger

Richard Koren

Bernice Berger Legai Owners Joyne Koren Charles Parkers Address 8312 Burningwood Road Address \_ 12 Halcyon Court Sheldon Schnaper

William! Suchel William L. Siskind, 1 chapper's Attorney

Elaine Schnapankskik ARSH Leght Owne Address 933 Maryland National Bank Bldg. Address: Old Court Road

MELVIN BERGER ET AL

X

\*

ORDERED By The Zoning Commissioner of Baltimore County, this 20th ...day required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Bal'imore 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 136 o'clock

Re-substitute 4, 1965 Zoning Commissioner of Baltimore Re-Submitted August 30, 1965

BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO Mr. James A. Dyer, Chairman Zoning Advisory Consil. co

Date. May 4, 1965

FROM Lt. Charles F. Horris, Sr. Pire Sureau, Plans Seview

SUBJECT Property Owner - Felvin Berger S/S Bedford Hoad, 1771 W. Walnut Ave.

S/S Bedford Houd, 177 District 3 Present Zoming - R-6 Proposed Zoming - R.A. No. Acres - 23,5228

1. Location of supposed spirants and size of vator mains shall be indicated to job plan. When main, setter, and they spirants shall be of an approved type and installed in accordance with the Baltimore Domain shall be for an approved to further a shall be 500 feet distance part as measured along as improved at this 300 feet from any deelling. Hyperants shall be located in a pattern supposed by the Maltimore Domain's Hyperants.

Parking shall be designed so as to give emergency vehicles an improved radius for turning at end of parking areas.

Pursuant to the advertisement, posting of property, and public hearing on the above petition at it appearing that by reason of the above Reclassification should be had; and it further appearing that by reason of... a Special Exception for a IT IS CRDERED by the Zoning Commissioner of Baltimore County this..... 196 that the herein described properly or area should be and the same is hereby reclassified; from a. ...should be and the same is zone, and/or a Special Exception for a..... granted, from and after the date of this order Zoning Commissioner of Baltimore County Pursuant to the advertisement, posting of property and public hearing on the above petition olngxhakbyzonamoxxdx.as.thu.peti.tioners-failed-to-prove-error.on.the.... zoning map adopted by the County Council or that sufficient change had taken the above re-classification should NOT BE HAD, and/orxalinx/figurials/Repaided.x/figurials/ IT IS ORDERED by the Zoning Commissioner of Britimore County, this 1644 day DENIED and that the above described property or as a be and the same is hereby continued as and zone: androusthe Sporials Exceptions for exxxxxxxx

MICROFILMED

Zoning Commissioner of Co.

PALITHORE COUNTY OFFICE OF PLANSING AND ZONTEG

COUNTY OFFICE BUILDING

TOUSON, INVESTAGE 2120

April 21, 1965

BURGAT OF RESTRICTION

Diddition: Mater - Existing 0" mater in Essex Road, Alter Street, Bank-u
Road, and L.Afford Avenue
Sever - Raisting 0" sever in Essex Road, Alter Street, Bank-u
Road and indefined Avenue, and Mahmel irenue
Adequates to be determined by developer or his engineer.

Road - Reaford Road to be developed as a 30" curb and guiter road on a 60"
Tight of Way.

Storn Drain - Erain systems existing in both Bedford Road and Sarebe Drive

the above communits are not intensed to indicate the appropriateness of up action requested, but to sesure that all parties are made awars of problem that may have a bearing on this case. The Director angle ty Director of the Cfiles of Flamming and Zoning will submit recommen the appropriateness of the requested soning 10 days before the Zening

SISKIND AND TABOR

August 26, 1965



Zoning Commissioner of Baltimore County County Office Building Towson 4, Maryland

Petition for Reclassification for Melvin Berger No. 65-352-R

A hearing on the above-entitled Petition is now scheduled for Thursday, September 2nd at 10:00 A.M. As I am scheduled to be in the trial of a case in the Circuit Court for Baltimore City on this date, I have no alternative other than to ask that you withdraw the Petition and simultaneously re-file the same Petition for reclassification.

In scheduling a new trial date I would like to request the latter part of October, if convenient to

Thanking you for your cooperation, I remain

CHILDS & ASSOCIATES, INC. 

Page Two

(3) S 27\* 33' 30" W - 496.57 feet thence (4) S 62\* 26' 30" E -163.65 feet, and (5) N 38 ° 06' 15" E - 127.57 feet to the northernmest corner of Lot No. 1, Block "B", as shown on Plat No. 2, "Brookside Manor" recorded among said Land Records in Plat Book G. L. B. No. 24, Page 18, thence binding on the outlines of "Erookside Manor", the nine following courses and distances (6) S 72° 34' 30" E - 138, 12 feet, (7) S 49° 08' 20" E - 600, 42 feet, (8) N 36° 00' 40" E - 153.41 feet, (9) N 26° 51' 07" E - 165.00 feet, (10) N 63° 08' 53" W - 68.00 feet, (11) N 26" 51' 07" E - 26.00 feet, (12) S 89\* 43' 20" E - 53.66 feet, (15) N 26\* 51' 07" E - 60. 99 feet, thence (14) N 26° 51' 07" E - 111.01 feet thence (15) S 63°08' 53" E-206.87 feet to a point on the northeast side of a 15 foot wide Right of Way for Utilities there laid out, thence b ading thereon, the two following courses and distances. (16) N 22\* 45' 00" W - 137.70 feet and (17) N 20° 45' 00" W - 90. 12 feet to a point on the southwes outline of the Plat of "Mellinee" herein referred to, thence bind .. g on said southwest outline and on the outlines of said first mentioner land the two following courses and distances (18) N  $63\,^{\circ}$  08'  $53^{\circ}$  W = 597.72 feet, and (19) N 17  $^{\circ}$  28' 10" V  $^{\circ}$  -1291.20 feet to the place of beginning

Containing 23, 5228 acres of land.

RS:ims

1/29/65



- AIIC 27 '65"

LL C CLU, L S.

Associates George W. Bashley, L. S. Robert W. Cuaban, P. E. Leonard M. Glass, P. E. Norman F. Herrmann, L. S. Paul Las. P. E.

Paul S. Sueton

Engineers - Surveyors - Site Planters 1020 Crauwell Bridge Rd. - Towns, Ad. 21201

DESCRIPTION

23.5228 ACRE PARCEL, BEDFOP D ROAD NEAR -CAMPFIELD ROAD, THIRD ELECTION DISTRICT

MATZ, CHILDS & ASSOCIATES, INC.

BALTIMORE COUNTY, MARYLAND Present Zoning R6 Proposed Zoning RA

Beginning for the same at a point on the south side of Bedford Road at the distance of 177 feet, more or less, as measured along said south side of Bedford Road from its intersection with the center line of Walnut Street, said poin of beginning being at the beginning of the land which by deed dated April 13, 1945, and recorded among the LandRecords of Baltimore County in Liber R. J. S. No. 1386, Page 74 was conveved by Fredrick J. Singley and others, Executors, to Edwin U. Owings and wife, said point of beginning being also at the northwest corner of the outline of the Plat of "Mellinee" recorded among said Land Records in Plat Book J. W. S. No. 1, Page 103, and running, thence, binding on the first line of said land and on the south side of said Bedford Road. (1) S 75" 06' 00" W - 379 50 feet, thence leaving said Bedford Road, and binding on the second line and on a part of the third line of said land, (2) S 17° 25' 40" E = 1295.88 feet, and

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John 3. Rose, Zoning Commissioner Date. May 26, 1965

FROM George E. Gavrelis, Director of Planning

SUBJEC Petition No. 65-352-R. "R-6 to R-A. Zone South side of Beford Road 177 feet West of Walnut Avenue. Bring the property of Melvin Berger"

2nd District

HEARING:

MONDAY, June 7, 1965

(1:30 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition

1. The subject proposal would constitute a subdivision within the meaning of the term as used in Title 44 of the Baltimore County Code. Section 44-9 of that Title states, "Proposed streets shall provide for appropriate continuation or completion of any existing streets (constructed or recorded) that come to the boundary line of of any existing streets (constructed or recorded) that come to the boundary line a odjoining property, unless otherwise recommended by the Planning Board." A prellininary plan which was for R-6 development and which recognized his requirement was approved by this office in June oi 1944. The subject proposed, however, does not comply with Section 44-9, and, therefore, would need to be amenated so as to include a street plan similar to the one certiler proper ad in order for it to be approved by the Office of Planning and Zoning.

2. The Composite Guideplan recommended by the planning staff and Board 2.1 the Computer Guizeplan recommended by the planning staff and Board would diffirm the present R-C soming of the site, as now shown on the Comprehensi Zoning Map for the Wattern Planning Area. We believe that the map as adopted was correct with respect to the zoning of this property, and that no changes have taken place which would just by the rezoning requested.

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. James Dyer	Date5+20+65
FROM George H. Pryor	

SURJECT Property Comer. - Medrin Berger 31 Bedford Rd. 177 W of Walnut Ave. 3rd District Freeent Zoning R-6 - Proposed Zoning R.A. # of Ares - 23.5

Review of the subject plat results in the following comments:

This may not site was previously submitted as a Freliminary Flam (nd.) entired "Brookside Manor Addition" and was agreemed by the Director of Wharing and signed on 627-65. This office considers the Street Layout, we prepared and accepted in the affectmentioned approved plan, to be the most considerant workship layout for the area. Accordingly the predicted insistent upon the fact that any plan for the predicted upon the street Layout as Community approved as mentioned above.



PETITION FOR RECLASSIFICATION—2ND DISTRICT

ZONING: From R-4 to R.A. Zeer
LOCATION: South side of Recified
Read 111 feet West of Walout
LOCATION: South side of Recified
Read 111 feet West of Walout
LOCATION: Specially represented
LOCATION: Special Recified
LOCATION: Recified Read 10-10
LOCATION: Recified Recified
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CERTIFICATE OF PUBLICATION

19..... 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 in each appearing on the day of day of

THE JEFFERSONIAN, B. Lean & Manager

Cost or Advertisement, \$ ....

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC EN Baltimore County, Margland Toward, Maryland, 21204

Date May 26, 1965

Mr. James E. Dyer

Eugene J. Clifford

TO:

SURJECT: 65-352-R Zoning Petition - Bedford Road and Walnut Avenue 2nd District

Review of the subject plat dated January 14, 1965 results in the following comment.

The present street system in this area was built for low density development.

If the proposed reclassification is granted the site can be expected to generate 2620 trips per day, while under existing zoning, 740 trips per day are anticipated.

Eugene M Clifford County Traffic Engineer Obland

EJC:CRM:nr

65-352 R CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District. Posted for Bellasse fraction from K& to RM Potentioner Affebress Burger Id al. Location of property 3/2 Sufferth lets 122' W of Walnut Are Location of Signe D wall stack and of Bouter dure

Location of Signe D wal stack and of Suffice the form

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Date of return Aug 29 1945

BALTMORE COUNTY, MARLAND No. 30587 OFFICE OF FINANCE DATE 5/12/65 rivision of Collection and Receip COURT HOUSE TOWSON 4, MARYLAND 5-1865 szn9 . 30587 fxP-

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & REC PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

William L. Siskind, Esq. 933 Neryland National Bank Building Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson 4, Maryland

Your petition has been received and accepted for filling this

JOHN G. ROSE Zoning Commissione

BALTICORE COUNTY, MARY AND OFFICE OF FINANCE

No. 30673

6750

₽-1085 7037 0 30673 TEP-

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

ZORINJ; From Ref to R.A.
ZORINJ; From Ref to R.A.
ZORINJ; Good side of Bedood Road 177 feet west
of standar Avenue
of Standar Avenue
The Standar Stand

PETITION FOR RECLASSIFICATION 2nd DISTRICT ZONING: From R-5 to R.A.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. May 20 , 19 65 .

THIS IS TO CERTIFY. That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of sucessive weeks before the day of June .19 55, the first publication

appearing on the MOth day of May

Cost of Advertisement, \$36.00

