

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Joseph W. Shapiro, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-40 and R-20 zone to an NW-3D zone, for the following reasons:

1. Error in original map.
2. Change in character of neighborhood.

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 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.

Contract purchaser: Samuel Kimmel Address: 406 Jefferson Building - 21204 Valley 5-7500
Legal Owner: Joseph W. Shapiro Address: Old Court Road - Balto. Md.
A. Owen Hennegan, Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of June, 1965, 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 28th day of July, 1965, at 1:00 o'clock

...P.M. 8:00 PM
Zoning Commissioner of Baltimore County.
MICROFILMED

RE: PETITION FOR RECLASSIFICATION: from R-20 and R-40 zones to R-A zone, SE/5 Old Court Road 222 feet East of Lightfoot Drive, 3rd District JOSEPH W. SHAPIRO, Petitioner
BEFORE: COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
No. 66-29-R
ORDER OF DISMISSAL

Petition of Joseph W. Shapiro for reclassification from R-20 and R-40 zones to an R-A zone, on property located on the southeast side of Old Court Road 222 feet east of Lightfoot Drive, in the 3rd District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of appeal filed January 25, 1968 from the attorneys representing the petitioner-appellant in the above entitled matter.

WHEREAS, the said attorneys for the said petitioner-appellant request that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of January 25, 1968.

It is hereby ORDERED this 25th day of January, 1968 that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman
W. Glen Parker
John A. Slowik

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See attached description

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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.

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Zoning Commissioner of Baltimore County.
MICROFILMED

LOUIS KATZ, P.E.
John C. Childs, L.S.
Associates
Engineers - Surveyors - Site Planners
1020 Connell Bridge Rd. - Baltimore, Maryland 21201
823 - 0900
DESCRIPTION:
PART OF PROPERTY OF JOSEPH W. SHAPIRO, SOUTH-EAST SIDE OF OLD COURT ROAD, NORTHEAST OF SEVEN MILE LANE, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.
PARCEL "A"
Present Zoning: R-20
Proposed Zoning: R-A

Beginning for the same at a point in the center line of Old Court Road, at the distance of 222 feet, more or less, as measured northeasterly along said center line of Old Court Road from its intersection with the center line of a fifty foot right of way shown on a plat recorded among the Land Records of Baltimore County in Liber W.J.R. 3727, Page 124, and running thence, binding on said center line of Old Court Road, the six following courses and distances: (1) N 17° 52' E - 100 feet, (2) N 13° 43' E - 105 feet, (3) N 11° 24' E - 200 feet, (4) N 14° 34' E - 100 feet, (5) N 24° 54' E - 100 feet, and (6) N 31° 44' E - 139 feet, more or less, to the beginning of the third line of the Baltimore County Zoning Description "R-20-8" thence binding on said line, (7) southeasterly 1750 feet, more or less, to the north-west corner of the property now owned and occupied by the Arundel Corporation, thence binding on a part of the outline of said property and along a part of the fourth line of said Zoning Description, (8) S 06° 36' E - 20 feet, more or less, to the beginning of the land conveyed by Elizabeth S. Moore and husband to Leonard Rosen and others, by deed dated June 2, 1955 and recorded among said Land Records in Liber G.L.B. 2768, Page 94, thence

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823 - 0900
DESCRIPTION:
PART OF PROPERTY OF JOSEPH W. SHAPIRO, SOUTHEAST SIDE OF OLD COURT ROAD, NORTHEAST OF SEVEN MILE LANE, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.
PARCEL "B"
Present Zoning: R-40
Proposed Zoning: R-A

Beginning for the same at a point in the center line of Old Court Road, at the distance of 957 feet, more or less, as measured northeasterly along said center line of Old Court Road from its intersection with the center line of a fifty foot right of way shown on a plat recorded among the Land Records of Baltimore County in Liber W.J.R. 3727, Page 124, and running thence, binding on said center line of Old Court Road, the thirteen following courses and distances: (1) N 31° 44' E - 120 feet, more or less, (2) N 35° 24' E - 100 feet, (3) N 43° 14' E - 100 feet, (4) N 47° 58' E - 100 feet, (5) N 49° 58' E - 150 feet, (6) N 49° 02' E - 100 feet, (7) N 42° 09' E - 100 feet, (8) N 40° 39' E - 100 feet, (9) N 47° 54' E - 100 feet, (10) N 63° 14' E - 100 feet, (11) N 69° 22' E - 650 feet, (12) N 68° 24' E - 100 feet, and (13) N 65° 04' E - 45, 50 feet, thence along the first line of the land conveyed by Elizabeth S. Moore and husband to Joseph W. Shapiro, by deed dated May 9, 1951 and recorded among said Land Records in Liber G.L.B. 1562, Page 385, and continuing the same course, in all, (14) S 06° 36' E - 1550 feet, more or less, to the end of the third line of the Baltimore County Zoning Description "R-20-8", and thence reversely along said last

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1020 Connell Bridge Rd. - Towson, Md. 21204
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reversely along a part of the last line of said last mentioned land, (9) S 74° 22' 27" W - 1396.82 feet, thence reversely along the first line of the land conveyed by Joseph W. Shapiro to Louis K. Katz and wife, by deed dated February 6, 1957 and recorded among said Land Records in Liber G.L.B. 3102, Page 7, (10) N 69° 14' 12" W - 597.87 feet to the place of beginning.

HGW/jc
J.O.#64202
5/27/65

Water Supply
Sewerage
Drainage
Highways
Structures
Developments
Investigations
Reports

mentioned line, (15) northwesterly 1750 feet, more or less, to the place of beginning.

HGW/jc
J.O.#64202
5/27/65

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1020 Connell Bridge Rd. - Towson, Md. 21204
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July 1, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

A. Owen Hennegan, Sec.
406 Jefferson Building
Towson, Maryland 21204
SUBJECT: Reclassification from R-40 and R-20 to R-A for Joseph W. Shapiro located SE/5 of Old Court Road E of Lightfoot Drive, 3rd Dist. (Item 7 June 25, 1965)

The Zoning Advisory Committee has revised the subject petition and makes the following comments:
STATE BOARD COMMISSION: In the event that the requested zoning change is granted, entrances and storm drainage should be made subject to the approval of this commission.
FIRE BUREAU-PLAN DIVISION: See attached comments.

BUREAU OF ENGINEERING:
Water - Existing 18" water in Old Court Road
Sewer - No sewer line intersects adjacent to the subject property.
Adequacy of existing utilities to be determined by the developer or his engineer.
Road - Old Court Road is to be developed as a 18 foot curb and gutter road on a 70 foot right of way.

BUREAU OF TRAFFIC ENGINEERING AND OFFICE OF PLANNING AND ZONING: Will review the proposed development plan and submit comments at a later date.

The following members had no comment to make:

Board of Education
Health Department
Industrial Commission
Buildings Department

The above 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 that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

cc: John Durrant-Deputy Zoning Commission
Lt. Morris-Pine Bureau-Plan review
Richard Moore-Bureau of Traffic Engineering
Albert Quinby-Office of Planning and Zoning
Gayle Brown-Bureau of Engineering

Very truly yours,

John C. Childs, L.S.
Permit and Petition Processing

MICROFILMED



MICROFILMED

10-7-70

Pursuant to the advertisement, posting of property, and public hearing on the above petition and 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 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1965, that the herein described property or area should be and the same is hereby reclassified; from a zone to a zone, and/or a Special Exception for a should be and the same is 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 and it appearing that by reason of the petitioner having failed to prove error on the Land Use map or that sufficient change in the character has taken place to warrant the requested rezoning,

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of July 1965, 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 R-20 and R-40 zones.

Zoning Commissioner of Baltimore County

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and 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 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1965, that the herein described property or area should be and the same is hereby reclassified; from a zone to a zone, and/or a Special Exception for a should be and the same is 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 and it appearing that by reason of the petitioner having failed to prove error on the Land Use map or that sufficient change in the character has taken place to warrant the requested rezoning,

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of July 1965, 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 R-20 and R-40 zones.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Lieutenant Charles F. Morris, Sr.
Fire Bureau - Plans Review
SUBJECT: Property Owner Joseph W. Shapiro
SE/5 Old Court Road, 222 E. of Lightfoot Drive
Dist. 3

Date: June 24, 1965

1. Location of proposed hydrants and size of mains shall be indicated on plot plan. Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the Baltimore County Standard Design Manual. Spacing of hydrants shall be 500' distance apart as measured along an improved road, and within 300' from any dwelling. Hydrants shall be located in a pattern approved by the Baltimore County Fire Bureau.
2. Parking shall be designed so as to give emergency vehicles an improved radius for turning at end of parking areas.
3. Request site plan to show name of all streets and roads both public and private.

CPH:jls

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39-R

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland, 21204

Date: July 2, 1965

TO: Mr. James A. Dyer
FROM: Eugene J. Clifford
SUBJECT: Item #7 - ZAC - June 22, 1965
Reclassification from R-40 & R-20 to R-A
Old Court Road

Review of the plan dated May 29, 1965 results in the following comments.

The proposed 816 apartments can be expected to generate approximately 2700 trips per day as compared to the 450 trips expected with present zoning.

The present traffic volume on Old Court Road is 4400 A.D.T. (1964) (SRC).

The existing Old Court Road is a 20' pavement with poor alignment.

Eugene J. Clifford
County Traffic Engineer

EJC:CRW:m

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 16, 1965

FROM: George E. Gavrilis

SUBJECT: Petition #66-29-R, R-40 and R-20 to R-A Zone. Southeast side of Old Court Road 222 feet East of Lightfoot Drive. Being the property of Joseph W. Shapiro.

3rd District

HEARING: Wednesday, July 28, 1965 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. Large lot zoning was provided for - and around - the subject property by the Comprehensive Rezoning Map for the Third District, as a realistic recognition of the existing and emerging pattern of land use. This zoning has not been a deterrent to development in this area, a factor which is particularly significant when it is considered that utilities are available. We believe that the Map is correct for this area and that no changes have taken place since the adoption of the map to justify the reclassification requested.
2. Establishment of apartment zoning at the subject location would not meet any of locational criteria which have been traditionally (and properly) used by the Planning Board and its staff for the selection of apartment sites. Access to the site is clearly inadequate. No improvements to Old Court Road east of Reisterstown Road are contemplated by the current Capital Budget or the Five-Year Capital program. There is no proximity to public transit service. Commercial facilities are too distant for adequate service to an apartment development.
3. The consequences of creating apartment zoning for the subject site should not be taken lightly. Apartment zoning could establish the very condition of change in the character of the neighborhood that could justify extension of apartment or other less restrictive zoning to nearby areas.

MICROFILMED

NYSBURG, GOLDMAN & WALTER

SIDNEY L. NYSBURG (REG. 1961)
L. EDWIN GOLDMAN (REG. 1964)
RALPH W. WALTER
ROBERT W. GOLDMAN
W. PETER WILSON
DAVID W. BULL
ARNOLD FLEISCHMANN
JOHN W. SCHWARTZ, JR.
ROBERT S. LEVY
LLOYD W. GIBERT
BENJAMIN A. SPIEGEL
RONALD R. FISH

THE FIFTH FLOOR
22 LIGHT STREET
BALTIMORE, MD. 21204
BALTIMORE COUNTY OFFICE
FIRST NATIONAL BANK BUILDING
TOWSON, MD. 21204
TELEPHONE 782-2444
CABLE ADDRESS: NYSBURG, BALTIMORE
OF COUNSEL:
LAWRENCE J. WEISHEIT

July 19, 1965

Honorable John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Schapiro Petition Number
66-29R scheduled for July 28,
1965 at 1 p.m.

Dear Mr. Rose:

Please enter my appearance in the above entitled zoning proceeding as attorney on behalf of Leon Panitz et al and Lumbarton Improvement Association, protestants.

Very truly yours,

Arnold Fleischmann

AP:jfb

MICROFILMED

LAW OFFICES J. ELMER WEISHEIT, JR. JEFFERSON BUILDING TOWSON, MARYLAND 21204

AREA CODE 301
863-1011

July 22, 1965

Mr. John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

RE: Joseph Shapiro Application No.
66-29 R for Reclassification from
R-40 to R-A

Dear Mr. Rose:

Please enter our appearance as counsel for the Protestants,
J. Mayer Willen, et al in the above titled case.

Very truly yours,

J. Elmer Weisheit, Jr.

Edward C. Covahey, Jr.
Attorneys for Protestants
101 Jefferson Building
Towson, Maryland 21204
Valley 3 - 1011

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LAW OFFICES FRANCE, ROUZER, TABLER & MILES SUITE 310 EQUITABLE BUILDING BALTIMORE, MARYLAND 21202 BARANODA 7-1135

July 23, 1965

Mr. John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Joseph Shapiro - Application No. 6629R
for reclassification from R-40 to RA

Dear Mr. Rose:

Please enter my appearance as counsel for the
Protestant, Mrs. Jacob France, who owns the adjacent property
to the above-entitled land, as requested to be rezoned.

Very truly yours,

FRP:jz/m

Mrs. Jacob France
Hidden Waters
Pikesville, Maryland 21208

MICROFILMED

10-7-70



- GENERAL NOTES**
1. Total Acreage of Tract Equals 54.87 Acres
 2. Present Zoning of Tract R-20 & R-20
 3. Present Use of Tract Residential & No Use
 4. Proposed Zoning of Tract R-20
 5. Proposed Use of Tract Garden Apartments
 6. Density Calculations:
 - A. Gross Acreage Equals 54.87 Acres
 - B. Net Acreage Equals 52.00 Acres
 - C. Maximum Units Allowed Equals 880
 - D. Maximum Units Proposed for Tract Equals 333
 - E. Gross Density Equals 14.57
 - F. Net Density Equals 15.35
 7. Required Off-Street Parking Equals 810 Units (20:20)
 8. Proposed Off-Street Parking Equals 333 Units (20:20)

#66-29R

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
LIGHTFOOT DRIVE & OLD COURT ROAD
DISTRICT 2 & DISTRICT 3, MD
Scale: 1"=100' MAY 22, 1965

MAP
#3
SER. 2-C
NW-8D
NW-9D
NW-8E
NW-9E
NW-8-C
RA

MICROFILMED

MATZ, CHILDS & ASSOCIATES
1020 O'DONNELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
3.0 IN. DRAWN BY: [Signature]
4.0 IN. CHECKED BY: [Signature]



