

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Maurice H. Berk, 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 _____ zone to an R-1A zone, for the following reasons:

The site submitted by the petitioner duplicate those submitted in file no. "X" 66-154-X and approved by the Director of Planning on February 24, 1965 with the exception that one of the buildings outlined in red will now be a fifteen story building instead of the nine story building.

See attached description

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.

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 _____ Legal Owner _____
Address _____ Address _____
Petitioner's Attorney _____ Protestor's Attorney _____

ORDERED BY The Zoning Commissioner of Baltimore County this 16th day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of December, 1965, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____ the petitioner, having met all requirements of Section 502.1 of the Baltimore County Zoning Regulations, a special exception for Elevator Apartment Building, should be granted.

the above re-classification should be denied and it further appearing that _____

Special Exception for _____ should be granted. IT IS ORDERED BY the Zoning Commissioner of Baltimore County this _____ day of _____, 1965, that the herein described property, as area, should be and _____

and/or a Special Exception for an Elevator Apartment Building should be and the same is granted, from and after the date of this order, subject to approval of the site plan for the development of said property by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning, _____

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 _____ day of _____, 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 _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

PART OF PROPERTY OF MAURICE H. BERK - NORTH-
EAST SIDE OF LIBERTY ROAD - NORTHWEST OF CAMP-
FIELD ROAD, SECOND ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND

Present Zoning: "R-A"
Proposed Zoning: "R-A with Special Exception" for
15 story High Rise Apartment Structure

Beginning for the same at a point in the center line of Liberty Road, said point of beginning being also in the center line of the bridge spanning Gwynns Falls, said point of beginning being also N 64°03'25" W 325 feet, more or less as measured along said center line of Liberty Road from the intersection thereof with the west side of Campfield Road said point of beginning being the beginning of the fifteenth line of the land which by deed dated August 28, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4194, Folio 564 was conveyed by Sun-Mar Corporation to Maurice H. Berk and wife running thence binding on said center line of Liberty Road N 64°03'25" W 123.65 feet, thence binding on a part of the southernmost outline of said deed the two following courses and distances, (1) N 46°55'20" W 247.01 feet and (2) S 42°26'55" W 75.90 feet to the center

Water Supply Sewerage Drainage Highways Structures Developments Investigations Reports

Wilfred T. McQuaid, Esq.
1007 Fidelity Building
Baltimore, Md. 21201

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
_____ day of _____, 1965.

Petitioner Maurice H. Berk

Petitioner's Attorney Wilfred T. McQuaid Reviewed by John D. Rose
Chairman of
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District _____ Date of Posting _____
Posted for _____
Petitioner _____
Location of property _____
Location of Sign _____
Remarks _____
Posted by _____ Signature _____ Date of return _____

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 33561
DATE 11/29/65

To: Wilfred T. McQuaid, Esq.
1007 Fidelity Building
Baltimore, Md. 21201
BILLED BY Zoning Dept. of Balto. Co.

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	TOTAL AMOUNT
1	Petition for Special Exception for Maurice H. Berk 66-154-X	\$50.00
1	12-160 4344 * 33561 1274	\$50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

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

Wilfred T. McQuaid, Esquire
1007 Fidelity Building
Baltimore, Maryland 21201
SUBJECT: Amended Special Exception for
Elevator Apartment Building
for Maurice H. Berk, located
815 Liberty Road N of Campfield
Road, 2nd District
(Item 3, November 15, 1965)

Dear Sir:

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

ZONING ADMINISTRATION DIVISION: The petitioner's attorney must sign all copies of the petition prior to the hearing.

BUREAU OF TRAFFIC ENGINEERING: This Bureau will review and submit any necessary comments at a later date.

BUREAU OF ENGINEERING:

Sewer - Existing 36" sewer along Gwynns Falls.
Water - Existing 12" water in Liberty Road. Private pump facilities are necessary to supply water to the upper floors of this building.
Adequacy of existing utilities to be determined by developer or his engineer.

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 the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau - Plans Review
Health Department
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission

Very truly yours,

John D. Rose
Chairman of
Advisory Committee

Jerryb

cc: Mr. James H. Dyer - Zoning Administration Division
Mr. G. Richard Moore - Bureau of Traffic Engineering
Mr. Carlyle Brown - Bureau of Engineering

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 35701
DATE 12/21/65

To: Wilfred T. McQuaid, Esq.
1007 Fidelity Building
Baltimore, Md. 21201
BILLED BY Zoning Dept. of Balto. Co.

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	TOTAL AMOUNT
1	Advertising and posting of property for Maurice H. Berk 66-154-X	\$1.50
1	12-280 4344 * 35701 1174	\$150

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Cost of Advertisement, \$.....

Editor and Manager, R. M.

1. We have no objection to the special exception requested provided that any grant of the special exception is conditioned upon adherence to the site plan submitted by the petitioner.

NET AREA - 72.656 ACRES $\times (10 + 7.5) = 579$
AREA - RIGHT-OF-WAY - 1.1018 ACRES
GROSS AREA - 28.7976 ACRES $\times (16 + 7.5) = 559$

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208 UNITS	-	2	7	STORY ELEVATOR APARTMENT
240 UNITS	-	1	15	STORY ELEVATOR APARTMENT
51 UNITS	-	5		TOWN HOUSE BUILDINGS
559 UNITS	-	TOTAL		

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240 UNITS	-	1	15	STORY ELEVATOR APARTMENT
51 UNITS	-	5		TOWN HOUSE BUILDINGS
559 UNITS	-	TOTAL		

559 REQUIRED - RECD - 125x59.700 PROVIDED 703
205 COVERED SPACES

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Enstung Koning: K.A./Draam Enstung toe 3 str. Enstung 1010.
Roor. Koning: R.A./Draam Enstung 1010 15 str. Enstung 1010.

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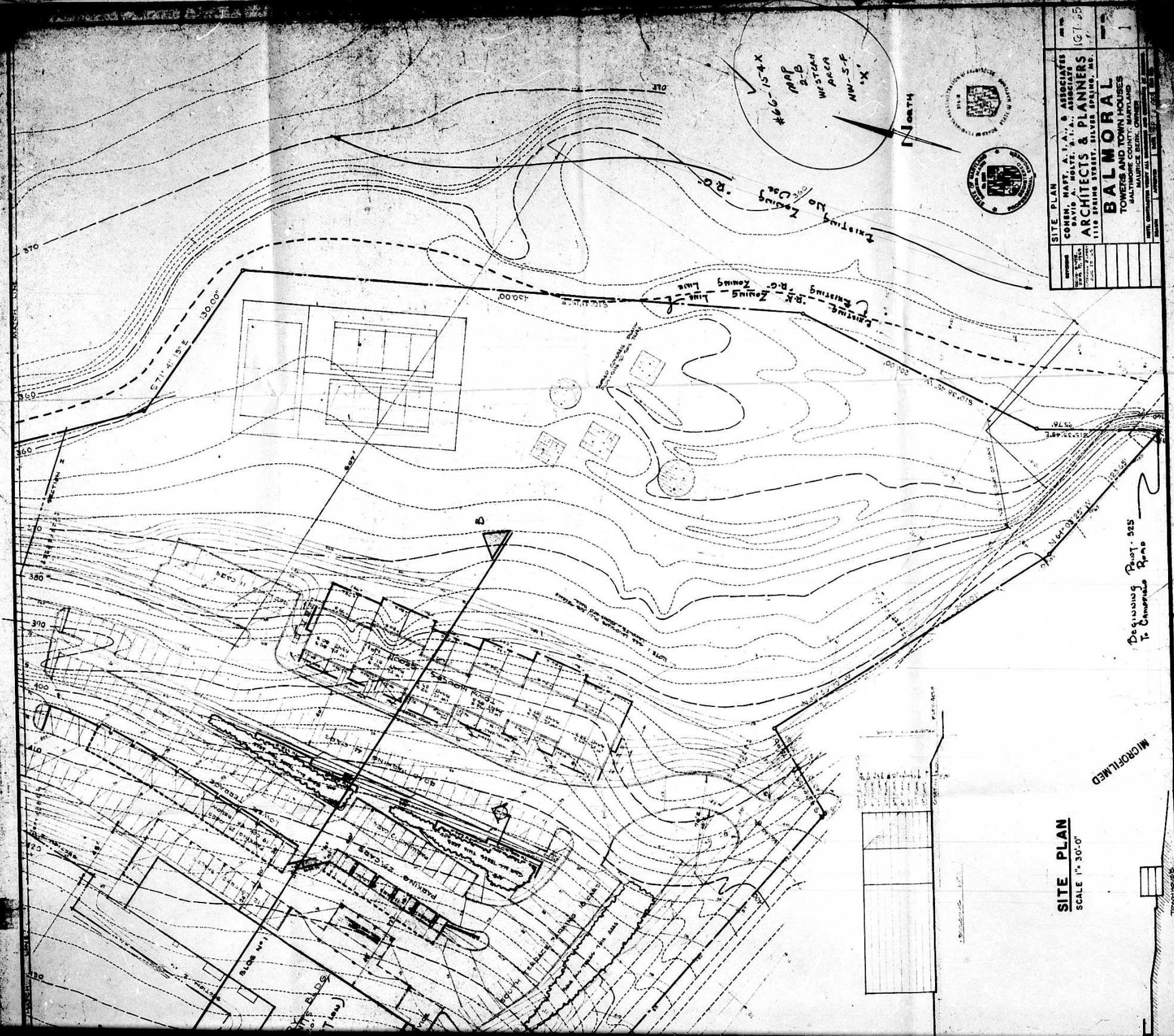
$\frac{d}{dt} \left(\frac{1}{\rho} \right) = - \frac{1}{\rho^2} \frac{d\rho}{dt}$

SECTION BB

SITE PLAN
SCALE 1"=30'-0"

SITE PLAN
SCALE 1"=30'-0"

Dequind
To Camera



SITE PLAN		CONEN, HART, A. I. A., & ASSOCIATES	107-05
DAVID A. HOLTE, A. I. A., ARCHITECTS & PLANNERS		1110 SPRING STREET, SILVER SPRING, MD.	
BALMORAL		TOWERS AND TOWN HOUSES	
BALTIMORE COUNTY, MARYLAND		MAURICE BEER, OWNER	
DATE: 10-1-55		SHEET: 1 OF 1	

SITE PLAN
SCALE 1" = 30'-0"

MICROFILMED

EXISTING ZONING "R-C"
COMMUNITY SWIMMING CLUB

Existing - "R.C." - Zoneing - Line 1
Existing - "R.A." - Zoneing - Line
S 16° 16' 25" E 272.62'

GWYNNS - FALLS - STREAM

PRACTICE COURSE

1000

FIFTEEN SQUAD
LOSS 240
BLOG ELEV 40
LOG No 7

Country	Percentage of population aged 65 and over in 1990
Australia	14.5
Canada	13.5
France	12.5
Germany	12.5
Italy	12.5
Japan	11.5
Sweden	11.5
Switzerland	11.5
United States	10.5

10/1/52

SITE PLAN

SITE PLAN
COMEN, HAFT, A. I. A., & ASSOCIATES
DAVID A. HOLTE, A. I. A., ASSOCIATE
ARCHITECTS & PLANNERS
1100 COBBLE STREET SUITE 2000 AND

BALMORAL
TOWERS AND TOWN HOUSES
BALTIMORE COUNTY, MARYLAND

MAURICE BEFK. OWNER

DRAWN	APPROVED	DATE	SPEC	FILE NO.
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NOTE: CONTRACTOR VERIFY ALL DIMENSIONS AND CONDITIONS AT SITES