

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, the undersigned, 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-G zone to a RA zone, for the following reasons:

Error in original zoning and a genuine change in conditions.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser

Address: Albert Small, Trustees  
6605 Reisterstown Road 21215

Protestant's Attorney

W. Lee Harrison, Petitioner's Attorney

Address: 607 Loyola Federal Building  
Towson, Md. 823-1200

ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY, this 9th day

of August, 1966, 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 19th day of September, 1966, at 1:00 o'clock

County, on the 19th day of September, 1966, at 1:00 o'clock

Pa. M. Zoning Commissioner of Baltimore County



(over)

## OFFICE OF THE BALTIMORE COUNTY ZONING COMMISSIONER

THE COMMUNITY NEWS  
Riverview, Md.

THE HERALD - ARGUS  
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

September 6, 1966

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Handberg, Deputy Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the 6th day of September, 1966, that is to say the same was inserted in the issues of September 1, 1966.

THE BALTIMORE COUNTY

By Paul J. Morgan

Editor and Manager

Containing 3.24 acres of land, being the property of Allan Berman, et al as shown on the plat filed with the Zoning Department.  
Hearing Date: Monday, September 19, 1966 at 1:00 P.M.  
Public Hearing: Room 106, County Office Building, 415 W. Chesapeake Avenue, Towson, Md.  
BY ORDER OF  
EDWARD D. HANDBERG,  
DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY,  
Sept. 1.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of changes in the area

the above Reclassification should be had, and it further appearing that the

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of September, 1966, that the herein described property or area should be and day of the same is hereby reclassified, from a RG zone to a RA zone.

and from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning, the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of September, 1966, that the above reclassification 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 RG zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

|                                                                                                                                                                                                              |          |                                                      |              |              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------|--------------|--------------|--|
| INVOICE                                                                                                                                                                                                      |          | BALTIMORE COUNTY, MARYLAND                           |              | No. 39495    |  |
| OFFICE OF FINANCE                                                                                                                                                                                            |          | Division of Collection and Receipts                  |              | DATE 9/26/66 |  |
| COURT HOUSE                                                                                                                                                                                                  |          | TOWSON, MARYLAND 21204                               |              |              |  |
| TO: Ed. Berman Apartments<br>Suite 27-1704, Street, N.W.<br>Washington, D.C. 20036                                                                                                                           |          | BILLED BY: Tacking Dept. of Balto. Co.               |              |              |  |
| REPORT TO ACCOUNT NO. 91-523                                                                                                                                                                                 | QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE | TOTAL AMOUNT | 50.00        |  |
| Petition for Reclassification for Allan Berman, et al                                                                                                                                                        |          |                                                      | 50.00        |              |  |
| 567-62-R                                                                                                                                                                                                     |          |                                                      | 50.00        |              |  |
| 3-2566 7932                                                                                                                                                                                                  |          |                                                      | 39495 TIP-   | 50.00        |  |
| IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND<br>PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. |          |                                                      |              |              |  |

MCA  
MATZ, CHILDS & ASSOCIATES, INC.  
CONSULTING  
ENGINEERS

1020 C. Street Bridge Rd., Baltimore, Md. 21204, Tel. 301-923-0600

### DESCRIPTION

3.1024 ACRE PARCEL LOCATED ON NORTHEAST SIDE OF WESTERN MARYLAND RAILWAY COMPANY RIGHT OF WAY AND N 69° 22' 10" E 1453.05 FEET FROM THE WEST SIDE OF PATTERSON AVENUE  
THIRD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

### PROPOSED ZONING R-A

Beginning for the same at a point on the Northeast Right of Way Line of the Western Maryland Railway Company; N 69° 22' 10" E 1453.05 feet from the intersection of the northeast side of said Right of Way line and the west side of Patterson Avenue 60 feet wide said point also being the intersection of the Baltimore City Boundary line as established in 1918 and the northeast Right of Way line of the Western Maryland Railway Company thence binding on said Western Maryland Railway Co. Right of Way line N 69° 22' 10" E 465.84 feet to the eastern most out-line of Milbrook thence binding on said line N 43° 43' 27" E 630.76 feet to intersect the aforementioned Baltimore City Boundary line thence binding on said Baltimore City Boundary line south 619.97 feet to the place of beginning.

Containing 3.1024 acres of land.

J.O. #64124

ELAB

9/21/66

Water Supply & Sewerage & Drainage & Highways & Structures & Communications & Investigations & Reports

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

4. Lee Harris, Esquire  
607 Loyola Federal Building  
Towson, Maryland 21204

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:  
BUREAU OF ENGINEERING:  
Water - Existing 6" water in Milford Industrial Road.  
Sewer - Existing 6" sewer in Milford Industrial Road, approximately 200' west of this site.  
Adequacy of existing utilities to be determined by developer or his engineer.  
FIRE BUREAU: See attached.

BUREAU OF TRAFFIC ENGINEERING: The plan shows 105 parking spaces for 105 units. A recent study in Baltimore County indicates a minimum parking need of 1.25 parking spaces per dwelling unit for garden type apartments. The Baltimore Metropolitan Area Transit Study indicates vehicle ownership to be 1.40 vehicles per dwelling unit for all types of residential uses in this area. The developer should take steps to correct this parking deficiency or he could destroy the circulation within the apartment site by having vehicles park within the 24' drive.  
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:  
Health Department  
Industrial Development Commission  
Board of Education  
Buildings Department  
State Roads Commission  
Office of Planning and Zoning

Very truly yours,

James S. Morgan  
Chairman, Zoning Advisory Committee

JED:ylb

cc: Crutley Brown-Bureau of Engineering  
Ed. Harris-Traffic Bureau  
G. Richard Moore-Bureau of Traffic Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Handberg, Deputy Zoning Commissioner  
FROM: George F. Smith, Director of Planning  
SUBJECT: Petition 667-62-R, Northeast side of Western Maryland Railroad right-of-way 1453.05 feet West of Patterson Avenue. Petition for Reclassification from R-G to R-A Zone.  
Allan Berman, et al - Petitioners.  
3rd District  
HEARING: Monday, September 19, 1966. (1:00 P.M.)

The planning staff of the Office of Planning Zoning has reviewed the subject petition and offers the following:  
The subject tract is "sandwiched" between apartment development in both the City and the County. We concur with the proposed reclassification.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman  
FROM: Mr. Charles F. Harris, Jr., Fire Bureau  
SUBJECT: Property owned by Mr. Allan Berman, Location - NE/4 Western Maryland R.R. 1/2 of Patterson Avenue. 3rd District. Petition for Reclassification - R-G to R-A Zone.  
Proposed Zoning - RA

1. It will be necessary to provide water main and fire hydrants in accordance with the Baltimore County Standard Design Manual, 1966 edition, page 42-43.  
Please contact this writer or Capt. Paul H. Heinicke for information or assistance.

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 9 day of August, 1966.

Petitioner - Allan Berman et al

Petitioner's Attorney - Lee Harrison

Reviewed by James S. Morgan, Chairman of Advisory Committee

|                                                                                                                                                                                                              |          |                                                      |              |              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------|--------------|--------------|--|
| INVOICE                                                                                                                                                                                                      |          | BALTIMORE COUNTY, MARYLAND                           |              | No. 40662    |  |
| OFFICE OF FINANCE                                                                                                                                                                                            |          | Division of Collection and Receipts                  |              | DATE 9/26/66 |  |
| COURT HOUSE                                                                                                                                                                                                  |          | TOWSON, MARYLAND 21204                               |              |              |  |
| TO: W. Lee Harrison, Esq.<br>607 Loyola Federal Building<br>Towson, Md. 21204                                                                                                                                |          | BILLED BY: Zoning Dept. of Balto. Co.                |              |              |  |
| REPORT TO ACCOUNT NO. 91-523                                                                                                                                                                                 | QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE | TOTAL AMOUNT | 50.00        |  |
| Advertising and posting of property for Allan Berman                                                                                                                                                         |          |                                                      | 50.00        |              |  |
| 667-62-R                                                                                                                                                                                                     |          |                                                      | 50.00        |              |  |
| IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND<br>PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. |          |                                                      |              |              |  |

EXEMPT FROM RECLASSIFICATION—SEE DISTRICT

EXEMPT FROM P-G TO R-G Zone.  
LOCATION: Northeast side of Western Maryland Railway Company Right of Way, 1453.05 feet from the West Line of Patterson Avenue.

DATE & TIME: Monday, September 12, 1966 at 1:00 P.M.

PUBLIC HEARING: Room 128, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Proposed Zoning: R-G  
Proposed Zoning: R.A.

All that parcel of land in the Third District of Baltimore County, beginning for the same at a point on the northeast Right of Way Line of the Western Maryland Railway Company 30' 49" 21" E 1452.05 feet from the intersection of the northeast line of said Right of Way line and 30' west side of Patterson Avenue 60 feet wide said point also being the intersection of the Baltimore City Boundary line as established in 1918 and the northeast Right of Way line of the Western Maryland Railway Company thence binding on said Western Maryland Railway Co. Right of Way line N 41° 22' 10" E 461.54 feet to the eastern most outline of Midbrook thence binding on said line N 41° 42' 27" E 418.78 feet to intersect the aforementioned Baltimore City Boundary line thence binding on said Baltimore City Boundary line south 41.97 feet to the place of beginning.

Containing 2.1024 acres of land.  
Being the property of Allan Ber- man, et al as shown on plat filed with the Zoning Department.  
Hearing Date: Monday, September 12, 1966 at 1:00 P.M.  
Public Hearing: Room 128, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of  
EDWARD D. HARDESTY,  
Deputy Zoning Commissioner  
of Baltimore County  
Sept. 1.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., September 1, 1966

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., since its issue of 1 time at consecutive weeks before the 19th day of September 1966, the first publication appearing on the 1st day of September 1966.

THE JEFFERSONIAN,

*L. Frank Strickland*  
Manager.

Cost of Advertisement, \$.....

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

67-62 R

District: 3<sup>RD</sup> Date of Posting: Sept 2, 1966  
Posted for: Reclassification from R-G to R.A.  
Petitioner: Allan Beriman, et al  
Location of property: N.E. 1/4 W. Md. RR. RW 1453.05' W. of Patterson Ave.  
Location of Signs: South dead end of Brookhill Rd. @ 100' south of intersection of Brookhill Rd. sign facing West.  
Remarks: J. Beriman  
Posted by: J. Beriman Signature  
Date of return: Sept 8, 1966

2 Signs





SLIPDING HEIGHT = 27.37'

AREA OF SITE  
CITY  
D-40 256,091.4 sq. ft. AC.  
2.0% 5,152.7 sq. ft. AC.  
COUNTY 18,141.0 sq. ft. AC.  
TOTAL 89,722.3 sq. ft. AC.

| DATE       | DESCRIPTION | AMOUNT | BALANCE |
|------------|-------------|--------|---------|
| 1970-1-1   | TO BALANCE  | 100.00 | 100.00  |
| 1970-1-15  | BY CHECK    | 25.00  | 75.00   |
| 1970-2-1   | TO CHECK    | 15.00  | 90.00   |
| 1970-2-15  | BY CHECK    | 10.00  | 80.00   |
| 1970-3-1   | TO CHECK    | 20.00  | 100.00  |
| 1970-3-15  | BY CHECK    | 15.00  | 85.00   |
| 1970-4-1   | TO CHECK    | 15.00  | 100.00  |
| 1970-4-15  | BY CHECK    | 10.00  | 90.00   |
| 1970-5-1   | TO CHECK    | 10.00  | 100.00  |
| 1970-5-15  | BY CHECK    | 15.00  | 85.00   |
| 1970-6-1   | TO CHECK    | 15.00  | 100.00  |
| 1970-6-15  | BY CHECK    | 10.00  | 90.00   |
| 1970-7-1   | TO CHECK    | 10.00  | 100.00  |
| 1970-7-15  | BY CHECK    | 15.00  | 85.00   |
| 1970-8-1   | TO CHECK    | 15.00  | 100.00  |
| 1970-8-15  | BY CHECK    | 10.00  | 90.00   |
| 1970-9-1   | TO CHECK    | 10.00  | 100.00  |
| 1970-9-15  | BY CHECK    | 15.00  | 85.00   |
| 1970-10-1  | TO CHECK    | 15.00  | 100.00  |
| 1970-10-15 | BY CHECK    | 10.00  | 90.00   |
| 1970-11-1  | TO CHECK    | 10.00  | 100.00  |
| 1970-11-15 | BY CHECK    | 15.00  | 85.00   |
| 1970-12-1  | TO CHECK    | 15.00  | 100.00  |
| 1970-12-15 | BY CHECK    | 10.00  | 90.00   |
| 1971-1-1   | TO CHECK    | 10.00  | 100.00  |
| 1971-1-15  | BY CHECK    | 15.00  | 85.00   |
| 1971-2-1   | TO CHECK    | 15.00  | 100.00  |
| 1971-2-15  | BY CHECK    | 10.00  | 90.00   |
| 1971-3-1   | TO CHECK    | 10.00  | 100.00  |
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| 1971-5-15  | BY CHECK    | 15.00  | 85.00   |
| 1971-6-1   | TO CHECK    | 15.00  | 100.00  |
| 1971-6-15  | BY CHECK    | 10.00  | 90.00   |
| 1971-7-1   | TO CHECK    | 10.00  | 100.00  |
| 1971-7-15  | BY CHECK    | 15.00  | 85.00   |
| 1971-8-1   | TO CHECK    | 15.00  | 100.00  |
| 1971-8-15  | BY CHECK    | 10.00  | 90.00   |
| 1971-9-1   | TO CHECK    | 10.00  | 100.00  |
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| 1972-6-1   | TO CHECK    | 15.00  | 100.00  |
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| 1972-8-1   | TO CHECK    | 15.00  | 100.00  |
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| 1972-9-1   | TO CHECK    | 10.00  | 100.00  |
| 1972-9-15  | BY CHECK    | 15.00  | 85.00   |
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| 1972-12-1  | TO CHECK    | 15.00  | 100.00  |
| 1972-12-15 | BY CHECK    | 10.00  | 90.00   |
| 1973-1-1   | TO CHECK    | 10.00  | 100.00  |
| 1973-1-15  | BY CHECK    | 15.00  | 85.00   |
| 1973-2-1   | TO CHECK    | 15.00  | 100.00  |
| 1973-2-15  | BY CHECK    | 10.00  | 90.00   |
| 1973-3-1   | TO CHECK    | 10.00  | 100.00  |
| 1973-3-15  |             |        |         |

O TREE TO REMAIN  
24 TREE TO BE REMOVED.  
2222 STREET NUMBERS

[illegible]

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY Ad. Sweeney  
DATE 5/12/97

1 ERRO