

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William T. Russell, Jr., 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 RA-1 zone to an BL zone, for the following reasons:

1. The property is located in the RA-1 zone, which is a residential zone, and the property is currently used as a residential property.

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 offices and office buildings.

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 of Baltimore County.

Contract purchaser: William T. Russell, Jr. Legal Owner
Address: 5203 Stevenson Road, Baltimore (County), Md., 21208

Petitioner's Attorney: William T. Russell, Jr.
Address: 5203 Stevenson Road, Baltimore (County), Md., 21208

ORDERED By The Zoning Commissioner of Baltimore County this 23rd 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 5th day of October, 1966, at 2:00 o'clock P.M.



Edward D. Hardisty
DEPUTY 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 requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met:

the above reclassification should be granted and it further appearing that by reason of:

a Special Exception for Offices and Office Building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of December, 1966, that the herein described property of William T. Russell, Jr. and the same be hereby reclassified from RA-1 to BL zone, and a Special Exception for Offices and Office Building should be and the same is granted, 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.

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 NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of August, 1966, 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 RA-1 zone; and/or the Special Exception for Offices and Office Building be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

August 16, 1966

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

William T. Russell, Jr., Esquire
Stockdale, Stockdale & Stockdale
1213 Fidelity Building
Baltimore, Maryland 21201

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 8" water in Old Court Road.
Sewer - Existing 8" sewer in Old Court Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Old Court Road is to be developed as a minimum 30' road on a 50' right of way.

ZONING ADMINISTRATION DIVISION: A reclassification of the subject property is not required since the zoning regulations permit the proposed use (offices) in the existing RA zone with a Special Exception.

BUREAU OF TRAFFIC ENGINEERING: The site distance at the entrance is below engineering standards. The site distance is 150' instead of the minimum 200'. If the land is zoned BL and is used for commercial uses, it would generate 200 trips per day, but if restricted to office use it would generate approximately 30 trips a day.

PROJECT PLANNING DIVISION: This office will review and submit any necessary comments at a later date.

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
Health Department
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission

Very truly yours,
James E. Dwyer
JAMES E. DWYER, Principal
Zoning Technician

cc: Carlyle Brown-Bureau of Engineering
C. Richard Moore-Bureau of Traffic Engineering
Albert V. Quinby-Project Planning Division

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

William T. Russell, Jr., Esquire
Stockdale, Stockdale & Stockdale
1213 Fidelity Building
Baltimore, Maryland 21201

SUBJECT: Reclassification from RA to BL for William S. Denny, located N/S Old Court Road 190' E/S Reisterstown Road, 3rd District (Item 2, August 23, 1966)

Dear Sir:

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

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Health Department
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Very truly yours,

James E. Dwyer
JAMES E. DWYER, Principal
Zoning Technician

cc: Carlyle Brown-Bureau of Engineering
C. Richard Moore-Bureau of Traffic Engineering
Albert V. Quinby-Project Planning Division

WELLS, DURKEE & ALBERT
ATTORNEYS AT LAW
HARFORD PROFESSIONAL BUILDING
7 CHURCH LANE
PIKEVILLE, MARYLAND 21656

December 22, 1966

John G. Rose, Esquire
Zoning Commissioner
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE - Petition for Special Exception
N/S Old Court Road 190' East
of Reisterstown Road - 3rd Dist.
William S. Denny
No. 67-80-X

Dear Mr. Rose:

Please enter an appeal to the Board of Appeals on your decision in the above entitled case. Enclosed is my check for \$75.00 to cover cost thereof.

Very truly yours,

William S. Denny
WILLIAM S. DENNY,
Attorney for
H.S. Eisenberg

WHD:c
Enclosure

County Board of Appeals
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

May 8, 1968

William T. Russell, Esq.
1213 Fidelity Building
Baltimore, Maryland 21201

Re: William S. Denny
File No. 67-80-X

Dear Mr. Russell:

At the present time we have in our office Petitioner's Exhibit No. 4, which was introduced in evidence in the above entitled case.

Inasmuch as this file has been closed, we would appreciate it if you would arrange to remove same on or before May 24, 1968; otherwise it will be confiscated.

Very truly yours,

Muriel E. Buddemeier
Muriel E. Buddemeier

cc: Mr. John G. Rose

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors
700 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

August 5, 1966

Zoning Description

All that piece or parcel of land situated, lying and being in the Third Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the northernmost side of Old Court Road at the distance of 190 feet easterly measured along the northernmost side of said road from the easternmost side of Reisterstown Road and running thence and thence on the northernmost side of Old Court Road the following courses and distances viz north 43 degrees 25 minutes east 33.92 feet and south 87 degrees 00 minutes east 111.66 feet, thence easterly along road and thence on the outline of the land of William S. Denny, the petitioner herein the four following courses and distances viz north 1 degree 18 minutes east 117.50 feet, north 87 degrees 00 minutes west 150.82 feet, south 13 degrees 25 minutes east 81.87 feet and south 35 degrees 42 minutes east 107.50 feet to the place of beginning.

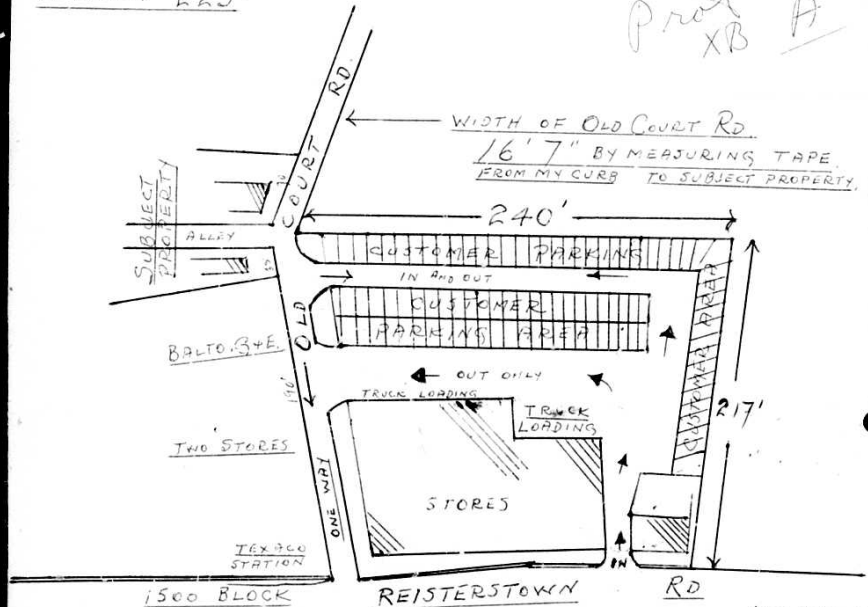
Containing 0.64 of an acre of land more or less.

Saving and excepting therefrom all that portion of the above described parcel of land heretofore owned by L.



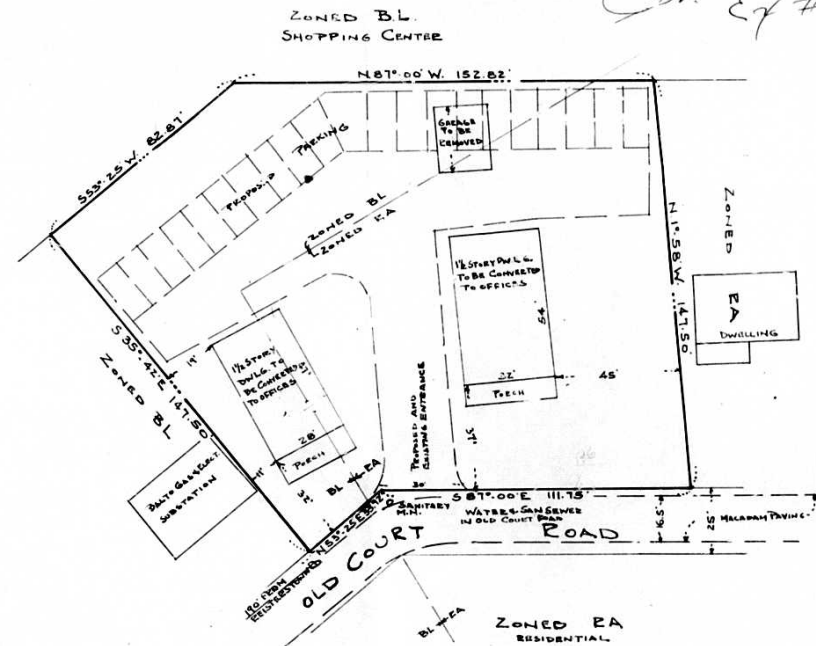
DISTANCE FROM REIST. RD.
TO ALLEY 223'

PROJ
XB A



NOT DRAWN
TO SCALE

Bl. Ex #1



ZONING PLAT
PROPERTY LOCATED
IN
3RD DISTRICT-BALTO. Co. MD.
0.64 ACRES ±

EXISTING ZONING BL + EA
PROPOSED ZONING BL
PROPOSED USE OFFICE BUILDINGS

PARKING DATA

1ST FLOOR NO	1316' : 200 = 6	SPACES REQUIRED
2ND FLOOR NO	658' : 200 = 3	
1ST FLOOR NO	1628' : 200 = 8	
2ND FLOOR NO	814' : 200 = 4	
18 TOTAL SPACES REQUIRED		
NO. SPACES PROVIDED 21		



SCALE: 1" = 30' JULY 6, 1966
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
109 WASHINGTON AVE TOWSON MD

