

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 24, 1967

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #67-168-R. Northwest side of Old Court Road 1020 feet Southwest of Liberty Road. Petition for Reclassification from R-6 and B.L. to R-A. Oscar Dreison, et al - Petitioners.

2nd District

HEARING: Monday, March 6, 1967. (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition. It notes that this petition essentially repeats the request of an earlier petition - 63-85, except that no portion of the subject petition is zoned B.L. The earlier petition was denied at the Zoning Commissioner level and by the Board of Appeals. The denial was affirmed by the Circuit Court. Since that time no changes in the manner of land usage have occurred.

GEG:bms

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
NW/5 Old Court Road 1020' SW of : DEPUTY ZONING
Liberty Road - 2nd District : COMMISSIONER
Oscar Dreison, et al, Petitioner : OF
NO. 67-168-R : BALTIMORE COUNTY

The Petitioner seeks a reclassification of his property consisting of approximately three acres, from R-6 and BL zone to an RA zone. Plans call for the construction of 54 apartment units.

Without reviewing the evidence in detail, the Deputy Zoning Commissioner is of the opinion that the Petitioner has not shown error in the original zoning map or such changes in the area justifying the reclassification.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26 day of September, 1967, 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 an R-6 and BL zone.

George E. Gavrellis
Deputy Zoning Commissioner

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Crownwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

PORTION OF DREISON TRACT TO BE REZONED FROM R-6 TO R-A.
OLD COURT ROAD, SECOND ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

Beginning for the same at a point on the northwest side of Old Court Road at the distance of 1020 feet more or less measured southwesterly from its intersection with the southwest side of Liberty Road, thence binding on the northwest side of Old Court Road the three following courses and distances, (1) S 59°36'20" W - 126.10 feet, (2) S 71°31'30" W - 330.00 feet, (3) S 61°03'30" W - 487.98 feet to the center of Bens Run thence leaving said Old Court Road and running in a northeasterly direction and along the last line of the land which by deed dated August 22, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4034, Folio 612 was conveyed by Frank Strehle and wife to Oscar Dreison and others, in all 340 feet more or less to the sixth line of the Zoning Description 2-R-A 9 thence binding reversely on a part thereof southeasterly 30 feet more or less, thence binding reversely on a part of the fifth line of said Zoning Description.

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee Date: January 25, 1967

FROM: Mr. Charles J. Morris, Jr.
Fire Bureau

SUBJECT: Property owned by Oscar Dreison
Location: NW/5 Old Court Rd., 1020' SW of Liberty Rd.
District: 2nd
Present zoning: R-6 and B-L
Proposed zoning: Reclassification from R-6 and B-L to R-A

1. Require plot plans to indicate location of fire hydrants and size of water mains supplying site.
2. Any additional comments shall be made by this Bureau when building plans are submitted.

said fifth line being parallel with and 170 feet measured northwesterly at right angle to the said northwest side of Old Court Road, northeasterly 720 feet more or less to the third line of the land which by deed dated January 14, 1959 and recorded among the aforesaid Land Records in Liber W.J.R. No. 3475, Folio 646 was conveyed by Frank Strehle and wife to Francis C. Dorsey and wife, thence southeasterly 175 feet more or less to the place of beginning.

Containing 3.055 Acres ±

RLS:jc

J.O. #67066

10/28/66

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MD. 21204

M. William Adelson, Esquire
1035 Maryland National Bank Building
Baltimore, Maryland 21202

Subject: Reclassification from
R-6 and BL to RA for
Oscar Dreison located
NW/5 of Old Court Road
SW of Liberty Road
2nd District

January 26, 1967

Dear Sir:

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

TRAFFIC ENGINEERING - This Office will review and make any necessary comments at a later date.

PROJECT PLANNING DIVISION - After a thorough field inspection, this Office has no adverse comment.

STATE ROADS COMMISSION - Since there are no state roads involved, this Office has no comment.

ZONING ADMINISTRATION DIVISION - This Office has made a field inspection and has reviewed the proposed site plan. The proposal appears to meet all zoning regulations, therefore, we have no adverse comments to make.

BUREAU OF ENGINEERING

Water - Existing 16" water in Old Court Road

Sewer - Existing 12" sanitary sewer as shown on the submitted plan.

Road - Old Court Road is to be developed as a minimum 48' road on a 70' R/W. Preliminary planning has been initiated for a new road which will pass in the area adjacent to the western most proposed building.

Storm Drain - The proposed building at the western most corner of the property is located within the flood plain of Bens Run. The culvert under Old Court Road is inadequate and will require replacement.

FIRE BUREAU - 1. Require plot plans to indicate location of fire hydrants and size of water mains supplying site. 2. Any additional comments shall be made by this Bureau when building plans are submitted.

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, Building Engineer, Board of Education, Bureau of Land Development, Industrial Development.

MCA
MATZ, CHILDS & ASSOCIATES, INC.

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Oscar Dreison and Gerald Freedman, 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-6 and B.L. zone to an R-A zone.

1. There is no present demand or need in the area for stores or other commercial use or additional single family homes, but there is an urgent need and demand in the area for apartment dwelling units, a circumstance which was not anticipated nor provided for at the time of adoption of the zoning map.
2. The public need and convenience requires reclassification of the subject property since the present classification thereof serves no useful purpose, benefits no one, is out of character with current development, and deprives the owners of all reasonable use of the premises, while the reclassification of the property to an R-A zone will provide housing demanded and required by the public generally, without adverse effect on neighboring properties.
3. Since adoption of the zoning map for the area, the character and conditions in the neighborhood of the subject property have so changed that a reclassification of the premises from an R-6 and B.L. zones to an R-A zone is justified, appropriate and, in fact, required under proper zoning standards and principles.

See attached description

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.

Oscar Dreison
Gerald Freedman
Legal Owners
Address: c/o M. William Adelson, Esq.
1035 Maryland National Bank
Bldg.
Baltimore, Maryland 21202

Address: 1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202
Plaza 2-6882

ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of January, 1967, 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 23rd day of February, 1967, at 11:00 o'clock A.M.

James E. Dyer
Zoning Commissioner of Baltimore County

Very truly yours,

James E. Dyer
JAMES E. DYER, Principal
Zoning Technician

FED/jdr

cc: Carlisle Brown, Bureau of Engineering
C. Richard Moore, Bureau of Traffic Engineering
Alber. Chubbey, Project Planning Division
John Meyers, State Roads Commission
Lt. Charles Morris, Fire Bureau

ORDER OF ZONING

DATE 9/26/67

BY J.C. HARRIS, ELL

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

TO: Mr. James E. Dyke
FROM: Eugene J. Clifford
SUBJECT: Zoning Petition 67-168-R
NW/4 Old Court Road 1020 S/4 of Liberty Road

Date: February 20, 1967

Review of the subject plan dated November 1966 results in the following comments.

Old Court Road has an 18' pavement with poor horizontal and vertical alignment. Old Court Road should be improved to improve sight distance.

The westernmost entrance should be opposite Carlson Lane.

The proposed apartment site can be expected to generate 350 trips/day, if present zoning remains, the site would generate 150 trips/day.

The present traffic volume on Old Court Road is 455V A.D.T. with a design capacity of 3000 - 6000 A.D.T.

Eugene J. Clifford
Eugene J. Clifford
County Traffic Engineer

SJC:GRIFFIN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 10, 1967
FROM: Leslie H. Graft, Deputy Director of Planning

SUBJECT: Petition #67-158-R. Northwest side of Old Court Road 1020 feet Southwest of Liberty Road. Petition for Reclassification from R-6 & R-L to R-A Zone. Oscar Dreisen, et al - Petitioners.

2nd District

HEARING: Thursday, February 23, 1967. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has been advised by the Zoning Administration Division that the hearing on this petition will definitely be postponed. We will, therefore, review the petition when it has been rescheduled.

PETITION FOR RECLASSIFICATION
2nd DISTRICT
ZONING: From R-6 and R-L to R-A Zone.
LOCATION: Northwest side of Old Court Road 1020 feet Southwest of Liberty Road.
DATE & TIME: THURSDAY, FEBRUARY 23, 1967 at 11:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Proposed Zoning: R-A. All that parcel of land in the Second District of Baltimore County.

Beginning for the same at a point on the northwest side of Old Court Road at the distance of 1020 feet more or less measured southerly from its intersection with the southeast side of Liberty Road, thence blading on the northwest side of Old Court Road the three following courses and distances, (1) S 59 degrees 30' 30" W - 120.10 feet, (2) S 71 degrees 31' 30" W - 350.00 feet, (3) S 61 degrees 03' 30" W - 487.08 feet to the corner of those from thence leaving said Old Court Road and running in a northerly direction and along the last line of the land which by deed dated August 12, 1913 and recorded among the Land Records of Baltimore County in Liber W.B.R. No. 6034, Folio 612 was conveyed by Frank Struble and wife to Oscar Dreisen and others, in all 120 feet more or less to the sixth line of the Zoning Description 2 R-A & thence blading reversely on a part thereof southerly 30 feet more or less, thence blading reversely on a part of the fifth line of said Zoning Description, said fifth line being parallel with and 170 feet measured northerly at right angle to the said northwest side of Old Court Road, northerly 725 feet more or less to the third line of the land which by deed dated January 14, 1959 and recorded among the aforesaid Land Records in Liber W.B.R. No. 3475, Folio 448 was conveyed by Frank Struble and wife to Francis C. Dorsey and wife, thence southerly 175 feet more or less to the place of beginning.

Containing 3.050 Acres more or less.

Being the property of Oscar Dreisen and Gerald Freedman, as shown on plat filed with the Zoning Department.

Hearing Date: Thursday, February 23, 1967 at 11:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY, Feb. 2.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

February 6, 1967.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of ~~three~~ weekly newspapers published in Baltimore County, Maryland, once a week for ~~one~~ ~~seventeen~~ weeks before the 6th day of February, 1967, that is to say the same was inserted in the issues of

February 2, 1967.

THE BALTIMORE COUNTIAN
By Paul J. Morgan,
Editor and Manager.

PETITION FOR RECLASSIFICATION
2ND DISTRICT
ZONING: From R-6 and R-L to R-A Zone.
LOCATION: Northwest side of Old Court Road 1020 feet Southwest of Liberty Road.
DATE & TIME: Thursday, February 23, 1967 at 11:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Proposed Zoning: R-A. All that parcel of land in the Second District of Baltimore County.
Beginning for the same at a point on the northwest side of Old Court Road at the distance of 1020 feet more or less measured southerly from its intersection with the southeast side of Liberty Road, thence blading on the northwest side of Old Court Road the three following courses and distances, (1) S 59 degrees 30' 30" W - 120.10 feet, (2) S 71 degrees 31' 30" W - 350.00 feet, (3) S 61 degrees 03' 30" W - 487.08 feet to the corner of those from thence leaving said Old Court Road and running in a northerly direction and along the last line of the land which by deed dated August 12, 1913 and recorded among the Land Records of Baltimore County in Liber W.B.R. No. 6034, Folio 612 was conveyed by Frank Struble and wife to Oscar Dreisen and others, in all 120 feet more or less to the sixth line of the Zoning Description 2 R-A & thence blading reversely on a part thereof southerly 30 feet more or less, thence blading reversely on a part of the fifth line of said Zoning Description, said fifth line being parallel with and 170 feet measured northerly at right angle to the said northwest side of Old Court Road, northerly 725 feet more or less to the third line of the land which by deed dated January 14, 1959 and recorded among the aforesaid Land Records in Liber W.B.R. No. 3475, Folio 448 was conveyed by Frank Struble and wife to Francis C. Dorsey and wife, thence southerly 175 feet more or less to the place of beginning.
Containing 3.050 Acres more or less.
Being the property of Oscar Dreisen and Gerald Freedman, as shown on plat filed with the Zoning Department.
Hearing Date: Thursday, February 23, 1967 at 11:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF JOHN G. ROSE, Zoning Commissioner of Baltimore County, Feb. 2.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 23, 1967.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published at Towson, Baltimore County, Md., 1967, before the 2nd day of February, 1967, that is to say the same was inserted in the issues of

February 2, 1967.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

M. William Adelson, Esquire
1035 Maryland National Bank Building
Baltimore, Maryland 21202

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

24 day of Jan., 1967.

John G. Rose
John G. Rose
Zoning Commissioner

Petitioner: Oscar Dreisen

Petitioner's Attorney: M. William Adelson Reviewed by: M. William Adelson
Chairman of Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 67-168-R Date of Posting: Feb. 10, 1967
Posted for: Oscar Dreisen, et al
Petitioner: Oscar Dreisen, et al
Location of property: NW/4 Old Court Road 1020 S/4 of Liberty Road
Location of Sign: NW/4 Old Court Road 1020 S/4 of Liberty Road
Remarks: Oscar Dreisen, et al
Posted by: Oscar Dreisen, et al Date of return: Feb. 23, 1967

TELEPHONE
812-3000
EXT. 307

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 44330

DATE: Mar. 9, 1967

TO: O & F Management Co.
1070 Piny Branch Road
Silver Spring, Md.

BILLED
Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETAILS ALONG PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Advertising and posting of property for Oscar Dreisen, et al #67-168-R	PAID	116.50
		116.50
		116.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 42971

DATE: Mar. 30, 1967

BILLED
Zoning Dept. of Balto. Co.

O & F Management Co.
1070 Piny Branch Road
Silver Spring, Md.

DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETAILS ALONG PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Petition for Reclassification for Oscar Dreisen, et al #67-168-R	PAID	50.00
		50.00
		50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

