

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: JOHN A. WALKER and DAVID RIDGE CATEGORY
and JOHN M. FREDMAN, EDWARD J. WALK and MIRNIE WALK, legal owner^s of the property situate in Baltimore
MD 21204, a Maryland corporation legal owner^s 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 provisions of the Baltimore County Zoning Ordinance, from its present classification of Residential (R-10, R-20) zone to an NC-1 zone.

to the Zoning Law of Baltimore County, from _____
_____ RA _____ zone, for the following reasons:

1. That there was an error in the original mapping or zoning of the properties described in this petition and more particularly described in the accompanying notes and bounds survey description; prejudicial to these properties;

2. That materially significant changes have occurred in the vicinity and areas of these properties requiring such requested reclassification;

3. That the neighborhood, including recent change

[illegible][illegible]

Address: 12001 House Lane, Baltimore, Maryland 21234

Address: 12001 House Lane, Baltimore, Maryland 21234

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of February, 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 a public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of March, 1967, at 10:30 o'clock.

Zoning Commissioner of Baltimore County.

MR: PETITION FOR RECLASSIFICATION FROM R-10 AND R-20 TO R-6 Zones (northwest corner of Old Court Road and School House LANE and RELOCATED OLD COURT ROAD AND OLD COURT ROAD)--- 3rd Election District, and For Special Exception for Offices and Office Building, James L. Lescallotte, et al., Petitioners.

Whereas, for the reasons set forth in an Opinion filed in the above captioned proceeding under date of June 12th, 1967, an Order was passed bearing date of June 12th, 1967 in those proceedings, and

Whereas, by a typing or clerical inadvertence in the formal preparation of the Order so passed one word ("elevator") was unintentionally omitted from the body of said Court, which omission it is now intended to be corrected, nunc pro tunc as of the date of the passage of the aforementioned Order so that same will read and provide, as of and from that date, the intent and purpose of said Order, as follows:

For the reasons set forth in the Opinion passed in the above captioned proceeding on June 12th, 1967 and then filed therein, it is ORDERED (June Pro Tunc) by the Deputy Zoning Commissioner of Baltimore County on this 12th of June, 1967 (June Pro Tunc as of that date) that the herein described property or area should be and the same is hereby reclassified from an R-10 and R-20 Zone to an R-A Zone, and the Petition for such reclassification be and the same is hereby Granted, and that the application for special exception as petitioned for and the same is hereby Granted to permit of the construction on the subject property, consisting of the aforementioned 3.7873 acres, more or less, of an elevator office building or buildings to be used for office purposes subject to approval of the site plan by the Office of Planning and Zoning, and subject to the following restriction:

That no retail stores shall be constructed upon the subject property; this restriction shall not however exclude thereby a cafeteria and/or luncheonette and/o dining room in the office Building or Buildings to be constructed on the property.

Edward D. Hardesty, Deputy Zoning
Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION
from R-10 and R-20 to R-A Zone :
(Northwest corner of Old Court :
Road and School House Lane :
and Relocated Old Court Road and :
Old Court Road) - 1st Election :
District, and for Special :
Exception for Offices and :
Office Building. James E. :
Lescallette, et al. Petitioners. :
:

REPORT
DEPUTY ZONING COMMISSIONER OF
BALTIMORE COUNTY
No. 67-183-KX

MAP
#3
SER. 2
N.W.B.

This is a Petition for reclassification from an R-10 and R-20 zone to an R-A zone and for a special exception to allow for the construction and use of an office building and offices on a tract of land containing 3.7973 acres, more or less, and situate and contained, as more particularly described in these proceedings by Relocated Old Court Road (on the northern side) and by Old Court Road on the easterly and southerly side, and by School House Lane, in part, and being generally located westward of the intersection of the Relocated Old Court Road and the Old Court Road and between those roads for boundaries, which property is in the Third Election District of Baltimore County. That property, so comprising 3.7973 acres, more or less, is delineated on the Plat accompanying the Petition filed in this case, as prepared by Metz, Childs & Associates under date of March 21, 1966 and revised on July 28, 1966 and on March 6, 1967.

Witnesses testified on behalf of the Petitioners to the effect that the property possessed adequate utility services and abutted upon roadways with sufficient capacity to absorb and care for the flow of traffic from this proposed development. One or more of such witnesses pointed out that the relocated Old Court Road, recently completed, and constituting one of the highway boundaries of the subject property, provided adequate accommodation for the traffic presently existing and expected to be generated by the proposed development.

Some of the witnesses testified to the existing nearby use of various properties in the immediate area and neighborhood for commercial and non-residential purposes, and to the fact that the property immediately adjoining the subject property to the west has very recently been rezoned

Lester Matz, P. E.
John C. Childs, L.S. #67
Associate
George W. Dushay, L.S.
Robert W. Czaban, P. E.
Leonard M. Glass, P. E.
Norman P. Herrmann, L.S.
Paul Lee, P. E.
Paul G. Smeton

DESCRIPTION

2.210 ACRES - LOCATED ON SCHOOL HOUSE LANE 210 FEET MORE
OR LESS NORTHEASTERLY FROM THE INTERSECTION OF THE
SOUTHWEST SIDE OF SCHOOL HOUSE LANE AND THE CENTERLINE
OF OLD COURT ROAD, THIRD ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

Present Zoning: R-10
Proposed Zoning: R-A

Beginning for the same at the southwest side of School House Lane 210' northeasterly from the intersection of southwest side of School House Lane and the centerline of Old Court Road, running thence and binding on the 8th line of Baltimore County Zoning Description 3-R-13-4 westwardly 144 feet more or less to intersect the line of division between James E. Lescault and Harry Gray Purcell et al thence running with and binding on a part of said line of division N 02° W 346 feet more or less to intersect the southwest right-of-way line of relocated Old Court Road as shown on Baltimore County Land Acquisition Plan, RW-64-005-8 thence with said right-of-way with a curve to the right having a radius of 865 feet with an arc length of 99 feet more or less thence still with said right-of-way line S 41°03'05" E 35.68 feet thence with a curve to the left having a radius of 520 feet with an arc length of 27.63', thence crossing School House Lane 18 feet wide N 88°58'26" E 30 feet more or less thence thence line of lands

Water Supply ☒ Sewerage ☐ Drainage ☒ Highways ☐ Structures ☐ Developments ☒ Investigations ☐ Reports

for andis now used as Apartment development. Other witnesses testified to the recent nearby construction of a large super food market with surrounding parking facilities, to the recent construction nearby of an office building and mercantile store premier.

There were no objections or protests received from any of the municipal departments of the County, and it was indicated that water and sewer facilities presently available are adequate for the proposed improvement of the subject property.

Near by, is a small cemetery and a rather large complex of public buildings used by the Police and Fire Departments and as a Youth Center, with a public library and health center within a short distance of the Old Court Road frontage of the subject property.

On its northerly side the subject property is separated only by the width of the newly constructed and relocated Old Court Road from the large Druid Ridge Cemetery (whose southernmost boundary along the relocated Old Court Road overlooks and faces the northernmost boundary of the subject property).

A qualified Civil Engineer, Mr. Richard L. Smith of the firm of Mats, Childs & Associates, testified in this case as did Mr. Lawrence Monette, Jr., a qualified Architect, and Mr. Donald King, a licensed Realtor. Other witnesses who testified were Mr. James K. Lescallotte, one of the owners of the subject property and Mr. Morris Silberman, a builder of developments and real estate projects. By agreement the testimony of Mr. Eugene Clafford, Traffic Engineer in the Bureau of Traffic Engineering of Baltimore County, was stipulated.

The Deputy Commissioner finds, from the evidence produced, that there are public utilities, (water and sewer) available to the property in sufficient capacity to serve the proposed project, and he also finds from the evidence that the existing available roadways are ample to serve the needs of the proposed project and that same would not cause any congestion in the roads in the immediate vicinity. Further, he finds that the proposed project and requested use of the subject property would be harmonious within the neighborhood and that it would not be detrimental to the health, safety or general welfare of the locality involved, nor would it tend to

2

ORDER

For the reasons set forth in the foregoing Opinion, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County on this 12 of June, 1957 that the herein described property or area should be and the same is hereby reclassified from an R-10 and R-20 Zone to an R-A Zone, and the Petition for such reclassification be and the same is hereby Granted, and that the application for special exception as petitioned for be and the same is hereby Granted to permit of the construction on the subject property, consisting of the aforementioned 1.373 acres, more or less, of an office building or buildings to be used for office purposes, subject to approval of the site plan by the Office of Planning and Zoning, and subject to the following restriction:

That no retail stores shall be constructed upon the subject property; this restriction shall not however exclude thereby a cafe and/or dining room and/or luncheonette in the Office Building or Buildings to be constructed on the property.

Edward D. Hardesty
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO Mr. James A. Dyer, Chairman-zoning
Advisory Committee
Date: February 27, 1967

FROM: Deputies Charles F. Morris, Jr.
Baltimore County Fire Bureau

SUBJECT: Property owner: James L. Escalante
to situate
-A- school house lane, 210' +/- of intersection of
school house lane and Old Court Road.
District: 3rd
Present zoning: -10, -20, and -A.
Proposed zoning: -A special exception for offices

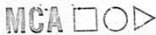
1. It will be required to meet all Fire Department regulations.
2. Plot plan will be required to show size of water main and location of hydrants which are to serve this site.

ELG, μm

J.O. #65285

March 21, 1966





MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

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

Lester Matz, P.E.
John C. Childs, L.S.
Associates
George W. Dunbar, L.S.
Robert W. Crabb, P.E.
Leahard M. Jones, P.E.
Norman F. Hermann, L.S.
Paul Lee, P.E.
Paul S. Spurr

MAP
#3
SEC. 2-C
NW-B-E
RA-X

DESCRIPTION

3.7873 ACRES LOCATED AT THE INTERSECTION OF THE NORTHWEST SIDE OF OLD COURT ROAD AND THE SOUTHWEST SIDE OF SCHOOL HOUSE LANE, 3RD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

DESCRIPTION FOR SPECIAL EXCEPTION FOR OFFICE BUILDING USE IN AN R-A ZONE

Beginning for the same at a point is the center of Old Court Road and 12 feet more or less southwesterly from the intersection of the centerline of Old Court Road and School House Lane, thence with the centerline of Old Court Road S 88° W 141.5 feet more or less to the line of division between James E. Leacallette and Hagry Clay Purcell et al thence with said line of division N 02° W 556 feet more or less to the southwest right-of-way line of Relocated Old Court Road as shown on The Baltimore County Land Acquisition Plat RW 64-005-8 thence with said right-of-way easterly by a curve to the right having a radius of 865 feet with an arc length of 99 feet more or less thence still with said right-of-way line S 41° 03' 05" E 35.68 feet thence southerly by a curve to the left having a radius of 520 feet with an arc length of 27.63 feet, thence crossing School House Lane 15 feet wide N 88° 58' 26" E 30 feet more or less to a point, thence binding on the land of Randolph Freeman and wife N 62° 27' E 113.09 feet to intersect Water Supply ☐ Sewerage ☐ Drainage ☐ Highways ☐ Structures ☐ Developments ☐ Investigations ☐ Reports



MATZ, CHILDS & ASSOCIATES, INC.

- 2 -

the southwest Right-of-way of Relocated Old Court Road, thence binding on said southwest Right-of-way of Relocated Old Court Road as shown on Baltimore County Land Acquisition Plat numbers, RW 64-005-9,

RW 64-005-10A and RW 64-005-11, the following courses and distances, south-easterly by a curve to the right having a radius of 865 feet and an arc length of 283.06 feet, S 56° 44' 00" E 90.66 feet, S 11° 44' 00" E

28.28 feet to the northwest Right-of-way of Old Court Road West thence binding on said northwest Right-of-way of Old Court Road West, S 33° 16' 00" W 193.32 feet, thence southwesterly by a curve to the right having a radius of 175 feet and an arc length of 43.49 feet to the 14th line of the deed from Jacob H. Rhoads and wife to Druid Ridge Cemetery as recorded among the Land Records of Baltimore County in Liber W.P.C. 406, page 508 thence binding on said 14th line, N 05° 05' 30" W 200' ± to the line of division between Randolph Freeman and wife and Edward S. Wark and wife, thence binding on said line of division, S 68° 09' 30" W 190 feet more or less and S 86° 30' W 111 feet more or less to the northwest side of School House Lane, 18 feet wide thence binding on said northwest side of School House Lane, S 01° 27' W 239 feet more or less to the place of beginning.

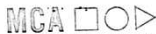
Containing 3.7873 Acres of Land

J.O. #65285

ELG:jlm



2/28/66



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

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

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Paul Lee, P.E.
Paul S. Spurr

MAP
#3
SEC. 2-C
NW-B-E
RA-X

DESCRIPTION

0.6590 ACRE LOCATED ON THE SOUTHWEST CORNER OF RELOCATED OLD COURT ROAD AND OLD COURT ROAD WEST, 3RD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PRESENT ZONING R-20

PROPOSED ZONING R-A

Beginning, for the same at a point on the southwest side of Relocated Old Court Road 250 feet more or less southeasterly from the intersection of the southwest side of Relocated Old Court Road and the Northeast side of School House Lane, running thence and binding on the southwest Right of Way Line of Relocated Old Court Road as shown on Baltimore County Land Acquisition Plat RW 64-005-8 RW 64-005-9 and RW 64-005-10A (1) southeasterly by a curve to the right having a radius of 865 feet with an arc length of 128 feet more or less, (2) S 56° 44' 00" E 90.66 feet, (3) S 11° 44' 00" E 28.28 feet to the northwest Right of Way Line of Old Court Road West, thence binding on said northwest Right-of-Way Line of Old Court Road West, (4) S 33° 16' 00" W 193.32 feet (5) southwesterly by a curve to the right with a radius of 175 feet and an arc length of 43.49 feet thence leaving said Northwest Right of Way line of Old Court Road West as shown on Baltimore County Land Acquisition Plat RW 64-005-10A (6) N 05° 05' 30" W 200' ± (7) S 68° 09' 30" W 28 feet more or less to the



MATZ, CHILDS & ASSOCIATES, INC.

- 2 -

21st line of Baltimore County Zoning Description 3-R20-6 thence binding on said Zoning Line in a northerly direction 148 feet more or less to the place of beginning.

Containing 0.6590 Acres, more or less.

J.O. #65285

ELG:jlm

2/28/66

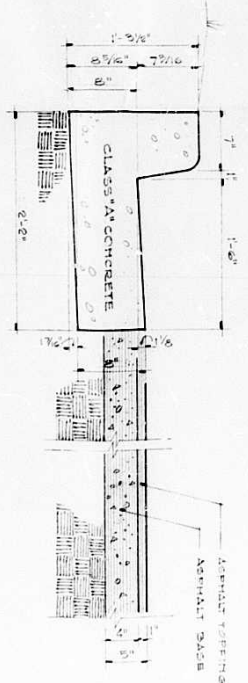
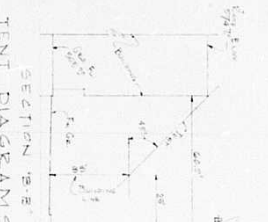
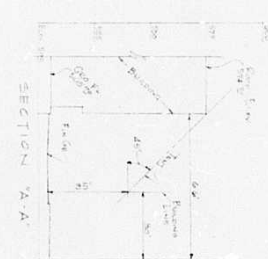
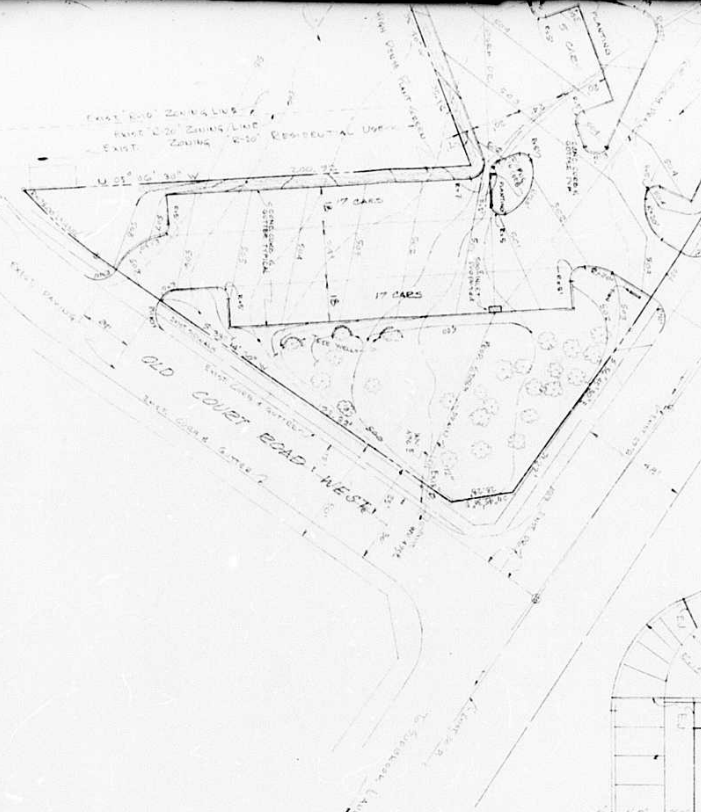
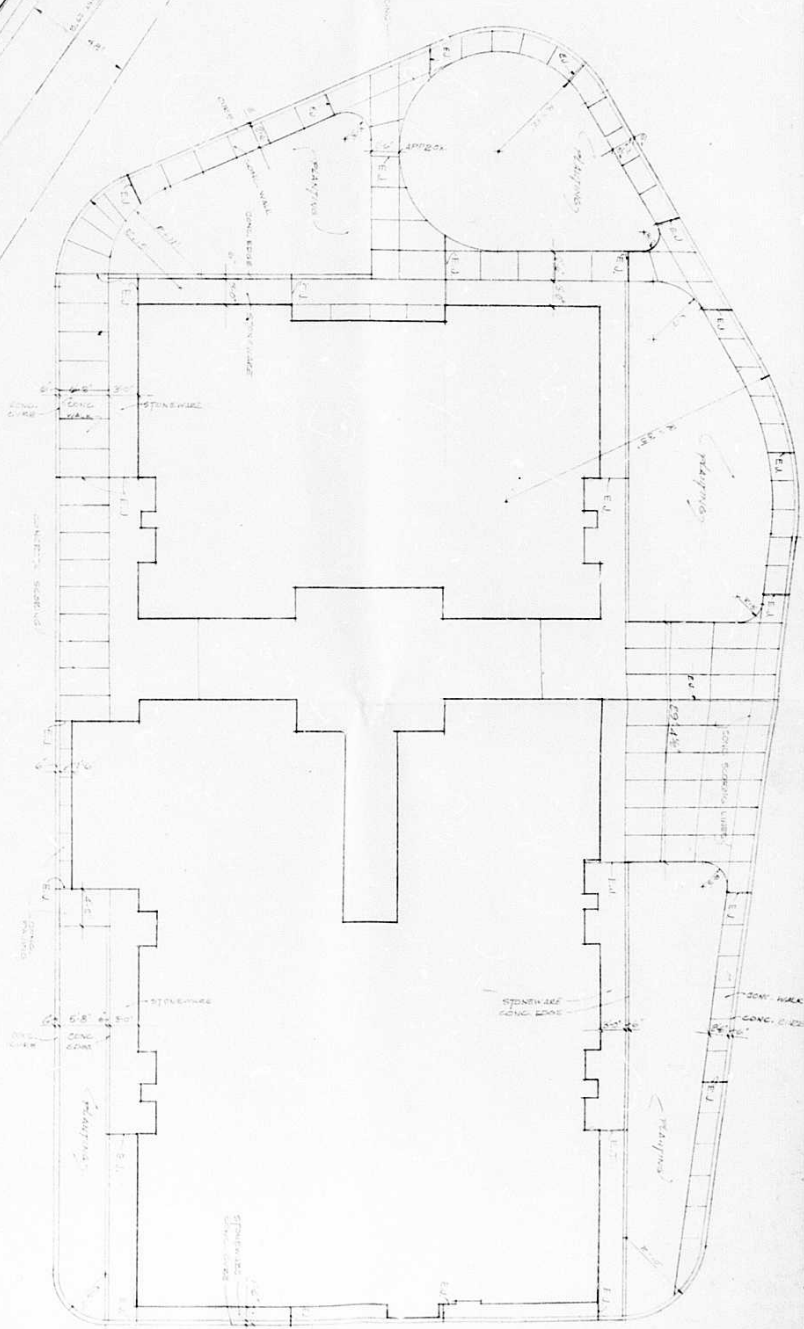


Water Supply ☐ Sewerage ☐ Drainage ☐ Highways ☐ Structures ☐ Developments ☐ Investigations ☐ Reports

1. ABOUT 5000 BOTTLES OF BOTTLED BEER
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THESE PLANS WERE PREPARED BY THE ARCHITECTS AND PLANNERS FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT THE PROPOSED BUILDING. THE ARCHITECTS AND PLANNERS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF THE CONSTRUCTION OF THE BUILDING.



STANDARD T-COMBINATION CURB & GUTTER
SCALE 1/2" = 1'-0"

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 1/10/68
FILE # 67-183KX

SIO PRINTING		ELEVATIONS	
JAN 2 1968		JAN 2 1968	
3635 OLD COURT ROAD		3635 OLD COURT ROAD	
SILVER SPRING, MD 20910		SILVER SPRING, MD 20910	
DAVID A. HOLTE, A.I.A., ASSOCIATE		DAVID A. HOLTE, A.I.A., ASSOCIATE	
ARCHITECTS & PLANNERS		ARCHITECTS & PLANNERS	
116-68		116-68	
A. 20		A. 20	
19		19	