

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, Albert Kernisch, 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 R-6 zone to an AD-A zone, for the following reasons:

Change in use

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 re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and 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: 8317 Glenloch Lane
Randallstown, Md. 21133
922-6122

Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of April, 1967, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over) MICROFILMED

Re: Albert Kernisch - #67-189-R

Without going into further detail, the Board finds from the testimony that the petition as it was presented to the Board will have no detrimental, adverse, or depreciating effect on the immediate neighborhood.

We, the Board, therefore, uphold the decision of the Zoning Commissioner (4/3/67).

ORDER

For the reasons set forth in the foregoing Opinion, it is this 11th day of July, 1967 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

John A. Slowik

John A. Miller

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the petitioner proved error in zoning the subject property on the Land Use Map, R-6 Zone,

the above Reclassification should be had, and it further appearing that the petitioner is entitled to the same, it is hereby

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of April, 1967, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to an AD-A zone, and a Special Exception for use of the property as a dwelling 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 Bureau of Public Service and the Office of Planning & 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 21st day of April, 1967, 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 R-6 zone; and/or the Special Exception for use of the property as a dwelling be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

PETITION FOR RECLASSIFICATION from "R-6" Zone to "R-A" Zone, 180' N/E of Courtleigh Drive and, 100' E. of Stevenswood Road, 2nd District, Albert Kernisch, Petitioner



APPEAL

Please note an Appeal from the Order of the Zoning Commissioner passed on April 3, 1967, on behalf of Albert Kernisch, one of the protestants therein.

HARRY S. SWARTZWELDER, JR.
1708 W. Carey Building
Baltimore, Maryland, 21202
727-4929
Attorney for Protestant

MICROFILMED

ALBERT GAMERMAN, Petitioner
v. WILLIAM S. BALDWIN, et al., COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

ORDER OF DISMISSAL

Mr. Clerk:

Please enter the Appeal heretofore taken in the above entitled case as "DISMISSED".

I hereby certify that a carbon copy of the foregoing Order of Dismissal was mailed to the County Board of Appeals for Baltimore County this 25th day of August, 1967.

HARRY S. SWARTZWELDER, JR.,
Attorney for Petitioner - Appellant.

HARRY S. SWARTZWELDER, JR.,
Attorney for Petitioner - Appellant.

MICROFILMED

Description of Property to be Re-zoned
From R-6 to RA
Save: East

February 13, 1967

Beginning for the same at the end of the two following courses and distances from the Intersection formed by the southeast side of Glenloch Road (50 feet wide) and the southern side of Liberty Road as proposed (60 feet wide) South 65° 07' 30" East 190.03 feet, South 50° 16' 02" West 511.77 feet; thence the six following courses and distances: First, South 60° 16' 02" West 413.42 feet, Second, North 5° 15' 30" West 211.00 feet, Third, North 54° 03' 10" East 191.00 feet, Fourth, South 63° 03' 20" East 190.18 feet, Fifth, South 24° 58' 40" East 193.00 feet, Sixth, South 63° 02' 20" East 63.01 feet to the place of beginning.

Containing 1.125 acres of land more or less.

MICROFILMED

PETITION FOR RECLASSIFICATION BEFORE
from an R-6 zone to an R-A zone
Beginning 180' NE of Courtleigh Drive and 100' East of Stevenswood Road, 2nd District, Albert Kernisch, Petitioner
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 67-189-R

OPINION

The petitioner in this case seeks a reclassification of a parcel of ground, approximately 1.125 acres, beginning 180 feet northeast of Courtleigh Drive and 100 feet east of Stevenswood Road in the Second Election District of Baltimore County, from an R-6 zone to an R-A zone.

The petitioner testified that this parcel of ground was landlocked and could be only used for apartments (R-A). He also stated that there was only one road (Albess Court) which had access to the property and that, if granted, it would not increase to a large degree, the traffic or school children problem.

In testimony it was brought out that part of the subject property (that is, the east end) backs up to several lots of the Stevenswood development which are zoned R-6 and which are developed with one family residences. On the north and west sides of said property are the Savoy Apartments and the Savoy East Apartments, which are owned by the petitioner and which were granted the R-A zoning by this Board in case #5608.

Mr. Albert Garmann, the only protestant to testify in opposition to the reclassification, stated that if this reclassification is granted and apartments are built the properties of the Stevenswood development would depreciate, and also his property; i.e., 8502 Stevenswood Road, which is located approximately 255 feet from said property. He then stated that a property on his street was sold last year (1966) for approximately \$21,000 plus ground. Mr. Garmann was also against this reclassification for other reasons; namely, increase in traffic, increase of school children in this area, and increase in noise from the additional eighteen units, if built.

MICROFILMED

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 23, 1967
FROM: George E. Corbett, Leslie H. Graef, Deputy Director
SUBJECT: Petition #67-189-R. Reclassification from R-6 to R-A Zone. 180 feet Northeast of Courtleigh Drive and 100 feet East of Stevenswood Road. Being the property of Albert Kernisch.
2nd District
HEARING: Monday, April 3, 1967 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comment:

We regard the subject petition as a request for unobjectionable, incremental apartment zoning in extension of the reclassification that occurred under Petition #5608, which we favored as granted.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James E. Lyle, Chairman
TO: PLANNING DIVISION, BALTIMORE COUNTY
FROM: Mr. Albert Kermisch, 8517 Glenmichael Lane, Randallstown, Md. 21133
SUBJECT: RECLASSIFICATION FROM R-6 TO RA FOR ALBERT KERMSCH, LOCATED SE/4 OF GLENMICHAEL LANE SW OF LIBERTY ROAD - 2nd DISTRICT (Item 5, March 7, 1967)

Mr. Albert Kermisch
8517 Glenmichael Lane
Randallstown, Maryland 21133

March 20, 1967

Dear Sir:

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

FIRE BUREAU - All apartment constructor shall be required to meet all fire department regulations.

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

TRAFFIC ENGINEERING - The additional zoning will not make any appreciable change in trip generation for the entire site.

ZONING ADMINISTRATION DIVISION - Since the proposed development appears to meet all zoning requirements, this Office has no adverse comment to offer. If the Petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 to the Zoning Commissioner's hearing.

The following members had no comment to offer: Project Planning, Bureau of Engineering, Health Department, Building Engineer, Board of Education, Industrial Development.

Very truly yours,

James E. Lyle

JAMES E. LYLE,
Principal Zoning Technician

JED/jdr

cc: Lt. Charles Morris, Fire Bureau, John Meyers, State Roads Commission; C. Richard Moore, Traffic Engineering

TELEPHONE
823-3000
EXT. 367

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Zoning Dept. of Balto. Co.

TO: Savoy East Apartments
8517 Glenmichael Lane
Baltimore, Md. 21133

REPORT TO ACCOUNT NO.	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-4 22			\$61.75
Advertising and posting of property			\$1.75
07-109-2			\$1.75
5-10-67			\$1.75
5-10-67			\$1.75

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

TELEPHONE
823-3000
EXT. 367

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Kermisch's
8517 Glenmichael Lane
Randallstown, Md. 21133

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-4 22			\$61.75
Advertising and posting of property			\$1.75
07-109-2			\$1.75
5-10-67			\$1.75
5-10-67			\$1.75

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

Mr. Albert Kermisch
8517 Glenmichael Lane
Randallstown, Maryland 21133

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

7th day of March, 1967.

Petitioner: Albert Kermisch

Petitioner's Attorney

Reviewed by

Chairman of
Advisory CommitteeCERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Posted for: Reclassification from R-6 to RA
Petitioner: Albert Kermisch
Location of property: 130' NE of Courtleigh Dr. and 290' E of Shannondale Rd.
Location of Signs: 130' NE of Courtleigh Dr. and 290' E of Shannondale Rd.
Remarks: 1 sign
Posted by: J. E. Lyle
Date of return: March 23, 1967

TELEPHONE
823-3000
EXT. 367

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Harry S. Swartsfelder, Jr., Esq.
1708 Monmouth Building
Baltimore, Maryland 21202

Office of Planning & Zoning
119 County Office Bldg.
Towson, Maryland 21204

REPORT TO ACCOUNT NO.	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-4 22			\$61.75
Advertising and posting of property			\$1.75
07-109-2			\$1.75
5-10-67			\$1.75
5-10-67			\$1.75

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Posted for: Official
Petitioner: Albert Kermisch
Location of property: 130' NE of Courtleigh Dr. and 290' E of Shannondale Rd.
Location of Signs: 130' NE of Courtleigh Dr. and 290' E of Shannondale Rd.
Remarks: 1 sign
Posted by: J. E. Lyle
Date of return: May 11, 1967

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

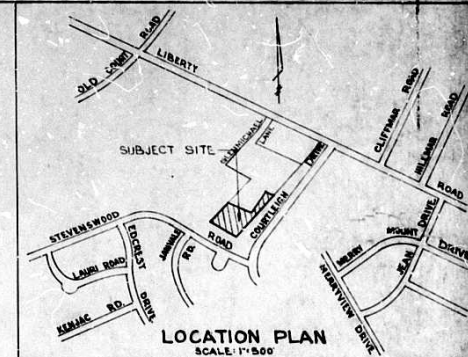
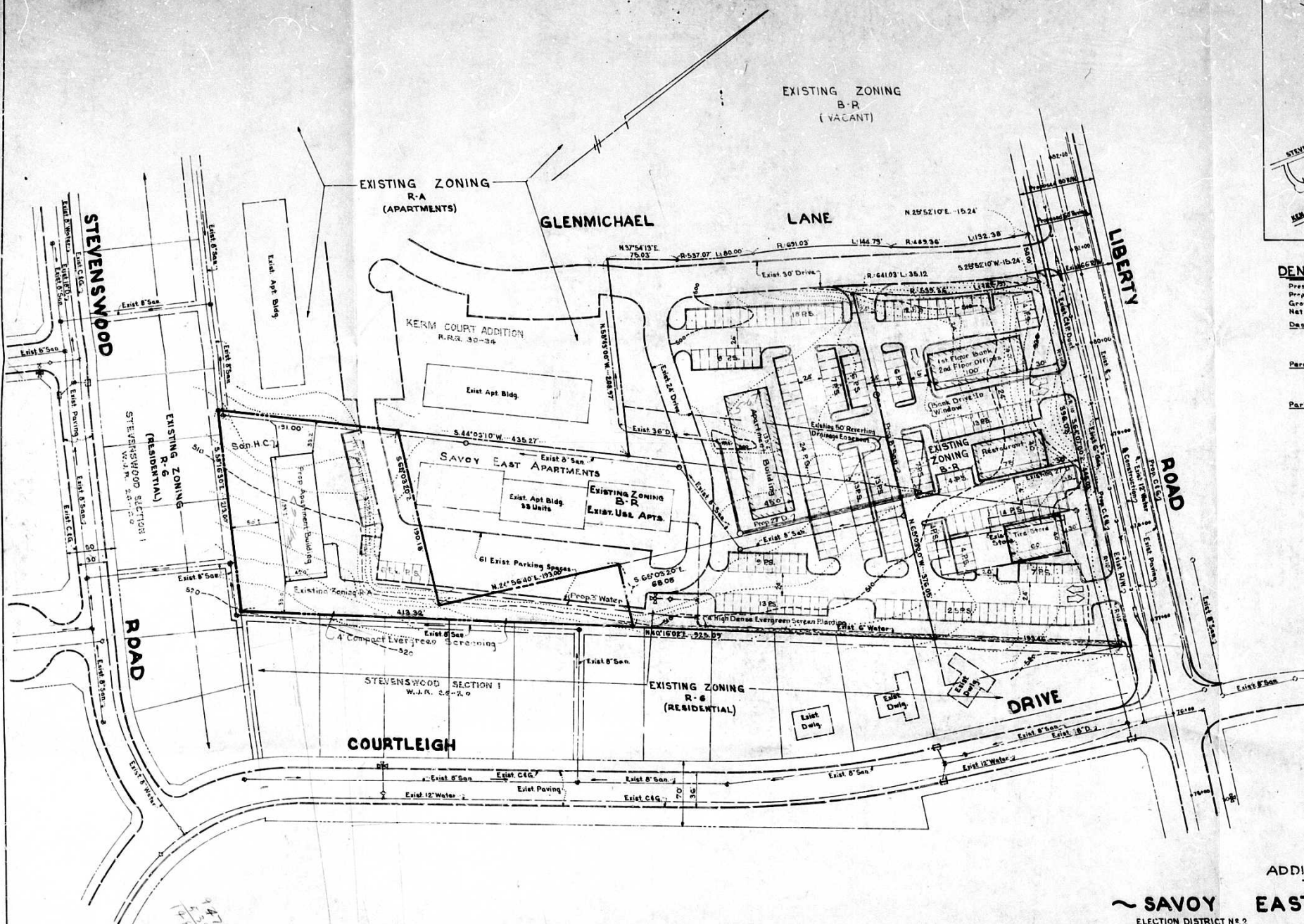
March 20, 19 67.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Lyle, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One week before the 20th day of March, 19 67, that is to say the same was inserted in the issues of March 15, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

PETITION FOR RECLASSIFICATION
2nd DISTRICT
ZONING: From R-6 to R-4
LOCATION: Beginning 100 feet Northeast of Courtleigh Drive and 100 feet East of Shannondale Road.
DATE & TIME: MONDAY, APRIL 2, 1967 at 10:00 A.M.
PUBLIC HEARING: Room 109, 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.
Present Zoning: R-6
Proposed Zoning: R-4
All that parcel of land in the Second District of Baltimore County, including for the same at the end of the two following courses and distances from the intersection formed by the southeast side of Glenmichael Road (50 feet wide) and the southeast side of Liberty Road as proposed (50 feet wide):
South 64 degrees 07' 30" East 200.23 feet, South 12 degrees 10' 00" West 111.77 feet, running thence the six following courses and distances viz:
First, South 40 degrees 17' North 58 degrees 10' 30" West 21.00 feet, Thence, North 44 degrees 02' 10" East 191.00 feet, Fourth, South 45 degrees 07' 30" East 180.15 feet, Fifth North 24 degrees 30' 00" East 193.00 feet, Sixth, South 62 degrees 02' 30" East 48.00 feet to the place of beginning, Containing 1.125 acres of land more or less.
Being the property of Albert Kermisch, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, April 2, 1967 at 10:00 A.M.
Public Hearing: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. LYLE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY,
March 16,



DENSITY CALCULATIONS

Present Zoning	R-6
Proposed Zoning	R-A
Gross Area	1.125 Ac.
Net Area	1.125 Ac.
Designed Density	
Gross	16 Units/Acre
Net	16 Units/Acre
Total Units	1.125 x 16 = 18 Units
Permitted Density	
Gross	16 Units/Acre
Net	16 Units/Acre
Total Units	18
Parking Data	
Number of Spaces Required	18
Number of Spaces Provided	18

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 4/12/67

ADDITION
TO
~ SAVOY EAST APARTMENTS ~
ELECTION DISTRICT No. 2
SCALE: 1"=500'
BALTIMORE COUNTY, MARYLAND
FEBRUARY 9, 1967

OWNER
MR. ALBERT KERMISCH
8517 GLENMICHAEL LANE
RANDALLSTOWN, MD. 21133

ENGINEER
GEORGE WILLIAM STEPHENS JR. FAS50C, INC.
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

