

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
George C. Diekmann, Charlotte M. Diekmann, C. May Diekmann, Abbott W. Harzin
1, or Anna M. Martin and _____ 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 and R-A _____ zone to an _____
zone, for the following reasons:
(a) Error in original zoning, as exemplified by _____
(b) Changes in the neighborhood since adoption of the 12th Election District Land
Use Map.

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

Holabird East Apartments, Inc.
George C. Diekmann
Charlotte M. Diekmann
C. May Diekmann
Abbott W. Harzin
Anna M. Martin
Legal Owner

John W. Amisger Petitioner's Attorney

Address 200 Padonia Road, East
Cockeysville, Md. 21030 - 566-0440

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of August, 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 through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County on the _____ day of December, 1967, at 1:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

TELEPHONE 823-3000 EXT. 307

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 50660
DATE Dec. 15, 1967

TO: Alpine Gardens Development Corp.
6909 Gorman Hill Road
Baltimore, Md. 21222

Zoning Dept. of Balto. Co.

RECEIVED

REPORT TO ACCOUNT NO. 01-622

QUANTITY

RETURN THIS PORTION WITH YOUR REMITTANCE

DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT \$92.39

COST

Advertising and posting of property for Geo. C. Diekmann, et al
#68-132-R 92.39

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12

Date of Posting 12-24-67

Posted for: George C. Diekmann, et al

Petitioner: George C. Diekmann

Location of property: 66-168 R, Holabird East Apartments, Inc.

Location of Sign: 1. North of 131st St. on East of Holabird Ave.

Remarks: 2. North of 131st St. on East of Holabird Ave.

Posted by: David H. Hines

Date of return: 11/26/67

TELEPHONE 823-3000 EXT. 307

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 50603
DATE Nov. 20, 1967

TO: John Warfield Amisger, Esq.
200 Padonia Road, East
Cockeysville, Md. 21030

Zoning Dept. of Balto. Co.

RECEIVED

REPORT TO ACCOUNT NO. 01-622

QUANTITY

RETURN THIS PORTION WITH YOUR REMITTANCE

DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT \$50.00

COST

Petition for Reclassification for George C. Diekmann, et al
#68-132-R 50.00

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

Pursuant to the advertisement, posting of property, and public hearing on the above petition and
appearing that by reason of _____ the petitioner having proven error of the zoning of
the subject property on the Land Use Map and that sufficient change in the area
had taken place, to warrant the rezoning _____

the above Re-classification should be had, and it further appearing that by reason of _____

Special Exception for _____ should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day
of December, 1967, that the herein described property or area should be and
the same is hereby reclassified; from R-6 and R-A _____ zone to a B-1
zone, and on a Special Exception for _____ should be 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.
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 _____

ORDER RECORDED FOR FILING
DATE 12/14/67 BY 90400000

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 _____ day
of _____, 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 _____ zone, and/or the Special Exception for _____
be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

FRANK D. SCARFIELD
EXISTING R-6 ZONING TO PROPOSED R-4 ZONING

BEGINNING for the same at the point formed by the division line between
12-35-30 zoning and R-4 zoning known as case number 66-168 R said point of
beginning being distant 4.85 feet south 75 degrees 50 minutes 00 seconds
east from the easternmost side of Holabird Road (60 feet wide) said point
on Holabird Road being distant 131.04 feet measured in a northerly direction
of Holabird Avenue as shown on the plat of Section One, Holabird East Apart-
ments as filed among the Land Records of Baltimore County in Flat Book 070
No. 32 folio 1, thence binding on said 128L-30 division line south 75 degrees
50 minutes 00 seconds east 95.00 feet, thence north 13 degrees 36 minutes
00 seconds east 45.00 feet to the division line of R-4 zoning known as case
number 66-168 R, thence binding on said division line the two following
courses and distances north 75 degrees 50 minutes 00 seconds west 35.00 feet
and south 13 degrees 36 minutes 00 seconds west 45.00 feet to the place of
beginning.

CONTAINING 4275 square feet or 0.098 acres of land more or less

BEING part of that tract of land which by deed dated March 12, 1962 and
recorded among the Land Records of Baltimore County in Liber 070 No. 3907
folio 98 etc was conveyed by Aston, Inc. to George C. Diekmann, et al.



August 11, 1967

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

John W. Amisger, Esq.,
200 Padonia Road, East
Cockeysville, Maryland 21030

SUBJECT: Reclassification from
R-6 and R-A zone to a
B-1 zone, for George C.
Diekmann, et al, located
at 66-168 R, Holabird Avenue
and Holabird Road
12th District
(Item 3 August 8, 1967)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing 10" Water in Holabird Avenue
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer in Holabird Avenue
Road - Holabird Avenue is to be developed as a minimum 36' road on a 6% x/l.

TRAFFIC ENGINEERING AND PROJECT PLANNING: The proposed parking layout as indicated on
the petitioner's plan is not satisfactory and must be revised prior to a hearing date
being assigned. It is suggested that the petitioner's engineer will contact Mr. C.
Richard Moore, of the Bureau of Traffic Engineering for more detailed comments prior
to revising the plan.

FIRE BUREAU: It shall be required to meet all fire department regulations.

HEALTH DEPARTMENT: Since public water and sewer are available, this office has no
comment to offer.

ZONING ADMINISTRATION DIVISION: The zoning data on the petitioner's plan does not
clearly indicate the use of the building. This should also be revised prior to re-
submitting revised plans.

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
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:

State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES E. DYER, Principal

cc: Carlyle Brown-Hur, of Esq., C. Richard Moore-Hur, Esq., Albert V. Quinsey,
Project Planning; L. Morris, Fire Bureau; Julius Messera-Health Dept.

FRANK D. SCARFIELD
EXISTING R-4 ZONING TO PROPOSED R-4 ZONING

BEGINNING for the same at the easternmost side of Holabird Road (60 feet wide) at
a point distant 131.04 feet measured in a northerly direction along the easternmost
on the plat of Section One, Holabird East Apartments as filed among the Land Records
of Baltimore County in Flat Book 070 No. 32 folio 1 said point of beginning being
66-168 R, thence leaving said division line and binding on the easternmost side of
said Holabird Road, as shown on said plat, northerly by a line curving towards the
arc being north 0 degrees 09 minutes 11 seconds west 82.59 feet, to the southern-
most outline of Block "A" as shown on the Flat of Section Two, Holabird East Apart-
ments as filed among the Land Records of Baltimore County in Flat Book 070 No. 32
folio 36, thence leaving said road and binding on said outline south 75 degrees
50 minutes 00 seconds east 110.46 feet to intersect said division line known as case
number 66-168 R, thence binding on said division line the three following courses and
distances south 13 degrees 36 minutes 00 seconds west 35.00 feet, north 75 degrees
50 minutes 00 seconds west 45.00 feet to the division line of R-4 zoning known as case
number 66-168 R, thence binding on said division line the two following
courses and distances north 75 degrees 50 minutes 00 seconds west 35.00 feet
and south 13 degrees 36 minutes 00 seconds west 45.00 feet to the place of
beginning.

CONTAINING 4400 square feet or 0.101 acres of land more or less.

BEING part of that tract of land which by deed dated December 13, 1966 and recorded
among the Land Records of Baltimore County in Liber 070 No. 4705 folio 220 etc was
conveyed by George U. Dinkman, et al to Holabird East, Inc. and part of that tract
of land which by deed dated March 12, 1962 and recorded among the Land Records of
Baltimore County in Liber 070 No. 3907 folio 98 etc was conveyed by Aston, Inc. to
George U. Dinkman, et al.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 1, 1967

FROM: George E. Cavrellis, Director of Planning

SUBJECT: Petition #68-132-R. East side of Holabird Road 131.04 feet North of
Holabird Avenue. Petition for Reclassification from R-6 & R-A, to S-L.
George C. Diekmann, et al - Petitioners

12th District

HEARING: Wednesday, December 13, 1967. (1:00 P.M.)

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

From a planning viewpoint, any further extension of commercial zoning
on Holabird Road would tend to commercial development too intensive
to be compatible with the adjacent residential apartment development.
The petitioner could achieve a more desirable site plan and greater
compatibility by utilizing the existing commercially zoned land, with
the possible addition of the R-6 parcel reclassified, for the proposed
building development, and securing a use permit for parking on the
R-A portion of the property.

GEGL:ms



