

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 Mitchell Gould and Ruth L. Gould, a partnership, and
 Melvyn J. Goldman and Philip E. Klein, partners,
 owners 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 reclassified, pursuant
 to the Zoning Law of Baltimore County, from an R-40 zone to an
 BL zone, for the following reasons:

There was a mistake in the original zoning and/or the character of
 the neighborhood has changed to such an extent that the reclassification
 requested is proper.

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: None

Property is to be posted and advertised as prescribed by Zoning Regulations.
 I, the undersigned, agree to pay expenses of above reclassification 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.

GREEN COURT VENTURE, a partnership
 Melvyn J. Goldman and Philip E. Klein, Legal Owners
 owners of part of the tract of land
 Address: 6178 Belair Rd., Baltimore 21204
 1315 Reisterstown Road, Balto., Md. 21215

James D. Nolan
 Petitioner's Attorney
 Address: 204 W. Penna. Ave., 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day
 of October, 1968, 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 306 County Office Building in Towson, Baltimore
 County, on the 15th day of November, 1968, at 10:00 o'clock
 P.M.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
 NW corner of Old Court Road (Re- : DEPUTY ZONING
 located) and Greenwood Road - 3rd : COMMISSIONER
 District :
 Green Court Venture - Petitioner :
 NO. 69-108-R :
 OF :
 BALTIMORE COUNTY :

The Petitioner has requested a reclassification of his property,
 consisting of nine and one-half acres, from a R-40 zone to a BL zone.
 Plans call for the construction of a neighborhood shopping center.

The property was described as being bordered on the southeast
 by the relocated Old Court Road, on the northeast by Greenwood Road, on the
 northwest by Old Court Road, and on the southwest by the bed of Gwynns

Falls and the proposed Northwest Expressway. Rights-of-way for the North-
 west Expressway at this location have already been obtained.

The topography falls from Greenwood Road in a direction ori-
 ented towards Gwynns Falls. The eastern portion of the tract is above
 grade whereas the western portion falls to a grade of twenty-two feet below
 relocated Old Court Road. Over one-half of the total tract is a flood plain.

Just across Greenwood Road is an improved industrial tract
 bordered by the Western Maryland Railroad tracks. Just across Old Court
 Road is a recently rezoned apartment complex, which is now under construc-
 tion. There will eventually be two hundred and fifty two units constructed.

The proposed shopping center will have three hundred and
 thirty-seven parking spaces. Ingress and egress will be by relocated Old
 Court Road and Greenwood Road.

Mr. Philip Klein, owner, is a shopping center developer. He
 testified that the subject tract cannot be developed in its present R-40 classi-
 fication because the development cost would be prohibited and also because
 the general character of the neighborhood would not lend itself to a 1-40

housing development. He feels there is a great need for commercial facili-
 ties in this area.

There was also testimony from an engineer that water and
 sewer facilities are available and adequate to serve a venture of this type.

A planner also testified in support of the Petition and, without
 reviewing his testimony in detail, he likewise feels that R-40 zoning on the
 subject tract is in error. He also noted several physical changes - the con-
 struction of relocated Old Court Road and the reinforcement of existing water
 and sewer lines.

There were a number of aggrieved parties who appeared in pro-
 test. Only one testified, and it is most interesting to note at this point that
 this Protestant said that he would not be opposed to having his own property
 reclassified to commercial.

After considering the testimony and exhibits filed, the Deputy
 Zoning Commissioner agrees that the present zoning on the subject property
 is in error and that the Petitioner is entitled to relief. The tract is more or
 less sandwiched between apartments and industrial usage and the proposed
 Northwest Expressway. It is felt that a shopping center at this location is
 justified and would blend in with the general area.

For the foregoing reasons, IT IS ORDERED by the Deputy
 Zoning Commissioner of Baltimore County, this 7 day of January,
 1969, that the herein described property or area should be and the same is
 hereby reclassified from a R-40 zone to a BL zone, 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.

Edward D. Hedrick
 Deputy Zoning Commissioner of
 Baltimore County

September 23, 1968

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

SUBJECT: Reclassification from an R-40 to a
 BL zone, for Melvyn J. Goldman, et al,
 located NW Cor. Old Court Rd. & Greenwood Rd.
 3rd District
 (Item 66, September 17, 1968)

Dear Sir:

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

BUREAU OF ENGINEERING:
 Motor - Existing 16" water in Old Court Road.
 Adequacy of existing utilities to be determined by developer or his engineer.
 Sewer - Existing 12" sanitary sewer adjacent to relocated Old Court Road.
 Road - All roads are to be developed as indicated on the submitted plan.

BUREAU OF TRAFFIC ENGINEERING:
 The proposed site is presently scheduled as a 730 parking space lot for the Old Court
 mass transit station, which will be in the median of the Northwest Expressway.
 One entrance on Old Court Road, immediately opposite the main entrance to the Brittain
 Apartments, appears to be sufficient for Old Court Road. There is less than
 500' on Greenwood Road, - therefore, only one entrance will be allowed.

FIRE BUREAU:
 Owners shall be required to conform to all Fire Prevention Standards of N.F.P.A.,
 101 Building Exits Code, Section 25 - Mercantile Occupancies.

ZONING ADMINISTRATION DIVISION:
 In view of the above comments by the Bureau of Traffic Engineering, revised plans
 must be received in this office in accordance with these comments prior to a hearing
 date being assigned.

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:

Project Planning Division
 Health Department
 State Roads Commission
 Building Engineer
 Board of Education
 Industrial Development

Very truly yours,

James S. Over
 Zoning Supervisor

JCH: JCH
 cc: Carlisle Brown-Sur., of Engr.; C. Richard Moore-Sur., of Traffic Engr.; Capt. Charles
 Morris-Fire Prevention

MCA
 MATZ, CHILDS & ASSOCIATES, INC.
 CONSULTING
 ENGINEERS
 10200 Chillum Rd., Suite 202, Baltimore, MD 21204 Tel. 301-623-0900

DESCRIPTION

0.5 ACRE PARCEL, NORTHWEST CORNER OF OLD COURT ROAD RELOCATED
 AND GREENWOOD ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY,
 MARYLAND.

This Description is for "B-L" Zoning
 Beginning for the same at the southwest end of a gusset line connecting
 the northwest side of Old Court Road Relocated to the southwest side of Green-
 wood Road, 70 feet wide, running thence binding on the northwest side of said Old
 Court Road Relocated (1) S 41° 55' 23" W - 1102 feet, more or less, to the north-
 east right of way line of the Northwest Expressway, as proposed, thence binding
 thereon on two courses: (2) N 48° 04' 47" W - 249, 31 feet and (3) N 26° 53' 10" W -
 173.09 feet to southeast side of Old Court Road thence binding thereon five courses:
 (4) N 48° 21' 50" E - 358.93 feet, (5) N 34° 11' 50" E - 201.00 feet,
 (6) N 41° 50' 50" E - 66.47 feet, (7) northeasterly, by a curve to the right with the
 radius of 833.50 feet, the distance of 283 feet, more or less, and (8) northeasterly -
 124 feet, more or less, thence (9) southeasterly, by a curve to the right with the
 radius of 50 feet, the distance of 60 feet, more or less, to the southwest side of
 Greenwood Road, 39 feet wide, thence binding thereon (10) southeasterly, by a
 curve to the left with the radius of 2485 feet, the distance of 50 feet, more or less,
 thence (11) S 36° 31' 36" W - 15 feet, more or less, to the southwest side of said
 Greenwood Road, 70 feet wide, thence binding thereon (12) S 53° 28' 24" E -

Water Supply • Sewerage • Drainage • Highways • Utilities • Landmarks • Planning • Zoning

MCA
 MATZ, CHILDS & ASSOCIATES, INC.

190 feet, more or less, thence binding on the aforementioned gusset line
 (13) southerly - 26 feet, more or less to the place of beginning.
 Containing 9.5 acres of land, more or less.

PPK:bmb Job Order 61195 August 28, 1968

LAW OFFICES
 W. LEE HARRISON
 300 WEST JOPPA ROAD
 TOWSON, MARYLAND 21204

January 9, 1969

Mr. John G. Rose,
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Petition for Reclassification
 NW corner of Old Court Road
 (Relocated) and Greenwood Road
 3rd District
 Green Court Venture - Petitioner
 NO. 69-108-R

Dear Mr. Rose:

Please note an appeal to the County Board of Appeals from
 the decision and order dated January 7, 1969 in the above entitled
 matter. I enclose my check in the amount of \$75.00 to cover the
 cost of the same. I represent Mr. Morton Fisher and Raymond
 Feinberg.

Very truly yours,

W. Lee Harrison

W.L.H.]

cc: Raymond Feinberg, Esq.
 Clark View Road at 6200 Falls Road
 Baltimore, Maryland 21206



LOW OFFICES
 NEEDLE, WILLEN & NEEDLE
 10 NORTH CHARLES STREET
 BALTIMORE, MD 21201

November 6, 1968

John G. Rose, Esquire
 Zoning Commissioner
 111 N. Chesapeake Avenue
 Towson, Maryland 21204

Re: File No. 69-108 R
 Petition for Rezoning
 Old Court Road and Greenwood Road

Dear Mr. Rose:

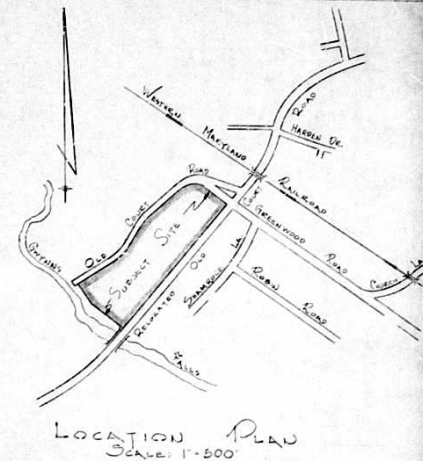
Please enter my appearance as a protestant against the above
 captioned application for rezoning of a nine and one half (9 1/2)
 acre lot, more or less, located at the northwest corner of
 Old Court Road (relocated) and Greenwood Road, in Pikesville,
 Baltimore County, from R-40 to B-L. I own my home residence
 at 1321 Harden Lane, very near the subject lot. The hearing
 before you on this petition is scheduled for Thursday, No-
 vember 14, 1968. Kindly keep me apprised of all developments
 in this matter, and forward all communications to me at
 this office.

Very truly yours,

NEEDLE, WILLEN & NEEDLE

Howard J. Needle

HJN/dz



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QMS	RLS	PL
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