

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, GERARD A. GLOSS, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from

from R-10 and R-6 Zone to R-A Zone for the following reasons:
From R-10 and R-6 Zone to R-A Zone for the following reasons:
Containing 12.75 acres of land;
From R-10 and R-6 Zone to R-A Zone for the following reasons:
Containing 0.41 acres of land;
From R-10 and R-6 Zone to R-A Zone for the following reasons:
Containing 0.41 acres of land; for the following reasons:
To straighten existing R-10 rear boundary line and to permit development of first and second parcels as an apartment complex.

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 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.

Gerard A. Gloss
GERARD A. GLOSS

Contract purchaser Legal Owner

Address 202 West Monument Street
Baltimore, Maryland 21201

William D. Wells
WILLIAM D. WELLS

Address 7 Church Lane
Pikesville, Maryland 21098

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of November, 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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of December, 1968, at 2:00 o'clock

County, on the 11th day of December, 1968, at 2:00 o'clock

Gerard A. Gloss
GERARD A. GLOSS

Zoning Commissioner of Baltimore County

(over)

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JOSEPH D. THOMPSON, P.E.A.L.S.
CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOFFA ROAD
TOWSON, MARYLAND 21204 - Valley 3-8820

DESCRIPTION OF A PARCEL OF LAND TO BE REZONED FROM R10 AND R6 TO RA
NEAR LIBERTY ROAD AND DEER PARK ROAD
SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same in the second or North 30 degrees 21 minutes 00

seconds East 1229.25 foot line of that tract of land which by deed dated November 24, 1952

and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2210 folio 37

etc. was conveyed by Blanch C. Wright, widow to Lloyd E. Mitchell, Inc. said point of

beginning being distant 583.00 feet, North 22 degrees 47 minutes 58 seconds East from the

center of Liberty Road (65 feet wide) and the beginning of said second line said point being

at the line dividing the land now zoned BL and R6 thence binding on a part of said second line

and on the third and fourth lines of said deed and referring all courses to True North as

established by the Baltimore County Metropolitan District, as now surveyed, the three

following courses and distances North 22 degrees 47 minutes 58 seconds East 646.36 feet

to the end of said second line, North 32 degrees 03 minutes 00 seconds East 9.90 feet to the

end of said third line, and North 48 degrees 27 minutes 00 seconds West 239.28 feet to the

end of said fourth line and to the beginning of the sixth or North 85 degrees 07 minutes

55 seconds West 1114.65 foot line of the first parcel of land which by deed dated

July 3, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No.

3378, folio 333, etc. was conveyed by Hornwood Corporation to Deer Park Investment Company

thence binding on a part of said sixth line North 85 degrees 07 minutes 05 seconds West

1094.07 feet, thence leaving said line and running South 25 degrees 01 minute 23 seconds

East 315.34 feet, South 57 degrees 58 minutes 20 seconds East 342.25 feet, South 87 degrees

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CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOFFA ROAD
TOWSON, MARYLAND 21204 - Valley 3-8820

DESCRIPTION OF A PARCEL OF LAND TO BE REZONED FROM R10 TO BL
NEAR LIBERTY ROAD AND DEER PARK ROAD
SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point in the line dividing the land now zoned

R10 and BL said point being located the three following courses and distances measured along

said dividing line from the point where said dividing line intersects the centerline of Deer

Park Road and referring the courses of the Description to the Baltimore County Grid Meridian:

North 72 degrees 48 minutes 50 seconds East 325.00 feet, South 85 degrees 07 minutes 05

seconds East 20.58 feet, and South 25 degrees 01 minutes 23 seconds East 315.34 feet and

running thence and binding on said dividing line, the two following courses and distances:

South 25 degrees 01 minutes 23 seconds East 190.00 feet and South 87 degrees 27 minutes 02

seconds East 210.00 feet thence leaving said dividing line and running North 57 degrees 58

minutes 20 seconds West 342.25 feet to the place of beginning.

CONTAINING 0.41 acres of land more or less.

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WILLIAM D. WELLS
CARL A. DUNN
HILAND F. ALBERT

WELLS, DUNN & ALBERT
ATTORNEYS AT LAW
Pikesville Professional Building
7 Church Lane
Pikesville, Maryland 21208

January 20, 1969

John G. Rose, Esq.
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition for reclassification
3 parcels near Liberty &
Deer Park Roads - 2nd District
GERARD A. GLOSS, Petitioner
No. 69-130-R

Dear Mr. Rose:

Enclosed please find my check for \$80.00 payable to Baltimore County Maryland to cover costs in the appeal of your decision and Order of January 15, 1969 on the above Petition. Also enclosed is the Order of Appeal to the Board of Appeals for Baltimore County.

Very truly yours,

William D. Wells
WILLIAM D. WELLS

WDW/ml
ENCL(2)



RE: Petition for Reclassification
from R-40, R-6 and B-L Zones
to R/A & B-L Zones - Property:
Beg. 583' N/E Liberty Road
325' E. Deer Park Road,
2nd Dist. Gerard A. Gloss,
Petitioner
Baltimore County
No. 69-130-R

The petitioner has requested reclassification, in the above matter, of the secondly described parcel in the petition from B-L Zone to R-A Zone and of the thirdly described parcel from an R-10 Zone to a B-L Zone; each parcel containing 0.41 acres of land. The petitioner has made this request to straighten an existing B-L Zone or boundary line.

In order to straighten out these lines the request to rezone the secondly described parcel from B-L Zone to R-A Zone is denied, and instead of the requested zoning said B-L zone will be reclassified to R-6.

The petition to rezone the thirdly described parcel from R-40 Zone to B-L Zone is granted.

For the above reasons the petition to rezone the firstly described parcel from R-10 and R-6 to R-A should be denied.

The petitioner also requested 12.75 acres of land in the firstly described parcel be reclassified from R-10 and R-6 to R-A Zone.

The petitioner requested the rezoning because of existing commercial zoning fronting on Liberty Road and suggested that the

requested zoning could act as a buffer. The petitioner obtained the commercial zoning by petition ten or eleven years ago and this was confirmed by the County Council of Baltimore County when the present zoning map was approved in 1962. It would seem that the owner, the Office of Planning and the Baltimore County Council, had adequate opportunity to create an R-A Zone on the subject property if such were the proper thing to do.

Another point made by the petitioner was that a large area within a very short distance of the subject property has been rezoned R-A. It may be added that a great deal of apartment zoning has been added in the Liberty Road area. There should be no need for additional apartment zoning until and unless there is a re-examination of the Western Area Map, a comprehensive study and recommendations for changes are made.

For the above reasons the petition to rezone the firstly described parcel from R-10 and R-6 Zones to R-A Zone should be denied.

It is this 15th day of January, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that the petition to reclassify the firstly described parcel from R-10 and R-6 Zones to R-A Zone is denied; that the petition to reclassify the secondly described parcel from B-L Zone to R-A Zone is denied but that the secondly described property is hereby reclassified from B-L Zone to R-6 Zone.

It is further ORDERED that the petition to rezone the thirdly described parcel from R-10 Zone to B-L Zone is granted.

John G. Rose
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 27, 1968

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition #69-130-R. Reclassification from R-10, R-6 and B-L to R-A and B-L Zones. Beginning 583 feet northeast of Liberty Road and 325 feet east of Deer Park Road. Gerard A. Gloss, Petitioner.

2nd District

HEARING: Wednesday, December 11, 1968 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 and R-6 to R-A, and B-L zoning and has the following advisory comment to make with respect to pertinent planning factors:

1. From a planning and traffic viewpoint, land usage and zoning should not be identified beyond those now established on the comprehensive zoning map. Improvements to further improve the capability of Liberty Road are not contained in any authorized State or County program. This portion of Liberty Road is near its present traffic capacity. We question the ability of Liberty Road to carry traffic in accordance with present zoning potentials let alone the increased potentials identified in this petition. Reclassification of this property is unwise and at best is premature.

GEG:bms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 N. Chesapeake Ave.
Towson, Md. 21204

George E. Gavrelis
Director
John G. Rose
Zoning Commissioner

October 7, 1968

William D. Wells, Esq.,
Pikesville Professional Building
Pikesville, Maryland 21208

SUBJECT: Item 70

Location: NE/4 of Liberty
Road, E/S of Deer Park Rd.,
2nd District
Type of Hearing: Reclassification
from R-10 and R-6 to R/A,
Petitioners Gerard A. Gloss

Dear Mr. Wells:

The Zoning Advisory Committee has reviewed the plans for the above referenced petition, and has made an on site field inspection of this property. The following comments are a result of this review and inspection.

The subject tract consists of 30.79 acres of which 17.5 is presently zoned R-6 and R-10, and 13 acres which is presently zoned R-6 and R-10, and is proposed to be zoned to R/A for the purpose of constructing 210 garden apartment units. The tract is bounded on the west by Deer Park Road, on the north by open farm land presently zoned R-10, and on the east by the Woodlands subdivision which is presently zoned R-10 and R-6 lots. Two roads in this subdivision - Southwell and Raydon Roads would be extended and connected to a proposed public road which runs in a north/south direction from Liberty Road through the site to a point at the north property line. The remainder of the roads on the subject property consist of private drives.

The plan provides 300 parking spaces for the 210 apartment units in the 34 portion, and 972 parking spaces for the commercial portion which includes retail floor area of 158,730 sq. ft., plus a restaurant with an area of 3,500 sq. ft. An automotive service station is proposed at the southwest corner of Liberty Road and the proposed north/south public road. Six entrances, including one monumental entrance are proposed from the commercial property to public roads. All points of access to Liberty Road will be subject to State Roads Commission approval and permit.

The present traffic capacity of Liberty Road is 14,000 to 18,000 average daily trips. If the subject property were to be developed under its present zoning status, that is, R-6, R-10, and R/A, it would generate 13,700 trips per day. If the R-6 and R-10 portion were to be reclassified to R/A, the average daily trips would be 14,655 for both the R/A and B-L portions.

William D. Wells, Esq.,
Pikesville Professional Building
Pikesville, Maryland 21208
RE: Gerard A. Gloss

October 7, 1968

The average daily trips on Liberty Road is presently 12,000. Since its capacity is 15,000 to 18,000, and since there are no plans in the current construction program for improvements to Liberty Road, it appears that the development as proposed is premature at this time.

The public water and sewer facilities exist as indicated on the petitioner's plan. However, it will be the responsibility of the developer to determine the adequacy of these utilities.

On site fire hydrants will be required in accordance with Baltimore County Standard Design Manual, 1964 edition.

The plan must be revised to indicate the following items prior to a hearing date being assigned.

1. Deer Park Road as relocated is proposed to be lined up with Sheridan Road, therefore Sheridan Road must be indicated on the plan.
2. The proposed road on the east side of the property must be developed as a full road, curb and gutter on both sides at the entrance intersection with Liberty Road if it is to be approved by State Roads Commission.
3. If the petitioner does not own the adjoining property on the east this will require a realignment of this road at its intersection with Liberty Road.
4. There is no indication that the proposed service station will meet the standards presently required by the Zoning Regulations. This must also be clarified on the revised plan.

Very truly yours,

William D. Wells
WILLIAM D. WELLS

JED:JD

Enc.

TELEPHONE 682-3000 EXT. 367		INVOICE		No. 60799	
BALTIMORE COUNTY, MARYLAND					
OFFICE OF FINANCE					
Division of Collection and Receipts					
COURT HOUSE					
TOWSON, MARYLAND 21204					
TO: Wm. D. Wells, Esq., Pikesville Professional Bldg., 7 Church Lane, Pikesville, Md. 21208		Office of Planning & Zoning 117 County Office Bldg., Towson, Md. 21204		DATE 1/21/69	
PROPERTY TO ACCOUNT NO. 69-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT DUE \$80.00	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
Cost of appeal - property of Gerard A. Gloss		70.00			
No. 69-130-R		2 signs		10.00	
				\$80.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND					
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

William D. Wells, Esq.,
Pikesville Professional Building
Pikesville, Maryland 21208

County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

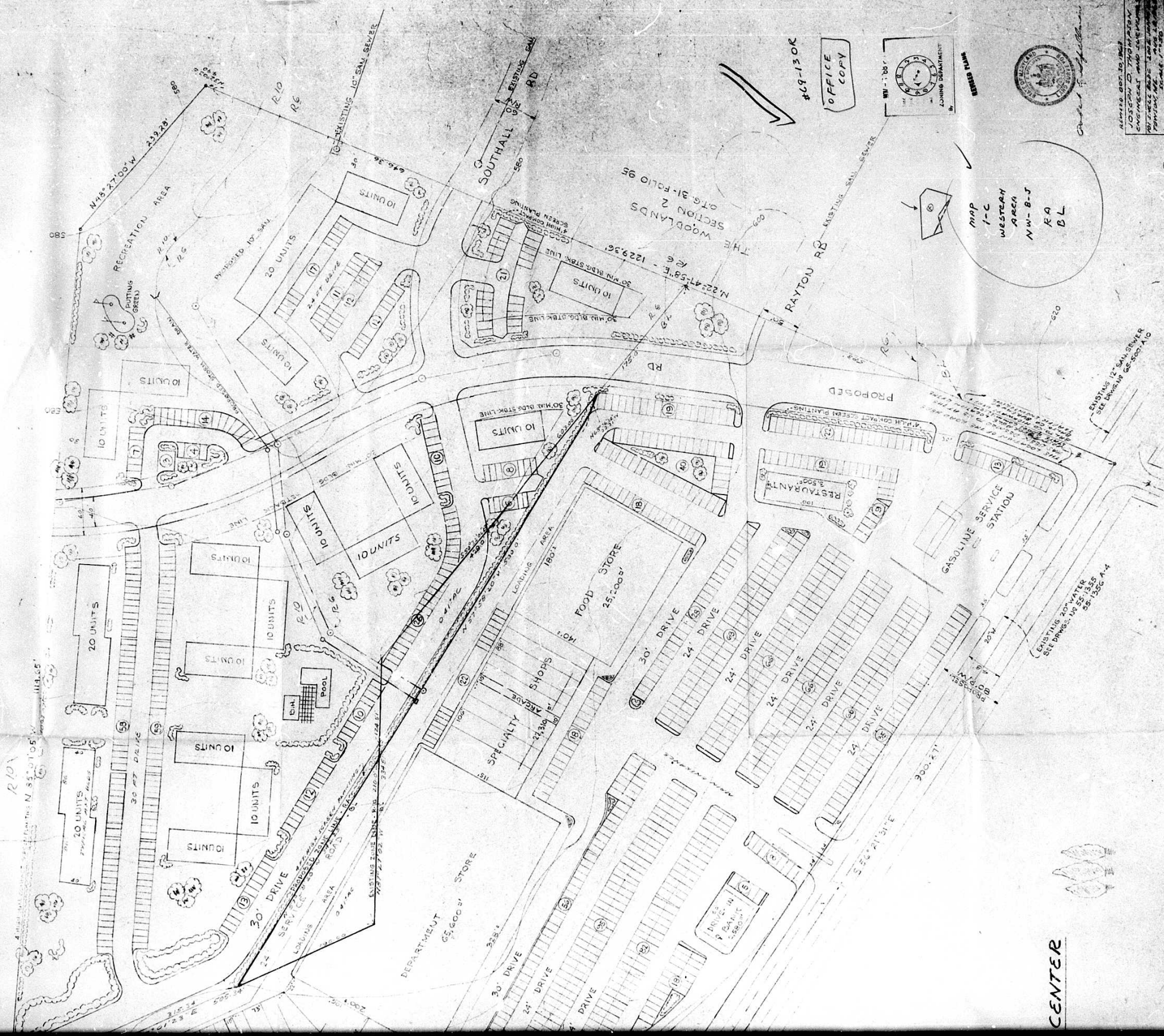
Your Petition has been received and accepted for filing this 15th day of January, 1969.

John G. Rose
John G. Rose,
Zoning Commissioner

Petitioner: Gerard A. Gloss

Petitioner's Attorney: William D. Wells, Esq. Reviewed by: Chairman of Advisory Committee

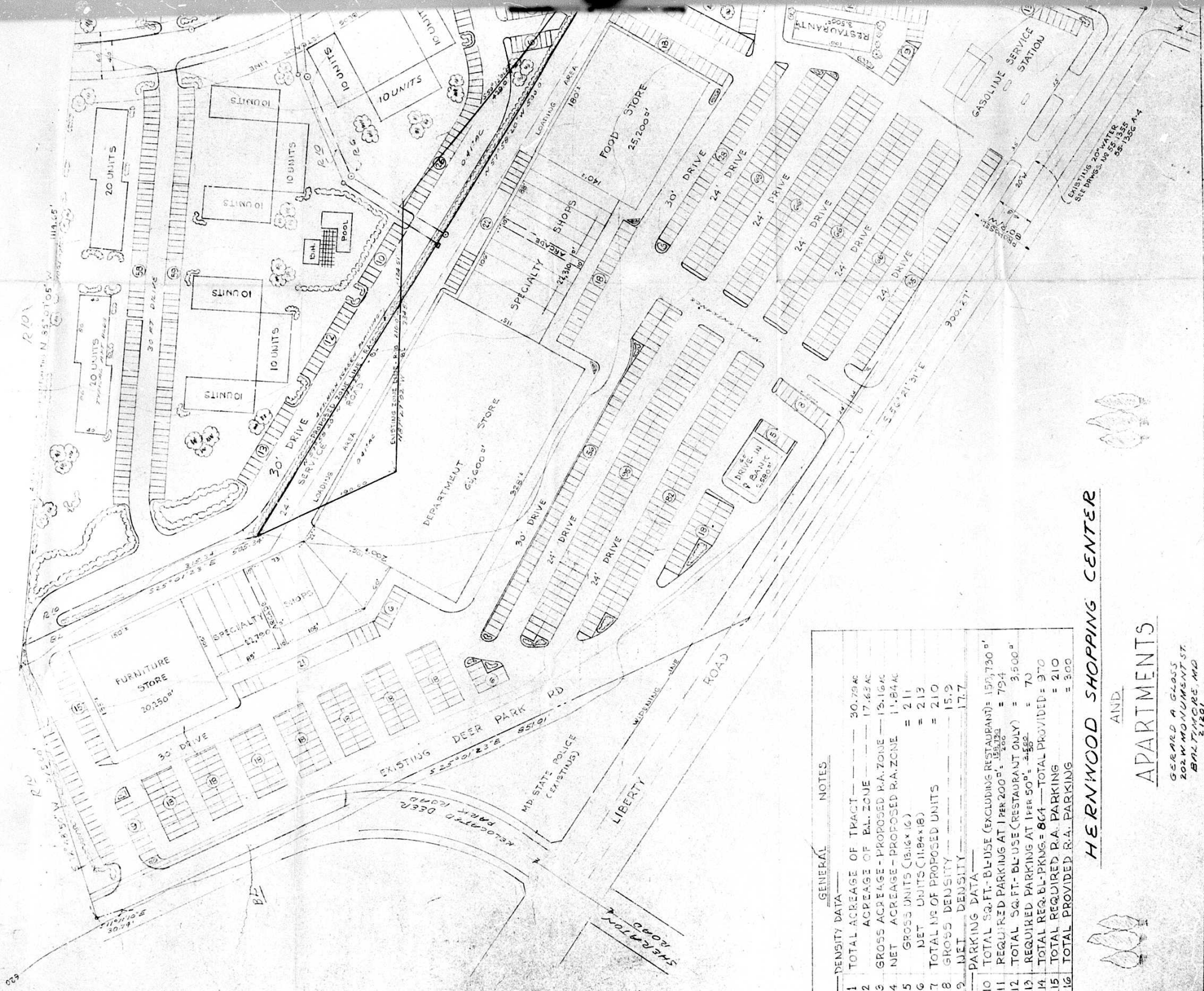
TELEPHONE 682-3000 EXT. 367		INVOICE		No. 60701	
BALTIMORE COUNTY, MARYLAND					
OFFICE OF FINANCE					
Division of Collection and Receipts					
COURT HOUSE					
TOWSON, MARYLAND 21204					
TO: William D. Wells, Esq., 7 Church Lane, Pikesville, Md. 21208		Office of Planning & Zoning 117 County Office Bldg., Towson, Md. 21204		DATE Nov. 19, 1968	
PROPERTY TO ACCOUNT NO. 69-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT DUE \$80.00	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
Position for Reclassification for Gerard Gloss		69-130-R		50.00	
				\$80.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND					
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					



CENTER

69-130 R

5-11-71



GENERAL NOTES	
— DENSITY DATA —	
1 TOTAL ACRES OF TRACT —	30.79 AC
2 ACRES OF E.L. ZONE —	17.63 AC
3 GROSS ACRES - PROPOSED R.A. ZONE —	13.16 AC
4 NET ACRES - PROPOSED R.A. ZONE —	11.84 AC
5 GROSS UNITS (1316 x 16) —	211
6 NET UNITS (1184 x 16) —	213
7 TOTAL NO. OF PROPOSED UNITS —	210
8 GROSS DENSITY —	15.9
9 NET DENSITY —	17.7
— PARKING DATA —	
10 TOTAL SQ. FT. - BL. USE (EXCLUDING RESTAURANT) —	159,730 sq ft
11 REQUIRED PARKING AT 1 PER 200 sq ft —	79.4
12 TOTAL SQ. FT. - BL. USE (RESTAURANT ONLY) —	3,500 sq ft
13 REQUIRED PARKING AT 1 PER 50 sq ft —	70
14 TOTAL REQ. BL. PARKING —	864
15 TOTAL PROVIDED R.A. PARKING —	210
16 TOTAL PROVIDED R.A. PARKING —	300

HERNWOOD SHOPPING CENTER

AND

APARTMENTS

GERARD A. GLOSS
202 W. MONUMENT ST.
BALTIMORE, MD
21201

