

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, FRANCIS H. SULSKY, 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 RA zone to an BL zone; for the following reasons:

- (1) Error in Original Map
- (2) Change in Neighborhood

See attached description

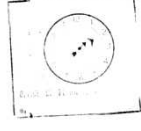
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Retail Boutique

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

Contract purchaser: Frances H. Sulsky  
Legal Owner: Frances H. Sulsky  
Address: 2 Old Court Road, Baltimore, Maryland 21202  
Protestant's Attorney: Robert M. Winograd, Esq., 750 Equitable Bldg., 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 18th day of May, 1969, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of May, 1969, at 2:00 o'clock P. M.



(over)

## CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 1 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two consecutive weeks before the 18th day of May, 1969, the first publication appearing on the 12th day of May, 1969.

THE JEFFERSONIAN

L. Frank Strickland, Manager

Cost of Advertisement, \$.

Pursuant to the advertisement, posting of property and public hearing on the above petition and appearing that by reason of error in the original zoning map

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

Special Exception from RA zone to BL zone, should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of May, 1969, that the herein described property or area should be and the same is hereby reclassified; from a RA zone to a BL zone, and a Special Exception from RA zone to BL zone, should be and the same is

granted from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and 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 18th day of May, 1969, 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 RA zone, and/or the Special Exception for

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

## NEG OLD COURT ROAD (WILLIAM B. DENNY) DESCRIPTION OF REZONING FROM RA TO BL

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF OLD COURT ROAD AT A POINT 219.0' DISTANT FROM THE INTERSECTION OF THE NORTHWEST SIDE OF OLD COURT ROAD AND THE NORTHEAST SIDE OF REISTERSTOWN ROAD AND RUNNING SOUTHWEST THEREFROM NORTH 46° 51' 33" WEST THE SAID 219.0' TO SAID POINT, PROCEEDING THEREFROM NORTH 35° WEST 93.0' MORE OR LESS TO THE END OF THE 'RA' ZONED AREA AND PROCEEDING THEREFROM AT RIGHT ANGLES THERETO ALONG THE 'RA/BL' DIVISION LINE IN THE NORTH 55° EAST BEARING FOR 75.0' TO INTERSECT THE EAST SIDE OF THE 30' WIDE BOUNDARY AND CONTINUING ALONG SAID EAST SIDE OF SAID ROAD TITLE OF WHICH IS VESTED IN WM. B. DENNY, SOUTH 8° 23' 27" E 147.50' TO THE NORTHWEST SIDE OF OLD COURT ROAD, THEN FOR THE TWO FOLLOWING CORNERS ALONG THE NORTHWEST SIDE OF OLD COURT ROAD SOUTH 56° 34' 33" WEST 300.0' AND SOUTH 46° 51' 33" WEST 729.0' TO PLACE OF BEGINNING, CONTAINING A TOTAL OF 10,840 SQUARE FEET TO BE REOPENED FROM 'RA' TO 'BL'.



SILBERMANN & ASSOC.  
CONSULTING ENGINEERS  
902 W. 36th St.  
BALTIMORE 21201, MD.

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: 5-1-69  
Posted for: Re-classification  
Petitioner: F. H. Sulsky  
Location of property: NE 1/4 of Old Court Rd. - 219' NE of Reisterstown Rd.  
Location of Sign: NE 1/4 Old Court Rd.  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 5-8-69

Robert M. Winograd, Esq.,  
750 Equitable Building  
Towson, Maryland 21202

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 18th day of May, 1969

John G. Rose, Zoning Commissioner

Petitioner: Frances H. Sulsky

Petitioner's Attorney: Robert M. Winograd, Esq., viewed by [Signature] Chairman of Advisory Committee

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 9, 1969  
FROM: George E. Gavett, Director of Planning

SUBJECT: Petition #69-253-R. Re-classification from R.A. to B.L. Zone. Northwest 1/4 of Old Court Road 219 feet from the northeast side of Reisterstown Road. Frances H. Sulsky, Petitioner.

3rd District

HEARING: Monday, May 19, 1969 (2:00 P.M.)

The Planning staff will offer no adverse comment on the subject petition.

GEG:bms

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

No. 62184

DATE April 28, 1969

TO: Robert M. Winograd, Esq.,  
750 Equitable Building  
Baltimore, Md. 21202

Zoning Department of Baltimore County

| QUANTITY                                                                                                                                       | REPORT TO ACCOUNT #01-622                                      | RETURN THIS PORTION WITH YOUR REMITTANCE | TOTAL AMOUNT DUE |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------|------------------|
| 1                                                                                                                                              | Petition for Re-classification for Frances H. Sulsky #69-253-R |                                          | \$50.00          |
| DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS                                                                                |                                                                |                                          |                  |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 |                                                                |                                          |                  |

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

No. 62230

DATE May 20, 1969

TO: Messrs. Glaser, Folinsbee, Kantor & Winograd  
Suite 1504 Arlington Federal Building  
Baltimore, Md. 21201

Zoning Dept. of Baltimore County

| QUANTITY                                                                                                                                       | REPORT TO ACCOUNT #01-622                                           | RETURN THIS PORTION WITH YOUR REMITTANCE | TOTAL AMOUNT DUE |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------|------------------|
| 1                                                                                                                                              | Advertising and posting of property for Frances H. Sulsky #69-253-R |                                          | \$45.00          |
| DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS                                                                                |                                                                     |                                          |                  |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 |                                                                     |                                          |                  |

Petitioner: *Sulsky*  
Location: *Old Court Rd.*  
District: *3*  
Present Zoning: *RA*  
Proposed Zoning: *BL*  
No. of Acres: *10,890 sq. ft.*

Comments: *Would only result in a loss of students which in itself would be minute.*

INTER-OFFICE CORRESPONDENCE  
BUREAU OF TRAFFIC ENGINEERING  
Baltimore County, Maryland  
Towson, Maryland, 21204

TO: Mr. John C. Rose  
Attn: Oliver L. Myers  
FROM: C. Richard Moore  
SUBJECT: Item 221 - ZAC - March 18, 1969  
Property Owner: Frances H. Sulsky  
NW/4 Old Court Rd., NE of Reisterstown Road  
RA to BL

Review of the subject petition indicates sight distance problems at the driveway due to an over vertical on Old Court Road about 200' east of the proposed drive. The status of the existing angle parking to the east of the drive, must also be shown on the plan, and the status of the 30 foot parcel which contains the 18 foot drive. The entrances should also be revised to meet minimum County requirements.

*C. Richard Moore*  
C. Richard Moore  
Engineer II

CC:Mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose  
Attn: Oliver L. Myers  
FROM: John Francis  
SUBJECT: Item 221 - Zoning Agenda, March 18, 1969

Must meet all requirements of the Baltimore County Building Code.

*John Francis*  
John Francis  
Building Inspector

3/24/69

Robert M. Winegrad, Esq.  
750 Equitable Building  
Towson, Maryland 21202  
Item 221

April 3, 1969

BUREAU OF ENGINEERING (Continued)

Storm Drains:

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

There is a local drainage problem existing in this area and it is possible that ponding may occur on the rear of this site during periods of heavy rainfall.

Water:

Public water is available to serve this site. There is an existing 6-inch main in Old Court Road.

Sewer:

Public sanitary sewerage is available to serve this site. There is an existing 8-inch sewer in Old Court Road.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of the Baltimore County Building Code.

BOARD OF EDUCATION:

Would only result in a loss of students which in itself would be minute.

FIRE DEPARTMENT:

Owner shall be required to comply to all Fire Department regulations, when plans are submitted for approval.

PROJECT PLANNING DIVISION:

A grading study should be submitted as a slope in the back will make this proposal difficult to follow.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates sight distance problems at the driveway due to an over vertical on Old Court Road about 200' east of the proposed drive. The status of the existing angle parking to the east of the drive, must also be shown on the plan, and the status of the 30 ft. parcel which contains the 18 foot drive. The entrances should also be revised to meet minimum County requirements.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 3, 1969

COUNTY OFFICE BUILDING  
111 W. Cheltenham Ave.  
Towson, Maryland 21204  
Oliver L. Myers  
RECEIVED  
Chairman

MEMBERS  
BUREAU OF ENGINEERING  
BUREAU OF TRAFFIC ENGINEERING  
STATE BOARD OF EDUCATION  
BOARD OF ZONING  
HEALTH DEPARTMENT  
PROJECT PLANNING DIVISION  
BUILDING DEPARTMENT  
BOARD OF EDUCATION  
ZONING ADMINISTRATION  
INDUSTRIAL DEVELOPMENT

Robert M. Winegrad, Esq.  
750 Equitable Building  
Towson, Maryland 21202

RE: Type of Hearing: Reclassification  
from an RA zone to an BL zone, and  
Special Exception for Retail Boutique  
Location: NW/4 Old Court Rd., 193.0'  
NE of Reisterstown Rd.  
3rd District  
Petitioner: Frances H. Sulsky  
Committee Meeting of March 18, 1969  
Item 221

Dear Sirs:

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

The subject property is presently improved with a two-story frame dwelling which will be converted into a dress shop and office building. The frontage along Old Court Road at the present time is not improved with curb and gutter. The surrounding properties are commercial with a shopping center, a CDP telephone company dial station and several office buildings.

BUREAU OF ENGINEERING:

Highways:

Access to this site will be from Old Court Road. The 30 ft. strip along the east boundary of the property from Old Court Road to the north property line may be used for access as indicated on the plan providing that the Developer has ownership of this portion of the site or insures that he has the right of ingress and egress within this 30 ft. strip.

Old Court Road is an existing road which shall ultimately be improved within a 50 ft. right-of-way. In connection with the development of this property, the Developer will be responsible for the dedication of the widening, based on the center of the existing roadway, at no cost to Baltimore County.

Robert M. Winegrad, Esq.  
750 Equitable Building  
Towson, Maryland 21202  
Item 221

April 3, 1969

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

*Oliver L. Myers*  
Oliver L. Myers, Chairman

RLM:JD  
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers  
FROM: William M. Greenwalt  
SUBJECT: Item 221 - Zoning Advisory Committee Meeting, March 18, 1969

Health Department Comments:

221. Property Owner: Frances H. Sulsky  
Location: NW/4 Old Court Rd., 193.0' NE of Reisterstown Rd.  
District: 3rd  
Present Zoning: RA  
Proposed Zoning: BL  
No. Acres: 10,890 sq. ft.

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

WME/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE  
Zoning Commissioner  
FROM: PROJECT PLANNING DIVISION  
SUBJECT: Zoning Advisory Agenda Item #221

March 25, 1969  
Frances H. Sulsky  
NW/4 Old Court Rd., 193.0'  
N/E of Reisterstown Rd.

A grading study should be submitted as a slope in the back will make this proposal difficult to follow.

RBW:vh

*Richard B. Williams*  
RICHARD B. WILLIAMS  
Planner

BUREAU OF ENGINEERING  
Zoning Plan - Comment

221. Property Owner: Frances H. Sulsky  
Location: NW/4 Old Court Rd., 193.0' N/E of Reisterstown Road  
District: 3rd  
Present Zoning: RA  
Proposed Zoning: BL  
No. Acres: 10,890 sq. ft.

Highways:

Access to this site will be from Old Court Road. The 30-foot strip along the east boundary of the property from Old Court Road to the north property line may be used for access as indicated on the plan providing that the Developer has ownership of this portion of the site or insures that he has the right of ingress and egress within this 30-foot strip.

Old Court Road is an existing road which shall ultimately be improved within a 50-foot right-of-way. In connection with the development of this property, the Developer will be responsible for the dedication of the widening, based on the center of the existing roadway, at no cost to Baltimore County.

Storm Drains:

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

There is a local drainage problem existing in this area and it is possible that ponding may occur on the rear of this site during periods of heavy rainfall.

Water:

Public water is available to serve this site. There is an existing 6-inch main in Old Court Road.

Sewer:

Public sanitary sewerage is available to serve this site. There is an existing 8-inch sewer in Old Court Road.

REC:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner  
Attn: Mr. Oliver L. Myers  
FROM: Captain Charles F. Morris, Jr.  
Fire Department  
SUBJECT: Property Owner - Frances H. Sulsky

Item #221 - Zoning Agenda, March 18, 1969  
Location: NW/4 Old Court Rd., 193.0 ft. NE of Reisterstown Road  
District: 3rd

#1 - Owner shall be required to comply to all fire department regulations, when plans are submitted for approval.

cc: Mr. Ray Hanna  
Fire Protection Engineer



NORTH

NEG OLD COURT ROAD (WILLIAM B. DENNY)  
DESCRIPTION OF REZONING FROM RA- TO BL

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF OLD COURT ROAD AT A POINT 219.0' DISTANT FROM THE INTERSECTION OF THE NORTHWEST SIDE OF OLD COURT ROAD AND THE NORTHEAST SIDE OF REISTERSTOWN ROAD AND RUNNING REVERSELY THEREFROM NORTH 46°59'33" WEST THE SAID 219.0' TO SAID POINT, PROCEEDING THEREFROM NORTH 35° WEST 93.0' MORE OR LESS TO THE END OF THE "RA" ZONED AREA AND PROCEEDING THEREFROM AT RIGHT ANGLES THERETO ALONG THE "RA/BL" DIVISION LINE IN THE NORTH 55° EAST BEARING FOR 78.0' TO INTERSECT THE EAST SIDE OF THE 30' WIDE ROAD AND CONTINUING ALONG SAID EAST SIDE OF SAID ROAD TITLE OF WHICH IS VESTED IN WM.B.DENNY, SOUTH 5°23'27" E 147.50' TO THE NORTHWEST SIDE OF OLD COURT ROAD THEN FOR THE TWO FOLLOWING COURSES ALONG THE NORTHWEST SIDE OF OLD COURT ROAD SOUTH 86°34'33" WEST 30.0' AND SOUTH 46°59'33" WEST 7.29' TO PLACE OF BEGINNING. CONTAINING A TOTAL OF 12,890 SQUARE FEET TO BE REZONED FROM "RA" TO "BL".

64-253R

OFFICE  
COPY

MAP  
#3  
SEC. 2-C  
NW-8-F

BL

ELECTION DISTRICT #3 BLOCK #2

AREA - 18,054.50 Sq. Ft.

NOTE:

Nº OF RQD. PARKING SPACES  $\frac{1568}{200} = 8$  1ST FL.  
Nº OF RQD. PARKING SPACES  $\frac{728}{500} = 2$  2ND FL.  
TOTAL 10 SPACES

DESIGN PROVIDES SPACE FOR 18 CARS

REVISIONS  
A 2/27 ADDED DIM. HJ

SILBERMANN & ASSOC.

CONSULTING ENGINEERS  
302 WEST 36TH STREET  
BALTIMORE 21211 MARYLAND

HARVEY SILBERMANN

WILLIAM B. DENNY  
Nº 6 OLD COURT ROAD  
BALTIMORE COUNTY, MD.

REZONING DESIGN



DRAWN BY: J.M. DATE: 2-5-68 PROJECT DRAWING  
CHECKED BY: HS SCALE: 1" = 20' N° 6860A N° C-1