

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a special parking permit for the subject property to permit parking for patrons of Bluecrest North located at its Northwest corner of Reisterstown Road and Maryland Avenue.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

BLUEFIELD REALTY, INC.
Contract Purchaser
Address: 501 Reisterstown Road
Pikesville, Maryland 21208
WILLIAM D. WELLS, Petitioner's Attorney
Pikesville Professional Building
Address: 7 Church Lane
Pikesville, Maryland 21208

ORDERED By the Zoning Commissioner of Baltimore County, this 27th day of July, 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 27th day of July, 1969, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

Cooper - Bluefield No. 70-8-SPH - 3 -

Crest North operation has already taken place, and the present petition would tend, if anything, to relieve the conditions about which the neighbors might complain rather than to aggravate the situation.

The Protestants in this case were some of the residents of the Maryland - Randall Avenue area, most of whose objections seem to be based on present conditions which might be alleviated, if not cured, by the establishment of the additional parking area.

Under all of the circumstances and testimony in the case, the Board has determined that the petition should be granted, and of course, its use must be conditioned upon the provisions of Section 409.4 of the Zoning Regulations, which are as follows:

- The land so used must adjoin or be across an alley or street from the business or industry involved.
- Only passenger vehicles, excluding buses, may use the parking area.
- No loading, service, or any use other than parking shall be permitted.
- Lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, as required.
- Screening by a wall, fence, planting and/or otherwise shall be required as deemed advisable by the Office of Planning.
- A paved surface, properly drained, shall be required.
- A satisfactory plan showing parking arrangement and vehicular access must be provided.
- Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

The relief requested in the petition will therefore be granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 11 day of December, 1969, by the County Board of Appeals ORDERED, that the permit requested

MCA

MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS

10750 Cromwell Drive, Baltimore, MD 21204, Tel. (301) 623-0900

DESCRIPTION

0.45 ACRE PARCEL, KNOWN AS NO. 2 RANDALL AVENUE, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR A PARKING PERMIT IN A RESIDENTIAL ZONE (R-6)

Beginning for the same at a point on the northwest side of Randall Avenue 200 feet, more or less, northeast of the northeast side of Reisterstown Road, thence (1) Northwestly, 200 feet more or less, to a point, thence parallel to Randall Avenue, (2) Northeastly 100 feet, more or less, to a point, thence parallel to the first mentioned line, (3) Southeastly 200 feet, more or less, to the northwest side of Randall Avenue, thence binding on the northwest side of Randall Avenue, (4) Southwesterly, 100 feet, more or less, to the place of beginning.

Containing 0.45 acres of land, more or less.

RLS:mp1

J. O. #69081

April 30, 1969



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

Cooper - Bluefield No. 70-8-SPH - 4 -

In the foregoing petition be GRANTED.

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

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Cates Parker

Walter A. Reiter, Jr.

RE: PETITION FOR SPECIAL HEARING FOR OFF-STREET PARKING IN A RESIDENTIAL ZONE North Side of Randall Avenue 200 feet from East Side of Reisterstown Road 3rd District

BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Raymond D. Cooper, et al. (Bluefield Realty, Inc. Contract Purchaser) Petitioners

No. 70-8-SPH

OPINION

This case is a petition for a special hearing under Section 500.7 of the Baltimore County Zoning Regulations, asking for the approval of a special parking permit on residentially zoned property adjoining a commercial use, which use is the Blue Crest North establishment located on Reisterstown Road at Maryland Avenue. The property for which the request is made runs from the south side of a parking lot owned by the Petitioners to the north side of Randall Avenue, a residential street except for commercial zoning at its intersection with Reisterstown Road. The commercial uses on the east side of Reisterstown Road between Randall and Maryland Avenues are equipped with their own private parking lots behind the commercial buildings.

The petition was originally filed in the name of Raymond D. Cooper, et al, owners, and Bluefield Realty, Inc. as contract purchaser. Pending the hearing in this case Bluefield has purchased the property outright and is now the sole owner.

The proposed parking lot is approximately one-half acre, and the plat filed with the petition and meeting County requirements for such use provides for fifty-two (52) parking spaces. The plat was prepared and the layout planned by Mr. Richard L. Smith, an engineer qualified as a land planner and traffic engineer, who is associated with the firm of Matz, Childs & Associates, Inc. Mr. Smith testified in the case, and in addition to presenting the plat which was Petitioners' Exhibit No. 1, stated that all necessary utilities for the use were adequate and storm drainage would be to Randall Avenue, and that the County would require adequate storm drainage which would probably involve piping and would be an improvement to the present existing conditions on Randall Avenue. All other features of the proposal are in accordance with and have

Cooper - Bluefield No. 70-8-SPH - 2 -

been approved by the proper County authorities, and meet the requirements of Section 409.4 of the Zoning Regulations.

There was extensive testimony in the case from Lieutenant Edwin R. Mettee, of the Maryland State Police, as well as from Captain Kenneth Hartman, of the Baltimore County Police, located at the Garrison Station, which includes the area in question. Both of these police officers testify that the activities at Blue Crest North have been a problem trafficwise because of the need for additional parking spaces adjoining Blue Crest North and its present parking lots. It was testified that the provision of additional parking on the west side of Reisterstown Road might result in a worse condition than at present because of the short traffic going back and forth across Reisterstown Road to park, causing friction with the existing traffic on this major artery. Captain Hartman stated that there have been a number of complaints about illegal parking on Randall and Maryland Avenues, which in his opinion was due to a large degree to the deficiency in parking spaces available to Blue Crest North. Both of the police officers testified that in their opinion granting of the proposed petition would help greatly in relieving congestion, and would be beneficial to the community and would greatly relieve the difficulties which the traffic enforcement officers have been forced to cope with in the past.

Mr. Louis Bluefield, an officer of the Bluefield Realty, Inc., which owns this property, testified that the parking lot would only be used in the course of Blue Crest affairs, and would be strictly used for valet parking, and would be completely closed at all other times. The company does own some property on the west side of Reisterstown Road but this would not be practical for use as proposed in the present petition.

Mr. Edward L. Beauchamp, an experienced and qualified realtor and appraiser, particularly in the Pikesville area, ventured the opinion that this proposed off-street parking would have no adverse effect whatever on residential properties in the two street area, i.e. Maryland and Randall Avenues. These two streets are not through streets and are connected to the east of Reisterstown Road so as to form a "U", or loop. He further testified that any effect on property in the neighborhood caused by the Blue

RE: PETITION FOR SPECIAL HEARING N/S Randall Avenue, 200' E of Reisterstown Road - 3rd District Raymond D. Cooper, et al. Petitioners

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

No. 70-8-SPH

ORDER OF APPEAL

Mr. Clerk:

Please enter an Appeal to the County Board of Appeals of Baltimore County on behalf of the Petitioners, Raymond D. Cooper, et al, from the Decision and Order of the Deputy Zoning Commissioner of Baltimore County dated July 28th, 1969, denying a special parking permit on the above referenced property, under Petition for Special Hearing thereon.

WILLIAM D. WELLS
Attorney for Petitioners
Pikesville Professional Building
7 Church Lane
Pikesville, Maryland 21208
484-0300

RE: PETITION FOR SPECIAL HEARING N/S of Randall Avenue, 200' E of Reisterstown Road - 3rd District Raymond D. Cooper, et al. Petitioners NO. 70-8-SPH

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

This Petition seeks a special parking permit to use a parcel of ground on the north side of Randall Avenue, two hundred feet east of Reisterstown Road to accommodate the patrons of Blue Crest North. The parcel in question consist of .45 acres.

This Petition was met with vigorous opposition from the neighbors, who complained of possible depreciation to their property as well as possible flooding from the proposed lot. They also expressed alarm over traffic congestion in the streets.

Without reviewing the evidence in detail, the Deputy Zoning Commissioner feels that the granting of this Petition would not be in the general public welfare.

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28 day of July, 1969, that the above Special Hearing be and the same is hereby DENIED.

Edward D. Harding
Deputy Zoning Commissioner of Baltimore County

PETITION FOR
SPECIAL HEARING
IN DISTRICT
ZONING DEPARTMENT
Hearing for Ordinance Parking in a
Residential Zone.
LOCATION: North side of
Randall Avenue 200 feet more or
less from the East side of
Baltimore Road.
DATE & TIME: MONDAY,
JULY 7, 1969 at 1:00 P.M.
PUBLIC HEARING: Room 106,
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.

Petition for Special Hearing for
Ordinance Parking in a Residential
Zone, or portions of Bluecrest
North.

All that parcel of land in the
Third District of Baltimore County
beginning for the same at a point
on the northeast side of Randall
Avenue 200 feet more or less,
northwest of the northeast side of
Baltimore Road, thence (1)
northwesterly, 200 feet more or
less, to a point, thence parallel to
Randall Avenue, (2) northwesterly
100 feet more or less, to a point,
thence parallel to the first
mentioned line, (3) southwesterly
200 feet more or less, to the
northwest side of Randall Avenue,
thence binding on the northwest
side of Randall Avenue, (4)
southwesterly, 100 feet more or
less, to the place of beginning.
Containing 0.48 acres of land,
more or less.

Being the property of Raymond
D. Cooper and Elsie Cooper, as
shown on plat plan filed with the
Zoning Department.
Hearing: Order Monday, July 7,
1969 at 1:00 P.M., Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
June 12, 1969

THE **COMMUNITY TIMES**

RANDALLSTOWN, MD. 21133 June 25, 1969

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for One ~~XXXXXX~~
week before the 25th day of June, 1969, that is to say, the same
was inserted in the issue of June 19, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

TELEPHONE
823.3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 64679

DATE 6/29/69

TO William B. Wells, Esq.,
Pineville Professional Bldg.,
7 Church Lane,
Pineville, Md. 21366

BILLED
BY: Office of Planning & Zoning
129 County Office Bldg.,
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT
4.000000			20.00
	Cost of appeal - property of Raymond D. Cooper	20.00	
	No. 70-8-SPH	1 sign 1.00	40.00
4.000000			
4			

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

TELEPHONE
823.3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 64608

DATE July 7, 1969

BILLED
BY:

Seating Dept. of Baltimore County

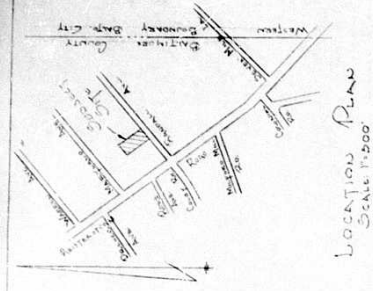
TO: William B. Wells, Esq.,
Pineville Professional Building
7 Church Lane, Pineville, Md. 21366

DEPOSIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT
7	Advertising and posting of property for Raymond D. Cooper	41.00	
4.000000			
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd
Posted for: Special Hearing Date of Posting 6-19-69
Petitioner: R.D. Cooper
Location of property: N/S of Randall Ave - 200' E of Reisterstown Rd.
Location of Sign: 2 Randall Ave
Remarks: Stromberg
Posted by: Stromberg Date of return: 6-21-69



11/2/20

General Notes

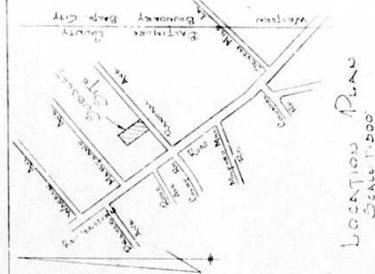
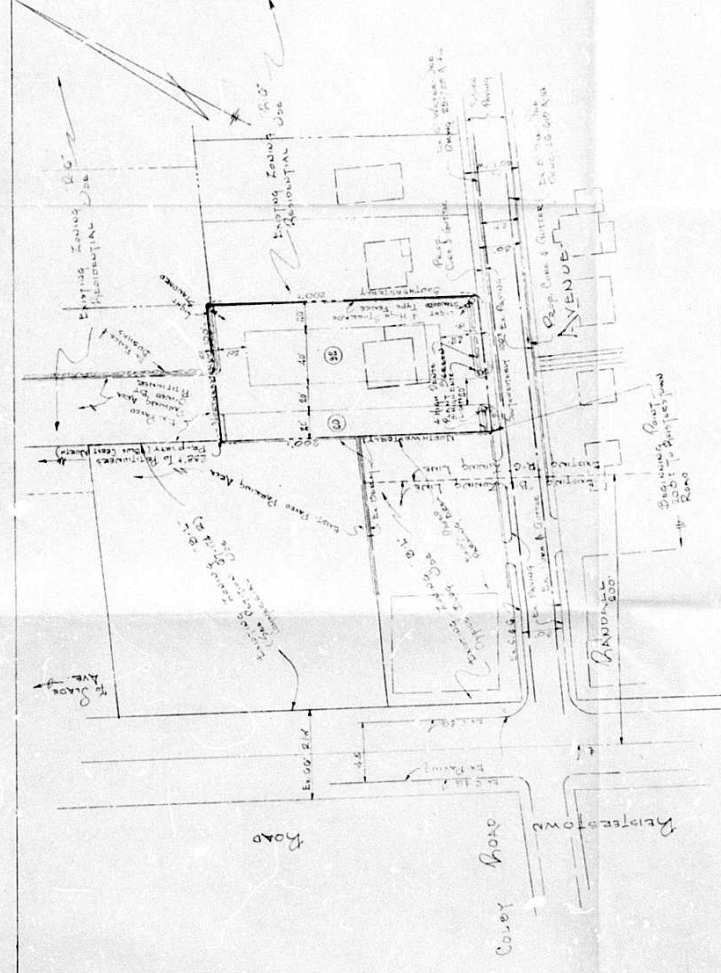
1. Area of Reserve Equal 10,000 Sq. Ft. (0.45 Acre)
2. Existing Kind of Land Use - Residential
3. Existing Use of Land - "R-2"
4. Existing Use of Surrounding Neighborhood - Use of Residential
5. Proposed Land Use of Property - R-2 with Medium Density
6. Proposed Use of Surrounding Neighborhood - Same as Existing
7. Existing Surrounding Land Use - To Be Improved
8. Proposed Surrounding Land Use - To Be Improved
9. Other - Future Use - To Be Improved with An Ultimate Consideration of Being a Part of a Future C.D.N. to N.Y.
10. Proposed Zoning - R-2
11. Existing Zoning - R-2
12. Existing Landmarks - Will Be Preserved So As Not to Interfere with the Area's Ability to Accommodate the Proposed Land Use of Operations Will Be As Required in Connection with Issues of Operations of the Bulk Court Street Expressway

OFF STREET PARKING IN A RESIDENTIAL ZONE

N^o 2 RANDALL AVE
 BARTIMES CO, MO.
 APR-30, 1963
 REVISED JULY 1, 1963



DATE	10/21/81	TIME	11:00
BY	W. J. B. J.	BY	W. J. B. J.
DATE	10/21/81	TIME	11:00
BY	W. J. B. J.	BY	W. J. B. J.



Quesada

1. Name of Recipient: TRANS WORLD
2. Starting Date of Recurrence: 10/25
3. Ending Date of Recurrence: N/A
4. Recurrence Days of Recurrence: AC with Recurring Payments
5. Recurrence Day of Recurrence: Opposite Recurring Recn
6. Starting Amounting On Date to be Recurred: 10/25
7. Recn Min De Recurr: Recn to 10/25 Recurr
8. Recn Amounting Recurrence: Gifts Recurring Recurrence
9. Recurrence Interval: Recn to 10/25 Recurrence
10. Number of 50 of Recurrence with Recn of Recurrence: 10/25
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Plant To Accompany:

Offspring Rearing in Residential Zones

No. 2 Rindall Ave
 Burlington, N. J.
 Burlington Division
 Newark, N. J.
 Revised July 1, 1963



MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BLVD. QE ROAD
BALTIMORE, MARYLAND 21206

ZONED R-6

S27°45'E 197.45'

4' HIGH PLANT SCREENING

20' DRIVE

ZONED R-6
0.03 AC. ±

PARKING SPACE

EX. 1 1/2 STORY
SHINGLE HOUSE
TO REMAIN

#11

S58°30'W 30'

ZONED B-L
0.07 AC. ±

N27°45'W 100'

ZONED B-L

170' To Gaithersburg Road

N58°50'E 80'

40'

MARYLAND

Existing Paving

AVENUE

PLAN SHOWING
PROPOSED PARKING
FOR
11 MARYLAND AVE.
ELEC DIST 3 BALTO. CO. MD.
SCALE: 1"=20' SEPT 9, 1963

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY J. E. Gaudin
DATE 9/17/63

J.B. ENGINEERING & ASSOC.
1336 LIMIT AVENUE
BALTIMORE 12, MD.

