PETITION FOR ZONING RE-CLASSFICATION #76-48R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY Sheldon Schnaper co-partners, t/a Schnaper & Koren

Zmeoms, /aud Richard Koren /....legal owner.. of the property situate in Bajtimore ma/

County and which is described in the description and plat attached hereto and made a part hereot, 2-8 hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning I aw of Baltimore County, from an.... R.6. ne to an AKCA

......RAtone; for the following reasons NW-6-F RA There was a mistake in theoriginal 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

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, o, we, agree to nav 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 for Baltimore County.

SHELDON SCHNAPER and RICHARD KOREN CO-FARTNERS

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Q.

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the

T /A LCHNAPER & KOREN

Contract purchase: Jms The

James D. Nolan 823-7800 Petitione

204 W. Penna. Ave. Address Towson, Md. 21204 ORDER&D By The Zoning Cor

...., 1969_, that the subject matter of this petition be advirtised, 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 Zoping A 2 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimoreday of Sept. ... 196_9, 1000_o'clock

Goe

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date August 29, 1969

FROM Mr. George E. Gavrelis, Director of Planning

SUBJECT Petition #70-48-R. Reclassification from R-6 to R.A. South side of Bedford Road 177 feet west of Walnut St. Sheldon Schnaper & Richard Koren., Petitioners.

3rd District

HEARING: Monday, September 2, 1969 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R.A. zoning.

From a Planning viewpoint no changes have occurred in the area vicinal to the subject property which would constitute conditions of change. We believe that the present zoning is correct. We question the extent of higher densities here on traffic. We note that both of the eleminary schools that service this general area now are substantially over their design capacity. Further apartment zoning is not indicated as being an appropriate classification here by the emerging comprehencive zoning map proposed to be adopted preliminarily by the Planning Board in Sei; imber:

GEG:bms

RE: PETITION FOR RECLASSIFICATION from R-6 zone to R.A. zone S/S of Bedford Road 177 feet West 3rd District

COUNTY BOARD OF APPEALS OF

Sheldon Schn per and Richard Koren

SON SCHLOFF & RICHARD A S/S of Belford Rd. 1771

BALTIMORE COUNTY No. 70-48-R

BEFORE

. ORDER OF DISMISSAL

Petition of Sheldon Schnaper and Richard Koren (t/a Schnaper & Koren) for reclassification from R-6 zone to R.A. zone, on property located on the south side of Bedford Road 177 feet west of Walnut Street, in the 3rd District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of Order of Dismissal of appeal filed August 4, 1972 (a copy of which is attached hereto and made a part hereof). from the attorney representing the Petitioners-Appellants in the above entitled matter

WHEREAS, the said attorney for the said Petitioners-Appellants request that the appeal filed on behalf of said Petitioners be dismissed and withdrawn as of August 4, 1972.

IT IS HEREBY ORDERED, this 1st day of September, 1972, that said appeal be and the same is DISMISS"D.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

0

LONING

Order of May 28, 1970, and each and every part thereof, denying the

requested reclassification on behalf of the Petitioners, Shelden Schnaper

ORDER FOR APPEAL

Please enter an Appeal to the County Board of Appeals from your

I HEREBY CERTIFY that on this day of , 1970,

a copy of the aforegoing Order for Appeal was mailed to William J.

Pittler, Esquire, 902 Arlington Federal Building, Baltimore, Maryland,

James D. Nolan

Nolan, Plumhoff and William 204 West Pennsylvania Avenue Towson, Maryland 21204

823-7800

Reclassification from

feet west of Walnut

Richard Koren,

R-6 to RA, South side of Bedford Road 177

Sheldon Schnaper and

a: d Richard Koren, parties thereby aggrieved

21201, attorney for the protestants.

Petitioners

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Petition #70-48-R

(Item No. 17)

IN RE: Reclassification from k-6 to RA, South side of Bedford Road 177 feet west of Walnut

BEFORE THE BALTIMORE COUNTY BOARD OF APPEALS

Sheldon Schnaper and

No. 70-48-R (Item No. 17)

ORDER OF DISMISSAL WITHOUT PREJUDICE

MR. CLERK:

Please enter the above entitled matter "DISMISSED WITHOUT PREJUDICE" on behalf of Sheldon Schnaper and Richard Koren,

204 West Pennsylvania Avenua Towson, Maryland 21204 Telephone: 823-7800

Attorney for Petitioners

FILING

FOR

RECEIVED

ORDER

DATE

I HEREBY CERTIFY that on this /st day of August 1972, a copy of the aforegoing Order of Dismissal Without Prejudice was mailed to William J. Pittler, Esquire, 902 Arlington Federal Building Baltimore, Maryland 21201, Attorney for the Protestants.

James D. nolan

RE: PETITION FOR RECLASSIFICA-TION S/S of Bedford Road, 177' W of : Walnut Street - 3rd District Sheldon Schnaper and Richard Koren - Petitioners NO. 70-48-R (Item No. 17)

...

BEFORE THE ZONING COMMISSIONER OF

BALTIMORE COUNT V

The Petitioners seek a Recuassification of their property, consisting cf 23.5 acres, from an R-6 zone to an RA zone. Plans call for the con struction of three hundred and seventy-one units, sixty per cent of which will be one bedroom and the remaining forty per cent of which will be two bedroom Six hundred and fifty-seven parking spaces will be provided.

The Petitioners claimed the original zoning was in error but could not give satisfactory grounds in support of this contention. Numerous zoning reclassifications in the gener. I area were introduced into evidence, but arated from the subject tract by the Western Maryland Railroad

There was much opposition to the granting of this Petition Numerous property owners based their opposition on water pressure problems, storm drain problems, school congestion and possible traffic conges

Without further reviewing the evidence, the Zoning Commissioner is of the opinion that the Petitioners have failed to show either error in the original zoning map or substantial changes in the character of the d justifying the granting of this Petition

For the aforegoing reasons. IT IS ORDERED by the Zoning issioner of Baltimore County this 28day of May, 1970, tha e above Reclassification be and the same is hereby DENIED and that the bove described property or area be and the same is hereby continued as and

Zoning Commissioner of

MCA 🗆 🗆

Rec' 2 8/4/72

LAW OFFICES BOTAN, PEUMHOR & WOLLAMS

\$70-48R

DESCRIPTION

23.5228 ACRE PARCEL, BEDFORD ROAD NEAR CAMPFIELD ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for R-A Zoning

Beginning for the same at a point on the south side of Bodford Road at the distance of 177 feet, more or less, as measured along said south side of Bedford its intersection with the center line of Walnut Street, said point of recorded among the Land Records of Baltimore County in 1ther R.J.S. No. 1386, Page 74 was conveyed by Frederick J. Singley and others, Executors, to Edwin U. Owings and wife, vaid point of beginning being also at the northwest corner of the outline of the Plat of "Mellinee" recorded among said Land Records in Plat Book J.W.S. No. 1, Page 103, and running, thence, binding on the first line of said land and on the south side of said Bedford Road, (1) S 75° 06' 00" W - 379.50 feet, thence leaving said Bedford Road, and binding on the second line and on a part of the third line of said land, (2) S 17° 25' 40" E - 1205.88 feet, and (3) S 27° 33' 30" W - 496.57 feet, thence (4) S 52° 26' 30" E - 163.65 feet, and (5) N 38° 26' 15' E - 127.57 feet to the northernmost corner of Lot No. 1, Block "B", as shown on Plat No. 2, "Brookside Manor" recorded among said Land Records to Plat Book G.L.B. No. 24, Page 18, thence binding on the outlines of "Brocksidy Manor", the nine following courses and distances, (6) S 72° 34' 30" E - 138.12 feet, (7) S 49° 08' 20" E - 600.42 feet, (8) N 36" 00' 40" E - 153.41 feet, (9) N 26" 51' 07" E -

Water Suiply & Sewerage & Drainage & Highways II. dructures & Developments & Flaminia & Repor

●MCA □○□

165.00 feet, (10) N 63° 08' 53" W/ 68.00 feet, (11) N 26° 51' 07" F - 26.00 feet, (17) S 89° 43' 20" E - 53.66 feet, (13) N 26° 51' 07" E - 60.99 feet, thence (14) N 26° 51' 07" E - 111.01 feet, thence (15) S 63° 08' 53" E - 206.87 feet to a point on the northeast side of a 15 foot wide Right of Way for Utilities there laid out, thence bi. digg thereon, the two following courses and distances, (16) N 22° 45' 00" W - 137.70 feet and (17) N 20° 45' 00" W - 90.12 feet to a point on the southwest outline of the Plat of "Mellinee" herein referred to, thence binding on said southwest outline and on the outlines of said first mentioned land the two following courses and dispances (18) N 63° 08' 53" W - 597.72 feet, and (19) N 17° 28' 10" W - 1291.20 feet to the place of beginning.

Containing 23.522F acres of land

July 1, 1969



NOV 0 1 1972

RE: Type of Hearing: Reclassification from an R.6 zone to an RA zone Location: 5/5 Bedfor RG., 177' W. of Walnut Street Patitioner: Schnaper & Koren Committee Heating of July 22, 1969 Jrd Gistrict Iten 17

COUNTY OF FICE MANG-111 V. Chesapovae Ave. Towars, Naryland 21204

OLIVER L MYERS

MENDERS BUREAU OF ENGINEERING

DEPAR MENT OF TRAFFIC ENGINEERIN STATE ROADS COMM

HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION

GUREAU OF FIRE PREVENTION

INDUSTRIAL DEVELOPMENT

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

The subject property is currently unimproved union is covered by dense woods and underbrush. It less directly across the street from Alter Street, which on the east side is a residential development, and on the west side is the Subprook Jr. High School, Walnut Avenue is developed to the east as a small residential community.

BUREAU OF ENGINEERING:

James D. Notan, Esq. 204 W. Pennsylvania Avenue Touson, Maryland 21204

Highways:

Bndford Road is an existing road which will ultimately be improved with a 40-foot roadway on a 60-foot right-of-way. The Developer will be responsible for the widening and the improvements of this road.

A road pattern will have to be worked out to determine the extension, termination, etc. of the existing roads abutting this property.

.....

James D. Nolan, Esq. 204 W. Pennsylvania Avenu Towson, Maryland 21204

August 4, 1969

The Developer shall be responsible for the storm drain reservation and the improvements of the channel to contain the stream located along the eastern line of this property

Storm water from this size shall be directed to a suitable outfall. 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.

Sanitary Sewers

Public sanitary sewer is available to serve the proposed improvements. There is existing sanitary sewers in Bedford Road, Alter Street, Daniou Road and along the stream located on the eastern property line.

This property can be served from the existing water mains in Ledford Road and Alter Street.

PROJECT PLANNING DIVISION:

Because of circulation to the Campfield Elementary School, and Itself Street and Ceder Avenue must be provided as public roads as shown on the 'inetatively Approved Plan of 8-9-1956 and subsequently recorded as Sections I and 2 of Brookside Hanor Addition. The pits should be so revised Prior to setting a hearing.

BUREAU OF TRAFFIC ENGINEERING:

The subject site as R6 would generate approximately 1150 trips a day. As R6 the land should generate 2600 trips per day. The existing width of Bedford Road and the alignment of Alter Street is not conductive to a high density development.

The student yield from both the present zoning and the proposed zoning would be approximately the same (50 students).

James D. Notan, Esq. 204 W. Pennsylvania Avenue

August 4, 1969

FIRE PREVENTION:

Owner shall be required to comply with all Fire Department requirements in accordance with the Life Sefety Code 101, 1967 edition, Chapter II, "Mesidential Occupances."

BUILDING ENGINEER'S OFFICE:

Kust meet all requirements of the Baltimore County Building Code. HEALTH DEPARTMENT:

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

ZOXING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed illing 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.

3 518NS

70-48-R

CERVIFICATE OF POSTING Towner, Marriand

District 3 R4 Date of Posting Au6 23-69 Posted for: RECLASSIFICATION FROM R-6 to B.A. Petitioner: SHELLES SCHEAPER + RICHARD KAREN ocation of property: S/S O.F. B.Ed.Fon. J. R.A. 177.FF. W. FF. MALAUST. ST.

Location of Signa D. CANTEL OF BASEDE DIVER AT DEAN END DUB OF ALTER T. 1011 - T. FROM COMPERED RAL O SKET BESTERS RAL MINE ALTERST

Posted by Charles n. nel

Dale of return: 1966: 29-69

COUNTY OFFICE OF PLANNING AND WING

CERTIFICATE OF PUBLICATION

AUG 2 1 1969

of __ one_time ____succes.drawweels before the ____ 8th day of ______Soptomber _____, 19_59_, the first publication appearing on the 21st day of August

> THE JEFFERSONIAN. G. Leank Structor

CERTIFICATE OF POSTING

Date of Posting JUNE 19, 1970 Posted for APPEAL Petitioner SHELDON SCHNAPER AND RICHARD KOREA Location of property: S. E.F. BEDFORD Rd. 1718. N. O.F. WALRUT STREET

Remarks: Prosted by Cherter H. Hoce Date of return: N. 1. 2.1910

OFFICE OF O COMMUNITY LIMITES RANDALLSTOWN, MD. 21133 Aug. 25, 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 week before the 25 day of Aug. 1969, that is to say, the same was inserted in the issues of Aug. 21, 1969. STROMBERG PUBLICATIONS, Inc. By Ruth Morgan

ACH ALONG PERFORATION AND KEEP THIS FORTY IN FOR YOUR R.

BAI MORE COUNTY, MAR LAND OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21214

No. 64685

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND No. 71279 OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204 20.00

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120

BALTIMORE COUNTY, MARYLAND No. 64709 OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

87.25

No. 71265 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE ion of Callection and Receipts COURT HOUSE 75ON, MARYLAND 21204

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIFTS, COURT HOUSE, TOWSON, MARYLAND 213

NOV 01 1972



