

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MARTEX PROPERTIES, INC., legal owner(s) 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-10 zone to an RA-1 zone;

and (2) for the following reasons:

That materially significant changes have occurred in the vicinity and areas of these properties requiring such requested reclassification.

See attached description

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Elevator Office Building.

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.

MARTEX PROPERTIES, INC. Morris Silberman
Contract purchase: Legal Owner
Address: 1216 West Northern Parkway
Baltimore, Md. 21209
Petitioner's Attorney: Edward D. Handley
Protestant's Attorney:

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of July, 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, 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 13th day of August, 1970, at 10:00 o'clock.

Edward D. Handley
Zoning Commissioner of Baltimore County.
(over)

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

0.6 MORE OR LESS ACRE PARCEL, SOUTH SIDE OF RELOCATED OLD

COURT ROAD, 99.32 FEET WEST OF SCHOOL HOUSE LANE, THIRD ELECTION

DISTRICT, BALTIMORE COUNTY, MARYLAND.

Description for Special Exception for
Elevator Office Building

Beginning for the same at a point on the south right of way line of Relocated Old Court Road, as shown on Baltimore County Bureau of Land Acquisition Plat, RW 64-005-8, at a distance of 99.32 feet, as measured westerly along said right of way line from the west end of a gusset line which connects the said right of way line and west side of School House Lane, as shown on said plat, running thence, binding on said right of way line, (1) westerly, by a curve to the left with a radius of 865.00 feet, the distance of 45.63 feet, thence leaving said right of way line, (2) S 02° 32' W - 556 feet, more or less, to the center of Old Court Road, thence binding thereon (3) S 87° 28' W - 46 feet, more or less, thence (4) N 02° 32' E - 556 feet, more or less, to the place of beginning.

Containing 0.6 of an acre of land, more or less.

RL:Smpl

J.O. #65285

April 29, 1970



Water Supply Highways Structures Developments Planning Reports

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

0.36 MORE OR LESS ACRE PARCEL, SOUTH SIDE OF RELOCATED OLD

COURT ROAD, 99.32 FEET WEST OF SCHOOL HOUSE LANE, THIRD ELECTION

DISTRICT, BALTIMORE COUNTY, MARYLAND.

Existing Zoning "R-10"
Proposed Zoning "RA-1"

Beginning for the same at a point on the south right of way line of relocated Old Court Road, as shown on Baltimore County Bureau of Land Acquisition Plat, RW 64-005-8, at a distance of 99.32 feet, as measured westerly along said right of way line of relocated Old Court Road from the west end of a gusset line which connects the said right of way line of relocated Old Court Road and the west side of School House Lane, as shown on said plat, running thence, binding on said right of way line of relocated Old Court Road (1) westerly, by a curve to the left with a radius of 865.00 feet, the distance of 45.63 feet, thence (2) S 02° 32' W - 345 feet, more or less, to a point on the eighth line of Baltimore County Zoning Description, 3-RA-2, thence binding on part of said eighth line (3) easterly 46 feet, more or less, thence (4) N 02° 32' E - 345 feet, more or less, to the place of beginning.

Containing 0.36 of an acre of land, more or less.

RL:Smpl

J.O. #65285

April 29, 1970



Water Supply Highways Structures Developments Planning Reports

MARTEX PROPERTIES, INC. / 1216 W. Northern Parkway / Baltimore, Maryland 21209 / Phone: 323-4000

MEMORANDUM

To accompany petition for zoning and special exception for .36 and .46 acre tracts located on relocated Old Court Road, Baltimore County, Maryland. The following zoning cases which were approved bears out item #2 in the petition, that "materially significant changes have occurred in the vicinity and areas of these properties requiring such requested reclassification."

- Case #69-16KX, July 18, 1968, property 360' west of School House Lane on relocated Old Court changed from R-10 to RA with special exception for offices and office building. The Pikesville Branch, U.S. Post Office, has been recently constructed on this property.
- Case #67-83XA, October 9, 1968, property on S/S Walker Avenue 765' E. of Reisterstown Road, approved for offices and office building.
- Case #69-275X, July 28, 1969, SE/S Walker Avenue 695' N.E. of Reisterstown Road, approved for offices and office building.
- Case #68-318, August 26, 1967, S.S. Old Court Road 775' E. of Reisterstown Road changed from R-10 to Business Local (BL).
- Case #70-176RA, April 28, 1970, S.S. Old Court Road E. of Reisterstown Road - R-10 changed to BL to permit parking of 397 cars.
- Case #67-183KX, June 12, 1967, adjacent site to one in petition and under same ownership of petitioners - changed from R-10 to RA with special exception for elevators or office building. Plans currently under way for construction of an elevator office building.
- Case #67-170RX, April 19, 1967, N.E. corner of Sudbrook and 88 feet S. of Old Court Road, changed from R-10 to RA with a special exception for drive-in bank and offices. Construction for such building is in contract stages.

All of the above zoning cases were approved by the Zoning Commissioner as indicated.

Respectfully submitted,

MARTEX PROPERTIES, INC.
Morris Silberman
Morris Silberman, President
1216 West Northern Parkway
Baltimore, Maryland 21209

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Handley, Zoning Commissioner Date: August 11, 1970

FROM: Mr. George E. Gavett, Director of Planning

SUBJECT: Petition #71-41-RX, South side of Relocated Old Court Road 99.32 feet West of School House Lane.
Petition for Reclassification from R-10 to R.A. Zone
Petition for Special Exception for Elevator Office Building.
Marx Properties, Inc. - Petitioners

3rd District

HEARING: Thursday, August 13, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R.A. Zone, together with a special exception for elevator office building on a larger parcel.

We have recommended that the subject property be zoned for R.A. purposes. We endorse the request for the elevator office building but would demand that any granting be limited to a building no taller than three (3) stories as is shown on the petitioners' plan.

We note that the plan makes no mention of the possibilities of related commercial uses occurring here and suggest that such uses not be allowed them as part of any possible granting of this petition.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 9, 1970

COUNTY OFFICE Bldg.
111 E. Chesapeake Ave.
Baltimore, Maryland 21202

MEMBERS

CLARENCE L. WEISS
Chairman

MICHAEL J. WEISS
Vice Chairman

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
THE PARKS

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Mr. Morris Silberman
Marx Properties, Inc.
1216 West Northern Parkway
Baltimore, Maryland 21209

RE: Type of Hearing: Reclassification and Special Exception
Location: W of Old Court Road opp. intersection with School House Lane
Petitioners: Marx Properties, Inc.
Committee Meeting of June 2, 1970
3rd District
Item 350

Dear Mr. Silberman:

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 several old dwellings and old out buildings, with the property surrounding the area to the west, south, and east are improved with dwellings with a portion to the west improved with apartments, and the portion to the south being improved with a bank office building. The property to the north is improved with one dwelling and the David Ridge Cemetery. A portion of Old Court Road is improved with concrete curb and gutters. Old Court Road relocated is improved to its ultimate at the present time.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Old Court Road is an existing roadway which has been improved with a 12-foot closed roadway within a 30-foot right-of-way along the south-east corner line. Although right-of-way widening and improvements have been made, this improvement will be required along the south property line at the western end of this site.

Old Court Road Relocated is an existing road improved with a 12-foot closed roadway within a 30-foot right-of-way and 30' of improvement will be required at this site other than construction of public planning where required adjacent to public roads.

Mr. Morris Silberman
Marx Properties, Inc.
Item 350

School House Lane is an existing road maintained by the Baltimore County Bureau of Highways. Since this road is not proposed for connection to Relocated Old Court Road as a public road, a private road may be used for access to this property as indicated on the subject plan. The petitioners must initiate actions required for the legal closing of School House Lane through this property.

The construction of a public water main in School House Lane from Old Court Road to Relocated Old Court Road will require that an easement be obtained along the portion of School House Lane which will be closed as a public road.

The private system of roads proposed for access to this site is subject to the approval and requirements of the Office of Planning and Zoning, Department of Traffic Engineering and the Fire Bureau. Primary private roads are normally 30 feet wide. This requirement should be checked with these agencies.

Highways

Entrance locations to the proposed apartments and office buildings are subject to the approval of the Office of Planning and Zoning and the Department of Traffic Engineering.

Storm Drains

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drainage study and storm drainage facilities and/or easements will be required in connection with any subsequent grading or building permit applications.

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

Sediment Controls

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, dumping private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewers

Public sanitary sewers are available to serve this property.

Water

Public water is available to serve this property from the existing public

Mr. Morris Silberman
Marx Properties, Inc.
Item 350

water main in Old Court Road and/or from the public water main extension which will be required in School House Lane from Old Court Road to Relocated Old Court Road in connection with any subsequent grading or building permit applications.

BUILDING DEPARTMENT OFFICE

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and Regulations when plans are submitted; also, see Building Code "Section 405.10 b".

HEALTH DEPARTMENT

Public water and sewers are available.

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.

BOARD OF EDUCATION

There would be no increase in student population.

ZONING ADMINISTRATION OFFICE

This petition is accepted for filing on the date of the enclosed filing certificate. Copies of the hearing date and time, which will be held not less than 30, nor more than 60 days after the date of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Weiss
Chairman

CL:Wne

Enclosures

11-17-70

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~the~~ the petitioner-proved error in the zoning of the subject property on the Land Use Map,

the above Reclassification should be had; and it further appearing that ~~the~~ the petitioner complied with all the requirements of Section 562.1 of the Baltimore County Zoning Regulations.

Special Exception for an Elevator Office Building should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17 day of September, 1970, that the herein described property or area should be and

the same is hereby reclassified, from an R-10 zone to an R-A zone, and ~~the~~ Special Exception for an Elevator Office Bldg. should be and the same is

granted, from and after the date of this order, subject to approval of site plan by the Bureau of Public Services, State Roads Commission and the Office of Planning and Zoning. *Edward D. Hardisty*
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it 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 day of 1970, 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 zone, and or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 350 - ZAC - June 2, 1970
Property Owner: Martex Properties, Inc.
Old Court Road opp. Int. with Walker Avenue
Rec'ification to RA and S.E. for Elevator Office Buildings

Date: July 7, 1970

It appears from the subject plat that the area in question is a 46 foot strip along the west side of the subject property. This change from R10 to RA should not create any major increase in trip density.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CF:mr

July 15, 1970

Mr. Morris Silbermann
Martex Properties, Inc.
1216 West Northern Parkway
Baltimore, Maryland 21209

RE: Type of Hearing: Reclassification and Special Exception
Location: N/S of Old Court Road opp. Int. with Walker Ave.
Petitioners: Martex Properties, Inc.
Committee Meeting of June 2, 1970
Item 350

Dear Mr. Silbermann:

The following is addendum to our Zoning Advisory Committee comments of July 9, 1970 under the above referenced subject for Department of Traffic Engineering:

"It appears from the subject plat that the area in question is a 45 foot strip along the west side of the subject property. This change from R10 to RA should not create any major increase in trip density."

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JO

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
No. 73769
DATE: July 15, 1970
To: Martex Properties, Inc.
1216 W. Northern Parkway
Baltimore, Md. 21209
Zoning Dept. of Baltimore County
TELEPHONE 584-5415
EXHIBIT TO ACCOUNT NO. 01-622
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT \$9.75
CITY

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property 8/1-8/2	\$9.75

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 71344
DATE: July 21, 1970
To: Martex Properties, Inc.
1216 West Northern Parkway
Baltimore, Md. 21209
Zoning Dept. of Baltimore County
TELEPHONE 582-3000 EXT. 307
EXHIBIT TO ACCOUNT NO. 01-621
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT \$6.00
CITY

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Posting for Reclassification and Special Exception 8/1-8/2	\$6.00

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 23, 1970.
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 one time successive weeks before the 13th day of August, 1970, the first publication appearing on the 23rd day of July, 1970.

THE JEFFERSONIAN,
Manager.
Cost of Advertisement, \$.

OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 July 27 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, Zoning Commissioner of Baltimore County, was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 27th day of July 1970 that is to say, the same was inserted in the issue of July 23, 1970.

STROMBERG PUBLICATIONS, Inc.

By: *Ruth Morgan*

Mr. Morris Silbermann
Martex Properties, Inc.
1216 West Northern Parkway
Baltimore, Maryland 21209

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
113 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

7th day of July, 1970.

Edward D. Hardisty
EDWARD D. HARDISTY
Zoning Commissioner

Petitioner: Martex Properties, Inc.

Petitioner's Attorney

Reviewed by: *Oliver L. Myers*
Chairman of the Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd
Posted for: *Reclassification & Special Exception*
Petitioner: *Martex Properties, Inc.*
Location of property: *324 Old Court Rd. - W. of Old Court House Lane*
Location of Signs: *On N/S of Old Court Road, on Sheffield Rd. (2) at intersection of Old Court Road and Walker Ave.*
Remarks:
Posted by: *Richard*
Date of return: 5-5-70

11-17-70

