

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, G. Edwin Green, et al., 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an M.L. zone, for the following reasons:

1. Error in the original zoning.
2. Change in the character of the neighborhood
3. And for other reasons set forth in the Memorandum attached hereto in compliance with Bill 72.

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 used 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.

Witness my hand and seal this 11th day of July, 1970, at Baltimore, Maryland.

G. Edwin Green, et al.
Legal Owner
Address: 1323 Greenwood Road
Baltimore, Maryland 21204

By: [Signature]
Petitioner's Attorney

Address: 202 Loyola Federal Bldg., Towson, Md. 828-5688

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of July, 1970, 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 at Room 106, County Office Building in Towson, Baltimore County, on the 17th day of August, 1970 at 11:00 o'clock.

By: [Signature]
Zoning Commissioner of Baltimore County

JOSEPH D. THOMPSON, P.E., C.E.
CIVIL ENGINEERS & LAND SURVEYORS
1100 101 SHELL BUILDING - 200 EAST JOFFA ROAD
TOWSON, MARYLAND 21204 • VALLEY 3-8820

DESCRIPTION FOR REZONING OF PROPERTY ON THE NORTHEAST SIDE OF GREENWOOD ROAD, NORTHWEST OF CHURCH LANE, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the Northeast side of Greenwood Road at the distance of 219.82 feet measured Northwest along the Northeast side of Greenwood Road from the North side of Church Lane and running thence and binding on the Northeast side of Greenwood Road North 55 Degrees 11 Minutes West 154.2 feet, more or less, to the dividing line between that land zoned R10 and that land zoned ML, thence leaving the Northeast side of Greenwood Road and binding on said dividing line North 34 Degrees 49 Minutes East 235.3 feet, more or less, to the Southeast Right-of-Way line of the Western Maryland Railroad and running thence and binding thereon South 56 Degrees 11 Minutes East 151.8 feet, more or less, thence leaving said Right-of-Way and running South 33 Degrees 49 Minutes West 238.03 feet to the place of beginning.

CONTAINING 0.83 acres of land, more or less.



3.31.70

PETITION FOR RECLASSIFICATION
From R-10 to M.L.
BEFORE THE ZONING COMMISSIONER
Northeast side of Greenwood Road, Northwest of Church Lane, Baltimore County, Maryland
OF
G. EDWIN GREEN, et al., BALTIMORE COUNTY
Petitioners

MEMORANDUM

Petitioners, C. EDWIN GREEN, et al., by their attorney, FRED E. WALDROP, pursuant to the requirements of Bill 72 (1969) of the County Council of Baltimore County, Maryland assign the following reasons in support of their petition for zoning reclassification:

1. Error in original zoning -- original plan did not take into effect the future growth of the western area and the need for industrial uses in that area.
2. Genuine change in the character of the neighborhood. The following changes have occurred:

- (a) 68-82 RA - NE corner Greenwood Road and Church Lane
From R-6 to M.L.P. with variances
Granted by Zoning Commissioner October 11, 1967
- (b) 5567 - NW corner of intersection of Old Court Road (re-located) and Greenwood.
Special Exception for Convalescent home
Denied by Zoning Commissioner June 19, 1962
Granted by Board of Appeals May 14, 1963
- (c) 65-307 R N/S Old Court Road, 225' W of Western Md. Railroad
R-40 to R.A.
Granted by Deputy Zoning Commissioner June 2, 1965
Granted by Board of Appeals May 2, 1966
AFFIRMED by Circuit Court November 10, 1966

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: August 12, 1970

FROM: George E. Gonnelli, Director of Planning

SUBJECT: Petition #71-42-R, Northeast side of Greenwood Road 219.82 feet North of Church Lane. Petition for Reclassification from R-10 to M.L. Zone. G. Edwin Green - Petitioner

3rd District

HEARING: Thursday, August 13, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to M.L. Zone and we have the following advisory comments to make relative to pertinent planning factors:

The property to the west of the subject property between the Western Maryland Railroad and Greenwood Road is zoned for industrial use. Since the character of the land between the Western Maryland Railroad and Greenwood Road has been established by the existing industries, the Planning Board feels that the industrial pattern should be extended to the east between the two facilities. However, since the properties to the north and south are zoned and developed in residential uses, the Board feels a more restrictive industrial zone should be applied.

The Planning Board, on February 11, 1970, adopted recommended zoning maps indicating the subject property be reclassified from R-10 residential to Manufacturing Light, Restrictive (M.L.R.). The Board felt that the more restrictive industrial zone would offer better protection for the adjacent residential properties.

GEG:mh

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

Fred E. Waldrop, Esq.
202 Loyola Federal Building
Towson, Maryland 21204

RE: Type of Hearings: Reclassification from an R-10 zone to an M.L. zone. Locations: N/S Greenwood Rd., 219' W. of Church Lane. Petitioners: G. Edwin Green, et al. Committee meeting of April 28, 1970 3rd District Item 273

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 masonry and frame dwelling, with the property to the east improved with dwellings as well as the property to the south. The property to the west is improved with the Port City Press, which is additional property owned by the petitioner. The property to the north is bounded by the right-of-way of the Western Maryland Railroad. Greenwood Road in this location is not improved as far as concrete curb and gutter are concerned.

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:

Greenwood Road is an existing macadam road proposed for improvement as a 35-foot closed roadway within a 50-foot right-of-way.

Highway right-of-way widening and improvements would be required in connection with any subsequent grading or building permit applications.

Fred E. Waldrop, Esq.
Petitioners: G. Edwin Green, et al
Item 273 Page 2

June 11, 1970

Storm Drains:

Storm drain facilities and easements may be required in connection with the proposed improvements to this property.

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging 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 Sewer and Water:

Public sanitary sewerage and public water supply are available to serve this property.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R10 to ML zoning. Although the trip density is not increased greatly by this change, Greenwood Road is not conducive to industrial traffic.

Fred E. Waldrop, Esq.
Petitioners: G. Edwin Green, et al
Item 273 Page 3

June 11, 1970

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with requirements of Baltimore County Building Code, when plans are submitted.

INDUSTRIAL DEVELOPMENT:

The Industrial Development Commission has reviewed the subject petition and visited the site. The request for reclassification appears to be necessary to permit the expansion of an existing company at its present location.

The Industrial Development Commission recommends that the request for reclassification be granted in order to allow the proposed expansion and to allow the use of the property for industrial purposes as is the usual use of land abutting a railroad.

BOARD OF EDUCATION:

Would not increase the student population.

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.

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,

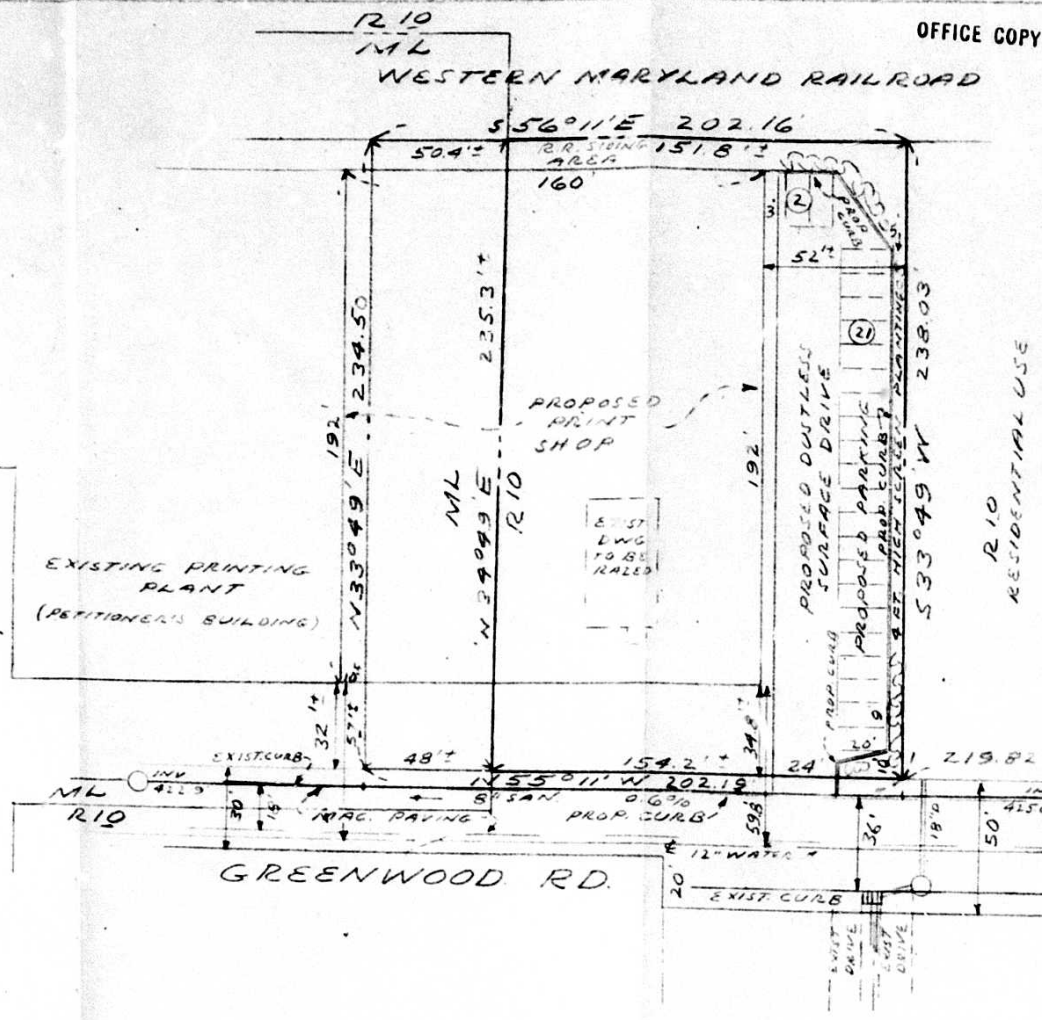
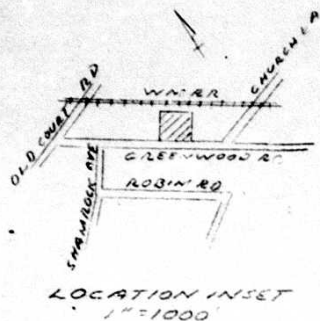
OLIVER L. MYERS, Chairman

OLM:JD
Enc.



REPORT TO ACCOUNT NO. 01-002		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT PAID	
QUANTITY	DESCRIPTION	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS			
4	Position for Reimbursement for G. State from 07-10-2				90.00

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



OFFICE COPY

EXISTING ZONING: R10 - RES. USE
 PROPOSED ZONING: ML - PRINT SHOP USE
 NET AREA: 0.83 ± AC.
 GROSS AREA: 0.88 ± AC.
 OFFSTREET PARKING:
 OFFICE AREA: 5,000 SQ. FT. | WHOLE BLDG: 5,070 SQ. FT.
 PARKING SPACES REQUIRED: 5,000 / 300 = 17
 NO. OF SPACES PROVIDED: 17
 TOTAL NO. OF EMPLOYEES IN PLANT: 15
 PARKING SPACES REQUIRED: 5
 PARKING SPACES PROVIDED: 6
 TOTAL PARKING SPACES REQUIRED: 22
 TOTAL PARKING SPACES PROVIDED: 23 (9' x 20')
 3RD DISTRICT
 (REFER TO 66-18-A FOR FRONT & REAR YARD VARIANCES)

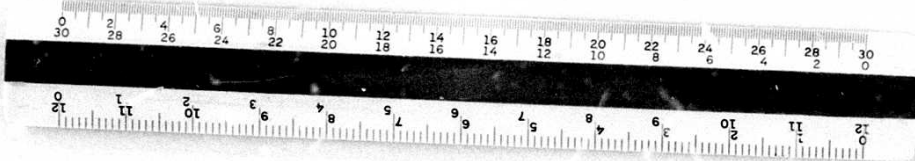
#71-42R
 CHURCH LANE
 MAP #3
 SEC. 2-C
 NW-7-F
 ML

PLAT FOR ZONING CHANGE
 GREENWOOD ROAD
 3RD DISTRICT
 BALTIMORE CO., MD.

JAYRECO, INC
 1223 GREENWOOD RD.
 BALTIMORE, MD
 21208

Robert E. Spellman

JOSEPH D. THOMPSON
 ENGINEERS AND SURVEYORS
 101 SHELL BLDG 200E JOPPA RD
 TOWSON, MD MARCH 31, 1970
 SCALE: 1"=50'



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 re-classified, 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 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.

MARTEX PROPERTIES, INC. Morris Silberman
Contract purchase: 1216 West Northern Parkway
Address: 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 3 newspapers of general circulation throughout Baltimore County, that the public hearing be held 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. Gavelis, 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

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

MEMBERS

MURRAY L. WEISS
Chairman

MEMBER OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF THE PARKS

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

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, damaging 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.

SCHOOL 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
Oliver L. Weiss
Chairman

GL:Wne

Enclosures

11-17-70