

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, FRANCES SULKY, 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 heretofore described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an RA zone to BL zone.

See attached sheet.

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, 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.

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DESCRIPTION FOR RE-ZONING 71-43
BEGINNING FOR THE SAME AT THE POINT FORMED BY THE INTERSECTION OF THE EAST SIDE OF A 30 FOOT RIGHT-OF-WAY AND THE NORTH SIDE OF OLD COURT ROAD AS LAID OUT 23 FEET WIDE ON THE REVISED PLAT OF PIKEVILLE PLAZA, RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER O.T.G. N° 31 FOLIO 22, SAID POINT OF BEGINNING HAVING THE COORDINATES OF WEST 30 786.12 FEET AND NORTH 29 209.71 FEET;
THENCE RUNNING AND BINDING ON THE EAST SIDE OF SAID 30 FOOT RIGHT-OF-WAY NORTH 08° 23' 27" WEST 116.97 FEET TO INTERSECT THE THIRD OR NORTH-EASTERN 250 FEET MORE OR LESS LINE OF 3-BL-6 AT A POINT DISTANT 99.38 FEET MEASURED NORTH-EASTWARD FROM ITS BEGINNING;
THENCE LEAVING SAID 30 FOOT RIGHT-OF-WAY AND BINDING ON PART OF SAID THIRD LINE OF 3-BL-6, AS NOW SURVEYED, NORTH 53° 36' 11" EAST 55.88 FEET TO INTERSECT THE NORTH OUTLINE OF THE LAND CONVEYED BY HENRY W. ECKHART AND WIFE TO WM. B. DENNY BY DEED RECORDED AMONG AFORESAID LAND RECORDS IN LIBER O.T.G. N° 18473 FOLIO 20, ETC.;
THENCE LEAVING SAID THIRD LINE OF 3-BL-6 AND BINDING ON THE OUTLINES OF SAID LAND CONVEYED TO WM. B. DENNY THE THREE FOLLOWING COURSES, AND DISTANCES, NAMELY: (1) NORTH 66° 34' 53" EAST 32.23 FEET; (2) SOUTH 08° 23' 27" EAST 147.50 FEET TO NORTH SIDE OF SAID OLD COURT ROAD AND (3) SOUTH 66° 34' 33" WEST 81.75 FEET TO THE PLACE OF BEGINNING.

NOTE: All coordinates and courses used herein refer to the system of coordinates and courses shown on the revised PLAT OF PIKEVILLE PLAZA recorded among the Land Records of Baltimore County in PLAT BOOK O.T.G. N° 31 FOLIO 23.

REVISIONS	SILBERMANN & ASSOCIATES CONSULTING ENGINEERS 902 WEST THIRTY-SIXTH STREET BALTIMORE 21211 MARYLAND
William B. Denny N° 8 OLD COURT ROAD 322 ELECTION DISTRICT BALTIMORE COUNTY, MD.	
RE-ZONING APPLICATION	
DRAWN BY: DATE: Mar. 1970	PROJECT: 71-43
CHECKED: SCALE: 1"=20'	DRAWING: RZ-2

To the Zoning Commissioner of Baltimore County:

Memo as to change in the neighborhood and error in original map

69-253-R
N/S Old Court Rd. 219' from the NE/S of Reisterstown Rd.
Request for reclassification from RA to BL
Granted 6/13/69

69-31-R
S/S Old Court Rd. 775' E. of Reisterstown Rd.
Request for reclassification from R-10 to BL
Granted 2/28/67

69-304
S/S of Old Court Rd. 319' E. of Reisterstown Road
Request for special exception for filling station
Granted 2/21/67

69-308
N/S Old Court Rd. 240' W of School House Lane
Petition for reclassification from R-10 to RA
Granted 7/30/64

4694
E/S Faley Lane NW/S Walker Ave.
Petition for special exception for office building.
Granted 7/22/59

As to error in map:
A portion of #8 Old Court Rd. is zoned BL at the present time. With the properties adjoining it to the North and the West are zoned BL at the present time. Therefore the only logical extension for zoning on the subject property is BL.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

SUBJECT: Petition #71-43-R. North side of Old Court Road 349.38 feet East of Reisterstown Road.
Petition for Reclassification from R.A. to B.L. Zone
Frances Sulsky - Petitioner

3rd District

HEARING: Thursday, August 13, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R.A. to B.L. Zoning.

The existing commercial properties in this retail complex adjacent to the subject property are oriented to Reisterstown Road and the new Old Court Road. These two high volume traffic carriers can adequately serve the traffic created by the retail uses on the intersection of these two major roads. However, the subject property is not located on either Reisterstown Road or the new Old Court Road but located on a substandard 23 foot wide road.

The Planning Board, on February 11, 1970, adopted recommended zoning maps. These maps show the subject property remaining in the residential (R.A.) classification. Because of the recommendations of the Planning Board and the above-mentioned facts, we feel the property should remain in its R.A. classification.

GEG:mch



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 14, 1970

Mr. Stanley Davis
1123 Light Street
Baltimore, Maryland 21230

RE: Type of Hearings: Reclassification from an RA zone to an BL zone. Locations: N/S Old Court Road, 250' from center line of Reisterstown Rd. Petitioners: Frances Sulsky. Committee Meeting of April 14, 1970 Item 227

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 1 1/2 story office building, with the property to the north improved with the Pikeville Plaza Shopping Center. The property to the east is a residential dwelling, as well as the property to the south, 10 to 30 years of age, in fair repair. The property to the west is improved with a substitution for the Gas & Electric Company and an office building. Old Court 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 Committee in connection with the subject item.

Highways:

Old Court Road is an existing 18-foot wide macadam road proposed for improvement as a 36-foot closed roadway

Mr. Stanley Davis
1123 Light Street
Baltimore, Maryland 21230
Item 227

May 11, 1970

Highways: (Continued)

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.

The 30-foot right-of-way along the west property line may be used for access as indicated on the plan provided the petitioner has the right of ingress or egress within this 30-foot right-of-way.

Storm Drains:

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 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.

Sewer and Water:

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

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

The existing 30' right-of-way must be clarified as to the use. The drives on site must be a minimum of 20' wide.

Mr. Stanley Davis
1123 Light Street
Baltimore, Maryland 21230
Item 227

May 11, 1970

DEPARTMENT OF TRAFFIC ENGINEERING:

A change from RA to BL for a site this small should create no major change in traffic volume to Old Court Road. However, should this expansion of BL land continue, capacity problems can be expected on Old Court Road. A gravel parking lot is existing on the site and must be eliminated, since it does not provide a precise area for entrance or exit.

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.

BOARD OF EDUCATION:

Would not increase student population.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet all design loads of Baltimore County Building Code for conversion to retail store. See Section 700.2c.

HEALTH DEPARTMENT:

This plan is not complete, therefore, this office cannot make proper comments.

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to submit revised plans to this office in accordance with the following prior to the hearing:

1. The means for providing sewer and water to the subject property.
2. The proposed road widening as indicated in the Bureau of Engineering comments above.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be

Mr. Stanley Davis
1123 Light Street
Baltimore, Maryland 21230
Item 227

May 12, 1970

ZONING ADMINISTRATION DIVISION: (Continued)

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

OLN:JD

Enc.

12-28-70

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

the above Reclassification should be had; and it further appearing that by reason of

a Special Exception for

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7

day of November, 1970, that the herein described property or area should be and

the same is hereby reclassified; from an R.A. zone to a B.U. zone, and/or a Special Exception for

granted from and after the date of this order, subject to the approval of the site plan by

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 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

granted; 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

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Edward D. Hardesty

Signature

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TELEPHONE 494-2413

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Revenue Division

COURT HOUSE

TOWSON, MARYLAND 21204

DATE Aug. 10, 1970

FILED BY

Zoning Dept. of Baltimore County

To: Edward D. Hardesty & Davis
1123 Light Street
Baltimore, Md. 21204

01-422

REPORT TO ACCOUNT NO.

QUANTITY

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT \$54.25

Advertising and posting of property for Francis Sulsky 7/1-43-R 55.25

IMP. START: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

COURTHOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 3rd

Posted for: Reclassification

Petitioner: F. Sulsky

Location of property: N. 3rd St. & E. 1st St. - 349' 1" x 120' 1" Parcel

Location of Sign: #8 Old Court Rd.

Remarks:

Posted by: [Signature]

Date of Posting: 7-25-70

Date of return: 8-5-70

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, \$.

PETITION FOR RECLASSIFICATION AND ZONING

TO: BALTIMORE COUNTY, MARYLAND

FROM: R.A. Zone to B.U. Zone

LOCATION: North side of Old Court Road, 349' 1" x 120' 1" Parcel

DATE & TIME: Thursday, August 13, 1970 at 1:00 P.M.

PURPOSE: RECLASSIFICATION from R.A. Zone to B.U. Zone

REASON: The Zoning Commissioner of Baltimore County, by authority of the Board of Commissioners, has received a petition from Francis Sulsky, petitioner, for the reclassification of the above described property from the R.A. Zone to the B.U. Zone. The petitioner claims that the property is currently used for residential purposes and that the reclassification is necessary for the proper use and development of the property.

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, MARYLAND

EDWARD D. HARDESTY

Signature

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 July 27 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, 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 27th day of July 1970, that is to say, the same was inserted in the issue of July 23, 1970.

STROMBERG PUBLICATIONS, INC.

By: [Signature]

TELEPHONE 823-9000 EXT. 387

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

DATE July 21, 1970

FILED BY

Zoning Dept. of Baltimore County

To: Edward D. Hardesty & Davis
1123 Light Street
Baltimore, Md. 21204

01-422

REPORT TO ACCOUNT NO.

QUANTITY

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT \$50.00

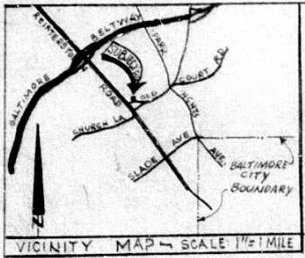
Advertising and posting of property for Francis Sulsky 7/1-43-R 50.00

IMP. START: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PIKESVILLE PLAZA O.T.G. 31/22

GIANT FOOD, INC.
O.T.G. 4500/127



DESCRIPTION FOR RE-ZONING

BEGINNING FOR THE SAME AT THE POINT FORMED BY THE INTERSECTION OF THE EAST SIDE OF A 30 FOOT RIGHT-OF-WAY AND THE NORTH SIDE OF OLD COURT ROAD AS LAID OUT 73 FEET WIDE ON THE REVISED PLAT OF PIKESVILLE PLAZA, RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER O.T.G. N# 31 FOLIO 22, SAID POINT OF BEGINNING HAVING THE COORDINATES OF WEST 30786.12 FEET AND NORTH 29209.91 FEET;
THENCE RUNNING AND BINDING ON THE EAST SIDE OF SAID 30 FOOT RIGHT-OF-WAY NORTH 08°23'27" WEST 116.97 FEET TO INTERSECT THE THIRD, OR NORTH-EASTERLY 250 FEET MORE OR LESS LINE OF 3-BL-G AT A POINT DISTANT 99.33 FEET MEASURED NORTH-EASTERLY FROM ITS BEGINNING;
THENCE LEAVING SAID 30 FOOT RIGHT-OF-WAY AND BINDING ON PART OF SAID THIRD LINE OF 3-BL-G, AS NOW SURVEYED, NORTH 53°36'11" EAST 55.88 FEET TO INTERSECT THE NORTH OUTLINE OF THE LAND CONVEYED BY HENRY W. ECKHART AND WIFE TO WM. B. DENNY BY DEED RECORDED AMONG AFORESAID LAND RECORDS IN LIBER O.T.G. N# 4573 FOLIO 20, ETC.
THENCE LEAVING SAID THIRD LINE OF 3-BL-G AND BINDING ON THE OUTLINES OF SAID LAND CONVEYED TO WM. B. DENNY THE THREE FOLLOWING COURSES AND DISTANCES, NAMELY:
(1) NORTH 86°34'33" EAST 32.23 FEET;
(2) SOUTH 08°23'27" EAST 147.50 FEET TO NORTH SIDE OF SAID OLD COURT ROAD AND
(3) SOUTH 86°34'33" WEST 81.75 FEET TO THE PLACE OF BEGINNING.

NOTE: All coordinates and courses used herein refer to the system of coordinates and courses shown on the revised PLAT OF PIKESVILLE PLAZA recorded among the Land Records of Baltimore County in PLAT Book O.T.G. N# 31 FOLIO 22.

SILBERMANN & ASSOCIATES
CONSULTING ENGINEERS
902 WEST THIRTY-SIXTH STREET
BALTIMORE 21211 MARYLAND

N# 8 OLD COURT ROAD
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD.

RE-ZONING APPLICATION

DRAWN SPF	DATE: MAR, 1970	PROJECT #7003	DRAWING RZ-2
CHECKED	SCALE: 1"=20'		



OWNER & DEVELOPER
FRANCES SULSKY
3415 OLYMPIA AVE
BALTIMORE, MD. 21215

COURT ROAD

OLD COURT ROAD

#71-43 R
MAP #3
SEC. 2-C
NW-B-F
BL

Existing Garage to be Removed

EXISTING "BL" EXISTING "RA"

14 Parking Spaces

1 1/2 Story DWELLING to be Converted to RETAIL STORE

SW 30786.12 N 29209.91 Beginning for re-zoning N# 8 OLD COURT RD.

Existing Macadam Paving

W 30,900 N 29,400

W 30,614.23 N 29,517.41

LIMIT OF "BL" BY PETITION CASE N# 62-253 R NORTHEASTERLY

NORTH-EASTERLY 250.00' 2ND LINE 3-BL-G

508°23'27"E - 147.50'

210.00'

NORTH-WESTERLY 465.1' 1ST LINE 3-BL-G

N# 6 OLD COURT RD

centerline

VICINITY MAP - SCALE 1"=1 MILE