

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Albert Kermisch, 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 herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R 6 zone to an SE-C-2-C zone and

now, for the following reasons:

1. Error in original zoning;
2. Genuine change in condition of neighborhood

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:

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

Contract purchaser
Albert Kermisch
Address: 8517 Glenn Michael Lane
Randallstown, Maryland 21133

W. Lee Harrison
Petitioner's Attorney
Address: 306 W. Joppa Road
Towson, Maryland 21204--823-1200

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 1974, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of November, 1974, at 11:00 o'clock.

Harold W. Hardisty
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-6 to R.A. zone : COUNTY BOARD OF APPEALS
W/S Winands Road opposite :
Scotts Level Road : OF
2nd District :
Albert Kermisch : BALTIMORE COUNTY
Petitioner : No. 71-158-R

ORDER OF DISMISSAL

Petition of Albert Kermisch for reclassification from R-6 to R.A. zone, on property located on the west side of Winands Road opposite Scotts Level Road, in the Second Election District of Baltimore County.

WHEREAS, by letter dated March 29, 1974 the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot.

WHEREAS, this decision is based on an opinion dated November 10, 1971, which the Board received from the Baltimore County Solicitor, wherein he stated that any zoning case pending before the Board on the date the new zoning maps were adopted is moot.

WHEREAS, the Board has not received a letter or formal dismissal of the appeal, and the Board, on its own Motion, therefore will dismiss the writ in appeal.

IT IS HEREBY ORDERED, this 8th day of May, 1974, that said petition be and it is same is declared moot and the petition dismissed.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Chairman
W. Giles Parker
Robert L. Gilland

RE: RECLASSIFICATION FROM : BEFORE THE
R-6 TO R-A. NW/S WINANDS : ZONING COMMISSIONER
ROAD AND SCOTTS LEVEL ROAD :
PETITIONER: ALBERT KERMISCH : OF

BALTIMORE COUNTY

Now comes Albert Kermisch, Legal Owner of the above captioned property, by W. Lee Harrison, his attorney and in accordance with Bill 72, Section 22, 22(b) states that the reclassification requested should be granted and for reasons says:

1. Numerous reclassifications have taken place in the immediate neighborhood:
a. Case No. 5859 - SE/C Old Court Road and Scott Level Road. Reclassification from R-6 to R-A. Granted 7/27/66.
b. Case No. 65-130-R - NW/S Streamwood Drive, 56' NE of Hawksbury Drive. Reclassification from R-20 to R-10. Granted 11/5/64.
c. Case No. 66-167-X - SW/S Proposed Northwest Expressway and North of Scotts Level Road. Special Exception for Community Building and Swimming Pool. Granted 3/10/66.
d. Case No. 68-75-R - Beginning 192.84' from the northside of Balmoral and Brattle Roads. Reclassification from R-20 to R-10. Granted 10/4/67.
e. Case No. 68-206-X - S/S Lucerne Road 145' E. of Carthage Road. Special Exception for Community Building - Swim Club. Granted 3/14/68.
f. Case No. 69-198-R - SE/S Rolling Road. 560' S of Old Court Road. Reclassification from R-6 to R-A. Granted 12/11/69.

R. Case No. 70-32-1 - SW and SE/C of Winands and Rouse Road. Reclassification from R-20 to R-10. Granted 9/4/68.
h. Case No. 70-35-X - NW/C of Winands and Carthage Road. Special Exception for a nursery School. Granted 8/27/69.
2. And for such other and further reasons as may be shown at the hearing hereon.

W. Lee Harrison
W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204
823-1200
Attorney for Petitioner

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF APRIL 14, 1970

Petitioner: Albert Kermisch
Location: INTER. W/S WINANDS RD, W/S SCOTTS LEVEL RD
Districts: 2
Present Zoning: R6
Proposed Zoning: R1
No. of Acres: 13.4

Comments: THE WINAND ELEM. SCHOOL WITH A CAPACITY OF 555 & AN ENROLLMENT (AS OF SEPT. 17) OF 693 SERVES THIS AREA.

THE AREA AS CURRENTLY ZONED COULD YIELD AS MUCH AS 25 STUDENTS WHILE A REZONING TO APARTMENTS COULD YIELD AS MUCH AS 56 STUDENTS.

AN ADDITION OF 295 CAPACITY IS SCHEDULED FOR THE WINAND ELEM. SCHOOL FOR 1971-72 SCHOOL YEAR.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. Box 9 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
Reclassification from R-6 to R.A. Zone
Winands Road and Scotts Level Road.

Beginning for the same at the intersection formed by the west side of Winands Road 50 feet wide and the north side of Scotts Level Road 60 feet wide and running thence binding on the west side of Winands Road 50 feet wide, (1) South 8° 30' West 515 feet, thence leaving said Winands Road no binding on the north line of a plat of "Valley Forge, Section A" recorded in Baltimore County in Plat Book W.P.C. 8 folio 90, (2) North 81° 30' West 1165 feet, thence binding on part of the easterly outline of "Plat 2, Stoneybrook North" recorded in Baltimore County in Plat Book O.T.G. 32 folio 81, (3) North 7° 30' West 250 feet, thence binding on part of the southeasterly outline of the property of W.B.A.L. Broadcasting Company, (4) North 47° 30' East 359.5 feet, thence South 81° 30' East 969 feet to the place of beginning.

Containing 13.4 acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavett, Director of Planning

SUBJECT: Petition #71-158-R. West side of Winands Road opposite Scotts Level Road
Petition for Reclassification from R-6 to R.A. zone
Albert Kermisch - Petitioner

2nd District

HEARING: Thursday, November 5, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R.A. zone and has the following advisory comments to make:

R.A. zoning was sought for the subject property in a previous petition - #64-117-R. The reclassification was denied by the Board and that denial was affirmed by Circuit Court. In that previous case the Planning Staff noted that there is no apartment zoning existing in the immediate vicinity of the subject property nor are there any validly zoned commercial areas nearby. We felt that the property with apartment zoning fulfilled no transitional features and that the creation of such apartment zoning here would constitute spot zoning. That process resulted in findings that the map was not in error and that no changes had occurred in the area which would justify reclassification on the subject property.

The Planning Staff and the Planning Board are again engaged in making recommendations for comprehensively updating zoning in the area. A review of all of the facts leads us again to make a recommendation affirming the present zoning and recommending against an increase in residential densities on the subject property.

OEG:smh

May 8, 1974

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204

Re: Albert Kermisch
File No. 71-158-R

Dear Mr. Harrison:

Enclosed herewith is a copy of the Order of Dismissal passed by the County Board of Appeals today in the above entitled case.

Very truly yours,

Muriel E. Buddemeier

Encl.

cc: Melvin A. Steinberg, Esq.
Mr. S. E. DiMenna
Mr. W. D. Fromm
Mrs. R. Wemeth
Board of Education

JUN 28 1974

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of

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

a Special Exception for a should be granted
IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of 196, that the herein described property or area should be and the same is hereby reclassified, from a zone to a zone and or a Special Exception for a should be and the same is granted, from and after the date of this order.

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 failure to show error in the original zoning map or substantial changes in the character of the neighborhood,

the above reclassification should NOT BE HAD, and on this Special Exception should be DENIED

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13 day of January, 1967, that the above R-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 R-6 Zone, and on this Special Exception should be DENIED

Charles E. Brooks
Zoning Commissioner of Baltimore County

RECEIVED FOR
PROCESSING
BY
DATE
OFFICE OF
PLANNING & ZONING

44-318

County Board of Appeals
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
March 29, 1974

W. Lee Harrison, Esquire
306 W. Joppa Road
Towson, Md. 21204

Re: Zoning P# No. 71-158-R
Albert Kermisch, Petitioner

Dear Mr. Harrison:

As Attorney of Record for the Appellant in the above referenced case, you are hereby advised that said case on the Board of Appeals' Docket is considered moot. This decision is based on an opinion, dated November 10, 1971, which the Board has received from the Baltimore County Solicitor, R. Bruce Alderman, wherein he stated that any zoning cases pending before the Board on the date the new (zoning) maps were adopted are moot.

Therefore, unless you present written objection or an amended appeal, where applicable, to the Board no later than thirty days of the date hereof, an official dismissal order on the Board's own motion will follow.

Very truly yours,

Walter A. Keller, Jr., Chairman

cc: Melvin A. Steinberg, Esquire

LAW OFFICES
BROOKS & TURNBULL
400 BOSLEY AVENUE
TOWSON, MARYLAND 21204

CHARLES E. BROOKS
JOHN GORDON TURNBULL, II
WILLIAM A. WHITE

September 10, 1973

Mr. John A. Slowik, Chairman
County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: #71-91-RX W. Burton Guy & Co.
NW cor. Cromwell Bridge Rd. and
Compens Avenue - 9th District
#71-158-R Albert Kermisch
W/S Minards Road opposite Scotts
Level Road - 2nd District
#71-196-R Louis E. Shector, et al
Knott Industries, Inc., Contract Purchaser
NW/S McDonough Road 1256' W. Reisterstown
Road - 3rd District

Dear Mr. Slowik:

I appreciate your inquiry of September 5, 1973 in reference to the above captioned matters. Please be advised that this office in no way represents any of the persons named, therefore, I am without authority in reference to the dismissal of the same.

Thanking you for your cooperation in this matter, I remain,

Sincerely yours,

BROOKS & TURNBULL, BY:

Charles E. Brooks

CEB/JK

Rec'd 9/11/73
9:45AM

February 17, 1971

Fred. E. Waldron, Esq.,
Loyola Federal Building
Towson, Maryland 21204

Re: Petition for Reclassification
W/S Minards Road - 9th Dist.
Scotts Level Road, 2nd Dist.,
Albert B. Kermisch, Petitioner
Re. 71-158-R

Dear Mr. Waldron:

An appeal has been filed by counsel for the petitioner from the decision rendered in the above matter.

You will be notified of the date and time of appeal when scheduled by the Board of Appeals.

Very truly yours

Zoning Commissioner

LAW OFFICES
W. LEE HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204

February 10, 1971

Edward D. Hardesty, Esquire
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification
W/S of Winards Road opposite
Scotts Level Road - 2nd District
Albert B. Kermisch - Petitioner
NO. 71-158-R (Item no. 230)

Dear Mr. Hardesty:

Please note on Appeal from your Decision and Order dated January 13, 1971 denying the Reclassification and Special Exception of the above property on behalf of the Petitioner.

I enclose my check in the amount of \$75.00 to cover costs of said Appeal.

Sincerely yours,

Charles E. Brooks

CEB:BS
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 3, 1970

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
from an R6 zone to an RA zone
Location: Int. W/S Winards Rd., W/S Scotts
Level Road
Petitioner: Albert Kermisch
Committee Meeting of April 14, 1970
2nd District
Item 230

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 an unimproved tract of land, with the surrounding properties improved with dwellings, from 10 to 30 years of age, in excellent repair. The property does border the WSA broadcasting company radio towers at the northwesternmost property line. Winards Road for the frontage of the property does not exist with concrete curb and gutter.

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:

Winards Road, an existing road, will be improved as a 40' curbed street within a 65' right-of-way in this area. Scotts Level Road and Lucerne Road are existing 40' curbed streets on 60' rights-of-way. Any extension of these two roads shall be established as a public road with a 40' curbed street on a 60' right-of-way.

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204
Item 230

- 2 - September 3, 1970

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, causing 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.

Water and Sewer:

There are existing public water and sanitary services that can be extended to serve this site.

PROJECT PLANNING DIVISION:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R6 to RA. This should increase trip density from 570 trips per day. With access to both Scotts Level Road and Winards Road, there should be no major capacity problems. However, should the land surrounding this parcel be changed also to RA, the capacity problems can be expected on the local road system.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code, Rules and Regulations, when plans are submitted.

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204
Item 230

- 3 - September 3, 1970

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

The Winard Elementary School with a capacity of 555 and an enrollment (as of Sept. 17) of 695 pupils services this area.

This area as currently zoned could yield as much as 25 students, while a rezoning to apartments could yield as much as 55 students.

An addition of 25% capacity is scheduled for the Winard Elementary School for 1971-72 school year.

DEPARTMENT OF HEALTH:

Public water and sewers are proposed for this site.

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. HIGDON, Chairman

OLMHJD

Enc.

W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

RE: Petition for Reclassification
W/S of Winands Road opposite
Scotts Level Road - 2nd Dis-
trict
Albert Kermisch - Petitioner
NO. 71-158-R (Item No. 230)

Dear Mr. Harrison:

I have this date passed my Order in the above captioned
matter. Copy of said Order is attached.

Very truly yours,

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

EDH/ari

Attachments

cc: Fred E. Waldrop, Esquire
202 Loyola Federal Building
22 West Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
TO: Zoning Commissioner
FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #230

Date: May 11, 1970

April 14, 1970
Albert Kermisch
Intersection W/S Winands Road
N/S Scotts Level Road

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward Hardesty
TO: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.

Date: April 24, 1970

SUBJECT: Item 230 (1969-1970)
Property Owner: Albert Kermisch
Intersection W/S Winands Road,
N/S Scotts Level Road
District: 2nd.
Present Zoning: R-6
Proposed Zoning: RA
No. Acres: 13.4 acres ±

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:

Winands Road, an existing road, will be improved as a 40' curbed street
within a 65' right-of-way in this area. Scotts Level Road and Lucerne Road
are existing 40' curbed streets on 60' rights-of-ways. Any extension of
these two roads shall be established as a public road with a 40' curbed
street on a 60' 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.

Item 230
Property Owner: Albert Kermisch
Page 2
April 24, 1970

Water and Sewers:

There are existing public water and sanitary services that can be
extended to serve this site.

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

ENGINEERING:

*1" S.E. Key Sheet
27 & 28 S.W. 29 & 30 Position Sheet
N.W. 7H Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
Attn: Mr. Myers
FROM: Inspector Thomas E. Kelly
Fire Department
SUBJECT: Property Owner: Albert Kermisch

Location: Intersection W/S Winands Road, N/S Scotts Level Road
Item #230 Zoning Agenda April 14, 1970

The Fire Department has no comment on the proposed site.

Inspector T. E. Kelly

cc: Mr. M. J. Hanna III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
Date: April 20, 1970
FROM: Leo J. Forrest
SUBJECT: Item 230 - Zoning Advisory Committee Meeting, April 14, 1970

230. Property Owner: Albert Kermisch
Location: Intersection W/S Winands Road, N/S
Scotts Level Road
Present Zoning: R-6
Proposed Zoning: RA
District: 2nd
No. Acres: 13.4 acres ±

Public water and sewers are proposed for this site.

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.

Leo J. Forrest
Leo J. Forrest
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

LJF/ca

BALTIMORE COUNTY, MARYLAND

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

Mr. Edward D. Hardesty
TO: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 230 - ZAC - April 14, 1970
Property Owner: Albert Kermisch
Winands Road, N/S Scotts Level Road
R6 to RA

Date: April 17, 1970

The subject petition is requesting a change from R6 to RA. This
should increase trip density from 670 trips to 1600 trips per day. With
access to both Scotts Level Road and Winands Road, there should be no
major capacity problems. However, should the land surrounding this parcel
be changed also to RA, the capacity problems can be expected on the local
road system.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers, Zoning
Date: April 16, 1970
FROM: Mr. Everett Reed, Plans Review
SUBJECT: #230 Albert Kermisch
W/S Winands Road
N/S Scotts Level Road
District 2

Petitioner to comply with all applicable requirements of the Baltimore County
Building Code, rules and regulations when plans are submitted.

Everett B. Reed
Everett B. Reed
Plans Review

Sketch

OCTOBER 15, 1970

LEAN

CERTIFICATE OF PUBLICATION

Pikenville, Md. Oct. 15, 19 70

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of --- one time before the 5th day of November, 19 70.

the first publication appearing on the 15th day of October, 19 70.

THE NORTHWEST STAR

Arnold Landau
Manager Arnold Landau

Cost of Advertisement, \$ 8.82

[illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 15 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 six months and days before the 5th day of November, 1970, the first publication appearing on the 15th day of October, 1970.

THE JEFFERSONIAN

Manager

Cost of Advertisement. \$

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

№ 78395

DATE 2/14/78

To: Charles F. Brooks, Esq.,
306 W. Joppa Road
Towson, Md. 21204

FILED
Zoning Office
119 County Office Building
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$75.00
QUANTITY	DETACH ALONG PERFORATIONS AND KEEP THIS PORTION FOR YOUR RECORDS	C/FAT		
	Cost of appeal - property of Albert B. Kermisch	Unpaid		
	No. 71-158-D	1 sign	\$70.00	\$75.00

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

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

M- 75282

1999

To:
W. Lee Harrison, Esq.

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

FILED
BY

Judge Dist. of Baltimore County

Boston, MA 21204 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG "PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS"		TOTAL AMOUNT \$50.00
SUBMITTER		PERFORATION		COST
Petition for Reclassification for Albert Harwich #71-158-2		PERFORATION		\$0.00

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

TELEPHONE
484-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

75304

Page 17 of 17

To: **Karolich's**
8517 Glenn Michael Lane
Rundelltown, Md. 21117

COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:

Sending Dept. of Baltimore County

ORDER / TO ACCOUNT NO. 00-432		RETURN: SEE PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$11.00
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS			COST
3 MAY 1977	Advertising and posting #1-12-2			11.00

IMPORTANT: 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 2nd Date of Posting OCT 17 - 1970
 Posted for: RECLASSIFICATION FROM R-6 TO R-4
 Petitioner: ALBERT KERNISEN
 Location of property: 1/4 OF NINANDS RD. OPPOSITE SCOTT'S LEVEL
ROAD
 Location of Signs: ① 1/4 OF NINANDS RD. RIGHT AT SCOTT'S LEVEL RD. ② 1/4 OF
WINDMILL RD. 1/2 MI. S. OF SCOTT'S LEVEL RD. ③ DEMAND OF LUGER RD.
 Remarks:
 Posted by Charles M. Neal Date of return OCT. 23 - 1970

Item 236
Group 29

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. Lee Harrison, Esq.
386 W. Joppe Road
Towson, Maryland 21204

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

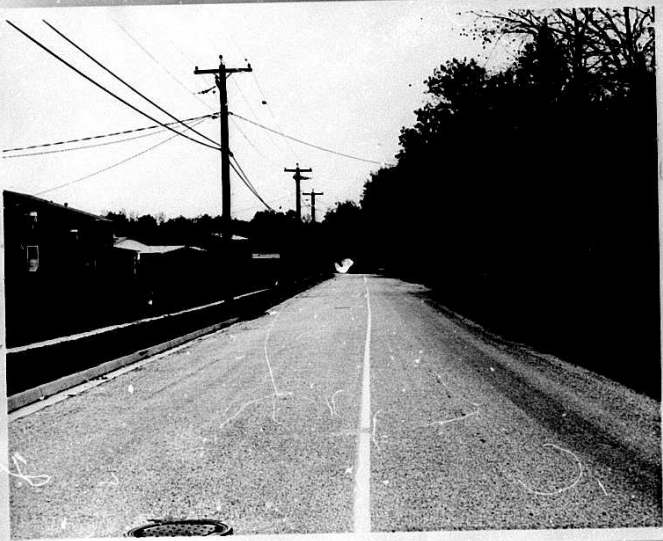
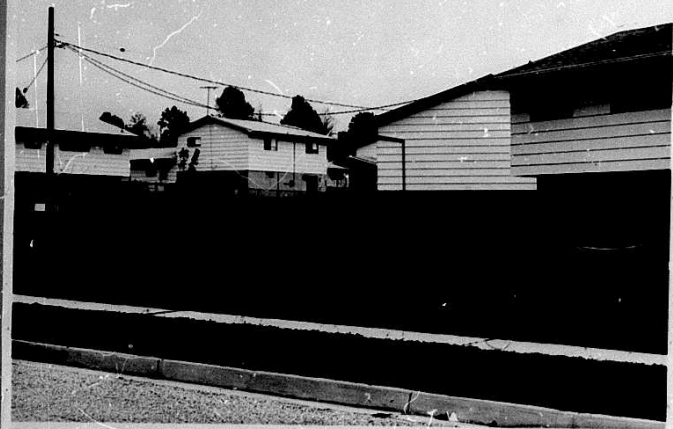
Your Petition has been received and accepted for filing this

1st day of September 1970

Edward D. Hardisty
EDWARD D. HARDISTY,
Zoning Commissioner

Petitioner **Albert Eernlich**

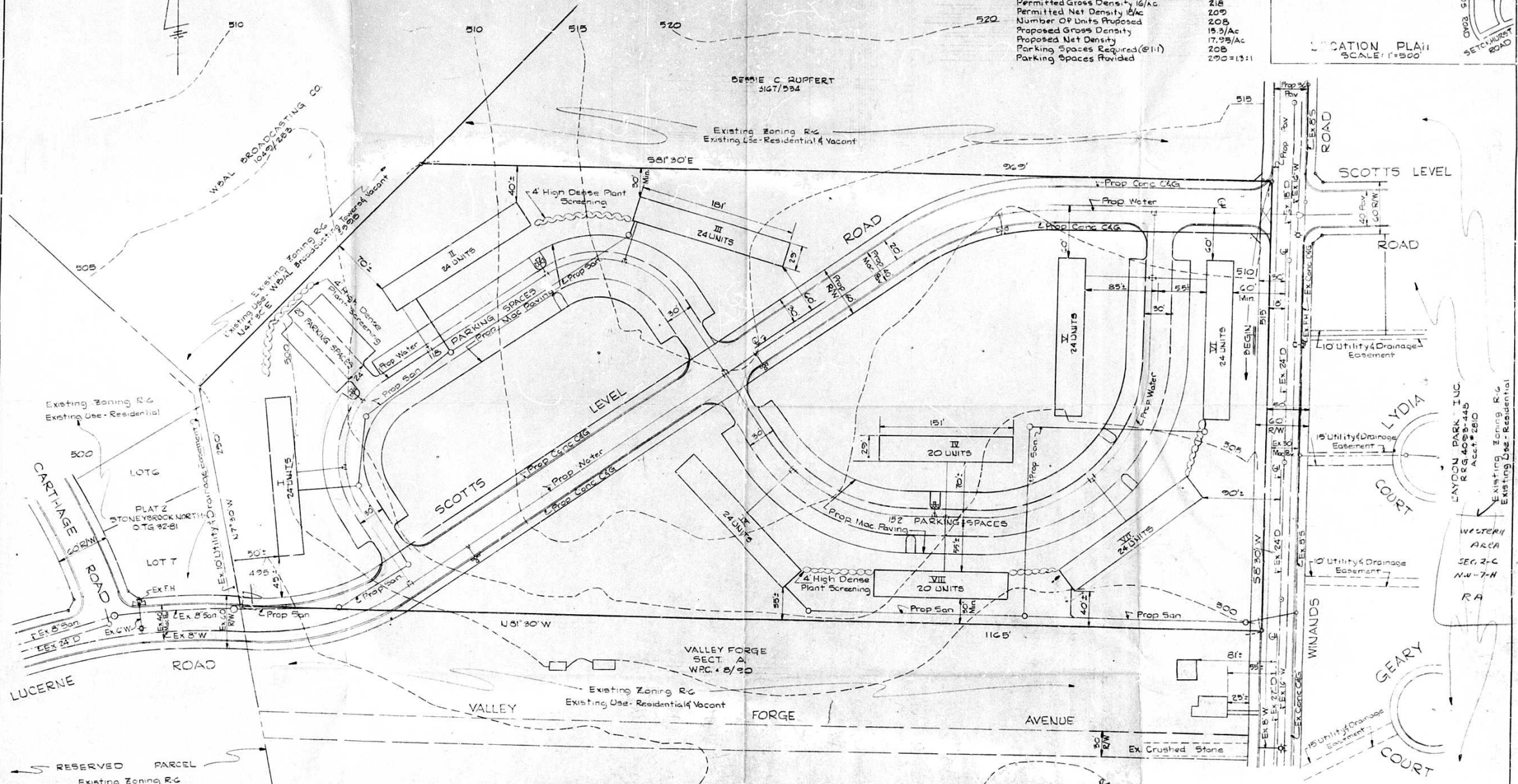
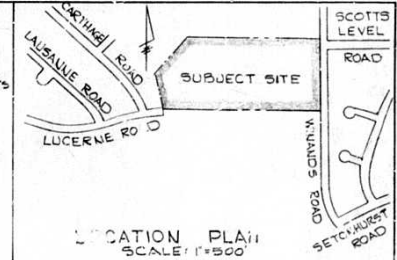
Petitioner's Attorney W. Lee Harrison, Esq. Reviewed by Walter L. Myers
Chairman of the
Advisory Committee



SITE DATA

Existing Zoning
Existing Use
Proposed Zoning
Proposed Use
Gross Area
Less Winands Road Widening
Less Scotts Level Road (Proposed)
Total Road Area
Net Area
Permitted Gross Density 16/ac
Permitted Net Density 18/ac
Number of Units Proposed
Proposed Gross Density
Proposed Net Density
Parking Spaces Required (6:1)
Parking Spaces Provided

R-G
None
R-1A
Apartments
136 Ac ±
3 Ac ±
17 Ac ±
20 Ac ±
116 Ac ±
218
209
208
15.3/ac
17.95/ac
208
290 = 1311



**PLAT TO ACCOMPANY
ZONING PETITION
RECLASSIFICATION FROM R-G TO R-1A**

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT #2
SCALE: 1"=50' MARCH 31ST, 1970

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON, MARYLAND

