

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Jack Sobel and Albert Kermisch, legal owners, 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 above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an **AREA** zone for the following reasons:

1. Error in original zoning.
2. Genuine change in conditions.

NW-6-H
 NW-6-1
 RA-X

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 **OFFICES**.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, the undersigned, agree to pay expenses of above re-classification and/or Special Exception advertising, printing, 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.

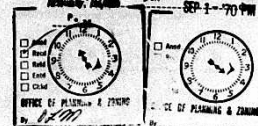
Contract purchaser: **Jack Sobel**
 Legal Owner: **Albert Kermisch**
 Address: **306 West Joppa Road, Towson, Maryland 21204**

Attorney: **W. Lee Harrison**
 Address: **306 W. Joppa Road, Towson, Maryland 21204**

ORDERED BY THE Zoning Commissioner of Baltimore County, this 1st day of September, 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 in Room 106, County Office Building in Towson, Baltimore County, Maryland, on 5th day of September, 1970, at 1:00 o'clock.

Edward D. Hardesty
 Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING



RE: RECLASSIFICATION FROM R-6 ZONE TO R-A ZONE WITH SPECIAL EXCEPTION FOR OFFICES OLD COURT ROAD, OPPOSITE SOUTHGREEN ROAD
 PETITIONERS: JACK SOBEL AND ALBERT KERMSCH
 BALTIMORE COUNTY

MEMORANDUM

Now come Jack Sobel and Albert Kermisch, Legal Owners of the above captioned property, By W. Lee Harrison, their attorney, and in accordance with Bill 72, Section 22, 22(b) states that the reclassification on requested should be granted and for reasons say:

- Numerous reclassifications have taken place in the immediate neighborhood:
 - Case No. 4742-X - 125' S of Liberty Road and East of Old Court Road. Special Exception for Chesapeake Telephone Company. Granted 9/17/59.
 - Case No. 5104-X - SE of Old Court Road. 850' SW Liberty Road. Special Exception for Convalescent Home and Hospital. Granted 3/3/61.
 - Case No. 5608 - N/S Old Court Road. 200' W of Southgreen Road and S/S Old Court Road from the SW/S Liberty Road. Reclassification from R-6 and B-1 to R-A. Granted 2/19/63.
 - Case No. 64-180-X - 385' W of intersection of Old Court Road and Liberty Road. Special Exception for Gas Station. Granted 6/26/64.
 - Case No. 67-189-R - Beg. 130' NE of Courtleigh Dr. and 100' E of Stevenswood Rd. Reclassification from R-6 to R-A. Granted 7/11/67.
 - Case No. 69-8-X - SW/S Old Court Rd. 185' S of Liberty Road. Special Exception for Public Utilities Uses. Granted 7-15-68.

2. And for such other and further reasons as may be shown at the hearing hereon.

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

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
 ENGINEERS
 P.O. BOX 4822, TOWSON, MD. 21204

Description to Accompany Zoning Petition
 Reclassification from R-6 to R-A, with Special Exception for Offices
 (Old Court Road, Opposite Southgreen Rd.)

April 10, 1970

Beginning for the same on the north side of Old Court Road at a point distant 126 feet more or less measured easterly from the intersection formed by the centerline of said Old Court Road and the centerline of Southgreen Road and running thence binding on the north side of said Old Court Road and binding on the third and fourth lines of a parcel of land described in a deed dated April 10, 1964 from Joseph B. Matzel et al to Albert Kermisch et al the two following courses viz: (1) North 83° 28' 40" West 292.40 feet and (2) North 54° 52' 40" West 63.04 feet, thence leaving said Old Court Road and binding on part of the fifth line in said deed (3) North 23° 43' 12" East 473.56 feet to intersect the existing zoning line between R-6 and R-A, thence binding on part of said zoning line (4) South 59° 31' 39" East 362.69 feet to intersect the first line of said deed, thence binding on part of said first line (5) South 23° 43' 12" West 354.65 feet to the north side of said Old Court Road thence binding on the north side of said Old Court Road (6) South 61° 35' 20" West 31.09 feet to the place of beginning.
 Containing 3.3 acres of land more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 3, 1970

COUNTY OFFICE BLDG
 1117 CHESAPEAKE AVE.
 TOWSON, MARYLAND 21286

MEMBERS
 NATHAN L. STEWART
 Chairman

MEMBERS
 BUREAU OF ENGINEERING
 DEPARTMENT OF TRAFFIC ENGINEERING
 STATE ROADS COMMISSION
 BUREAU OF FIRE PREVENTION
 HEALTH DEPARTMENT
 PROJECT PLANNING
 BUILDING DEPARTMENT
 BOARD OF EXECUTIVE ZONING ADMINISTRATION
 BUREAU OF ECONOMIC DEVELOPMENT

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

RE: Type of Hearing: Reclassification
 Locations: N/S Old Court Road, Opp. East with Southgreen Road
 Petitioners: Jack Sobel and Albert Kermisch
 Committee Meeting of April 25, 1970
 2nd District
 Item 274

Dear Mr. Harrison:

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 a vacant tract of land that abuts an additional tract owned by the Petitioner to the north which is developed with apartments. The property to the east and west are unimproved tracts of land zoned R-6. The properties to the south are improved with dwellings five to ten years of age in excellent repair. Old Court Road in this location is not improved as far as concrete curb and gutter are concerned, however, an existing thirty foot private road is improved macadamized and curbed and guttered.

BUREAU OF ENGINEERING

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

Highways

Access to the subject site is proposed via the existing private road from Old Court Road which now serves the Court Garden Apartments. This method of access is subject to the approval and requirements of the Office of Planning and Zoning, Department of Traffic Engineering and Fire Bureau.

Old Court Road is an existing macadam road proposed for improvement under the Baltimore County Capital Improvement Program. The improvement consists of a 15-foot closed roadway within a 70-foot right-of-way. Highway improvements along the frontage of this property are secured by Public Works Agreement #26307 executed in conjunction with the development of Court Garden Apartments. Highway right-of-way widening would be

W. Lee Harrison, Esquire
 Item 274

September 3, 1970

required in connection with any subsequent development of this property.

The proposed entrance to the office building from Old Court Road is subject to the approval of the Office of Planning and Zoning and the Department of Traffic Engineering.

Storm Drains

No detailed provisions for accommodating storm water or drainage have been indicated on the subject plans; however, a storm drainage study and drainage facilities and easements will be required in connection with the proposed development of this property. The drainage design for this property should be coordinated with the drainage facilities proposed for Old Court Road by the petitioner's engineer.

The drainage and utility easement along the east property line was established in connection with the development of Court Garden Apartments; however, the easement has not been granted to the County as of this date.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent property, 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.

Sanitary Sewer and Water

Public sanitary sewerage and public water supply are available to serve this property. Sewer relieving facilities will be required in connection with the proposed improvements to Old Court Road. Utility easements to accommodate the relocated facilities will be required in connection with any subsequent development of this property.

February 26, 1970

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

RE: Petition for Reclassification and Special Exception
 N/S of Old Court Road, 126' E of Southgreen Road - 2nd District
 Jack Sobel and Albert Kermisch - Petitioners
 NO. 71-159-RX (Item No. 274)

Dear Mr. Harrison:

I have this day 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/srl

Attachments

cc: Harry S. Swartzwelder, Jr., Esquire
 210 East Redwood Street
 Baltimore, Maryland 21202

W. Lee Harrison, Esquire
 Item 2

September 3, 1970

PROJECT PLANNING DIVISION

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

DEPARTMENT OF TRAFFIC ENGINEERING

The subject petition should increase the trip density from 175 trips to 310 trips per day. The increased trip density to a site of this size should not create any major traffic problems. If the land surrounding the subject site should also be converted to apartments, then capacity problems could be expected.

BUILDING ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of Baltimore County Building Code, and regulations when plans are submitted. Also see Parting lot Section 409.10A.

HEALTH DEPARTMENT

Public water and sewers are available.

Air Pollution Control: The building or buildings on this site may be subject to regulation 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.

FIRE DEPARTMENT

Owner shall be required to comply with all applicable requirements of the 1970 Life Safety Code, 1967 edition, and the fire prevention code when construction plans are submitted for approval.

BOARD OF EDUCATION

A rezoning to RA for office purposes would have no effect on student population.

ZONING ADMINISTRATIVE DIVISION

The existing thirty foot private road is the only access provided to the existing apartments, which abut on the northeastern property line of the subject petition. Some thought should be given by the petitioner as to whether this thirty foot private road is adequate to provide adequate access to the apartment units if and when the offices are constructed under a rezoning to the above the private road which will create a hazard for fire protection and emergency vehicles entering and leaving the existing apartment projects to the north.

Very truly yours,

Walter L. Meyer
 Walter L. Meyer
 Chairman

GLE/enc
 Enclosure

returned 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 _____ 198____, 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

Returned 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, and failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations, _____

the above re-classification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____ 198____, 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 the Special Exception for _____ Office Buildings and Offices _____ be and the same is hereby DENIED.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

SUBJECT: Petition #71-159-RX. North side of Old Court Road 126 feet east of Southgreen Road. Petition for Reclassification from R-6 to R.A. Petition for Special Exception for Offices and Office Building Jack Sobel and Albert Kermisch - Petitioners

2nd District

HEARING: Thursday, November 5, 1970 (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. together with special exception for offices.

The Planning Staff believes that the present zoning is correct for the subject property and that no changes have occurred in the area which would lead to the creation of apartment zoning here. Recommendations for new zoning maps by the Planning Board would retain the present residential intensities here.

CEG:msh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
ATTN: Oliver L. Myers
FROM: Ellsworth A. Dwyer, P.E.

SUBJECT: Item 274 (1969-1970)
Property Owners: Jack Sobel & Albert Kermisch
875 Old Court Road, Opp. Int. with Southgreen Rd.
Present Zoning: R-6
Proposed Zoning: Reclas. to RA with S.E. for offices
District: 2nd
No. Areas: 345

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

Access to the subject site is proposed via the existing private road from Old Court Road which now serves the Court Garden Apartments. This method of access is subject to the approval and requirements of the Office of Planning and Zoning, Department of Traffic Engineering and Fire Bureau.

Old Court Road is an existing macadam road proposed for improvement under the Baltimore County Capital Improvement Program. The improvement will consist of a 18-foot closed roadway within a 70-foot right-of-way. Highway improvements along the frontage of this property are secured by Public Works Agreement #26307 executed in conjunction with the development of Court Garden Apartments. Highway right-of-way widening would be required in connection with any subsequent development of this property.

The proposed entrance to the office building from Old Court Road is subject to the approval of the Office of Planning and Zoning and the Department of Traffic Engineering.

Storm Drainage

No detailed provisions for accommodation storm water or drainage have been indicated on the subject plan; however, a storm drainage study and drainage facilities and easements will be required in connection with the proposed development of this property. The drainage design for this property should be coordinated with the drainage facilities proposed for Old Court Road by the petitioner's engineer.

Item 274 (1969-1970)
Property Owners: Jack Sobel & Albert Kermisch
Page 2
May 11, 1970

Storm Drainage (Cont'd)

The Drainage and Utility Assessment along the east property line was established in connection with the development of Court Garden Apartments; however, no assessment has not been granted to the County as of this date.

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.

Sanitary Sewer and Water

Public sanitary sewerage and public water supply are available to serve this property. Some relocation of existing utilities will be required in connection with the proposed improvements to Old Court Road. Utility easements to accommodate the relocated utilities will be required in connection with any subsequent development of this property.

Ellsworth A. Dwyer
REGISTERED PROFESSIONAL ENGINEER
Chief, Bureau of Engineering

END:RAM:RBD:as

NW 6H & 6I Topo
7-24 Key Sheet
83 NW 32 & 33 Position Sheet

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
A-200
CERTIFICATE OF PUBLICATION
Pikesville, Md., Oct. 15, 1970
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, 1970, the first publication appearing on the 15th day of October, 1970.
THE NORTHWEST STAR
Cost of Advertisement, \$ 10.00

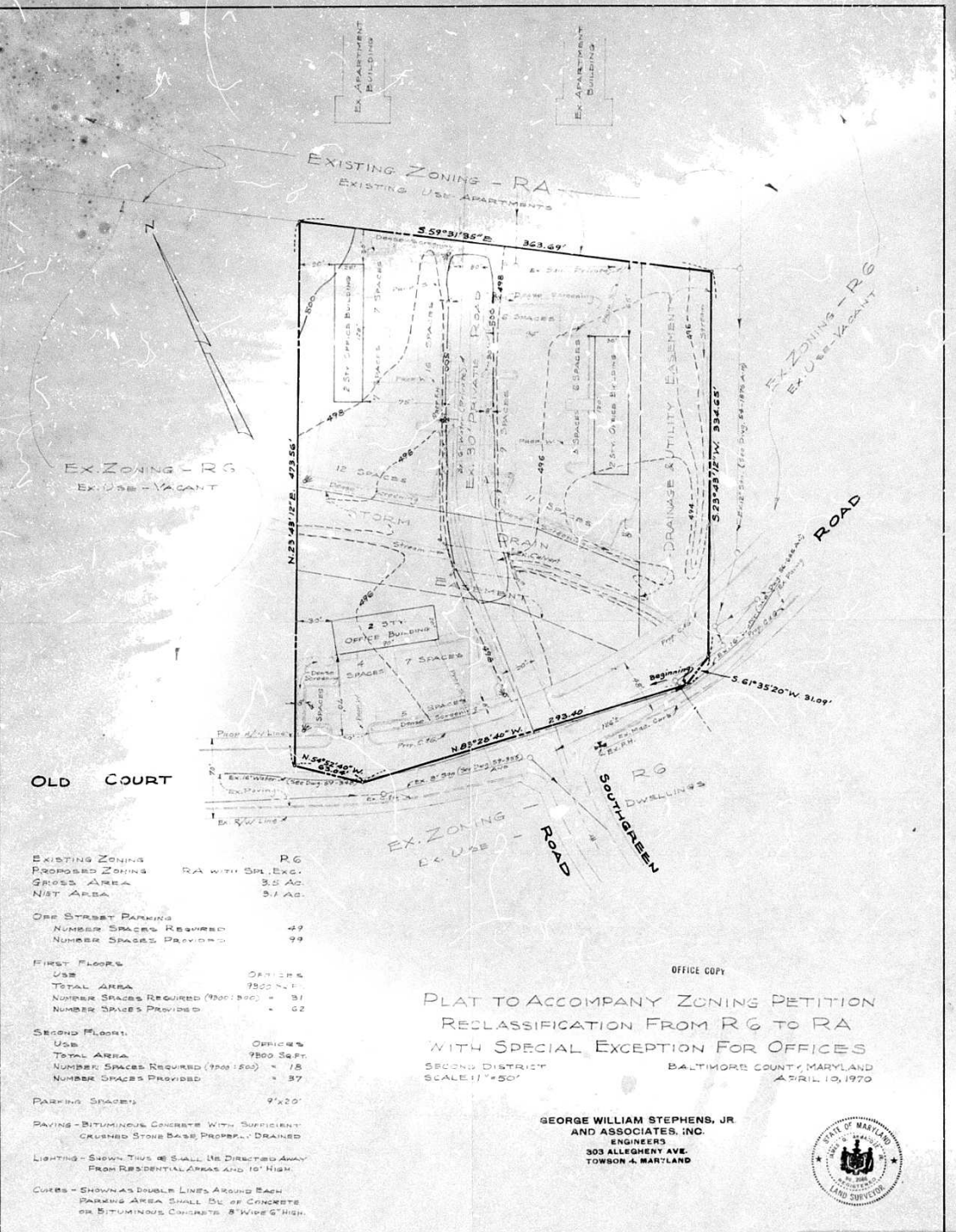
PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
A-200
CERTIFICATE OF PUBLICATION
TOWSON, MD., October 15, 1970
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time before the 5th day of November, 1970, the first publication appearing on the 15th day of October, 1970.
THE JEFFERSONIAN
Manager
Cost of Advertisement, \$ _____

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
No. 75395
DATE Nov. 17, 1970
Advertising and posting of property #71-159-RX
TOTAL AMOUNT \$3.42
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
No. 75323
DATE Oct. 13, 1970
Petition for Reclassification and Special Exception for Jack Sobel and Albert Kermisch #71-159-RX
TOTAL AMOUNT \$0.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Item 274 Group 53
Your Petition has been received and accepted for filing this 1st day of September 1970
Edward D. Hardesty
Zoning Commissioner
Petitioner: Jack Sobel and Albert Kermisch
Petitioner's Attorney: Oliver L. Myers
Reviewed by: Oliver L. Myers
Chairman of Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 2nd
Date of Posting Oct. 17, 1970
Posted for RECLASSIFICATION & SPECIAL EXCEPTION
Petitioner: JACK SOBEL AND ALBERT KERMSCH
Location of property: N/S. OF OLD COURT RD. 126 FT. E. OF SOUTHGREEN RD.
Location of Signs: (N/S) N/S. OF OLD COURT RD. AT THE DEAD END OF SOUTHGREEN ROAD
Remarks: _____
Posted by: Charles H. Neal
Date of return: Oct. 23, 1970



EXISTING ZONING RA
PROPOSED ZONING RA WITH SPL. EXC.
GROSS AREA 3.5 AC.
NET AREA 3.1 AC.

OFF STREET PARKING
NUMBER SPACES REQUIRED 49
NUMBER SPACES PROVIDED 99

FIRST FLOOR
USE OFFICES
TOTAL AREA 7900 SQ. FT.
NUMBER SPACES REQUIRED (1900:300) = 31
NUMBER SPACES PROVIDED = 62

SECOND FLOOR
USE OFFICES
TOTAL AREA 7900 SQ. FT.
NUMBER SPACES REQUIRED (1900:300) = 18
NUMBER SPACES PROVIDED = 37

PARKING SPACES 9x20'

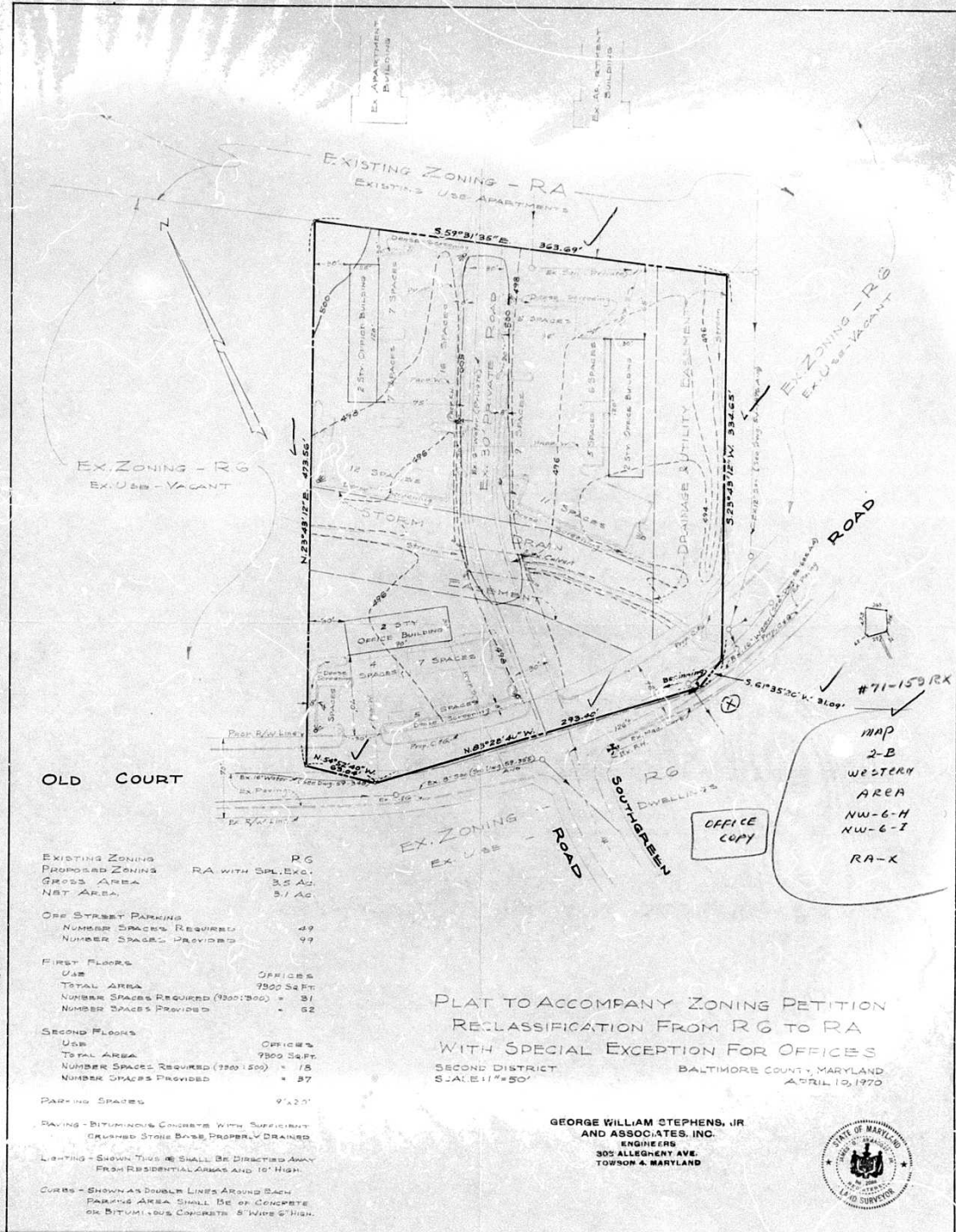
PAVING - BITUMINOUS CONCRETE WITH SUFFICIENT GRANULATED STONE BASE PROPERLY DRAINED

LIGHTING - SHOWN THIS IS TO BE DIRECTED AWAY FROM RESIDENTIAL AREAS AND 10' HIGH

CURBS - SHOWN AS DOUBLE LINES AROUND EACH PARKING AREA SHALL BE OF CONCRETE OR BITUMINOUS CONCRETE 8" WIDE 6" HIGH

PLAT TO ACCOMPANY ZONING PETITION
RECLASSIFICATION FROM R6 TO RA
WITH SPECIAL EXCEPTION FOR OFFICES
SECOND DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE 1/4" = 50'

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



EXISTING ZONING RA
PROPOSED ZONING RA WITH SPL. EXC.
GROSS AREA 3.5 AC.
NET AREA 3.1 AC.

OFF STREET PARKING
NUMBER SPACES REQUIRED 49
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TOTAL AREA 7900 SQ. FT.
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TOTAL AREA 7900 SQ. FT.
NUMBER SPACES REQUIRED (1900:300) = 18
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PARKING SPACES 9x20'

PAVING - BITUMINOUS CONCRETE WITH SUFFICIENT GRANULATED STONE BASE PROPERLY DRAINED

LIGHTING - SHOWN THIS IS TO BE DIRECTED AWAY FROM RESIDENTIAL AREAS AND 10' HIGH

CURBS - SHOWN AS DOUBLE LINES AROUND EACH PARKING AREA SHALL BE OF CONCRETE OR BITUMINOUS CONCRETE 8" WIDE 6" HIGH

PLAT TO ACCOMPANY ZONING PETITION
RECLASSIFICATION FROM R6 TO RA
WITH SPECIAL EXCEPTION FOR OFFICES
SECOND DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE 1/4" = 50'

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



