

# 72-24-X SM #188 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

David Miller and Eugene H. Schreiber, Trustees 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 \_\_\_\_\_ zone to an \_\_\_\_\_ zone; for the following reasons:

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 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 \_\_\_\_\_ Address \_\_\_\_\_  
Eugene H. Schreiber, Trustee  
Legal Owner

Contract purchaser \_\_\_\_\_ Address \_\_\_\_\_  
Charles E. Brooks, Esquire  
Petitioner's Attorney

Address 306 W. Joppa Road, Towson, 21204

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1971, 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, on the \_\_\_\_\_ day of \_\_\_\_\_, 1971, at \_\_\_\_\_ o'clock.

Deputy Zoning Commissioner of Baltimore County.  
(over)

## PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, \_\_\_\_\_ 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve \_\_\_\_\_ parking in a residential zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Special Hearing 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 \_\_\_\_\_ Address \_\_\_\_\_  
Eugene H. Schreiber, Trustee  
Legal Owner  
Address \_\_\_\_\_  
Charles E. Brooks, Esquire  
Petitioner's Attorney  
Address 306 W. Joppa Road, Towson, 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 22nd day of June, 1971, 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, on the \_\_\_\_\_ day of \_\_\_\_\_, 1971, at \_\_\_\_\_ o'clock.

Deputy Zoning Commissioner of Baltimore County  
(over)

MCA  
MATZ, CHILDS & ASSOCIATES, INC.

### DESCRIPTION

#### 1.03 ACRE PARCEL

#### SOUTH SIDE OF RELOCATED OLD COURT ROAD

#### WEST OF SUDBROOK LANE

#### THIRD ELECTION DISTRICT

#### BALTIMORE COUNTY, MARYLAND

#### This Description is for Special Exception for Office Use

Beginning for the same at a point on the south side of Old Court Road, as relocated at the distance of 777 feet, more or less, as measured westerly along said south side of Old Court Road from its intersection with the center line of Old Court Road West, said beginning point being at the beginning of the third line of the land described in the deed to The Maryland Title Guarantee Company, recorded among the Land Records of Baltimore County in Liber O.T.G. 4869, page 124, running thence binding on a part of said line, (1) S 04° 35' 30" E 400 feet, more or less, to a point in line with the center line of the partition wall between buildings No. 4 and 5 there erected, thence to and through the center line of said partition wall, and continuing the same course, (2) S 85° 26' 00" W 115 feet, more or less, thence binding on a part of the last line of said land, (3) N 04° 34' 00" W 386 feet, more or less, thence binding on the south side of said Old Court Road, as relocated, two courses; (4) N 78° 25' 42" E 76.35 feet, and (5) easterly,

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by a curve to the right with the radius of 865.00 feet, the distance of 39.38 feet to the place of beginning.

Containing 1.03 of an acre of land, more or less.

HGW:mp1 J.O. #64098

June 2, 1971



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MATZ, CHILDS & ASSOCIATES, INC.

### DESCRIPTION

#### 0.42 ACRE PARCEL

#### SOUTH OF RELOCATED OLD COURT ROAD

#### WEST OF SUDBROOK LANE

#### THIRD ELECTION DISTRICT

#### BALTIMORE COUNTY, MARYLAND

#### This Description is for Parking in a Residential Zone

Beginning for the same at a point in the third line of the land described in the deed to The Maryland Title Guarantee Company, recorded among the Land Records of Baltimore County in Liber O.T.G. 4869, page 124, at the distance of 400 feet, more or less, from the beginning of said third line and from the south side of Old Court Road, as relocated, the beginning of said third line being distant 777 feet, more or less, as measured westerly along said south side of Old Court Road from its intersection with the center line of Old Court Road West, the aforementioned beginning point being in line with the center line of the partition wall between buildings No. 4 and 5 there erected, running thence, binding on a part of said third line, (1) S 04° 35' 30" E 153.6 feet, more or less, thence binding on the fourth line of said land and or near the center of Old Court Road, as referred to in said deed, (2) S 83° 36' 50" W 115.26 feet, thence binding on a part of the last

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line of said land, (3) N 04° 34' 00" W 157 feet, more or less, to a point in line with the centerline of the partition wall herein referred to, and thence to and through the center line of said partition wall and continuing the same course, (4) N 85° 26' 00" E 115 feet, more or less, to the place of beginning.

Containing 0.42 acres of land, more or less.

HGW:mp1

J.O. #64098

June 2, 1971

### BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 7, 1971

COUNTY OFFICE BLDG.  
111 S. CHARLES ST.  
TOWSON, MARYLAND 21204

MEMBERS

OLIVER L. MYERS  
Chairman

MEMBERS

BUREAU OF  
ENGINEERING

DEPARTMENT OF  
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF  
HIGHWAY PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL  
DEVELOPMENT

Charles E. Brooks, Esquire  
306 West Joppa Road  
Towson, Maryland 21204

RE: Type of Hearing: Special Hearing  
Location: S/A Relocated Old Court Road  
Petitioner: David Miller and Eugene H. Schreiber  
Committee Meeting of June 22, 1971  
3rd District  
Item 188

Dear Mr. Brooks:

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 town-house rental units, with the property to the west improved with the same type of rental units. The property to the east, residential in character. The property to the south is a mixture of residential and office buildings. The property to the north is improved with a concrete curb and gutter are concerned. However, the intersection of Walker Avenue and Old Court Road are not.

#### VIEW OF SUBMITTALS

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

#### General:

The subject property was previously reviewed in connection with building Permit Application #31-66 and Public Works Agreement #3802 was executed in connection with the development of the property. As of this date, the Developer has not fulfilled his obligations in regard to highway improvements provided along Old Court Road. Therefore, highway improvements and right-of-way dedication are required in connection with any subsequent change of occupancy permit.

Item 188

#### HEALTH DEPARTMENT

Public water and sewer is available to the 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.

#### PROJECT PLANNING DIVISION

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

1. The number of offices applied for should be reduced so as not to require the paving of all open areas as proposed.
2. The plan must show the restrictions as provided in Section 409.4 of the Baltimore County Zoning Regulations.

#### DEPARTMENT OF TRAFFIC ENGINEERING

The subject petition is requesting a special exception for offices and does meet the zoning requirements for parking. However, due to the difference between the first and second floor parking requirements and the type of layout which exists on this site, the parking as shown is not sufficient to handle this type of use.

#### BUILDING ENGINEER'S OFFICE

No comment from the office of the Building Engineer at this time.

#### BOARD OF EDUCATION

No bearing on student population.

#### ZONING ADMINISTRATION DIVISION

Requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations must be indicated on revised plans prior to the hearing.

Very truly yours,

Oliver L. Myers  
Chairman

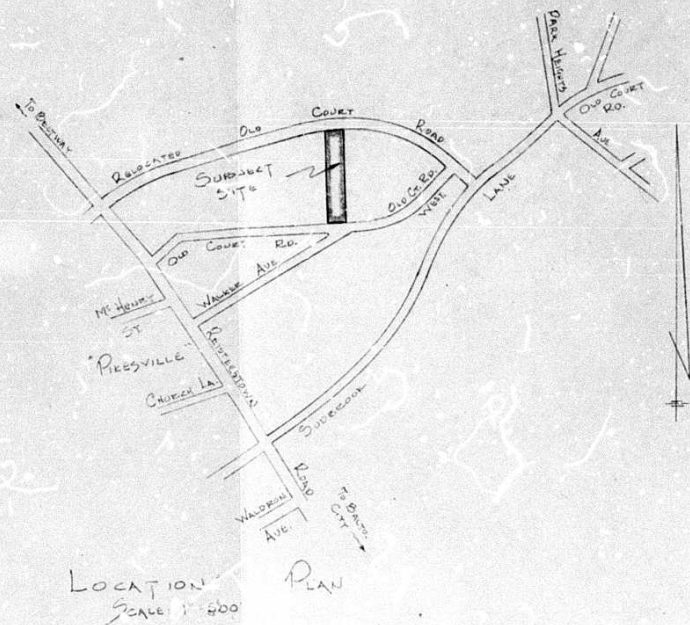
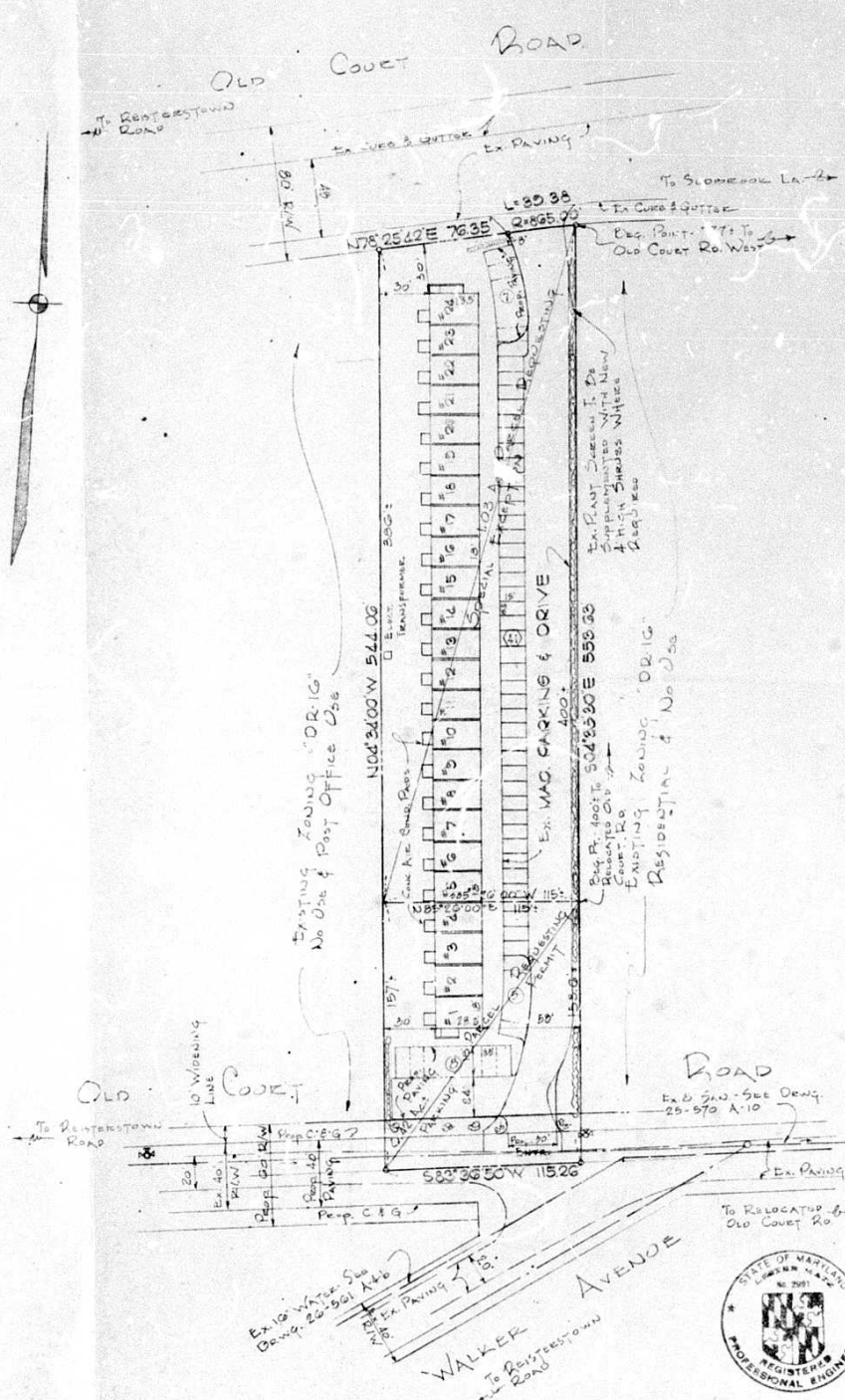
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Enclosures









#### GENERAL NOTES

1. TOTAL AREA OF TRACT EQUALS 1.45 ACRES ±
2. EXISTING ZONING OF TRACT DR 10
3. EXISTING USE OF TRACT TOWNHOUSE APARTMENTS
4. AREA OF TRACT REQUESTING "SPECIAL EXCEPTION" EQUALS 1.03 ACRES
5. PROPOSED ZONING OF TRACT DR 10 WITH SPECIAL EXCEPTION "A" DR 10 WITH PARKING PERMIT (0.42 ACRES)
6. PROPOSED USE OF TRACT OFFICES (BLOKS 5 THRU 24) & TOWNHOUSE APTS. (BLOKS 1 THRU 4)
7. OFF-STREET PARKING DATA:
  - A. AREA OF 1ST FL. OFFICES = 10,775 SQ. FT. REQUIRING 242 SPACES
  - B. AREA OF 2ND FL. OFFICES = 10,775 SQ. FT. REQUIRING 242 SPACES
  - C. NO. OF APT. UNITS = 4 REQUIRING 61 SPACES
  - D. TOTAL SPACES REQUIRED = 60.8 ± 61 SPACES
  - E. TOTAL SPACES PROPOSED = 61
8. PARKING WILL BE FOR PASSENGER VEHICLES ONLY. NO LOADING OR ANY OTHER USE WILL BE ALLOWED.
9. HOURS IN WHICH OFFICES & PARKING AREA WILL BE OPEN ARE FROM 9:00 A.M. TO 6:00 P.M.
10. THERE WILL BE NO LIGHTING FOR THE PARKING AREA
11. EXISTING ENTRANCE ON OLD COURT ROAD SHALL BE REMOVED TO BLDG. CO. STOS.

PLAN TO ACCOMPANY PETITION  
FOR  
SPECIAL EXCEPTION TO PROPERTY  
KNOWN AS  
PIKE'S VILLAGE APARTMENTS  
ELECTION DISTRICT 3  
BALTIMORE COUNTY, MD.  
MAY 20, 1971  
REVISED: JULY 23, 1971

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *[Signature]*



MATZ, CHILDS & ASSOCIATES  
1020 CHOWNALL BRIDGE ROAD  
BALTIMORE, MARYLAND 21204

| J.O. NO. | DRAWN BY | TRACED BY | CHECKED BY |
|----------|----------|-----------|------------|
| 64055 A  | RLS      |           | PL         |

JOB NO. 64055







