

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Mildred Cohen, Stanford H. Cohen, Robert H. Cohen and Elaine W. Cohen
I, or we, Daniel E. Cohen and/or _____ 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-10 and R-40 or DR-2 and/or _____ zone to an
R-A or DR-16 _____ zone; for the following reasons:

Error in original zoning.

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 By _____ Legal Owner
W. Lee Harrison, atty for.

Address 306 W. Joppa Road
Towson, Maryland 21204 (823-1200)

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 10th _____ 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 through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the _____ 23rd _____ day of _____ 1971, at 3:30 o'clock

W. Lee Harrison
Zoning Commissioner of Baltimore County.

(over)

Re: Petition for Reclassification :
from R-10 and R-40 or DR-2 and
and R, D, P, to R, A, or DR-16,
S/S Lyons Mill Road 1920' W,
Painters Mill Road, 2nd Dist.,
Daniel E. Cohen, Mildred Cohen,
Stanford H. Cohen, Robert H.,
Cohen and Elaine W. Cohen,
Petitioners

Before
Zoning Commissioner
of
Baltimore County
No. 72-77-R

ORDER OF DISMISSAL

The petitioners in the foregoing case have withdrawn
the petition and the matter is DISMISSED without prejudice.

Zoning Commissioner of
Baltimore County

Date: May 14, 1971

Re: Petition for Reclassification :
from R-10 and R-40 or DR-2 and
R.D.P. to R-A or DR-16,
Offit Road and Lyons Mill Road
Daniel E. Cohen and Mildred Cohen
Stanford H. Cohen, Robert H.
Cohen and Elaine W. Cohen, Petitioners:

BEFORE THE
ZONING COMMISSION OF
BALTIMORE COUNTY Y

MEMORANDUM

Now come Daniel E. Cohen and Mildred Cohen, Stanford H. Cohen,
Robert H. Cohen and Elaine W. Cohen, Legal owners of the above captioned
property, by W. Lee Harrison, their attorney, and in accordance with Hill
72, Section 22, 22(b), state that the reclassification requested should be
granted and for reasons say:

The above tract of land lies within close proximity of a large proposed
town-center development. Therefore, it would appear that the
County Council was in error by adopting this parcel as R.D.P. The logical
assumption can be made that higher density uses should be located near or
in close proximity to town-center developments. The parcel consists of
37.1 acres of land, more or less, and lends itself to higher density
development with freedom to incorporate different residential uses and
create a more suitable environment. We respectfully request that the
error committed by the County Council be rectified and the property
be reclassified to DR-16 or R-A.

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

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

October 13, 1971

S. Eric DiNenna, Esq.
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification - Daniel E. Cohen -
No. 72-77-R

Dear Mr. DiNenna:

Confirming our verbal statement made at the Hearing on the above
Petition on September 23, 1971, please withdraw the Petition without
prejudice.

Very truly yours,

W. Lee Harrison

WLH:jw

MCA
MAY, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0000

DESCRIPTION

37.09 ACRE PARCEL, SOUTH SIDE OF LYONS MILL ROAD, WEST OF PAINTERS
MILL ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for R-A (DR-16) Classification

Beginning for the same at a point near the north side of Lyons Mill Road,
at the distance of 1920 feet, more or less, as measured westerly along said Lyons
Mill Road from its intersection with Painters Mill Road, said beginning point being
the beginning of the land conveyed to Louis Cohen and others by deed recorded among
the Land Records of Baltimore County in Liber W.J.R. 3568, page 420, running
thence binding on the first line of said land and near the north side of said Lyons
Mill Road, (1) N 85° 36' 15" W 195.46 feet, thence still binding on the outlines of
said land thirteen courses: (2) S 05° 46' 17" W 626.25 feet, (3) N 85° 36' 15" W
208.75 feet, (4) S 05° 46' 17" W 846.03 feet, (5) S 71° 04' 02" W 808.20 feet,
(6) S 86° 49' 02" E 2051.78 feet, (7) N 01° 26' 12" W 246.09 feet, (8) N 14° 56'
53" E 140.88 feet, (9) N 13° 57' 35" W 198.04 feet, (10) N 23° 02' 35" W 112.20 feet,
(11) N 02° 18' 06" W 394.93 feet, (12) N 77° 23' 05" W 149.95 feet, (13) N 85° 10'
27" W 543.00 feet, and (14) N 02° 45' 45" E 660.13 feet to the place of beginning.

Containing 37.09 acres of land, more or less.

HGW:mp J.O. #7018
Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Development ■ Engineering ■ Reports
APR 13, 1971

BALTIMORE COUNTY BOARD OF EDUCATION ZONING ADVISORY COMMITTEE MEETING OF APRIL 27, 1971 (CIRC ZONING)

Petitioner: MILDRED COHEN, ET AL
Location: S/S LYONS MILL RD, W. OF PAINTERS MILL RD.
District: 2
Present Zoning: R10 & DR 2
Proposed Zoning: DR 16
No. of Acres: 37.09

Comments: THE AREA AS CURRENTLY ZONED COULD YIELD APPROX.
19 ELEM. PUPILS WHILE A CHANGE TO DR16 WOULD YIELD APPROX.
131 ELEM. PUPILS, 82 JR. HI. PUPILS, & 36 SR. HI. PUPILS.

SCHOOLS SERVICING THIS AREA:	1970	CAPACITY	ENROLL	%
DEER PARK EL.	640	122	1152	100% TO REMAIN IN DIST.
FRANKLIN JR.	1190	1368	1172	
RAINFALL JR. SR.	1820	1877	1152	W/O IN THIS NEIGHBORHOOD
FUTURE CONST.	2000	2000		
DEER PARK JR.	1,200	1,200	912	
PROPOSED ZONING:	CAPACITY	YIELD	ENROLL	%
"RAINFALL JR. SR."	1820	1976-77	1977-78	
"FRANKLIN JR. SR."	1190	1976-77	1977-78	
"DEER PARK JR."	1,200	1976-77	1977-78	

THERE ARE TWO PETITIONS FOR REZONING TO DR16 IN THIS
GENERAL AREA:

1. RANCH PROPERTIES	93.3 ACRES
2. MILDRED COHEN, ET AL	37.09 ACRES
TOTAL:	130.39 ACRES

UNDER THE EXISTING ZONING WE SEE A POSSIBLE YIELD OF APPROX.
114 ELEM. PUPILS WHILE A CHANGE TO DR16 WOULD YIELD APPROX.
160 ELEM. PUPILS, 82 JR. HI. PUPILS, & 127 SR. HI. PUPILS.

SOME OTHER PLANNED DEVELOPMENTS:

1. CARRIAGE HILL AREA - 1,032 UNITS
2. WOODBROOK AREA - 400 UNITS

ALSO, THERE ARE SINGLE FAMILY DEVELOPMENTS IN THE AREA STILL
BUILDING

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST FALCON STREET
BALTIMORE, MD. 21201
May 10, 1971

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: Baltimore County
(Route 140)
Baltimore County Reclassifi-
cation Cycle for the period
of April to October, 1971.
Northwestern Sector
(Reisterstown Road Area)

Dear Mr. Hardesty:

In reviewing the subject petitions it was noted that quite a few new develop-
ments that would create a considerable increase in traffic generation are
proposed in the Reisterstown Road area: Items 24, 25, 26, 29, 30, 32, 33,
35, 38 and 44.

It is the opinion of the State Roads Commission that if many of these sites
are developed as planned, sections of Reisterstown Road could become virtually
impassable.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John S. Meyers
Asst. Development Engineer

CLJ:JMB

MAY 15 1972

