PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

mty and which is described in the description and plat attached hereto and made a part hereof hereby pet/sion (1) that the zoning c'atus of the herein described property be re-classified, pursuan

County, to use the herein described property, for Offices and off-street parking. This is

I. or we agree to nav expenses of above re-classification and/or Special Exception advertising ing, etc. upon filing of this petition, and further agree to and are to be bound by the zoning nd restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimor

1117172.

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, in two newspapers of general circulation throughout Baltimore County, the sty, that property be posted, and that the public hearing be had before the Zoning 17th

PETITION FOR ZONING RE-CLASSIFICATION 72-162-X AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Augustine J. Creaghan

L

*

*78

I, or we. Mary G. Creaghan 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 polition (1) that the zoning status of the herein described property be re-classified, pursuant

to the Zoning Law of Baltimore County, from an ... zone: for the following reasons:

* 4F

County, to use the here'n described property, for Offices and off street parking. This is a Joint Petition by contiguous land owners,

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, ting Stc., upon filing of this petition, and further agree to and are to be bound by the coning one of Baltimore County adopted pursuant to the Zoning Law for Baltimor

David Miller Musika d Milley Schuster ORDER DATE

Augustine J. Cryaghan / Mary G. Creaghan I gal Owner Address 133 kountarion Road Bellume YIVIV 2nd

Harrison Pelitioner's Attorney 306 W. Joppa Road Towson, Maryland 21204

. 197 ... that the subject matter of this petition be advertised, as regulable by the Zoning Law of Baltimore County, in two newspapers of general circulation through nty, that property be posted, and that the public hearing be had before the Zoning

Baltimore County in Room 106 County Office Building in Towson, Baltimore 17th 197 2., at 11.00 o'clock

USW HIVE

11:00 A 1117/22 3 sugar

MCA 🗆 O >

DESCRIPTION

1.0 ACRE PARCEL

"PIKES VILLAGE APARTMENTS"

SOUTH SIDE OF RELOCATED OLD COURT ROAD

BALTIMORE COUNTY, MARYLAND

This Description is for Special Exception for Office Use

th side of Relocated Old Court Road from its intersection with the recorded among the Land Records of Baltimore County in Liver W.J.R age 623, running thence binding on the south side of said Relocated Old Road, (1) westerly, by a curve to the left with the radius of 865.00 feet, of 45 feet, more or less, to a point in the ingeth or last line of said ad at the beginning of the third line of the land described in the deed to

DISTRIBUTION W. Lee Harrison, Esq. 306 W. Joppa Roud Jowson, Md. 21204

HGW:mpl

TO Mr. S. Eric Di Nenna, Zoning Commissioner Date January 17, 1972

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition 172-162-X. South side of relocated Old Court Road, 732 feet, more

HEARING: Monday, January 17, 1972 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject potition and has

GEG - sh

CONSULTING

NORTHWEST OF SUDBROOK LANE

THIRD ELECTION DISTRICT

Beginning for the same at a point or the south side of Relocated Old Court Road at the distance of 732 feet, more or less, as measured westerly

BALTIMORE COUNTY, MARYLAND No. 1499 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT ATE_ 19, 1972 AMOUNT \$69.00

OFFICE OF FINANCE - REVENUE DIVISIO MISCELLANEOUS CASH RECEIP Dec. 27, 1971 OTHITE CASHER PINK AGENCE Old Court W/lage 225 W. Reed St. Baltinore, Hd, 21201 Petition for Special Exception #72-161-X

BALTIMOR COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND

or lest, west of Old Court Road West.

David Miller, et al - Petitioner

3rd District

This petition appears to conform to the objectives of the proposed Northwest Sector Master Plan and the recently odop'ed zoning maps. If granted, the granting should be conditioned upon compliance with plans to be approved by the appropriate Courty agencies.

MAR 0 3 1972

MCA DOD

October 15, 1971

Page Two

The Maryland Title Guarantee Company, recorded among said Land Records in

Liber O. T.G. 4869, page 124, thence binding on a part of said line, (2) S 04*

35' 30" E 469 feet, more or less, to a point in line with the center line of the

the te binding on the center of Old Court Road, as referred to in said deeds.

(5) N 83° 36' 50" E 160 feet, more or less, to the end of the second line of the

land first herein mentioned, thence binding reversely on a part of said line.

(6) N 05° 04' W 554 feet, more or less, to the place of beginning.

wall between buildings No. 4 and 5 there erected, thence to and through

said last mentioned land, (4) S 04" 34' 60" E 157 feet, more or less,

W 115 feet, more or less, thence binding reversely on a part of the

J. O. #71124

No. 1460

5 0.0 Crsc

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
David Miller and Trustees

I, or we, Eugene H, Schreiber / legal owners of the property situate in Baltimore

to the Zailing Law of Baltimere County, from an

d loint Petition by contiguous land owners.

David Miller Of

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

..... 197 ... that the subject matter of this petition be advertised as

: De Huma

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 9, 1971

W. Lee Harrison, Esq., 305 W. Joppa Road Towton, Maryland 21204

RE: Typs of Hearing: Special Exception for Offices and Special Mearing for off street parking in a residential zo Location: 3/5 of Relocated Old Court Road, 732: W, of Old Court Road West Petitioners David Hillor, et al 3r District Item 78

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.

Court Road Part property is located battom Did Court Road and Old Court Road relocated, it is currently improved with 24 townhouse apartements, some of which hive airmosh been converted into diffice under a former zoning patition. The improvements along Old Court and the stated in the Dureou of Engineering community. The locate of the subject after there is a vocant lot, which is zoned P.R. 15. To the uses of the subject site there is no vocan lot, which is zoned P.R. 15. To the uses of the subject site is portion of a vocant int on the new past office building. To the north of the subject site is a particular of a building the properties.

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.

This property is contiguous to the existing Fikes Village Apartments and Office complex for which Public Morks Agreement #36712 was executed in Newshort 1955 in connection with Duilding Pacett Application #411-55. The Developer was yet to fulfill his Soligation for this way improvements required along Off Continuous Tentuck and the Continuous Tentuck and Continuous Tentuck (1964) and the Continuous Tentuck (196

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Old Sourt Road, an existing Sounty rend, is promoted to be improved as 40-foot closed type roadway reces scales on e. 60 foot -tybin-ty-lay. Highesy improvements including highesy risphin-of-any addening and say macossary reversitible alone assessmate will be required in commonation with any grading, building parenty, change of occupancy permit or any parent required for this preporty.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimare County Standards.

Development of this property through stripping, grading and stabilization could result in a sedient pollution problem, demaing private and public holdings domestrees of the property. A grading penult is, therefore, necessary for all grading, including the stripping of top soil.

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary dreinage facilities (terperary or paramenat) to prevent creating any missances or damages to adjacent proporties, especially by the concentration of surface subters. Correction of my problem which may result, due to improper grading or improper intellection of declarge facilities, would be the full responsibility of

Both public water supply and sanit ... , severage are evallable and DEPT. OF TRAFFIC ENGINEERING:

Water and Sanitary Severs

HEALTH DEPARTMENT:

Ketropolitan water and sever are available to the site.

Air foliution Communist The building or buildings on this site may be subject to registration and compliance with the Naryland State Nee ith Air Foliution Control Equilations, Additional Information may be obtained from the Division of Air Foliution, Bairimore County Department of Health.

The site shall be used to comply with all applicable requirements of the Mithomal Fire Protection Association Standard No. 101, "The Life Safety Code", 1957 Edition, and the Fire Prevention Code prior to occupancy or comment of operations. BOARD OF EDUCATION: Acreage too small to have an effect on student population.

BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

DEPT. OF TRAFFIC ENGINEERING: The subject patition is not expected to create any traffic problems.

The petition is accepted for filing; however, we suggest that the petitioner pay particular attention to the Bureau of Engineering comments.

This patition is accepted for filing on the date of the enclosed filing cartificate. Notice of the bearing date and time, which will be hald not less than 30, nor more time 30 days after the date on the filing certificate, will be formered to you in the near future.

Mive L. Myers

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The subject polition is not expected to create any traffic problems.

P. mant to the advertises	ment, posting of preperty, and public hearing on the abo	me petition and
	the requirements of Section 502, 1 of the B	
	ns having been met,	28.20.2
THE RESERVE AND A STREET COMMENSATION.	SHALLER RESERVED AND THE PRESENCE OF THE COURT AND ALL OTHER	M. Sales - Little 1
the above Harlandforths when	dat-berkart; som til strutten appensing strutter by som en sel	XXXXXXXXXX
	coloring the company of the coloring and	
		ld be granted
	puty ning Commissioner of Baltimore County this ZCC	
day of January	197 ² , alus discrimento deserbirde property cue curcu el	AND SECTION
thousants bringly reclassified;	CONTRACTOR OF THE PROPERTY OF	CXXXXXXXX
samusandouxa Special Exception	n for a Offices	d the same is
	te of this ader, subject to the approval of a s vices and the Office of Planning and Zoning	
die Bureau of Public Serv		
30 11	Deputy Zoning Commissioner of Baltin	nore County
1 DZ	Deputy Zoning Commissionery of Bartin	nore county
Pursuant to the advertisen	nent, posting of property and public hearing on the	above - rtition
and it appearing that by reason	of	0
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the office re-classification should	id NOT BE HAD, and/or the Special Exception sho	uld NOT BY
Contraction of the San St.	u not be into, and or the special exception and	uid NOT BE
GRANTED.		
m w annum		- VERNIN
The second secon	ning Commissioner of Baltimore County, this	High contracts
of, 197	, that the above re-classification be and the	ne is hereby
DENIED and that the above der	scribed property or area be and the same is hereby cor	tinued as and
	zone; and/or the Special Exception i	
7.11	be and the same is her	eby DENIED.
		134

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CERTIFICATE OF PUBLICATION

appearing on the ____30th ___day of ___Lecenher

	it appearing that by reason of the requirements of Section 592, 1 of the Baltimore
	County Zoning Regulations having been met.
	the values illerhestification cherels be chady analytic (texther, appearing structure means of scooksesses and
	a Special Exception for a Quices should be granted
	a Special Exception for a Deputy Tr IS ORDERED by the Zoning Commissioner of Baltimore County this ZCoTis
la di la	IT IS ORDERED by the Zoning Commissioner of Battimore County distributed by the Zoning County distribut
5 8	day of
5	the reservice benefity reclassified from an and an analysis was observed an analysis of the control of the cont
E 3	MANA Special Exception for E. Offic 3 should be and the same is
ORDER RECTIVED FOR FIELING	Fanted from and after the date of this order, subject to the approval of a site plan by the Lureau of Public Services and the Office of Planning and Zoning.
E .	Deputy Zoning Commissioner of Baltimore County
1 :	the second secon
17.	Pursuant to the advertisement, posting of property and public hearing on the above retition
2 7	and it appearing that by reason of
100	and it appearing that by reason of
100 H	<u>a</u>
	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
	of
	DENIED and that the above described property or area be and the same is hereby continued as and
13	
102	to remain a zone; and/or the Special Exception for
	be and the same is hereby DENIED.
	V.
183	Zoning Commissioner of Baltimore County

OCOMMUNITY LIMITS RANDALLSTOWN, MD. 21133 January 7 - 1972 THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County weels before the 7 day of January 72. that is to say, the same was inserted in the issue of December 30, 1971. STROMBERG PUBLICATIONS, Inc. By Jeaucette Schwarf

List Harmer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date December 17, 1971

SUBJECT Zoning Advisory Agenda Item 178

November 23, 1971 David Miller, et al S/S of Relocated Old Court Road 732' V/ of Old Court Road West

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

FUNCTION	138	Wall Map		Original		Duplicate		Tracing		200 Sheat	
	- 4	date	by	date	by	date	by	date	by	dote	by
Descriptions checked an outline plotted on map	d										
Petition number added toutline	0										
Denied											
Granted by ZC, BA, CC, CA											

251605

72-162-4

CERTIFICATE OF POSTING G DEPARTMENT OF BALTIMORE COUNTY

Date of Posting JAN 1-1972 Posted for SPECIAL EXPERTION Petitioner: DAVICE MILLER Location of property 15 Relocated Old Course Nd. 732 FT. W of ald Court RI. Location of Signa (D. N/S. C.F. Eld. Court. R.D. Sert. N. C.F. MANTER ARE. (D) S/S OF THE RESERVENCES and Court Rd. E. O.F. RESTERIOUS AS.

Date of return UAN 7 - 1972

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONEN

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

Petitioners David Miller, et al

stitioner's Attorney We Lee Herrise



