## PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. <u>BaltAmore County</u> . <u>Ed.</u> ...legal owner... of the property situate in Baltimore County and which is described in the describtion and plat attached hereto and made a part hereof. hereby petition (1) that the zoning status of the herein described property be re-classified, pursuan to the Zoning Law of Reltimore County from an zone to at

DR-16 zone; for the following reasons: 5/1/12 (1) Although subject p\_operty is zoned DR-16 on the current map,

such property is owned by Baltimore County and requires rezoning under Baltimore County Zoning Regulations, \$103.2 before it can be used by Melvin Verger and Shirley Verger, his wife, who are acquiring it from Baltimore County;

(3) Free is Communication Toning War and at ange in the character of the neighborhood See attached description

Permit
and (2) for a Special Exception; under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for . husings-parking under the provisions of Baltimore County Zoning Re. tlations 5409.5.

Property is to be posted and advertised as prescribed by Zoning Regulations. or we, agree to pay expenses of above re-classification and/or Special Except noting atc. upon filing of this polition, and further sures to and are to be bound by the political ons and restrictions of Raltimore County adopted purguant to the Zoning Law for

Baltimore County Maryland Me Win Verger
Shirley Pergey Contract purchaser Legal Owner 1051 Flagtree Lane

Pikesville, Md. 21208 Autand Askind

Address 102 W Penna and 1200

OPDERED By The Zening Commissioner of Politimers County this 2 197 ... 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 397 1,30

mi la Henra

County Council of Baltimore County County Oftice Building, Comson, Maryland 21204

January 12, 1972

MN 1 3 '79 4M -

First District Mr. Eric DiNenna Zoning Commissioner Second District County Office Building Towson, Maryland 21204 Third District

COUNCHMEN

Fourth Disser

Fifth District

Sixth District

Seventh District

At its regular meeting on Thursday, October 21, 1971, the At its regular meeting on inursuay, october 21, 1711, the Baltimore County Planning Board, under the provisions of 'cubsection 22-22 (i) of the Baltimore County Code 1968, as amended, passed the following resolution pertaining to item 35, October 1971 to April 1977 zoning circle:

RESOLVED, that the Baltimore County Planning Board that the Baltimore County Planning Board certifies to the County Council that early action is manifestly required in the public interest on the petition of Baltimore County to determine the classification of property located in the Second Election District of located in the Second Election District of Baltimore County on proposed Millord Mill Road, North, just west of South Mill Road; the Board determined that the exemption of this petition from the regular, cyclical procedure for zoning reclassification prittions is required; 1) so that the titles to the properties involved can be elegant? 21 to expedit the tree. can be cleared; 2) to expedite the construction of relocated Milford Mill Road in the interest of the relocated Milford Mill Road in the interest of the general public; and 3) because there is no issue between Baltimore County and the property owners involved as to the fact that the proper zong classification for this tract should be D, R, 16. The property is now owned by P-litimore County and will be transferrer to Melvin and Shirley Verger in connection with a land exchange being made in rights of way sequisition proceedings for the Milford Mill Road project.

The County Council considered and approved this resolution at their meeting on Monday, January 3, 1972

Very truly yours.

Verent Cherry herser.

Herbert E. Hohenberger.

Commissioner should approve off street parking in a residential zone (as shown on Exhibits 1 and 2 captioned "Area To Be Released").

Attached bareto and made a part bareof are the following Sabible. Attached hereto and made a part hereof are the following Exhibit 1 - Baltimore County Department of Public Works, Bureau of Land Acquisition drawing lo. SP 2-016; Exhibit 2 - Baltimore County Department of Public Works, Bureau of Land Acquisition drawing No. RM-67-095-3M, Exhibit 3 - Location plan; Exhibit 4 - Work estimate. Property is being acquired from Baltimore County pursuant to settlement agreement in the case of Baltimore County v. Melvin Verger et al in the Circuit Court for Baltimore County File No. Cond. 1607 Docket 9 Folio 101.

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

Notyin yerget

Miss of the source of the sou

Pikesville, Maryland 21208 Petitie, Maryland 21208

Petitioner's Attorney
Richard A. Reid
Address 102 M. Fennsylvania Avenue
Townon, Naryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this\_Uth\_\_\_

BALTINORE COUNTY, MARYLAND

By: O Color | Negal Owner

Address County Office Building

\_\_Towaga\_\_Md.\_\_\_

Profestant's Actorney

Atri Oh The

at\_UJ9\_o'clock\_Pe\_H.



Offstreet Parking in Residential Zone

the place of beginning.

MALTIMORE COUNTY, MD. #72-1 W'S of Proposed Hilford Hill Rd. 672' ME of Liberty 1Rd. Zm

73-17-45

Zoning Commissioner of Baltimore County

(3)

September 8, 1971

DATE 3/2//72 (over) JC Harris cel

308 W. CHEBAPEAKE AVE. 101750N, MD. 21201

Beginning for the same at a point distant the two following

courses and distances from the intersection of the centerline of Liberty

along the centerline of Milford Mill Road North 672 feet (2) northwesterly

Road with the centerline of Milford Mill Road North viz: (1) northerly

across the west side of Wilford Will Ross Worth 42 feet wore or less to

the westernmost side of Milford Mill Road North thence continuing the

same course northwesterly 135 feet more or less thence northeasterly

138.5 feet more or less thence southensterly 50 feet more or less to

intersect the west side of Milford Mill Road North thence southerly

slong the west side of Milford Mill Rosu North 192 feet more or less to

PETITION FOR SPECIAL HEARING

PETITION FOR RECLASSIFICATION : FROM NO ZONING TO DR-16 AND FOR A SPECIAL PERMIT FOR : BUSINESS PARKING IN A RESI-DENTIAL ZONE BY BALTIMORE : DENTIAL ZONE BY BALTIMO COUNTY, MARYLAND (2nd Election District, Baltimore County)

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BEFORE THE ZONTNO COMMISSION

OF SALTIMORE COUNTY

## MEMORANDUM

The above referred to property is contiguous to a parcel of land owned by Melvin Verger and Shirley Verger, his wife, upon which they are operating a medical office building. Baltimore County took a portion of the property owned by Mr. and Mrs. Verger for the construction of new Milford Mill Road, North, by exercise of the right of prior entry under Baltimore County Code \$2-2. (Baltimore County, Maryland v. Vergers, Condemnation Case No. 1607, Docket 9, Polio 101.) Baltimore County, Maryland, and Mr. and Mrs. Verger have come to a tentative settlement of such case, which settlement includes an exchange of the above referred to property for the property which Baltimore County took from Mr. and Mre Verger so that they can use it, inter alia, to replace the parking spaces for their medical office building which they lost by reason of the County's taking. To effect such exchange, it will be necessary for the above referred to property, now owned by Baltimore County and shown as DR-16 zoning on the current map, to be rezoned to such zoning under the provisions of Baltimore County Zoning Regulations \$103.2, and to obtain a special permit for business parking in a residential zone before it can be used by Mr. and Mrs. Verger for the above mentioned purpose. To the extent that the existing map failed to take into account such con emplated use,

it was in error. 1: addition, such use by Baltimore County converting publicly owned land to private use constitutes a change in the character of the neighborhood.

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Theodore J. Potthast, Jr.
Assistant County Solicitor
Attorney for Baltimore County

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Attorney for Mr. 6 Mrs. Verson

## 0 BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric Di Nenna, Zoning Commissioner, to February 14, 1972

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition #72-177 RSPH. West side of proposed Milford Mill Road North, 672 feet ore or less northeast of Liberty Road From Public Land to D.R. 16 Zone. Petition for Special Hearing for Off-Street Parking in a residential zone. Baltimore County, Maryland – Petitioner

2nd District

HEARING: Monday, February 14, 1972 (1:30 P.M.)

This property, located on the west side of the nearly-completed new Milford Mill Road, is awned by Baltimore County, having been purchased as part of the right-of-way for new Milford Mill Road.

The County has petitioned to clarify the fact that this tract is zoned D.R. 16: The County has peritioned to clarity the fact that this fract is zoned D.R. 16 the Planning Board, after reviewing the adopted maps, affirms that D.R. 16 zoning is, in fact, the proper zoning for this prometty and is so shown on the adopted zoning maps.

The petitioner has not detailed the site pian in conformity with the requirements of the Zoning Regulations. We are not in a position to approve the site plan

GEG:msh

ROYSTON, MUELLER, THOMAS & MCLEAN

TOMBU

January 11, 1972

Item No. 34
Petition of Baltimore County for Reclassification of property lovated in the Second Flection
District of Baltimore County on proposed Milford
Milf Road, North, jast West of South Milf Road
to DR-16, with a Special Permit for business
parking in a residential zone.

Dear Mr. Commissioner:

On Monday, January 3, 1972, the Baltimore County Council apprived the certification of the Flanning Board that action upon the above referred to Petition was manifestation county Code, \$22-22(1), exempted from the cyclical procedure of sub-sections (c) and (h) of \$22-22. Accordingly, it is requested that this Petition be advertised and scheduled for a hearing at the earliest possible date.

Jery truly yours.

mound Richard A. Reid

DAD/- me

HEH:bl

MAY 15 1972

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Pursuant to the advertisement, posting of property, and public ' hearing on the above petition, and it appearing that by reason of the following finding of facts that the public health, safety, and general welfare-of-the-locality-involved-not-being - werenly affected. the above Special Hearing for off-access Pasking in a Rasidantial Lone in accordance with the plat dated September 3, 1971, revised September 10, North Mills 1971; October 15, 1971, October 20, 1971, Palmury 22, 1972, and March 13,-1972, and approved March 16, 1972, by George E. Gavrelia, Direttor of the Office of Planning and Joning for Baltimore County, sais plat having been filed as Exhibit "A" in this proceeding and which is incorpor-ated by reference hereto as a part of this Order, should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this \_day of\_\_\_\_\_, 196,72, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, to permit off-street Parking in a Pasidential Tone, subject to the approval of a site plan by the Bureau of Public Services and the of-coming Commissioner of Baltimore County office of Planning and Zontng. Pursuant to the advertisement, posting of property and public nearing on the above petition and it appearing that by reason of\_\_\_\_\_ the above Special Hearing should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_day of\_\_\_\_, 196\_, that the above Special Hearing be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 8, 1971

OLIVER L MYERS

BUREAU OF

DEPARTMENT OF

STATE ROADS COMMISS

BUREAU OF FIRE PRESENTION

HEALTH DEPARTMENT

PROJECT PLANSING

BUILDING DEPARTMEN

ZOUING ADMINISTRATIO

INDUSTRIAL DEVELOPMENT

Mr. George E. Gavrelis, Director Office of Planning and Zoning Room 300, Jefferson Building Towson, Maryland 21204

RE: Property Owner: Boltimore County, Moryland Location: W/S Proposed Milford Mill Rd. North opposite proposed Milford Mill Rd. Present Zoning: Public Proposed Zoning: D.R. 16, Special Hearing, off street parking in residential zone 2nd District Social Northwestern No. Acres: 15,375 sq. ft. Item No. 34

The following comments were compiled after a field investigation and an in-office review which will provide the Planning Board and/or the petitioner with pertinent information of possible development problems.

The subject property is located on the west side of the propused Millord Mill Road, which is now under construction and almost completed. It is improved with a three story medical office boldiding, with it parking on the north side of the subject property. The property in question is located immediately north of the existing parking area. The property to the east of this site is undeveloped property.

In reviewing the subject petition, we find that the ownership of this property is still Baltimore County. In the past, these petitions have been handled by the purchaser ofter title has passed from Baltimore County. This comment is given only by way of reference as to \*hat has been done in the past. Also, the plot submitted does not answer all the questions as required under Section 497.4 of the Zoning Regulations.

Very truly yours, Oliver L. Myers OLIVER L. MYERS, Chairman

IID Is see

## BAL IMORE COUNTY, MARYLIND

INTER-OFFICE CORRESPONDENCE

TO. S. Bric DiNenna ATTN: Oliver L. Myers Date October 27, 1971 FROM Ellsworth N. Diver, P.E.

SURBECT. Hem #38 (Cycle October 1971 - April 1972)
Property Owner: Baltimore County, Maryland
Location M/3 Proposed Milrofe Mill Rd. North
opposite proposed Milrofe Mill Rd.
Present Joning: Dulic O
Proposed Zoning: D. R. 10, Special Hearing, off street
proposed Zoning: D. R. 10, Special Hearing, off street
District: 2nd Sector: Northwestern
No. Acres: 15,375 sq. ft.

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 term.

HIGHWAYS:

Milton Mil Bond, a County road, is reasing completion of construction in the sticity of this property as MacFord Library readway cross-section on a SD-foot right-of-way. Not the still provided as are proposed. Construction or of any sidewalk, curb and gutter, entrance, stc. required in connection with a development of this side would be the "uil responsibility of the

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

STORM DRAIN:

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

The Developer must provide necessary drainage facilities (temporary or parameter). Diprevent creating any nulsances or damages to adjac into property and the property of the

WATER AND SANITARY S WER:

ENDIEAM:FV :ah

"P" S.E. Key Sheet N.W. 67 Topo
22 N.W. 27 Position Sheet 77 Tax Map

Public water supply and sanitary sewerage are available to serve

Exercités Diver

Zoning Commissioner of Baltimore County

65 TO: S. Eric DiNenna, Zoning Commissioner Attention: Mr. Nyara DATE: October 27, 1971 INTER-OFFICE CORRESPONDENCE

FROM: Pire Prevention Bureau Fire Department

SUBJECT: Property Owner:

Baltimore County, Maryland

LCCATION: W/S Proposed Milford Mill Rd., North opposits proposed Milford Mill Rd. ITEM # 34 zoning Agenda: Cycle for October '71

( ) 1. Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.

The hydrants shall be located at intervals of \_\_\_\_feet along

( ) 2. A second means of access is required for the site.

( ) 3. The dead-end condition shown at \_\_\_

exceeds the maximum allowed by the Fire Department.

( ) h. The site shall be made to comply with all applicable requirements of the National Fire Protection As-visition Standard No. 101, "The Life Safety Code ", 196" auditor, and the Fire Prevention Code prior to occupancy or commencement of operations.

( ) 5. The owner shall comply with all upplicable requirements of the National Fire Protection Association Standard No. 101. " The Life Safety Code ", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

( 4) 6. The Pire Department has no comment on the proposed site.

Note: Above comments indicated with a check apply.

BALT, MORE COUNTY, MARYLAND

TO Mr. Oliver Myers October 26, 1971

FROM ... Hoyt V. Sonner SUBJECT Item 34 - Zoning Advisory Committee Meeting, October 22, 1971

34. Property Owner: Baltimore County, Maryland
Location: W/S Proposed Milford Mill Rend
North opposite proposed Milford
Mill Road

Miti Road
Present Zoning: Public
Proposed Zoning: D.R. 16, Special Hearing
off street parking in residential
zone
District: 2
No. Acres: 15,375 sq. ft.

No health hazards are anticipated.

Jay to Bandarian II

Sanitarian II

Water and Sever Section

BUREAU OF ENVIRONMENTAL HEALTH

HVB/k:r

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING INTER-OFFICE CORRESPON

S. Eric DiNenna Attn: Oliver L. Myers C. Richard Mos. re

Date November 4, 1971

SUBJECT: Item 34 - Cycle Zoning II

BALTIMORE COUNTY BOA OF EDUCATION

Petitioner: BALTO COUNTY, Mo.

Present Zoning: Un Zones (Postic)

STUDENT POPULATION

Matriot. 2

Proposed Zoning: Dail

No. of Acres: 135 x 125

ZONING ADVISORY COMMITTER MERTING

Comments: ACREAGE TO LITTLE TO HAVE AN EFFECT ON

OF Ocr. 19.1971

Location: wis pres Microso Mice Ro North, OFF. Pres Microso Mice Ro

ר בערופ Zoning II
Property Owner: Baltimore County, Maryland
Prop. Milford Mill Road North opp. Prop.
Milford Mill Road
DR 16, Special hearing, off street parking in
residential zone

The special point in a residential zone should create no major increase in trip density. It is requested, however that the marking lot be redesigned so that one point of access will be sufficient for the parking area.

CRH-nr

MAY 15 1972

1. Clearing and Grubbing 2. Grading and compaction L.S. 3. Type CR-6 Sub-base (6" Depth) S.Y. 8703Y Gal. 400 gal. 4. Bit. Mat. for prime and Tack Ton. 97 ton 5. Bit. Conc. "ST" Band (2" Depth) L.P. 400 LP 6. Bit. Conc. 6 1/2" Mount. Curb 7. Precast Con. Park Barriers Ea. 16 8. 4" Wide Yeilow pavem. mark L.P. 650LF 9 Ton Soil 2" depth S. Y. 275 SY 10. Seed and mul. s. Y. 275SY

11. S.D. per T.G.

Exhibit 4

FICE OF CATONSVILLE TIMES

CATONSVILLE, MD. 21228 January 31 - 19 72

ECOCCUSE week before the 31 day of January 1972, that is to say,

STROMBERG PUBLICATIONS, Inc.

By Box morgan

S. Eric Dinenna Zoning Commissioner of Baltimore County

BALTHORE COUNTY BO OF EDUCATION

ZONING ADVISORY CONCURRED CONTROL OF PERIOD OF OCT 71 - APRIL'72

Petitioner: Burn & , Wo

Location: wis Piece Microso Micc Ro N ore Piece Microso Micc Do.

District: 2

Present Zoning: Possic Proposed Zoning: Date

No. of Acres: 15,375 sp. Fr.

Comments: No Beatings to STUDENT Productions

PLEASANT HEIGHTS

PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		
FUNCTION	Wall	Мор		inal	Dupl			cing	200	Shee
Descriptions checked and outline plotted on map	0016	by	date	_₩_	date	by	date	by	date	b
Petition number added to outline										
Denied							İ			
Granted by ZC, BA, CC, CA										
Reviewed by: YBK		-	C	hange	d Plan	tline	or desc	riptic	n	

CERTIFICATE OF PUBLICATION

day of \_\_February \_\_\_\_\_\_, 19.72, the first publication appearing on the \_\_27th \_\_\_\_day of \_\_\_\_January\_\_

19\_.72.

CERTIFICATE OF POSTING

72-177-R SPH

@ 2-516D

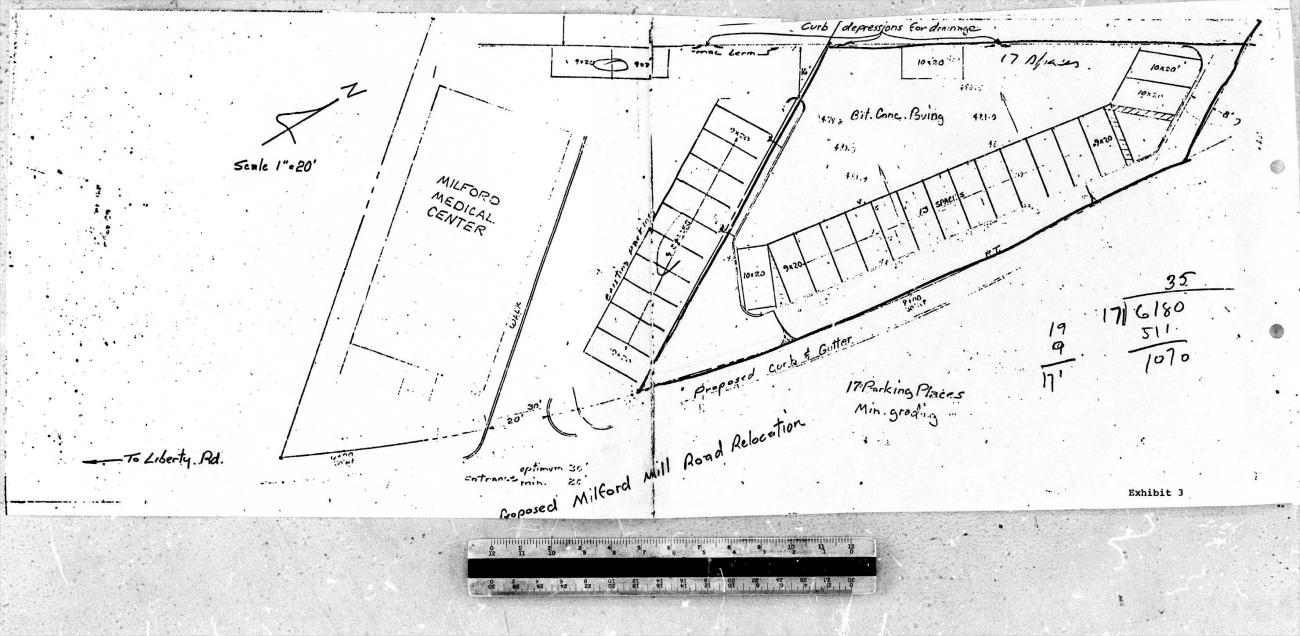
	Touries, Racyland
District 2 4d	Date of Posting JA N. 29 - 1972
Posted for RELLASSIFIRATION	+ SPERIAL HEARING
Petitioner: BALTIMERE COUNT	y MD,
	PRESED MILEORY MILL ROAD NORTH
	FORD MILL ROAD 680 FT - E OF LIBERTY RKING LOT
Remarks:	
Posted by Charles M. Meal	Date of return . FFB . 4- 1912

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Feb. 15, 1972 WHITE CARMED THE ACTION OF THE PINE - AGENCY

BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND OFFICE OF FCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 9 238
Oct. 27, 1971 ACCOUNT_	01-662
AMOUNT_	\$50.00
WHITE - CASHIER PINE - AGENCY	
Mesers, Royston, Mueller, Thomas	
102 W. Penna. Ave.	
Towson, Hd. 21204	
Petition for Reclassification as	nd Special Hearing

THIS IS TO CERTIFY, that the annexed advertisement of was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one the same was inserted in the issue of January 27, 1972.



PAUL C. BEATTY, ET SIZ-220 Comment of the man to the COUNTY COMMISSIONERS OF
BALTIMONE COUNTY OF
CLE 2019-145 AREA TO DE RELEASED MELVIN VERGER, ETUX 0.T. G. 4517-63 MILFORD REVERTIBLE EASEMENT 385 SQ. FT. I R. 670' L. 351 S4' 0.1266 ACT 6+72.00= EXISTING PAVING Area to ba released: Series Series (S) CONSOLIDATED PLAT LIBERTY HEIGHTS AND KENMAR WPC.8-72 FOR 30 FOOT EASEMENT SEE REVISED: 5-26-70 BALTHMORE COUNTY DEPARTMENT OF PULLIC VIOLES LUREAU OF LAND ALC AREA TO DE REL PLAN TO ACCOUNT A FIGHT COWAY ADACEMENT CONTROLLES SACIONALITE A VILLENALID EN DEME. BUREAU OF LAND ACTUSETION X6807 - N20676.38 W40309.60 THROUGH X65" - N22039 17 W 39912.51 DIVISION OF PARTICIO COURS AND COMMENTS SHOWN ON COMMENTED APPRICASE DEFENDED AND PROPERTY OF THE COMMENTS OF THE C S'Min. 5P 2-016 1 21-1162 Exhibit 1

