

# 72-177-100-1 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BALTIMORE COUNTY, Md., 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 \_\_\_\_\_ zone to as \_\_\_\_\_ zone; for the following reasons:

- (1) Although subject property 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;
- (2) Error in Comprehensive Zoning Map and change 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 business parking under the provisions of Baltimore County Zoning Regulations, §103.2.

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.

Melvin Verger \_\_\_\_\_  
Shirley Verger, Contract purchaser \_\_\_\_\_  
Address: 1051 Flagtree Lane \_\_\_\_\_  
Pikesville, Md. 21208 \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_  
Address: 102 W. Pennsylvania Ave. \_\_\_\_\_  
Towson, Md. 21204 \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1972, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1972, at \_\_\_\_\_ o'clock.

Richard A. Reid \_\_\_\_\_  
Zoning Commissioner of Baltimore County.

(over)

## PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
Shirley Verger, Contract purchaser  
I, or we, Melvin Verger and Shirley Verger, 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 \_\_\_\_\_ off street parking in a residential zone \_\_\_\_\_ (as shown on Exhibits 1 and 2 captioned "Area To Be Released").

Attached hereto and made a part hereof are the following Exhibits:  
Exhibit 1 - Baltimore County Department of Public Works, Bureau of Land Acquisition drawing No. SP 2-016; Exhibit 2 - Baltimore County Department of Public Works, Bureau of Land Acquisition drawing No. SP-67-095-1A; 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.  
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.

Melvin Verger \_\_\_\_\_  
Shirley Verger, Contract purchaser \_\_\_\_\_  
Address: 1051 Flagtree Lane \_\_\_\_\_  
Pikesville, Maryland 21208 \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_  
Address: 102 W. Pennsylvania Avenue \_\_\_\_\_  
Towson, Maryland 21204 \_\_\_\_\_

ORDERED By the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1972, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1972, at \_\_\_\_\_ o'clock.

Richard A. Reid \_\_\_\_\_  
Zoning Commissioner of Baltimore County

PETITION FOR RECLASSIFICATION : \_\_\_\_\_  
FROM NO ZONING TO DR-16 AND : \_\_\_\_\_  
FOR A SPECIAL PERMIT FOR : ZONING COMMISSION  
BUSINESS PARKING IN A RESI- : \_\_\_\_\_  
DENTIAL ZONE BY BALTIMORE : OF  
COUNTY, MARYLAND : \_\_\_\_\_  
(2nd Election District, : BALTIMORE COUNTY  
Baltimore 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, Folio 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 Mrs. 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 contemplated use,

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

Richard A. Reid \_\_\_\_\_  
Assistant County Solicitor  
Attorney for Baltimore County

## County Council of Baltimore County

January 12, 1972

COUNCILMEN  
First District: Francis E. Boyle  
Second District: Gary W. Miller  
Third District: G. Walter "Mac" Jr.  
Fourth District: Walter C. Day  
Fifth District: Harvey J. Bantel  
Sixth District: Francis E. Barnett  
Seventh District: Wallace A. Hillman  
Secretary: Herbert E. Hohenberger

Mr. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. DiNenna:  
At its regular meeting on Thursday, October 21, 1971, the Baltimore County Planning Board, under the provisions of "Subsection 22-22 (i) of the Baltimore County Code 1968, as amended, passed the following resolution pertaining to item 33, October 1971 to April 1972 zoning circle:

RESOLVED, 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 Baltimore County on proposed Milford 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 petitions is required: 1) so that the titles to the properties involved can be cleared; 2) to expedite the construction of 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 zoning classification for this tract should be D.R. 16. The property is now owned by Baltimore County and will be transferred to Melvin and Shirley Verger in connection with a land exchange being made in rights of way acquisition 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,  
Herbert E. Hohenberger  
Secretary

Offstreet Parking in Residential Zone  
Beginning for the same at a point distant the two following courses and distances from the intersection of the centerline of Liberty Road with the centerline of Milford Mill Road North viz: (1) northerly along the centerline of Milford Mill Road North 672 feet (2) northwesterly across the west side of Milford Mill Road North 42 feet more or less to the westernmost side of Milford Mill Road thence continuing the same course northwesterly 135 feet more or less thence northeasterly 130.5 feet more or less thence southeasterly 50 feet more or less to intersect the west side of Milford Mill Road North thence southerly along the west side of Milford Mill Road North 192 feet more or less to the place of beginning.

MALCOLM E. HUDKINS ASSOCIATES  
SURVEYING AND LAND DEVELOPMENT  
308 W. CHESAPEAKE AVE.  
TOWSON, MD. 21204  
BBB-9080

September 8, 1971



Malcolm E. Hudkins  
2/6/71

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner, February 14, 1972  
FROM: George E. Gouvelis, Director of Planning

SUBJECT: Petition #72-177 RSPH, West side of proposed Milford Mill Road North, 672 feet more 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 owned 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 Planning Board, after reviewing the adopted maps, affirms that D.R. 16 zoning is, in fact, the proper zoning for this property and is so shown on the adopted zoning maps.

It is therefore recommended that the petitioner's request for D.R. 16 be granted.

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

## ROYSTON, MUELLER, THOMAS & MCLEAN

CARROLL W. ROYSTON  
10 WESTVIEW HILL LANE  
E. L. THOMAS  
R. TAYLOR MCLEAN  
ELMER J. KEEFE JR.  
RICHARD A. REID  
F. HARRISON STONE  
MILTON A. SMITH, JR.

January 11, 1972

Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item No. 34  
Petition of Baltimore County for Reclassification of property located in the Second Election District of Baltimore County on proposed Milford Mill Road, North, just West of South Mill 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 approved the certification of the Planning Board that action upon the above referred to Petition was manifestly required in the public interest. It is, under Baltimore County Code, §22-22(i), 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.

Very truly yours,  
Richard A. Reid

RAR:/mc

GEG:msh

MAY 15 1972

MAY 15 1972





Scale 1"=20'

To Liberty Rd.

MILFORD  
MEDICAL  
CENTER

optimum 30'  
entrance min. 20'

Proposed Milford Mill Road Relocation

Existing parking

Proposed curb & gutter

17 Parking Places  
Min. grading

Curb / depressions for drainage

Bit. Conc. Paving

17 Places

35  
17 | 6180  
511  
1070

19  
9  
17'

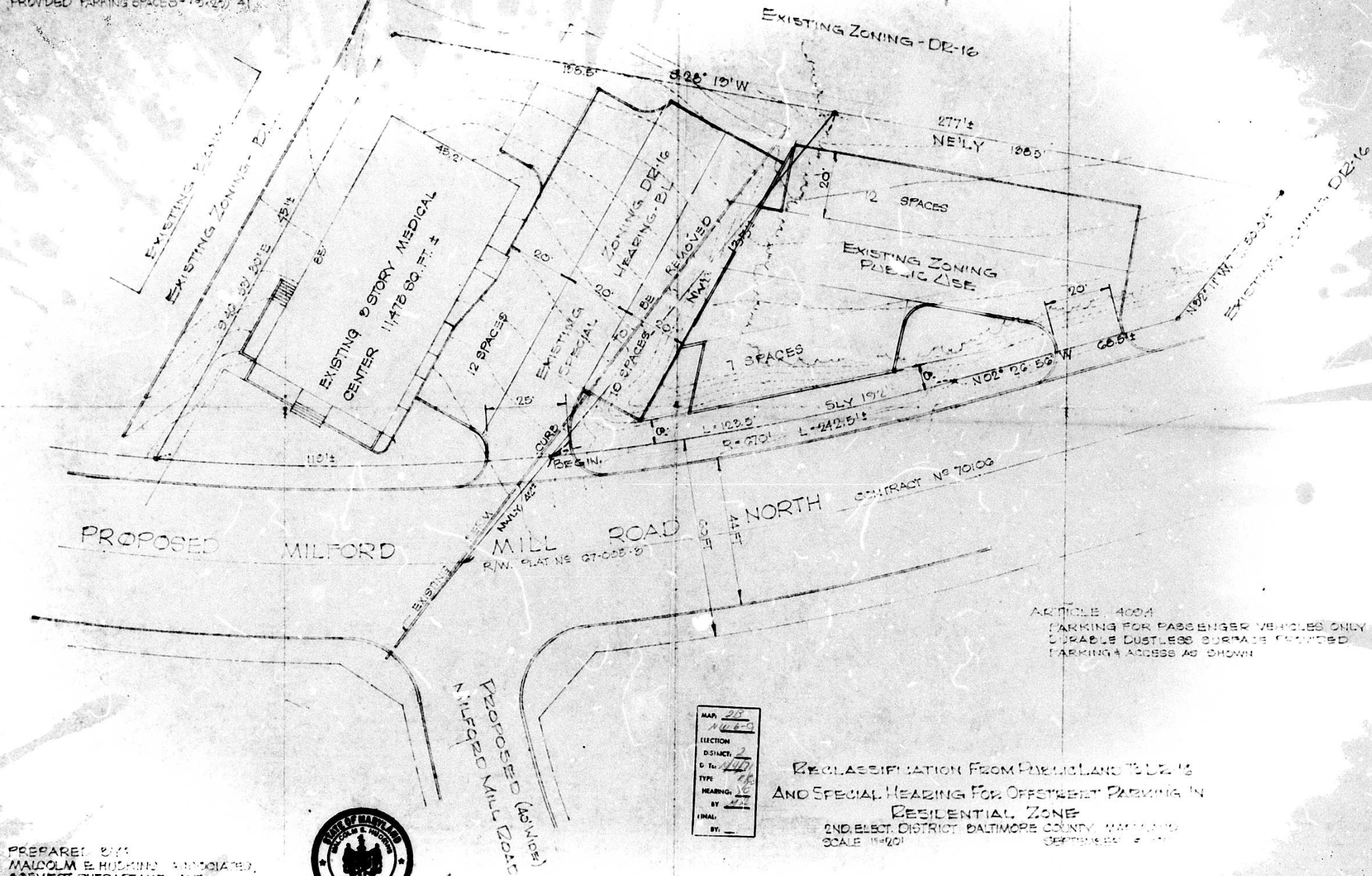
Exhibit 3







PARKING TABULATIONS  
 ZONE DR-16  
 EXISTING AREA OF PROPERTY - 15,815 SQ. FT.  
 PROPOSED AREA OF PROPERTY - 13,815 SQ. FT.  
 TOTAL - 29,630  
 EXISTING AREA OF BUILDING - 11,475 SQ. FT.  
 REQUIRED PARKING SPACES - 28  
 PROVIDED PARKING SPACES - (12+16) 41



ARTICLE 4004  
 PARKING FOR PASSENGER VEHICLES ONLY  
 DURABLE DUSTLESS SURFACE PROVIDED  
 PARKING ACCESS AS SHOWN

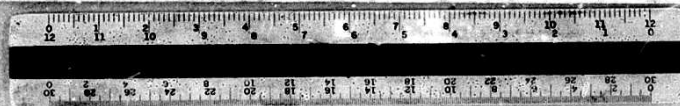
|          |          |
|----------|----------|
| MAP      | 203      |
| ELECTION | 11/16/01 |
| DISTRICT | 2        |
| D. TO    | 11/16/01 |
| TYPE     | 16       |
| HEARING  | 16       |
| BY       | 16       |
| FINAL    | 16       |
| BY       | 16       |

RECLASSIFICATION FROM PUBLIC LAND TO DR-16  
 AND SPECIAL HEARING FOR OFF-STREET PARKING IN  
 RESIDENTIAL ZONE  
 2ND. ELECT. DISTRICT BALTIMORE COUNTY, MARYLAND  
 SCALE 1"=20'

PREPARED BY:  
 MALCOLM E. HUGHES ASSOCIATES,  
 505 WEST CHESAPEAKE AVE.  
 TOWSON, MARYLAND 21204  
 828-0020

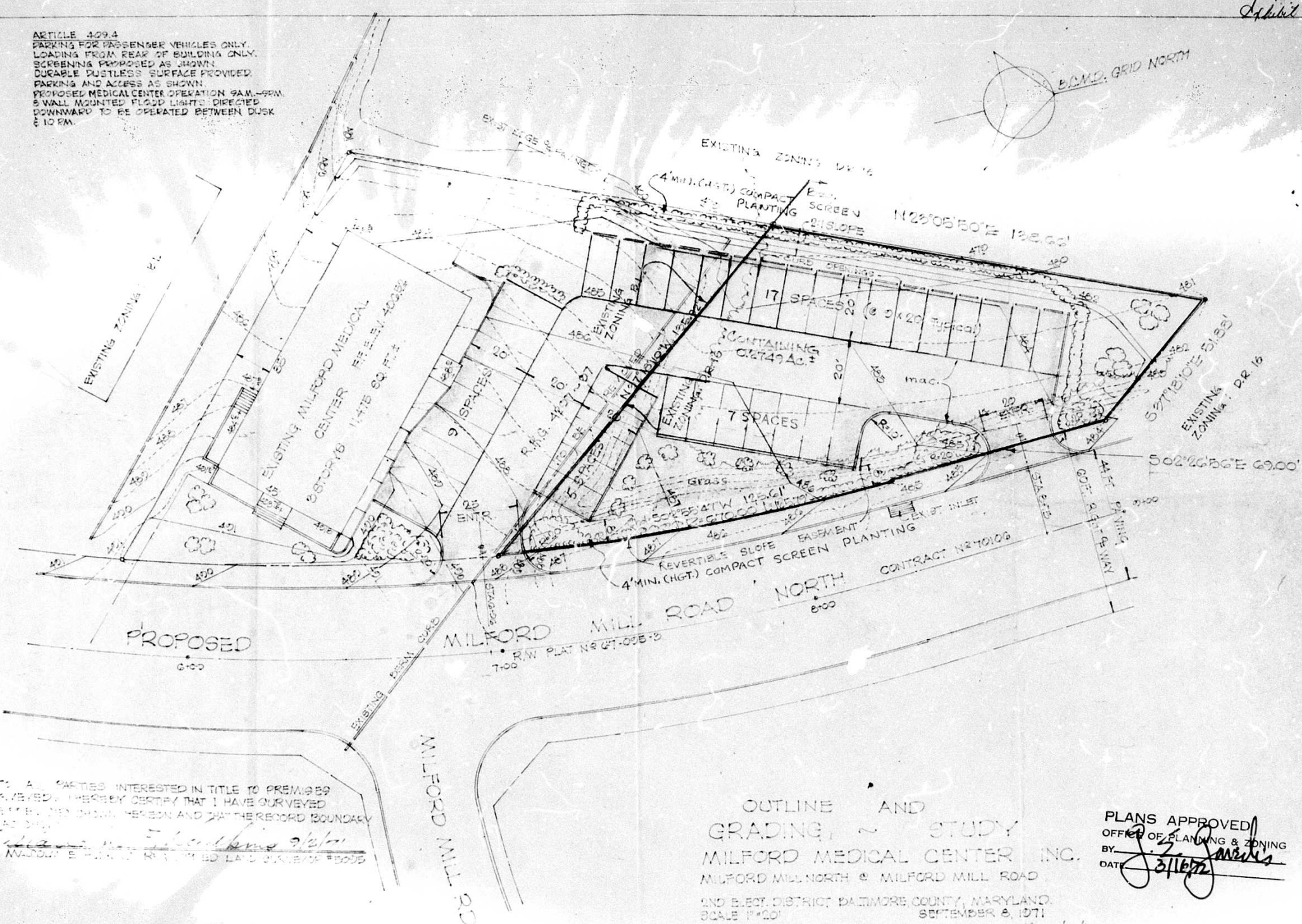
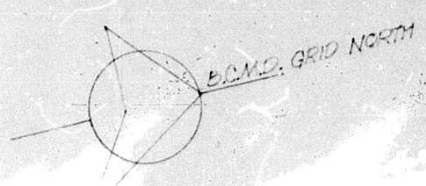


*Malcolm E. Hughes*





ARTICLE 409.4  
 PARKING FOR PASSENGER VEHICLES ONLY.  
 LOADING FROM REAR OF BUILDING ONLY.  
 SCREENING PROPOSED AS SHOWN.  
 DURABLE DUSTLESS SURFACE PROVIDED.  
 PARKING AND ACCESS AS SHOWN.  
 PROPOSED MEDICAL CENTER OPERATION 9AM-9PM.  
 8 WALL MOUNTED FLOOD LIGHTS DIRECTED  
 DOWNWARD TO BE OPERATED BETWEEN DUSK  
 & 10 PM.



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES  
 SURVEYED, I HEREBY CERTIFY THAT I HAVE SURVEYED  
 THE PREMISES SHOWN HEREON AND THAT THE RECORD BOUNDARY  
 IS AS SHOWN.  
 MALCOLM E. HUDKINS 9/2/71  
 MALCOLM E. HUDKINS & ASSOCIATES, INC.  
 200 WEST CHESEAPEAKE AVE  
 TOWSON, MARYLAND 21204  
 828-0000

PREPARED BY:  
 MALCOLM E. HUDKINS & ASSOCIATES  
 200 WEST CHESEAPEAKE AVE  
 TOWSON, MARYLAND 21204  
 828-0000

OUTLINE AND  
 GRADING STUDY  
 MILFORD MEDICAL CENTER INC.  
 MILFORD MILL NORTH @ MILFORD MILL ROAD  
 2ND ELECT. DISTRICT BALTIMORE COUNTY, MARYLAND  
 SCALE 1"=20'  
 REVISED 04-10-71

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY: J. S. JAMES  
 DATE: 3/16/72

Outline Added 10/15/71.  
 REVISED 10/20/71 PER 301.13.1.1.1.1.1.1.  
 REVISED 2/24/72 ZONING & PLANNING  
 3/13/72 ZONING & PLANNING  
 (SEE ATT TO PARK IN RES. ZONE)

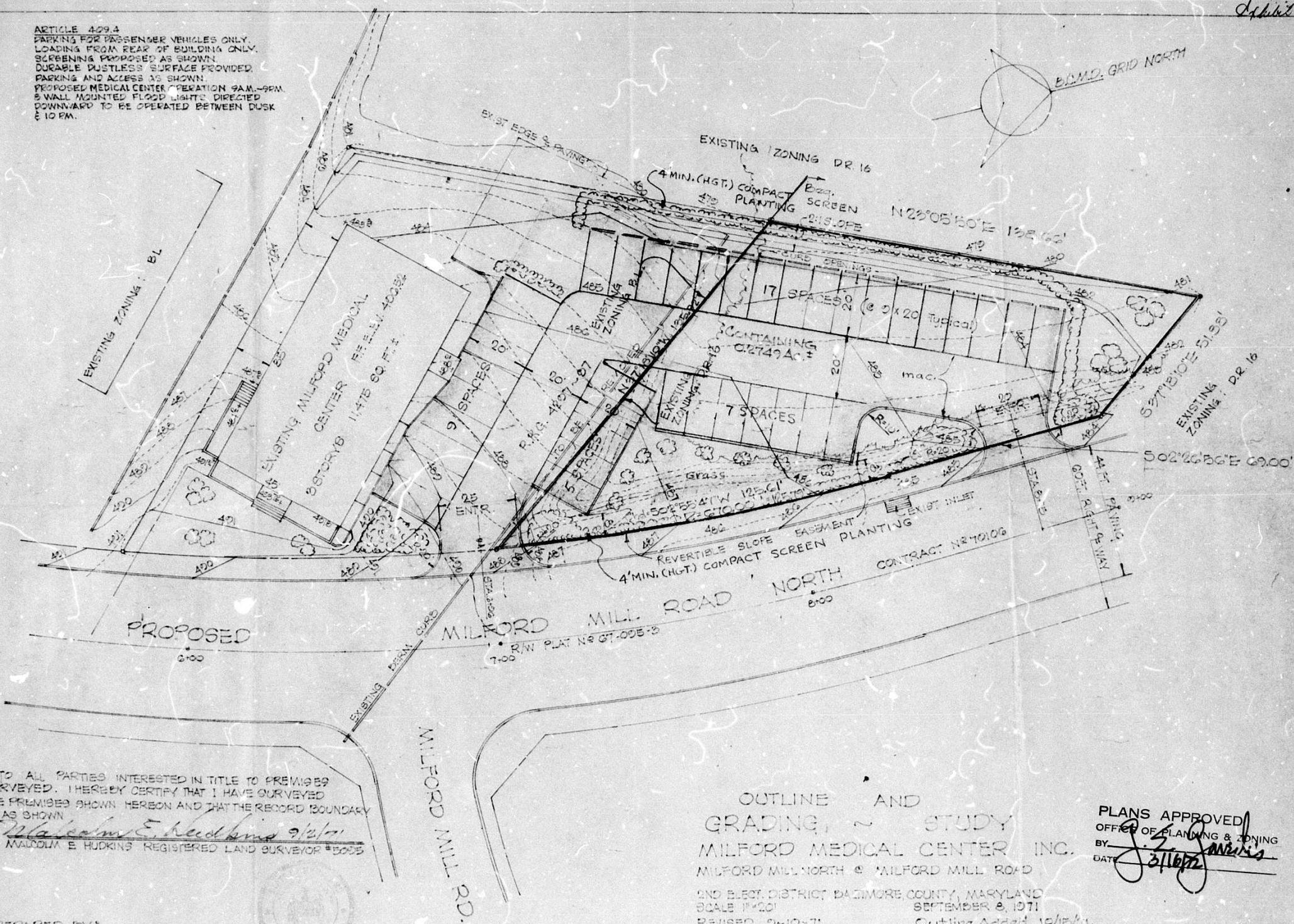
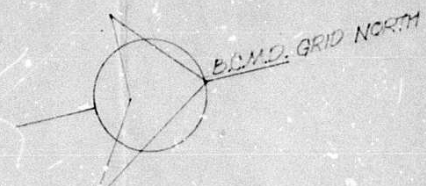
72-177-RS PH MICROFILMED





Sheet "A"

ARTICLE 109.4  
 PARKING FOR PASSENGER VEHICLES ONLY.  
 LOADING FROM REAR OF BUILDING ONLY.  
 SCREENING PROPOSED AS SHOWN.  
 DURABLE DUSTLESS SURFACE PROVIDED.  
 PARKING AND ACCESS AS SHOWN.  
 PROPOSED MEDICAL CENTER OPERATION 9AM-9PM.  
 8 WALL MOUNTED FLOOD LIGHTS DIRECTED  
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 & 10 PM.



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES  
 SURVEYED, I HEREBY CERTIFY THAT I HAVE SURVEYED  
 THE PREMISES SHOWN HEREON AND THAT THE RECORD BOUNDARY  
 IS AS SHOWN  
Malcolm E. Hudkins 9/2/71  
 MALCOLM E. HUDKINS REGISTERED LAND SURVEYOR #5995

PREPARED BY:  
 MALCOLM E. HUDKINS ASSOCIATES  
 500 WEST CHESAPEAKE AVE  
 TOWSON, MARYLAND 21204  
 828-0060

OUTLINE AND  
 GRADING STUDY  
 MILFORD MEDICAL CENTER INC.  
 MILFORD MILL NORTH @ MILFORD MILL ROAD  
 2ND ELECT. DISTRICT, BALTIMORE COUNTY, MARYLAND  
 SCALE 1"=20'  
 REVISED 04-10-71

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY J. S. JAMES  
 DATE 3/16/72  
 10/20/71 PER SURVEYOR'S REPORT  
 2/22/72 ZONING & ARTICLE 109.4  
 3/13/72 ZONING & PLANNING  
 (PERMIT TO PARK IN RES. ZONE)

72-177-RS PH

