

72-24-R **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Morris F. Harden, Joan B. Harden and
Maude H. Seavey, legal owners 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...D.R. 16... zone to an
...zone; for the following reasons:

SEE ATTACHED BRIEF
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.

County: Baltimore
City: Baltimore
Address: 5395 Park Holchusa Ave.
Baltimore, Maryland 21215

Address: 102 E. 1st Avenue
Pikesville, Maryland 21208

Address: 215 Dunkirk Building
Baltimore, Maryland 21222

ORDERED By The Zoning Commissioner of Baltimore County, this...day

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 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
County, on the...day of March, 1972, at 1:00 o'clock

Oliver L. Myers
Zoning Commissioner of Baltimore County.

(over)

Morris F. Harden, Joan B. Harden and
Maude H. Seavey

RE: Petition for Zoning Re-Classification

1. The Baltimore County Council erred when it adopted the Comprehensive
Zoning Maps in the spring of 1971 by zoning the subject property D.R. 16 for
the following reasons:

- The size of the subject property makes it impossible to develop
under the D.R. 16 Classification.
- The County Council failed to consider the development of the
surrounding neighborhood.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 1972, Legislative Day No. 10

RESOLUTION NO. 6-72

Mr. Barrett Councilman

By the County Council July 3, 1972

WHEREAS, Morris F. Harden, an employee of the Utility Inspection Division
of the Department of Public Works of Baltimore County, and his wife are joint owners
of real property known as 115 Old Court Road, Election District No. 3 of Baltimore
County; and

WHEREAS, the owners of said property are about to petition the Zoning De-
partment for a rezoning classification from DR-16 to BL; and

WHEREAS, pursuant to Section 1001 (a) and (b) of the Baltimore County Charter,
Morris F. Harden, has by this resolution, made a full public disclosure of all
pertinent facts to the members of the County Council of Baltimore County, Maryland.

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that
the interest of Morris F. Harden in the aforesaid property does not contravene the
public welfare pursuant to Baltimore County Charter Section 1001 (a) and (b).

TRUE COPY TEST

APPROVED BY THE BALTIMORE COUNTY COUNCIL
JULY 3, 1972

Herbert E. Hohenberger
Secretary



MARYLAND SURVEYING AND ENGINEERING CO., INC.

Subsidiary of LYON ASSOCIATES, INC.

6707 WHITESTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-2691
ENGINEERING • SURVEYING • PLANNING

ZONING DESCRIPTION
N. SIDE SUDBROOK LA. & S. SIDE #115 - 117 (OLD) OLD COURT ROAD

Beginning for the same at a point on the northwest side of Sudbrook Lane
said point being the southeast corner of the lands presently occupied by the
Pikesville Volunteer Fire and Ambulance Company on Sudbrook Lane; said point
also being situated southeasterly 402.43 feet more or less from the intersection
of (old) OLD COURT ROAD, and Sudbrook Lane; thence leaving the northwest side of
Sudbrook Lane and running S 59° 58' 20" W, 207.05 feet; thence N 73° 02' 50" E,
95.20 feet; thence N 18° 44' 10" W, 121.19 feet to intersect the southeast side
of (old) OLD COURT ROAD; thence binding on said southeast side of (old) Old Court
Road N 72° 30' 11" E, 82.54 feet; thence leaving the southeast side of (old)
Old Court Road and running S 23° 51' 49" E, 8.48 feet; thence S 34° 8' 49" E,
58.00 feet; thence N 28° 41' 44" E, 9 feet; thence S 62° 30' 50" E, 134.46 feet;
thence S 32° 31' 13" W, 21.56 feet to intersect the northwesterly line of
Sudbrook Lane; thence binding on the north side of Sudbrook Lane S 42° 39'
30" W, 202.43 feet to the place of beginning.

THIS DESCRIPTION HAS BEEN COMPILED
FROM RECORDS AND RECORDS PLATS. IN-
FORMATION HAS NOT BEEN VERIFIED BY
FIELD SURVEYS

Signed This 14 day of Oct 1971

SCALE: ft. - 1 inch
File No. 2253

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 8, 1971

COUNTY OFFICE: 116
111 W. Chestnut Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE BOARD COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Mr. George E. Gavelis, Director
Office of Planning & Zoning
Room 301, Jefferson Building
Towson, Maryland 21204

RE: Property Owner: Morris F. Harden, et al
Location: N/W/S Sudbrook Lane, 400'
S/W of Old Court Rd.
Present Zoning: D.R. 16
Proposed Zoning: Reclus. to B.L.
3rd District Sector: Northwestern
No. Acres: 1.01
Item No. 42

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.

This property is located with frontage on both Sudbrook Lane and old
Old Court Road. The property is currently improved with two existing dwellings
on the old Old Court Road side. It lies directly adjacent to the Pikesville
Volunteer Fire Company on the west and a Baptist church on the east. There
are residential homes on the north side of old Old Court Road.

The plat indicates that the two dwellings located on the subject site
are to be removed. However, the property on the westernmost side is a semi-
detached home that is connected to a property that is not a part of this petition.
We feel this should be noted and considered by the Zoning Commissioner in his
decision. The plat as submitted also does not give all of the setbacks from the
property lines as required by the Zoning Commissioner's rules of procedure.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JJDjr:msh

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 15, 1972

COUNTY OFFICE: 116
111 W. Chestnut Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE BOARD COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Lawrence K. Ginsberg, Esq.
215 Dunkirk Building
Baltimore, Maryland 21222

RE: Type of Hearing: Reclus. to B.L.
Location: N/W/S Sudbrook Lane, 400'
S/W of Old Court Rd.
Petitioner: Morris F. Harden, et al
3rd District
Item No. 42

Dear Sir:

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.

This property is located with frontage on both Sudbrook Lane and old Old Court
Road. The property is currently improved with two existing dwellings on the
old Old Court Road side. It lies directly adjacent to the Pikesville Volunteer
Fire Company on the west and a Baptist church on the east. There are residential
homes on the north side of old Old Court Road.

BUREAU OF ENGINEERING:

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

Highways:

Sudbrook Lane has been built to the ultimate section as a 40-foot curved cross-
section on a 70-foot right-of-way.

"Old" Old Court Road will ultimately be improved as a 40-foot cut of cross-
section on a 60-foot right-of-way.

Stream Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent)
to prevent creating any nuisance or damage to adjacent properties, especially
by the concentration of surface waters. Connection of any problem which may
result due to improper grading or having a collection of drainage facilities
will be the full responsibility of the Petitioner.

Lawrence K. Ginsberg, Esq.

Item 42
Page 2
February 15, 1972

Sediment Control:

Development of this property through stripping, grading and stabilization could result in
a sediment pollution problem, damaging private and public holdings downstream of the
property. A grading permit is, therefore, necessary for all grading, including the stripping
of top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and
approved prior to the issuance of any grading or building permits.

Water:

There is existing water in "old" Old Court Road.

Sanitary Sewers:

There is existing 8-inch sanitary sewer in "old" Old Court Road, see Drawings #25-570
and 571, A-10. This site may be served if the house connection can be built to meet
County Standards and avoid the existing facilities in "old" Old Court Road.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a change of cross-section from D.R. 16 to B.L. This should
increase the trip directly from 120 to 500 trips per day. This increase can only aggravate
the existing capacity problems along Sudbrook Lane.

FIRE PREVENTION BUREAU:

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

The hydrants shall be located at intervals of 200 feet along an approved road.

The owner shall comply with all applicable 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.

HEALTH DEPARTMENT:

Metropolitan water and sewer are available to the site.

Lawrence K. Ginsberg, Esq.

Item 42
Page 3
February 15, 1972

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.

Food Service Comments: If a food service facility is proposed, complete plans and specifica-
tions must be submitted to the Division of Food Control, Baltimore County Department of
Health, for review and approval.

BOARD OF EDUCATION:

Acresage is to be used to have an effect on student population.

ZONING ADMINISTRATION DIVISION:

The plat indicates that the two dwellings located on the subject site are to be removed.
However, the property on the westernmost side is a semi-detached home that is connected
to a property that is not a part of this petition. We feel this should be noted and considered
by the Zoning Commissioner in his decision. The plat as submitted also does not give all
of the setbacks from the property lines as required by the Zoning Commissioner's rules of
procedure.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice
of the hearing date and time, which will be held not less than 30, nor more than 90, days
after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JJD:msh

Enc.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map and the health, safety, and general welfare of the community not being adversely affected.

the above Reclassification should be had, and the Commission is hereby ordered to reclassify the above property from a D.R.16 zone to a R.1 zone.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24 day of July, 1972, that the herein described property or area should be and the same is hereby reclassified from a D.R.16 zone to a R.1 zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27 day of July, 1972, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: MARCH 4-1972
Posted for: RECLASSIFICATION
Petitioner: MORRIS F. HARDEN
Location of property: N.W. COR. S. OF S. BROOK LANE, N.E. OF W. OF G. COURT ROAD
Location of Sign: N.W. COR. S. OF S. BROOK LANE, N.E. OF W. OF G. COURT ROAD
Remarks: (2) N.W. COR. S. OF S. BROOK LANE, N.E. OF W. OF G. COURT ROAD
Posted by: Charles W. Morgan Date of return: MARCH 6-1972

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>[Signature]</u>			Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>							
Previous case:			Map # <u> </u>							

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 19, 1971 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE - CASHIER
Nelson F. Friedman, Esq.
215 Dundalk Bldg.
Baltimore, Md. 21222
Petitioner: for Reclassification for Morris Harden, et al

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 2, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time annexed weeks before the 20th day of March, 1972, the annexed publication appearing on the 2nd day of March, 1972.

THE JEFFERSONIAN

Charles W. Morgan
Manager

Cost of Advertisement, \$

NOTICE: From D.R. 16 to R.1
Location: Northeast side of S. Brook Lane, N.E. of W. of G. Court Road, Block 10, Lot 10, Towson, Maryland 21204.
Petitioner: MORRIS F. HARDEN, et al
Address: 215 Dundalk Bldg., Baltimore, Md. 21222
Date of Posting: March 4, 1972
Date of Return: March 6, 1972
Zoning Commissioner of Baltimore County

NOTICE: From D.R. 16 to R.1
Location: Northeast side of S. Brook Lane, N.E. of W. of G. Court Road, Block 10, Lot 10, Towson, Maryland 21204.
Petitioner: MORRIS F. HARDEN, et al
Address: 215 Dundalk Bldg., Baltimore, Md. 21222
Date of Posting: March 4, 1972
Date of Return: March 6, 1972
Zoning Commissioner of Baltimore County

ORIGINAL

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 March 6 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Stromberg, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 6 day of March, 1972 that is to say, the same was inserted in the issue of March 2, 1972.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

Morris F. Harden, et al - Petitioner
Lawrence K. Glendon, Atty.
215 Dundalk Bldg.
Baltimore, Md. 21222

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

this 15th day of February, 1972

Nelson F. Friedman
Zoning Commissioner

Petitioner: Morris F. Harden, et al

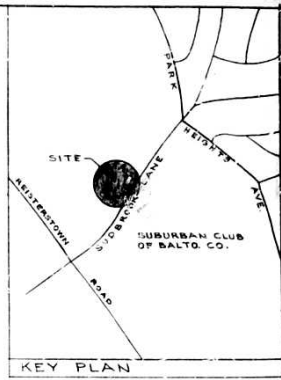
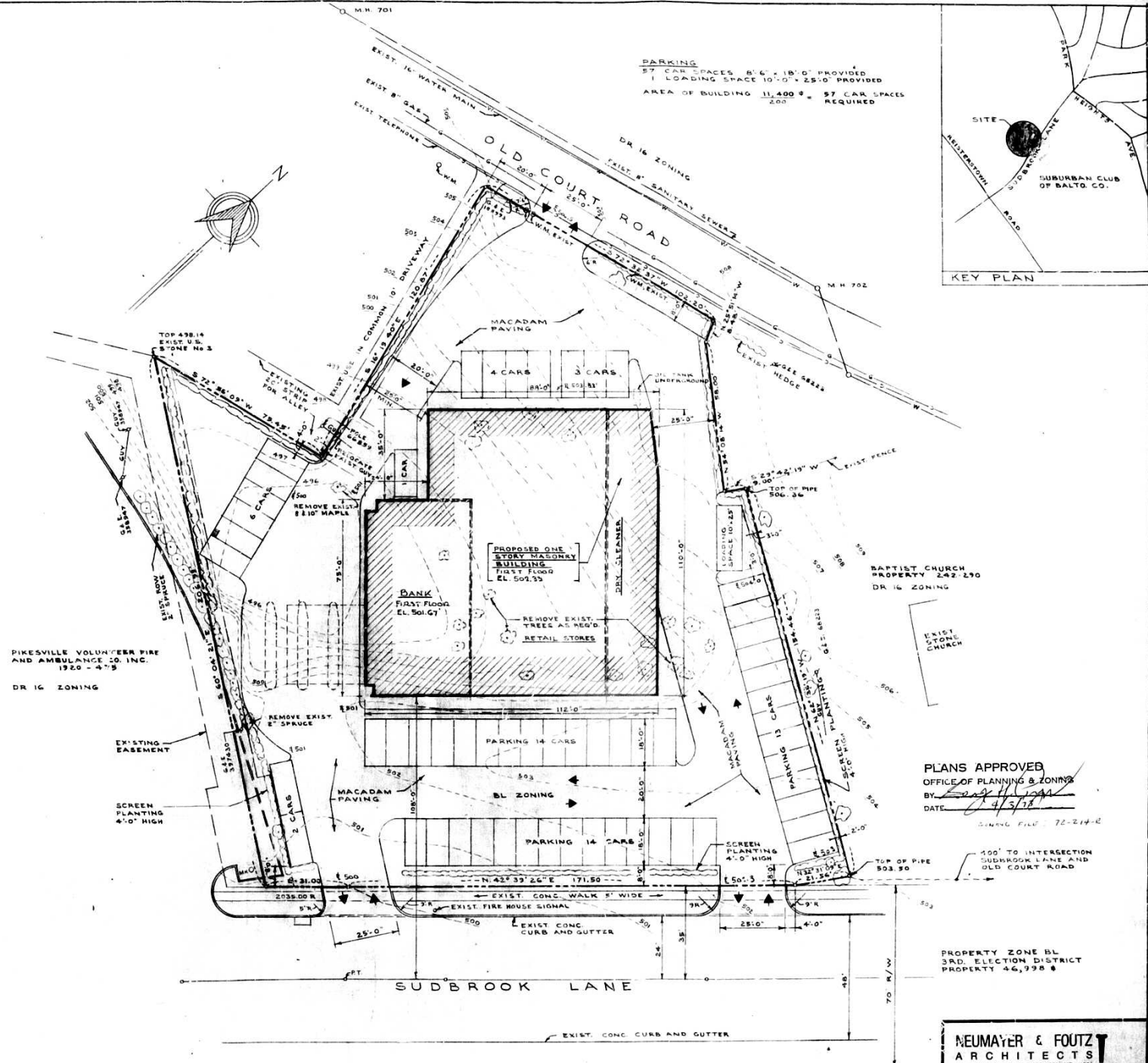
Petitioner's Attorney Lawrence K. Glendon Reviewed by [Signature]
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: March 23, 1972 ACCOUNT: 01-662

AMOUNT: \$122.50

WHITE - CASHIER
Nelson F. Friedman, Esq.
215 Dundalk Building
Baltimore, Md. 21222
Advertising and posting of property for
Morris F. Harden, et al
#72-214-R



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 4/3/78
 SAVING FILE: 72-214-2

SITE PLAN
 SCALE 1" = 20'

NOTE:
 TOPO TAKEN FROM DRAWING BY DAVID
 W. DALLAS, JR. 8713 OLD HARTFORD RD.,
 BALTIMORE, MD 21224

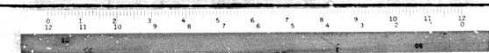


NEUMAYER & FOUTZ
ARCHITECTS
 17 W. PENNSYLVANIA AVE., TOWSON, MD. 21284

PROPOSED RETAIL STORES
SUDBROOK LANE, PIKESVILLE, MD.
CORNBLATT CONSTRUCTION CO.

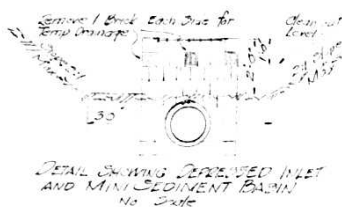
SITE PLAN

MAY 22, 1978 **7223**

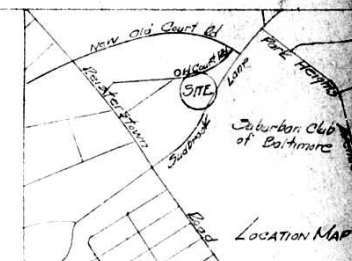


1. Contractor shall construct 3 Comb Inlet, D Inlet, Storm Drain Pipe, form Mini Basin and place protective Earth Berm along Swadbrook Lane prior to start of site grading operations.

- Contractor shall construct 3 Comb Inlet "D" Inlet, Storm Drain Pipe, form Mini Basin and place protective Earth Berm along Subdrain Lane prior to start of site grading operations.
- Contractor shall maintain basins & berm until area is stabilizer to prevent soil leaving site.
- Contractor shall clean out mini basins when half full.



STORM DRAIN INLET SCHEDULE							
Inlet No	Type	Area	C	Time	L ₁₀	Q	Remarks
I-1	3Comb	0.90	0.80	10.0	0.05	4.35	Set Top
I-2	D"	0.81	0.50	8.0	0.40	4.00	in field



OWNERS CERTIFICATION
Land clearing and construction of
development will be completed
pursuant to this plan.

5-11-73
Date

[Signature]
Signature

APPROVED

Approved for the Baltimore County
Soil Conservation District in
accordance with Article 26A,
Section 105 thru 110, Annotated
Code of the State of Maryland
as amended.

Date _____ Signature _____

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY L. E. Galt PLANNING
DATE 5/24/73
BY James B. Gwalt
ZONING COMMISSIONER
DATE 5/24/73

PLANS APPROVED
OFFICE OF PLANNING & ZONING

OFFICE OF PLANNING & ZONING
BY: John M. Limbago
DATE: 5/24/73

72-214-R

ZONING DATA

2. Existing Renting of Truck 100
2. Bank 100/100/1000 3F
Dry Cleaner 40*75* 3000 3F
Optical 20*80 - 2200 3F
Retail Stores 1000 3F
Retail Stores 5070 3F
3. Required Renting
Bank 3000/3000 - 10.00
Dry Cleaner 2200/300 - 7.33
Optical 1000/300 - 5.33
Retail Stores 5070/200 - 25.35
51.00

- | | |
|---------------------------|---------------|
| 4 Proposed Parking | 51 spaces |
| Loading | 1 space |
| Total | 52 spaces |
| 5. Gross Acreage of Tract | 112.9 ± Acres |

3. Gross Acreage of Tract
ENK Jr 5326.824 1.084 Ac
ENK Jr 5354.428 0.045 Ac

DEVELOPMENT PLAN

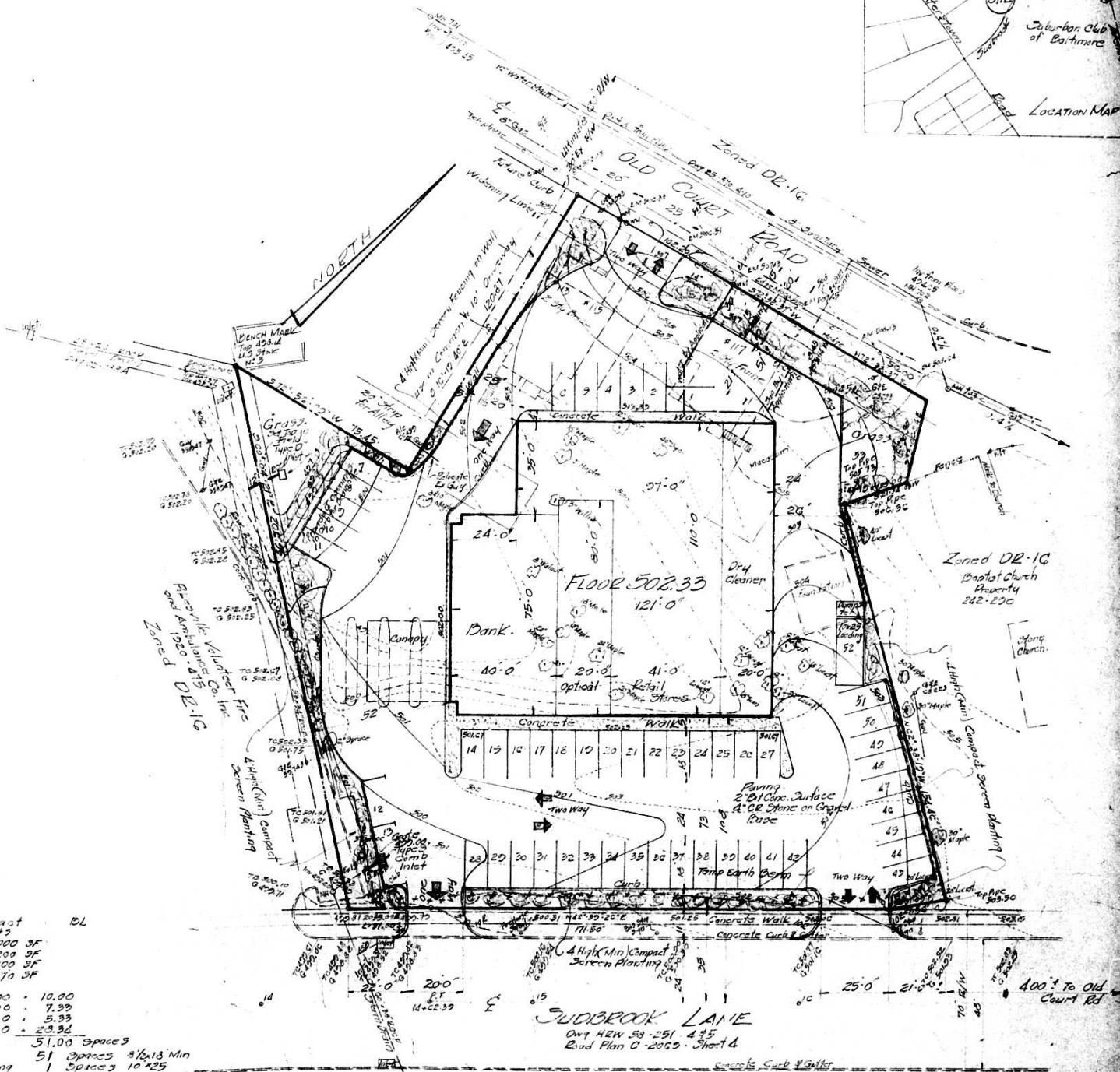
3500 SUDIBROOK LANE

3rd Election District
Scale 1"=20'

A Development of
SUDPROOK ASSOCIATES
2531 St Paul Street
Baltimore, Md
Phone 467-0630

1315, April 24C-72

Architect
Neumayer & Fautz.
11 W. Penn. Av. Towson, Md.



Zoned DE-2

David W. Dallas
DAVID W. DALLAS, III
CIVIL ENGINEER
8713 OLD HARFORD RD.
BALTIMORE, MD. 21234
(301) 665-7422

