

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Morris Sugarman, 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,

herby petition for a Variance from Section 1802.28 (a) (1) (i) to permit

a rear yard setback of 11 feet and a side yard setback of 10 feet in

lieu of the required 30 feet and 25 feet respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The adjoining properties are zoned public land and IR 15 respectively therefore to utilize the entire site in prospective this variance is necessary.

See attached description

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

I, or we, agree to pay expenses of above Variance 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.

By Alvin Snyder Contract purchaser

Address 3809 S. Clark Lane

Address 6809 Reisterstown Rd.

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MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

3.4708 ACRE PARCEL, PART OF SECTION TWO, "TWIN LAKES

APARTMENTS", SECOND ELECTION DISTRICT, BALTIMORE

COUNTY, MARYLAND.

This Description is for Yard Variance
in a Tract Zoned "DR-16 (R-A) with Special Exception"

Beginning for the same at the end of the twelfth line of the land conveyed to Twin Lakes Partnership by deed recorded among the Land Records of Baltimore County in Liber O.T.G. 4936, page 195, said beginning point being located N 41° 40' 50" E 210.03 feet, and N 46° 00' 20" W 55.04 feet, as measured reversely along the fourteenth and thirteenth lines of said land from the pipe heretofore set on the northeast side of Church Road (formerly Eulerdale Drive), sixty feet wide, as referred to in said deed, said pipe being distant 150 feet, more or less, as measured northwesterly along said Church Road, from the center of Langreher Road said beginning point being on the southernmost outline of the land shown on Flat One, Section Two, "Twin Lakes Apartments", recorded among said Land Records in Flat Book O.T.G. 35, page 20, and being designated "109" on said plat, running thence binding on the

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

LESTER MATZ
JOHN C. CHILDS
Associates
RONALD W. BRIDGES
GEORGE W. BUSHBY
ROBERT W. TASHAN
LEONARD M. SHAW
EDMUND F. FALLE
HERMAN F. HERRMANN
PAUL LEE
FRANK P. MURPHY
WILSON F. QUINN
PAUL S. SIMMONS



2.

outlines of the land shown on said plat eight courses: (1) N 41° 20' 40" E 499.66 feet, (2) N 10° 33' 50" E 260.40 feet, (3) N 63° 30' 00" E 128.70 feet, (4) N 39° 09' 30" W 185.71 feet, (5) S 54° 42' 00" W 81.53 feet, (6) S 43° 19' 20" W 232.68 feet, (7) N 56° 42' 00" W 101.37 feet, and (8) S 42° 41' 35" W 382.24 feet, thence (9) S 42° 41' 35" W 177.00 feet to a point in the southernmost outline of the land shown on the aforementioned plat, and thence binding on a part thereof, (10) S 45° 34' 30" E 189.58 feet to the place of beginning.

Containing 3.4708 acres of land.

HGW:impl J.O. 63016-T 4/18/72



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWNSHIP, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiKenna
ATTN: Oliver L. Myers
FROM: Michael S. Flanigan
SUBJECT: Item 164 - ZAC - April 4, 1972
Property Owner: Morris Sugarmen
Church Road E. of Rolling Road
Variance from Section 1802.28 (50% v.s. 1.0.)
side yards - District 2

Date: May 4, 1972

No traffic problems are anticipated at this site.

Michael S. Flanigan
Traffic Engineer Associate

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 5, 1972

Alvin Snyder, Esq.,
6809 Reisterstown Road
Baltimore, Maryland 21215

Re: Type of Hearing: Morris Sugarmen
Location: Rear of N/S Church Road, 1000'
E. of Rolling Road
Petitioners: Morris Sugarmen
2nd District
Item 164

Dear Sirs:

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.

The subject property is located within the Twin Lakes Tower Apartments, which is on the north side of Church Road, 1000' east of Rolling Road. This property is currently being developed as a deluxe high rise and garden apartment project. There is existing on this site at the present time a swimming pool and bathhouse. This is directly opposite the existing high rise apartments. The remainder of the property is wooded.

BUREAU OF ENGINEERING

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.

General:

Baltimore County Highway and utility requirements are secured by Public Works Agreements #26902 and #27101, executed in conjunction with the development of Twin Lakes Apartments, of which this parcel is now a part.

It appears that the proposed improvements for this parcel, as indicated on the plat submitted with this item, do not provide for a proposed or alternative walkway to the Board of Education property. Such a walk is shown on the tentatively approved plans for both Sections 1 and 2 of Twin Lakes Apartments.

Alvin Snyder, Esq.,
Item 164
Page 2
May 5, 1972

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

FIRE DEPARTMENT

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1970 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

HEALTH DEPARTMENT

Metropolitan water and sewer are available to the site.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

PROJECT PLANNING DIVISION

This plan has been reviewed and there are no site planning factors requiring comment.

BOARD OF EDUCATION

No bearing on student population.

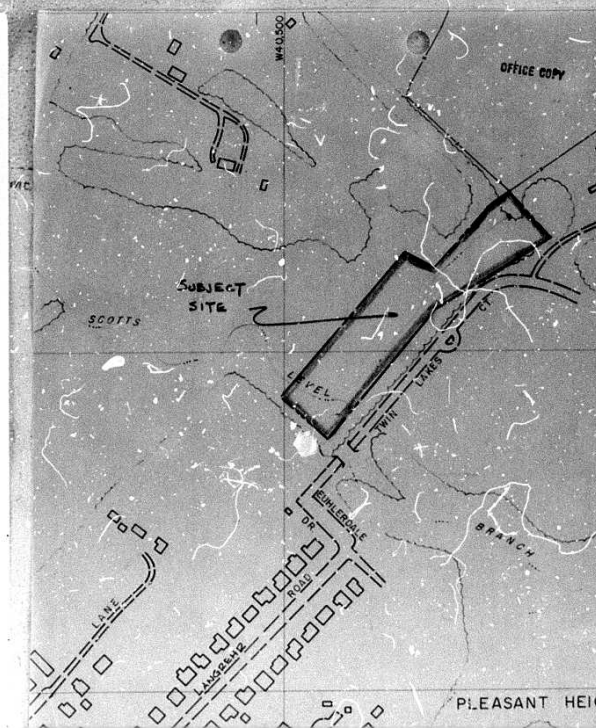
ZONING ADMINISTRATION DIVISION

This petition is accepted for filing; however, revised plans must be submitted that indicate the existing apartments and the proposed apartments within 100' east of the subject property. Also, if the walkway to the Board of Education property has not been eliminated, it or its alternative route should be shown.

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

OLM:JD

Etc.



Zoning Commissioner of Baltimore County

and
2V

Cost of Advertisement, \$ 30.80

Cost of Advertisement, \$.....

Revised Plans:
Change in outline or description ____ Yes
____ No
Map #

Reviewed by Walter F. Meyer
Chairman,
Advisory Committee

WHITE - CASHIER DISTRIBUTION
PINK - AGENT YELLOW - CUSTOMER

Twin Lakes Partnership
228 Garden Apartments
6615 Reisterstown Road
Baltimore, Md. 21215
Petition for Variance
#72-260-A

6 APR 21 2 50 PM '68

PLAT 1 SECTION 2
TWIN LAKE APTS.
OTS 55-20

EXIST ZONING 'DR-16'
RESIDENTIAL USE

EXIST ZONING
'DR-5.5'
RESIDENTIAL
4 HOUSE

ADDITIONAL PROPERTY
OWNED BY PETITIONER

SECT 2

SECT 1

CHURCH

MARCOY RD

LAUREL RD

WILSON RD

LIBERTY RD

LOCATION PLAN
SCALE 1" = 50'

BOARD OF EDUCATION -
PUBLIC LAND

EXIST ZONING 'DR-5.5'
RESIDENTIAL 4 NO USE

5450'-0" W - 232'-0"

YARD VARIANCE REQUESTED

PROP COMM BLDG
(GAME ROOMS)

LOBBY

PROP 1STY.
TENNIS BARN

YARD VARIANCE
REQUESTED

PROP HILFORD HILL APTS

EXIST ZONING 'DR-5.5'
(NO USE)

PLAT 2 SECTION 1
AMENDMENT TO SECTION 1
TWIN LAKES TOWER
OTS 55-20

EXIST ZONING 'DR-16' WITH SPECIAL EXCEPTION
RESIDENTIAL USE

GENERAL NOTES

1. AREA OF PARCEL: 3.415 ACRES
2. EXISTING ZONING OF PARCEL: 'DR-16' WITH SPECIAL EXCEPTION
3. EXISTING USE OF PARCEL: RESIDENTIAL AREA 4 HOUSES
4. PROP ZONING OF PARCEL: 'DR-5.5' WITH SPECIAL EXCEPTION YARD VARIANCES
5. PROP USE OF PARCEL: COMMUNITY RECREATION AREA FOR APT RESIDENTS
6. PARKING DATA:
 - a. PROP COMMUNITY BLDG: 19,050 SQ. FT. GAME ROOM REQUIRES 18 SPACES
 - b. PROP TENNIS BARN: 3 SPACES COURT: 3 SPACES 3 SERVICES
 - c. TOTAL REQUIRED PARKING: 56 SPACES
 - d. TOTAL PROPOSED PARKING: 45 SPACES
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 16.4.1 OF THE ZONING CODE TO PERMIT 0 SIDE YARDS FOR A COMMERCIAL BUILDING OTHER THAN AN APARTMENT BUILDING & 20.15 ZONE RATHER THAN THE REQUIRED 55' & 30'

MAP:	20
ELECTION:	NW 1/4
DISTRICT:	2
D TO:	2210
TITLE:	
HEARING:	☒
BY:	ME
FINAL:	10/10
BY:	ME

PLAT TO ACCOMPANY PETITION
FOR
YARD VARIANCES
AT

"TWIN LAKES TOWER APARTMENTS"

CHURCH ROAD

ELECT DIST 2

BALTIMORE COUNTY, MD.

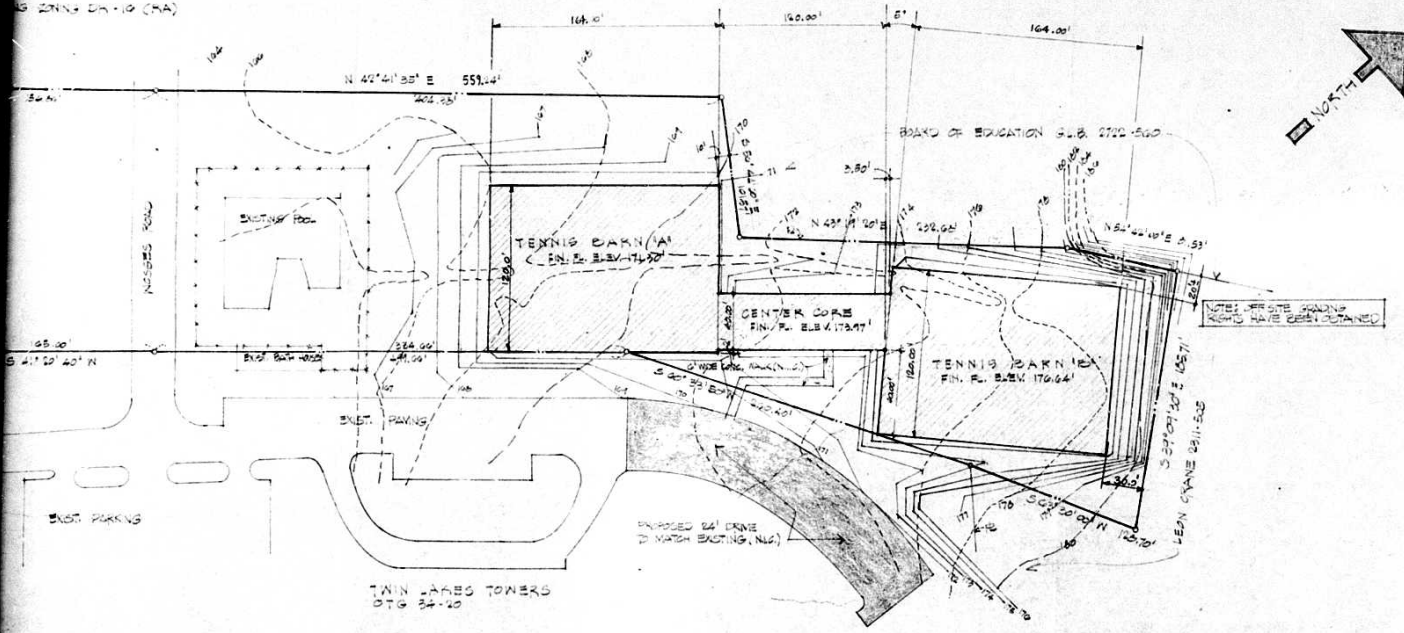
SCALE 1" = 50'

MAR 13 1972

MATZ, CHILDS & ASSOCIATES
1000 CHURCH STREET, BALTIMORE
BALTIMORE, MARYLAND 21201
202-521-1100
63-0167 ARCH. INC. 11-11-11



TWIN LAKES APTS.
DTG 5-27-75

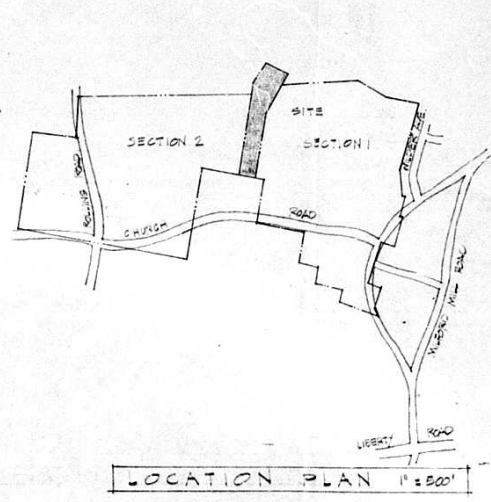


GRADING SITE PLAN 1" = 50'

TWIN LAKES
SECTION DISTRICT 2

TENNIS CLUB
BALTIMORE COUNTY, MARYLAND

- GENERAL NOTES:
1. Area Shown = 3.4622 Ac.
 2. Easement of Right 20-16 (D-1) with special exception
 3. Easement of Right 20-16 (D-1) with special exception
 4. Prop. use of tract: Community Recreation Area
 5. Off-Street Parking Data:
Tennis Court - 3 spaces/court = 6 = 18 spaces



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY David H. Ryan
DATE 6/1/75
Zoning File 72-260

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY David H. Ryan
DATE 6/1/75
Zoning Commissioner

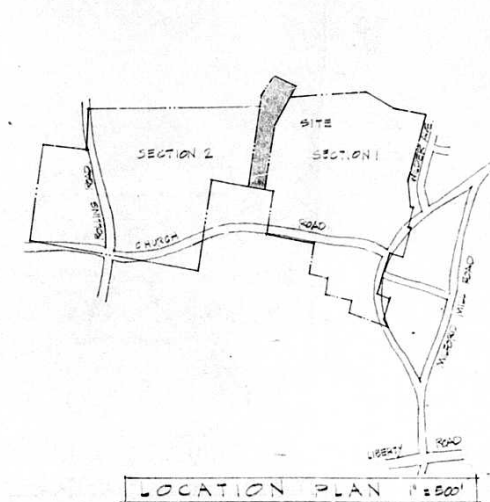
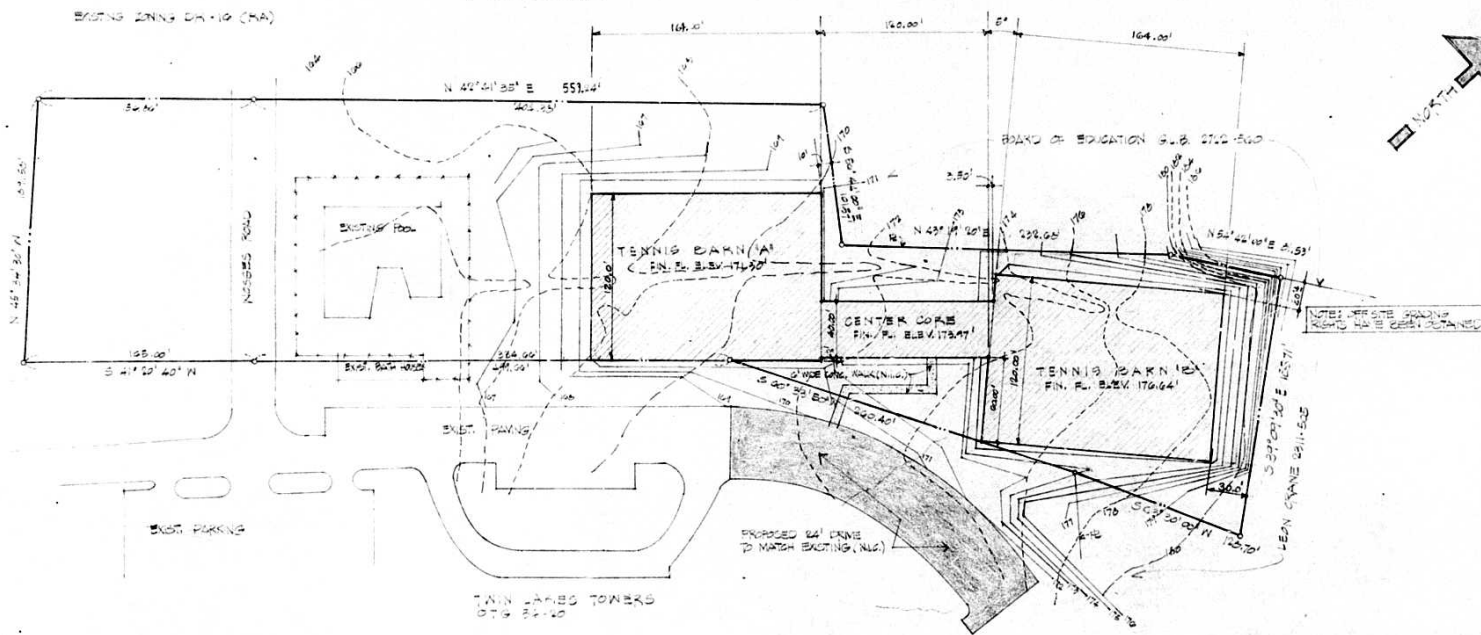


DAVID S. HYMAN & ASSOCIATES
David S. Hyman - engineer, planner
S. EDWARD EVANS, P.E., P.A.
architect
2622 Maryland Avenue
Baltimore, Maryland 21218
73-12 10 100 1000

LP1

PLAN 1: SECTION 2
TWIN LAKES APARTMENTS
DISTRICT 2

TWIN LAKES APPTS.
OTS 84-175



NOTE: THIS IS NOT A SURVEY PLAN.

GRADING SITE PLAN 1" = 50'

TWIN LAKES
SECTION DISTRICT 2

TENNIS CLUB
BALTIMORE COUNTY, MARYLAND

GENERAL NOTES:

1. Area Shown - 3.4122 Ac.
2. Exist. zoning of Tract 84-16 (B-A) with special exception.
3. Exist. use of tract - none.
4. Prop. use of tract - Community Recreation Area.
5. Off-Street Parking Data:
Tennis Barn - 3 spaces/court = 3 x 6 = 18 spaces

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *6/15/72*
Zoning File 72-260



E. Conradson