

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Martex Properties, Inc., 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 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 under Section 409.4 of the Baltimore County Code for a 0.394 acre parcel on the north side of Relocated Old Court Road between Sudbrook and Reisterstown Roads, 3rd Election District, Baltimore County, Maryland.

see attached description

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.

Contract Purchaser: Martex Properties, Inc.
 Legal Owner: Mr. Morris Silberman
 Address: 3635 Old Court Road, Baltimore, Maryland 21208
 Petitioner's Attorney: Nathan Patz
 Address: 10 Light Street, Baltimore, Md. 21202

ORDERED By the Zoning Commissioner of Baltimore County, this 29th day of November, 1973, 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 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 26th day of November, 1973, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

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DESCRIPTION

0.394 ACRE PARCEL, NORTH SIDE OF RELOCATED OLD COURT ROAD, 330 FEET, MORE OR LESS, NORTHWESTERLY FROM OLD COURT ROAD WEST, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR A PARKING PERMIT IN A RESIDENTIAL ZONE.

Beginning for the same at a point on the north side of Relocated Old Court Road, 70 feet wide, located 330 feet, more or less, from the intersection of the north side of said Relocated Old Court Road with the center line of Old Court Road West, as shown on the Baltimore County, Bureau of Land Acquisition Plans RW 64-005-8 to 10, running thence binding on the north side of said Relocated Old Court Road, (1) westerly, by a curve to the left with the radius of 935.00 feet, the distance of 253 feet, more or less, thence binding on the outlines of the land conveyed to Howard E. Gardner and wife and recorded among the Land Records of Baltimore County in Liber W. P. C. 550, page 20, five courses: (2) N 0° 55' W 68 feet, more or less, (3) N 88° 24' E 24 feet, more or less, (4) southeasterly, by a curve to the right with the radius of 185.00 feet, the distance of 203 feet, more or less, (5)



S 33° 26' E 89 feet, more or less, and (6) S 82° 27' W 8 feet, more or less, to the place of beginning.

Containing 0.394 of an acre of land, more or less.

CAE:ejq J.O.# 65285 August 7, 1973

RE: PETITION FOR SPECIAL HEARING BEFORE THE
 N/S Relocated Old Court Road, 330 DEPUTY ZONING
 NW 1/4 Old Court Road, West - COMMISSIONER
 3rd District
 Martex Properties, Inc. - Petitioner
 NO. 74-123-SPH (Item No. 10) OF
 BALTIMORE COUNTY

This Petition represents a request for off street parking in a residential zone as provided for under Section 199.4 of the Baltimore County Zoning Regulations. The site in question contains .394 acres, is located on the north side of Relocated Old Court Road and is directly opposite or across the road from the high-rise office building that it is intended to serve.

Testimony indicated that sufficient and adequate parking presently exists for the high-rise office building and that the parking in question would provide for overflow parking that could possibly occur in the future during peak use of the office building.

Mr. C. Richard Moore, Assistant Traffic Engineer, testified at the request of the Petitioner on behalf of Baltimore County. His testimony in effect, indicated that the parking area would not generate additional traffic since it was intended to serve the existing office building, and as such, should benefit the neighborhood in question by providing parking spaces over and above that normally required.

The Petitioner's engineer also testified as to the proposed construction of the parking area which is to include the required screening, landscaping and approved entrance location.

After reviewing the above testimony and evidence, it is the opinion of the Deputy Zoning Commissioner that the proposed parking area will serve a definite need and will be of benefit to the neighborhood in question, and should with certain restrictions be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of December 1973, that the request for

ORDER RECEIVED FOR FILING

DATE December 27, 1973
 BY [Signature]

ORDER RECEIVED FOR FILING

DATE December 27, 1973
 BY [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenna, Zoning Commissioner Date: November 23, 1973
 FROM: William D. Fromm, Director of Planning
 SUBJECT: Petition #74-123-SPH, North side of Relocated Old Court Road 330 feet, more or less, Northwest of Old Court Road West, Petition for Special Hearing for Off-Street Parking in a residential zone. Petitioner - Martex Properties

3rd District

Hearing: Monday, November 26, 1973 (10:45 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make:

If permission is granted, the proposed entrance should be relocated to a point directly opposite the entrance to the office building on the south side of Old Court Road Relocated.

Any lighting should be restricted to 8' in height.

[Signature]
 William D. Fromm, Director
 Office of Planning and Zoning

WDF:NEG:rv

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

ERNEST J. CLIFFORD, P.E. Wm. T. HALL, JR.
 CHIEF ENGINEER DEPUTY CHIEF ENGINEER

October 18, 1973

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

Re: Item 70 - ZAC - October 16, 1973
 Property Owner: Martex Properties, Inc.
 N/S of Relocated Old Court Road, 330 feet NW from Old Court Road, W
 Special Hearing for off street parking in a residential zone
 District 3

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special hearing for off street parking in a residential zone.

I have the following comment about this site:

The driveway should be relocated opposite to the existing driveway and office building across the street from the site. We also question the wisdom of having a pedestrian cross the street in the middle of the block.

Very truly yours,

[Signature]
 Michael S. Flanigan
 Traffic Engineer Associate

MSF/pk



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 6, 1973

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21284

JOHN J. DILLON, JR.
Chairman

MEMBERS

ENGINEERING

DEPARTMENT OF

STATE ROAD COMMISSIONERS

HEALTH DEPARTMENT

PROJECT PLANNING

Nathan Patz, Esq.,
10 Light Street
Baltimore, Maryland 21202

RE: Special Hearing Petition
Item 70
Martox Properties, Inc.

Dear Mr. Patz:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of relocated Old Court Road, 330 feet northwest from Old Court Road, in the 3rd District of Baltimore County.

The petitioner is requesting a Special Hearing to allow off street parking in a residential DR 2 and DR 16 zone. This property is directly north of an existing office building and vacant lot which is owned by the petitioner.

The site plan reflects the requirements of Section 409.4 and is accepted for filing.

Nathan Patz, Esq.
Re: Item 70
Martox Properties, Inc.
November 6, 1973

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,
John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JDDJr.:JD

Enclosure

cc: Patz, Childs & Associates
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21284

Office of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

October 31, 1973

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

Re: Item #70 (1973-1974)
Property Owner: Martox Properties, Inc.
7/2 of relocated Old Court Rd., 330' N/W from Old Court Rd.
Existing zoning: D.R. 2 and D.R. 16
Proposed zoning: Special Hearing for off street parking in a residential zone
No. of Acres: 0.394 District: 3rd

Dear Mr. DiNenna:

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.

Highways:

Relocated Old Court Road, an existing County road, is improved as a 42-foot closed-type roadway cross-section on a width to width right-of-way (7-foot minimum) in the vicinity of this property. Further highway improvements are not required at this time other than construction of public sidewalks along the frontage of this property. Any construction or reconstruction of sidewalks, curb and gutter, entrance, drains, etc. will be the full responsibility of the petitioner.

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

Storm Drains:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewers:

Public water and sanitary sewer, although not required for the proposed use of this site, exist in "School House Lane", see Drawings #70-0550 (3) and #70-0551 (1).

Very truly yours,
Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P. E.
Chief, Bureau of Engineering

ELLSWORTH N. DIVER, P. E.
cc: S. DiNenna

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 29, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 70, Zoning Advisory Committee Meeting, October 16, 1973, are as follows:

Property Owner: Martox Properties, Inc.
Location: N/S relocated Old Court Rd., 350' NW from Old Court Road
Present Zoning: D.R. 2 & D.R. 16
Proposed Zoning: Special hearing for offstreet parking in a residential zone
No. Acres: 0.394
District: 3

Since this is a variance for a parking lot, no health hazard is anticipated.

A moratorium was placed on new sewer connections in the Guyana Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on Sept. 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mg

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA,
ZONING COMMISSIONER



October 23, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #70, Zoning Advisory Committee Meeting, October 16, 1973, are as follows:

Property Owner: Martox Properties, Inc.
Location: N/S of relocated Old Court Road, three hundred and thirty (330) feet N/W from Old Court Road, W.
Existing Zoning: D.R. 2, and D.R. 16
Proposed Zoning: Special hearing for off street parking in a residential zone
No. of Acres: 0.394
District: 3

It is suggested that the proposed driveway be located directly across the street from the existing driveway to the office building.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 444-2811 ZONING 484-3231

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 25, 1973

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

Z.A.C. Meeting of: October 16, 1973

Re: Item 70
Property Owner: Martox Properties, Inc.
Location: N/S of relocated Old Court Rd, three hundred and thirty (330) ft. N.W. from Old Court Rd, W.
Present Zoning: D.R. 2 & D.R. 16
Proposed Zoning: Special hearing for Off Street Parking in a residential zone

District: 3rd
No. Acres: 0.394

Dear Mr. DiNenna:

No effect on student population.

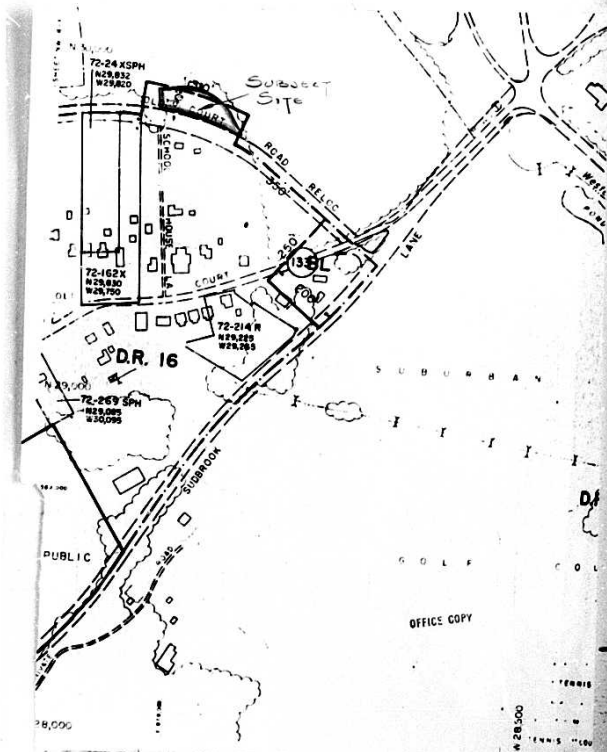
Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

H. EMBLE PARKS, ASSISTANT
EUGENE C. HISS, ASSISTANT
WES. ROBERTS, SECRETARY

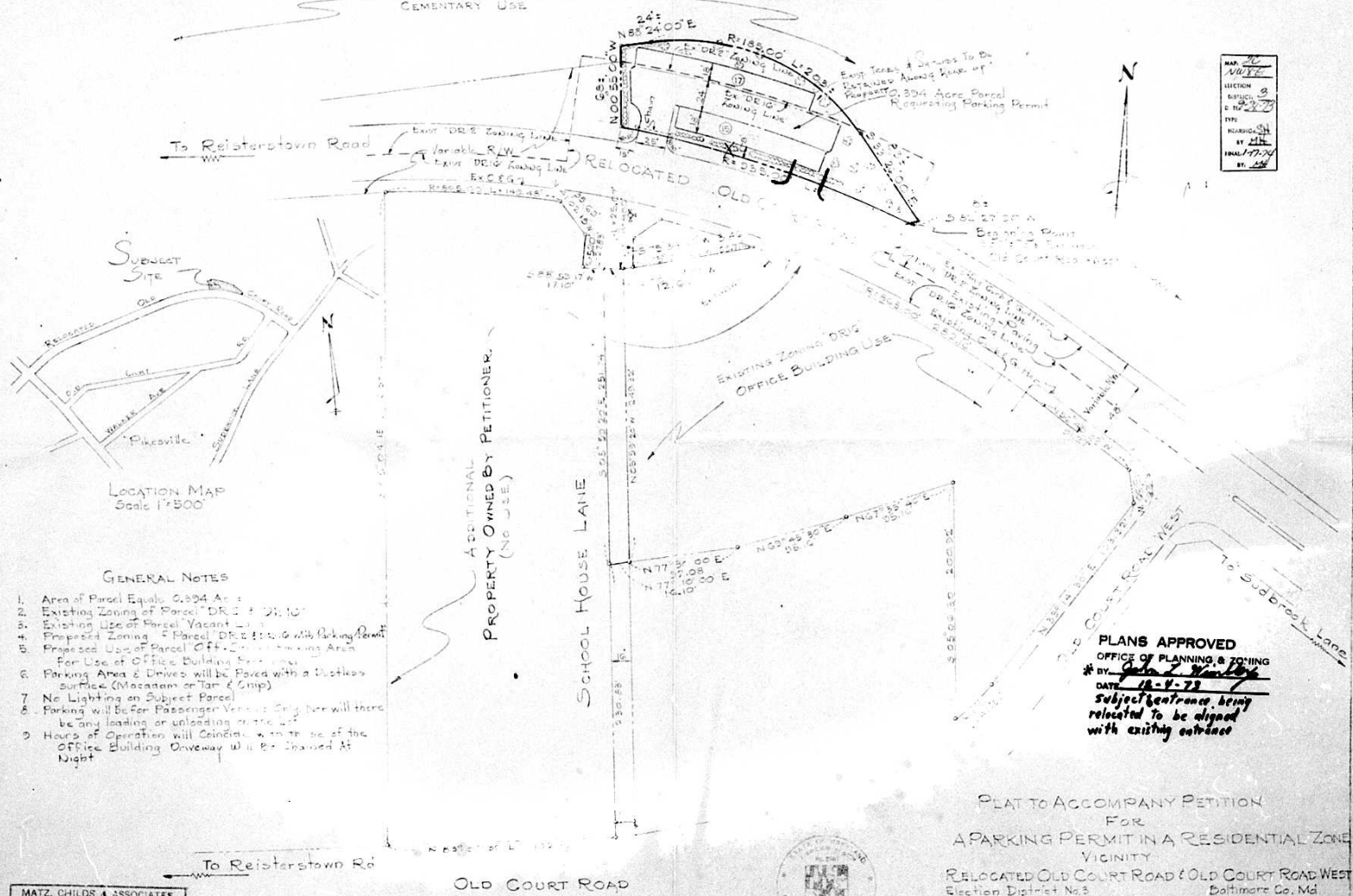
MARCUS M. BOGGS, JR.
JESSIE M. W. GORANT
ALVA J. GIBSON

F. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, JR.
WES. WICKHAM, SECRETARY



EXISTING ZONING DR-2
CEMENTARY USE

MAP NO. 10
SECTION 9
E. 17th ST
TOWN
RECORDED BY
DATE



LOCATION MAP
Scale 1"=500'

GENERAL NOTES

1. Area of Parcel Equals 0.894 Acres
2. Existing Zoning of Parcel DR-2 & DR-10
3. Existing Use of Parcel Vacant
4. Proposed Zoning of Parcel DR-2 (to be used with parking permit)
5. Proposed Use of Parcel Office Building & Parking Area
For Use of Office Building & Parking Area
6. Parking Area & Drives will be Paved with a Dustless Surface (Macadam or Tar & Chip)
7. No Lighting on Subject Parcel
8. Parking will be for Passenger Vehicles Only there will be no loading or unloading of the lot
9. Hours of Operation will coincide with the use of the Office Building Driveway will be closed at Night

ADDITIONAL
PROPERTY OWNED BY PETITIONER
(NO USE)

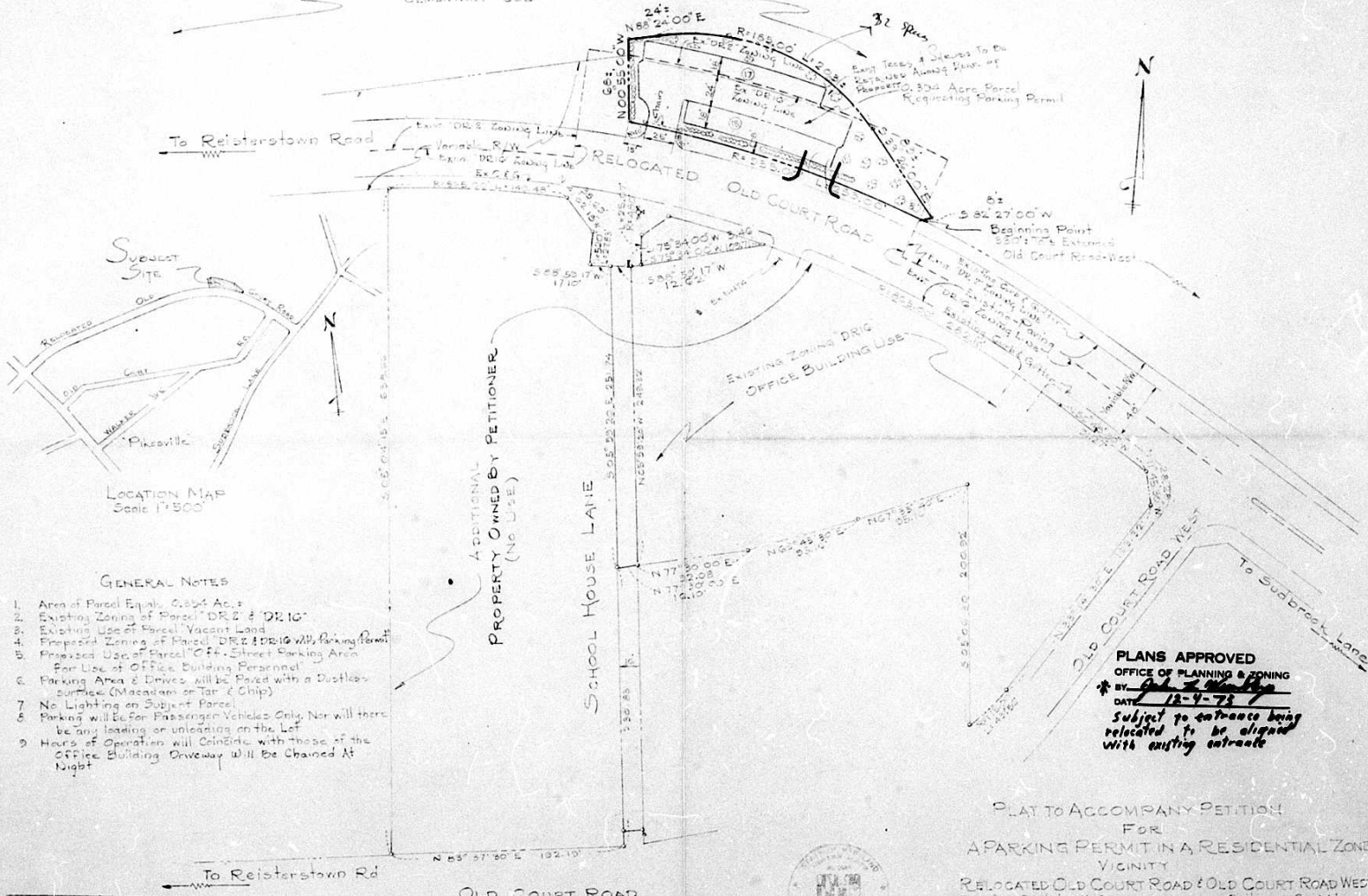
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *Gordon J. Hambley*
DATE 10-8-73
Subject entrance being relocated to be aligned with existing entrance

PLAT TO ACCOMPANY PETITION
FOR
A PARKING PERMIT IN A RESIDENTIAL ZONE
VICINITY
RELOCATED OLD COURT ROAD & OLD COURT ROAD WEST
Election District No. 3 Baltimore Co. Md
Scale: 1"=50'
August 28, 1973

MATZ, CHILDS & ASSOCIATES
1000 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21206
DRAWN BY: CLC
CHECKED BY: LPR



EXISTING ZONING "DR-2"
CEMENTARY USE



GENERAL NOTES

1. Area of Parcel Equal 0.864 Ac.s
2. Existing Zoning of Parcel "DR-2" & "DR-10"
3. Existing Use of Parcel "Vacant Land"
4. Proposed Zoning of Parcel "DR-2 & DR-10 with Parking Permit"
5. Proposed Use of Parcel "Off. Street Parking Area For Use of Office Building Personnel"
6. Parking Area & Drives will be Paved with a Dustless Surface (Macadam or Tar & Chips)
7. No Lighting on Subject Parcel
8. Parking will be for Passenger Vehicles Only. Nor will there be any loading or unloading on the lot
9. Hours of Operation will coincide with those of the Office Building Driveway will be Chained At Night

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 12-4-73
Subject to entrance being relocated to be aligned with existing entrance

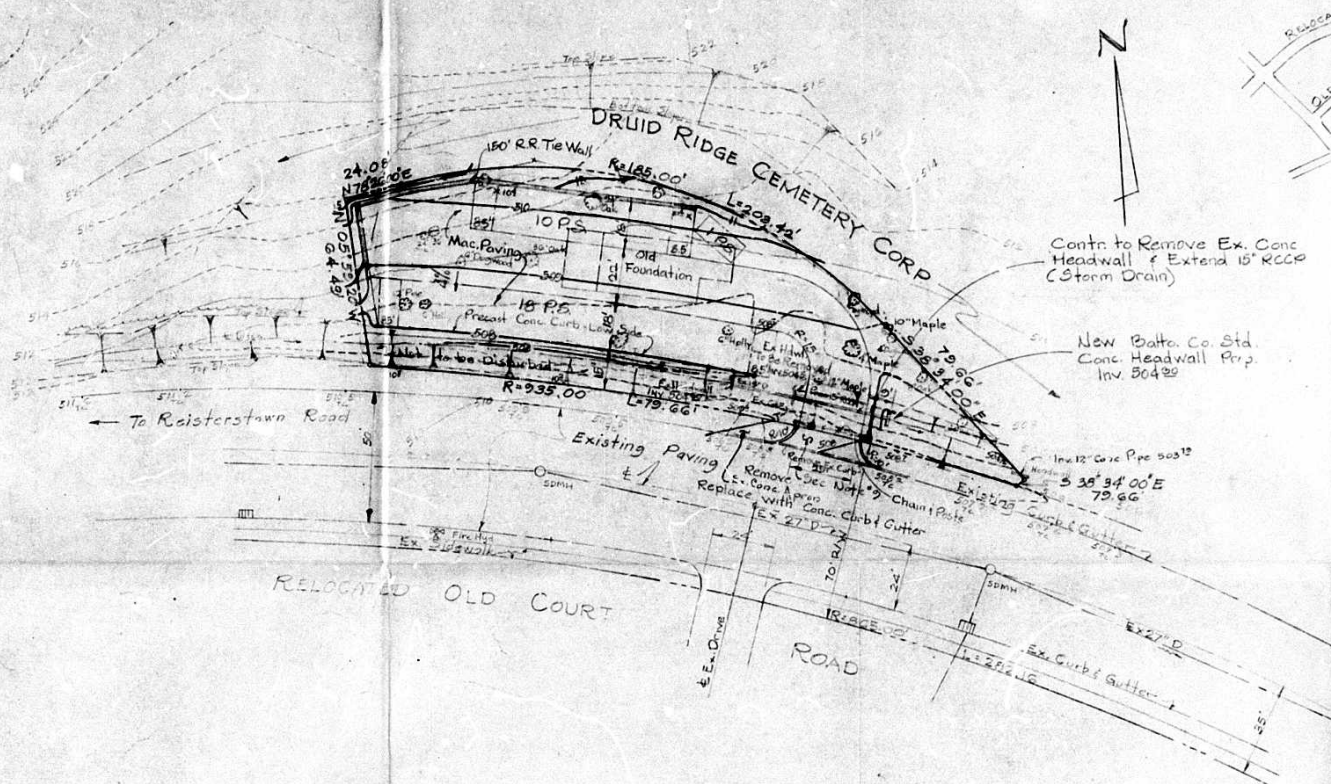
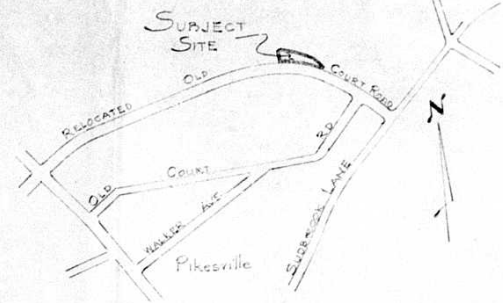
PLAT TO ACCOMPANY PETITION
FOR
A PARKING PERMIT IN A RESIDENTIAL ZONE
VICINITY
RELOCATED OLD COURT ROAD & OLD COURT ROAD WEST
Election District No. 8
Baltimore Co. Md
August 28, 1973
Scale: 1"=50'

MATZ, CHILDS & ASSOCIATES
1020 CHOMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
30 (REAR) | 1005 (FRONT) | 1005 (FRONT)
GEZES LPR | RLS



NOTE
2C ALSO USED
ON #74-123-SPH
AND
ON #74-124-A





GENERAL NOTES

1. Area of Parcel Equals 0.304 Acres ±
2. Existing Zoning "DR-2 & DR 16 with "Parking Permit" (See Petition No. 74-123.SPH)
3. Existing Use of Parcel "Vacant Land"
4. Proposed Use "Off. street Parking for Beachum Square Office Building"
5. Parking Area will be Paved & Curbed with Mac. Berm
6. There will be no lighting on the subject parcel.
7. Parking will be for Passenger Vehicles Only. Nor will there be any loading or unloading on the lot
8. Hours of operation will coincide with those of the office building.
Driveway will be chained at night.
9. All work shall be accomplished under & according to Baltimore County Standards.
10. During Construction, contractor shall place hay bales along North Side of the existing ditch for sediment control. Existing ditch shall not be disturbed nor that area between the ditch & the existing curbline. Contractor shall place base stone along north side of ditch immediately upon completion of grading work.

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY John W. Hagan
 DATE 4-18-74
 74-123.SPH

PARKING LOT
 GRADING STUDY
 FOR
 BEACHUM SQUARE

RELOCATED OLD COURT RD. & OLD COURT RD. WEST
 Election District # 3 Baltimore County, Md.
 Scale: 1"=30' February 28, 1974

M.C.A. ENGINEERING CORP.
 1020 CROMWELL BRIDGE RD
 TOWSON, MARYLAND 21284

