

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, 910 LIMITED PARTNERSHIP, 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 DR-5.5 zone to an RM zone, for the following reasons:

For error in the zoning classification of DR-5.5 placed on the zoning map, which error is more fully described in the Memorandum filed herewith and for changes in circumstances and in the neighborhood since adoption of the zoning map, which change is more fully described in the Memorandum filed herewith.

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.

Address: 910 LIMITED PARTNERSHIP
Contract purchaser: John N. Spector
Address: 225 Wilshire Building
Baltimore, MD. 21202

Address: Court Square Building
Baltimore, MD. 21202

Address: 385-2223
Baltimore, MD. 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of October, 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 14th day of March, 1974, at 10:00 o'clock.

Attest: John N. Spector
Petitioner's Attorney

Attest: John J. Dillon, Jr.
Zoning Commissioner of Baltimore County.

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Zoning Commissioner of Baltimore County.

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Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 3, 1973

John N. Spector, Esq.,
Court Square Building
Baltimore, Maryland 21202

RE: Reclassification Petition
Item 28 - 6th Zoning Cycle
910 Limited Partnership

Dear Mr. Spector:

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 southeast side of Sherwood Avenue, 198 feet southwest of Reisterstown Road, in the 3rd District of Baltimore County. This property, which is currently zoned D.R. 5.5, is requesting a Reclassification to Business Local for a proposed one-story office building. This property is currently improved with a 1-1/2 story frame dwelling, which is in excellent condition.

The subject property lies immediately west of an existing shoe repair and barber shop, which is within an existing D.R. 5.5 zone and most probably is a non-conforming use. The property immediately to the west of the site is D.R. 5.5 and is improved with an existing dwelling. There are other existing dwellings on the north side of the subject property.

John N. Spector, Esq.,
Re: Item 28 - 6th Zoning Cycle
December 2, 1973

Curb and gutter currently exists along Sherwood Avenue at this location.

After a review of this petition and discussions with the various members of this Committee, I have contacted the attorney for the petitioner and recommended that he consider reducing his request on a Business Major zone to a D.R. 16 zone with a Special Exception for an office and office building. This would also necessitate variances for the side and rear yard setbacks for a structure as shown on the subject petition. Should the petitioner determine that he would like to reduce this request, it should be filed in this office no later than January 1, 1974.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, December 17, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1974 and April 15, 1974 will be forwarded to you well in advance of the date and time.

Very truly yours,

JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:JD

Enclosure

cc: Smith, Teacher & Associates
10324 South Dolfield Road
Owings Mills, Md. 21117

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 27, 1973

John N. Spector, Esq.,
Court Square Building
Baltimore, Maryland 21202

RE: Reclassification Petition
Item 28 - 6th Zoning Cycle
910 Limited Partnership - Petitioner

Dear Mr. Spector:

The attached comments indicate revised site plans to be filed by December 17, 1973. Since I have been unable to forward comments as early as I would have liked, I am revising this date to January 17, 1974.

Very truly yours,

JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:JD

Enclosures

cc: Smith, Teacher & Associates
10324 South Dolfield Road
Owings Mills, Md. 21117

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH H. DIER, P.E. CHIEF

October 26, 1973

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

Re: Item #28 (October 1973-April 1974 - Cycle VI)
Property Owner: 910 Limited Partnership
2/25 of Sherwood Ave., 198' SW of Reisterstown Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: "M"
No. of Acres: 9,520 sq. ft. 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:

Access to this site shall be from Sherwood Avenue, an existing public road which shall ultimately be improved as a 36-foot combination curb and gutter cross-section with bituminous concrete paving on a 50-foot right-of-way.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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.

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.

Water:

There is an existing 6-inch water main in Sherwood Avenue which can be used to serve this site. (See Drawing #25-95, A-4-a)

Item #28 (October 1973-April 1974 - Cycle VI)
Property Owner: 910 Limited Partnership
Page 2
October 26, 1973

Sanitary Sewer:

There is an existing 8-inch sanitary sewer in Sherwood Avenue which may be used to serve this site. (See Drawings #26-609, A-10, 26-606, A-10 and 26-612, A-10)

Very truly yours,

ELLSWORTH H. DIER, P.E.
Chief, Bureau of Engineering

END:RAN:JMS:ms

NW 77 Topo

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

ROBERT J. CLIFFORD, P.E.

Wm. T. MILLER

DIRECTOR

DEPUTY TRAFFIC ENGINEER

October 25, 1973

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

Re: Item 28 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: 910 Limited Partnership
Southeast side of Sherwood Avenue, 198 feet west of Reisterstown Road
B.M.
District 3

Dear Mr. DiNenna:

Sherwood Avenue is not adequate access for office uses to Reisterstown Road due to the difficulty entering Reisterstown Road.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM/pk

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 be had, and it further appearing that by reason of _____

a Special Exception for a _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 197 _____ that the herein described property or area should be and

the same is hereby reclassified, from a _____ zone to a _____ zone, and/or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197 _____ that the above re-classification 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

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

872-7318

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: 910 Limited Partnership

Location: S.E./S. of Sherwood Avenue, 198 ft. S.W. of Reisterstown Road

Item No. 28 Zoning Agenda Wednesday, October 3, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H. Thomas Kelly Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 17, 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 Reclassification, Zoning Advisory Committee Meeting, October 3, 1973, are as follows:

Property Owner: 910 Limited Partnership
Location: S/S Sherwood Ave., 198' W of Reisterstown Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: B.M.
No. Acres: 9,520 sq. ft.
District: 3

Metropolitan water and sewer are available.

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:smf

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 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 #28, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: 910 Limited Partnership
Location: S/E/4 of Sherwood Avenue 198 ft. S/W of Reisterstown Road
Existing Zoning: D.R. 5.5
Proposed Zoning: B.M.
No. of Acres: 9,520 sq. ft.
District: 3

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

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 486-3211 ZONING 486-3211

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 24, 1973

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

Re: Item
Property Owner: 910 Limited Partnership
Location: S.E./S. of Sherwood Avenue, 198 ft. S.W. of Reisterstown Road
Present Zoning: D.R. 5.5
Proposed Zoning: B.M.

Z.A.C. Meeting of: *Cycle 6*

District: 3rd
No. Acres: 9,520 sq. ft.

Dear Mr. DiNenna:

Acres is too small to have an effect on student population and an office building would have no adverse effect.

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

WNP/ml

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 to B.M. : COUNTY BOARD OF APPEALS
S/S of Sherwood Avenue 198' :
SW of Reisterstown Road : OF
3rd District :
910 Limited Partnership : BALTIMORE COUNTY
Petitioner : No. 74-181-R

ORDER OF DISMISSAL

Petition of 910 Limited Partnership for reclassification from D.R. 5.5 to B.M. on property located on the south side of Sherwood Avenue 198 feet southwest of Reisterstown Road, in the Third Election District of Baltimore County.

WHEREAS, the Board of Appeals notified all parties of record in the above entitled matter that this Board considers said case to be moot (copy of said letter is attached hereto).

THEREFORE, this Board, on its own Motion, will dismiss the within named appeal.

IT IS HEREBY ORDERED, this 21st day of January, 1977, that said petition be and the same is declared moot and the petition DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Keller, Jr.
Walter A. Keller, Jr., Chairman

Robert L. Gilland
Robert L. Gilland

Herbert A. Davis
Herbert A. Davis

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
December 21, 1976

John N. Spector, Esquire
Court Square Building
Baltimore, Md. 21202

Re: Case No. 74-181-R
910 Limited Partnership

Dear Mr. Spector:

As the Petitioner, or representative thereof, in the above referenced case, you are hereby advised that said case now pending before the Board of Appeals is considered moot. This decision is based on an opinion of the Baltimore County Solicitor's office concluding that any reclassification case pending before this Board on the date of the adoption of new comprehensive zoning maps (i.e. 10/15/76) is moot.

Therefore, unless you present written objection and/or an amended appeal, where applicable, to the Board within thirty (30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

Very truly yours,

Walter A. Keller, Jr.
Walter A. Keller, Jr., Chairman

cc: Mr. and Mrs. Frank H. Simmonds, Sr.
John W. Hession, III, Esquire

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301 486-3211
S. ERIC DINENNA
ZONING COMMISSIONER

February 4, 1976

John N. Spector, Esquire
1111 Court Square Building
Baltimore, Maryland 21202

RE: Case No. 74-181-R
910 Limited Partnership
3rd Election District

Dear Mr. Spector:

As you are aware from previous conversations with this office, a meeting was held with the members of the Board of Appeals and myself, at which time, the remand of the above referenced Case by the Board of Appeals to the Zoning Commissioner was discussed. The meeting resulted in a conclusion that it was unnecessary to remand the aforementioned back to the Zoning Commissioner, due to the fact that prior cases have established that the Board can legally grant a zoning request of lesser degree than that originally petitioned for and advertised at the Zoning Commissioner's hearing.

Therefore, by way of this letter, I am officially remanding the Case back to the Board of Appeals for their action.

If you have any further questions, please do not hesitate to contact this office.

Very truly yours,
S. ERIC DINENNA
S. ERIC DINENNA
Zoning Commissioner

SED/JED/mc

RE: PETITION FOR RECLASSIFICATION : BEFORE
FROM D.R. 5.5 TO B.M. :
S/S Sherwood Avenue, 198' : COUNTY BOARD OF APPEALS
SW of Reisterstown Road : OF
3rd District :
910 Limited Partnership : BALTIMORE COUNTY
Petitioner : No. 74-181-R

OPINION

This case comes before the Board on an appeal by the Petitioner from an Order of the Deputy Zoning Commissioner, which denied a requested B.M. zoning on the subject property. Same is located in the Third Election District, on the south side of Sherwood Avenue, about 198 feet southwest of the Reisterstown Road, in the Pikesville area of the County.

Prior to the taking of any testimony, the Petitioner moved to amend the requested reclassification to a D.R. 16 classification, with a special exception for offices, in lieu of the originally requested B.M. reclassification. In the alternative, the Petitioner moved that the Board grant the Motion to Amend the petition to the D.R. 16 zoning with a special exception for offices, after properly re-advertising and reposting at the Board level as to the nature of the requested amendment. The Board denied both Motions. However, after further discussion with the Petitioner's attorney and the People's Counsel, a request was made that the Board remand the case to the Zoning Commissioner for the purpose of receiving and considering the amended petition as described above.

The Board will so remand and request that the Zoning Commissioner consider the above described amendment, and take such additional testimony and receive such additional evidence as he may deem appropriate.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 17th day of July, 1975, by the County Board of Appeals, ORDERED that this case be, and is

910 Limited Partnership - #74-181-R

2.

hereby REMANDED to the Zoning Commissioner of Baltimore County for the appropriate actions and procedures as suggested above.

Any appeal from this decision must be in accordance with Rules 8-1 to 8-12 of the Maryland Rules of Practice.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman
Robert L. Gilland
John A. Miller

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
S/S Sherwood Avenue, 198' SW of : DEPUTY ZONING
Reisterstown Road - 3rd District : COMMISSIONER
910 Limited Partnership - Petitioner :
NO. 74-181-R (Item No. 28) : OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R. 5.5 Zone to a B.M. Zone. The property in question contains less than one-quarter of an acre, is improved with a dwelling, and is located approximately 200 feet west of Reisterstown Road, in the Third Election District of Baltimore County.

The Petitioner, Mr. Murray F. Hooper, Mr. David Horn, a real estate expert, and Mr. John S. Smith, a civil engineer who prepared the proposed development plan, presented testimony on behalf of the Reclassification.

The Petitioner plans to remove the existing dwelling and construct a one-story office building with 2,392 square feet, together with an eight bay parking lot at the front of the structure. The parking lot would have access by way of a 24 foot drive leading from Sherwood Road, an existing County road with 24 foot of paving on a 50 foot right-of-way.

Properties east of the subject property on the south side of Sherwood Avenue were described as consisting of a building that houses a non-conforming shoe and barber shop, situated on D.R. 3.5 zoned property, and a commercially zoned service station at the corner of Reisterstown Road.

The properties on the opposite side of Sherwood Avenue directly opposite the subject property and east thereof, are improved with a dwelling, a medical center, and a Scott's Shoe Store at the corner of Reisterstown Road. All properties west of the Petitioner's property are zoned and used for residential purposes.

ORDER RECEIVED FOR F.I.G.

DATE March 27, 1974

BY John A. Miller

Pertinent comments of the County and State agencies, who reviewed the Petitioner's proposed development plans, are as follows:

Baltimore County Department of Traffic Engineering

"Sherwood Avenue is not adequate access for office uses to Reisterstown Road due to the difficulty entering Reisterstown Road."

Baltimore County Department of Health

"A moratorium was placed on new sewer connections in the Gwynns 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."

Without reviewing all testimony in detail but based on all testimony received, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has not met his burden of providing proof that the Comprehensive Zoning Map is in error or that substantial changes in the character of the neighborhood have occurred to a degree that would warrant a change in the zoning classification of the Petitioner's property.

A personal on-site field inspection of the area revealed that a substantial residential development exists beyond or west of the commercial properties that are situated in close proximity to Reisterstown Road. The non-conforming use that exists immediately east of the subject property and the medical center on the north side of Sherwood Avenue represent logical stopping points for commercial type uses on Sherwood Avenue.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of March 1974, 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 D.R. 5.5 Zone.

James S. Hagan
Deputy Zoning Commissioner of
Baltimore County

PETITION FOR RECLASSIFICATION : BEFORE THE
FROM DR-5.5 TO BM ZONES : ZONING COMMISSIONER
(No. 3 Sherwood Avenue, Third :
Election District, Baltimore :
County, Maryland) : FOR BALTIMORE COUNTY

MEMORANDUM

The existing DR-5.5 classification, as established by the Baltimore County Zoning Maps on the land for which reclassification is requested, is erroneous for the following reasons, among others:

1. This land is amply serviced by area roads, enjoys good access and its development as proposed would not pose an undue burden on any such area roadways.
2. Similar projects and developments are either complete or under construction in the vicinity of the subject property.
3. The modern demand for the type of structure proposed was not anticipated by Baltimore County authorities and thus inadequate provision was made in this area for land so classified.
4. The failure of the Baltimore County Council to zone such land as requested was erroneous for the reasons assigned above.

By reason of the errors cited and others errors attendant to the classification of the subject land as DR-5.5 and by reason of the changes in the area, this Reclassification request is made.

John N. Spector
Attorney for Petitioner
Court Square Building
Baltimore, Maryland 21202
385-2223

DESCRIPTION OF 9,520 SQUARE FEET
OF LAND, MORE OR LESS
SOUTH SIDE OF SHERWOOD AVENUE
WEST OF REISTERSTOWN ROAD

BEING all of that land which by Deed dated February 28, 1973 and recorded among the Land Records of Baltimore County in Liber EHV, Jr. 5342 Page 338. ALSO BEING all of lots 299 and 300 shown on the Plat of Ralston Annex recorded among said records in Plat Book 1, Part 2, Page 276

BEGINNING at a point in the Southeast right-of-way line of Sherwood Avenue, 198 feet southwest of the centerline of Reisterstown Road and thence binding on the outline of Lots 299 and 300 the following four courses and distances

- (1) South 58° - 30' West - 80.00 feet
- (2) South 31° - 30' East - 119.00 feet
- (3) North 58° - 30' East - 80.00 feet
- (4) North 31° - 30' West - 119.00 feet

CONTAINING 9,520 square feet of land, More or Less.

SUBJECT to any and all easements of record.

This description is for zoning purposes only and is not intended for conveying of land.

9-10-73



PETITION FOR RECLASSIFICATION
3rd DISTRICT
ZONING FROM D.R. 5.5 TO B.M.
S/S Sherwood Avenue, 198' SW of Reisterstown Road
MARCH 4, 1974 AT 10 A.M.
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning and Subdivision of Baltimore County, will hold a public hearing.
Present Zoning: D.R. 5.5
Proposed Zoning: B.M.
All that parcel of land in the Third District of Baltimore County BEING all of that land which by Deed dated February 28, 1973 and recorded among the Land Records of Baltimore County as Liber EHV, Jr. 5342 Page 338. ALSO BEING all of lot 299 and lot 300 shown on the Plat of Ralston Annex recorded among said records in Plat Book 1, Part 2, Page 276.
BEGINS at a point in the Southeast right-of-way line of Sherwood Avenue, 198 feet southwest of the centerline of Reisterstown Road and thence binding on the outline of Lots 299 and 300 the following four courses and distances:
(1) South 58° - 30' West - 80.00 feet
(2) South 31° - 30' East - 119.00 feet
(3) North 58° - 30' East - 80.00 feet
(4) North 31° - 30' West - 119.00 feet
CONTAINING 9,520 square feet of land, More or Less.
SUBJECT to any and all easements of record.
This description is for zoning purposes only and is not intended for conveying of land.
Being the property of 910 Limited Partnership, as shown on the plan filed with the Zoning Department.
Hearing Date: Monday, March 4, 1974 at 10 A.M.
Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
S. ERIC DINENIA
Zoning Commissioner of Baltimore County
Feb. 11

ORIGINAL
OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 February 18 - 1974
THIS IS TO CERTIFY, that the annex advertisement of S. Eric Dinemia 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 18th day of Feb. 1974 and is to say, the same was inserted in the issue of February 14, 1974.
STROMBERG PUBLICATIONS, Inc.
By Ruth Morgan

BALTIMORE COUNTY, MARYLAND No. 13121
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE March 4, 1974 ACCOUNT 1-662
AMOUNT \$ 121.96
DISTRIBUTION
WHITE - CASHIER
John N. Spector, Esq.
Court Square Building
Baltimore, Md. 21202
Advertising and posting of property for 910 Limited Partnership - #74-181-R
6776644 4 1219600

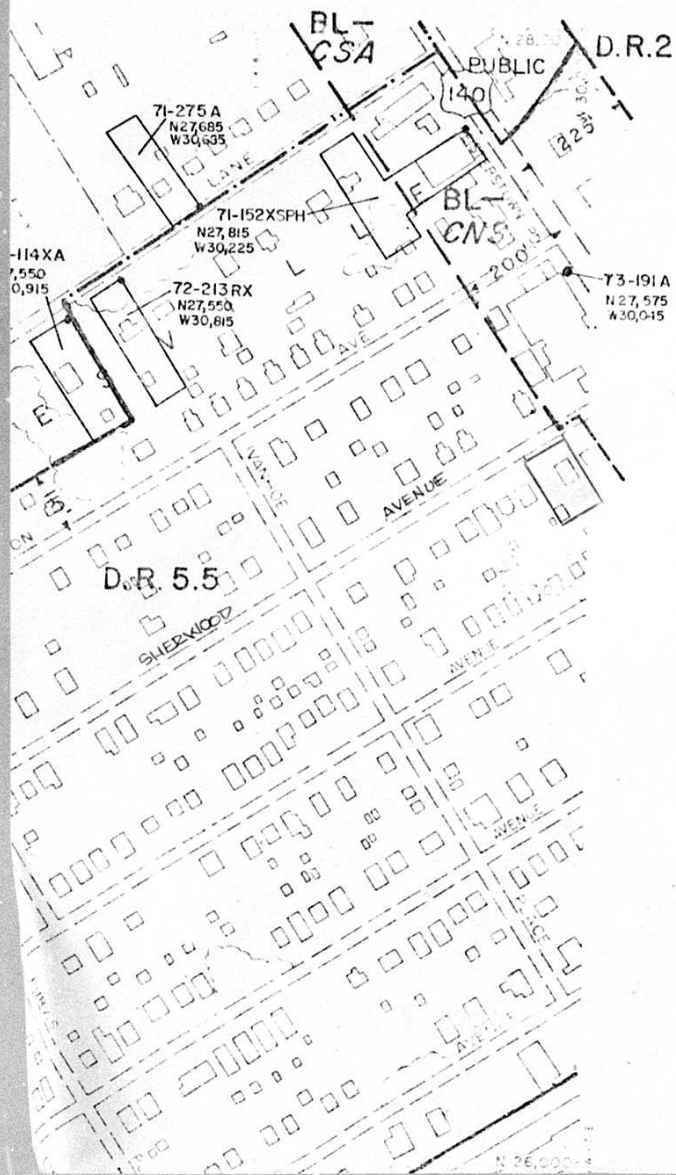
PETITION FOR RECLASSIFICATION
3rd DISTRICT
ZONING FROM D.R. 5.5 TO B.M.
S/S Sherwood Avenue, 198' SW of Reisterstown Road
MARCH 4, 1974 AT 10 A.M.
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
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Proposed Zoning: B.M.
All that parcel of land in the Third District of Baltimore County BEING all of that land which by Deed dated February 28, 1973 and recorded among the Land Records of Baltimore County as Liber EHV, Jr. 5342 Page 338. ALSO BEING all of lot 299 and lot 300 shown on the Plat of Ralston Annex recorded among said records in Plat Book 1, Part 2, Page 276.
BEGINS at a point in the Southeast right-of-way line of Sherwood Avenue, 198 feet southwest of the centerline of Reisterstown Road and thence binding on the outline of Lots 299 and 300 the following four courses and distances:
(1) South 58° - 30' West - 80.00 feet
(2) South 31° - 30' East - 119.00 feet
(3) North 58° - 30' East - 80.00 feet
(4) North 31° - 30' West - 119.00 feet
CONTAINING 9,520 square feet of land, More or Less.
SUBJECT to any and all easements of record.
This description is for zoning purposes only and is not intended for conveying of land.
Being the property of 910 Limited Partnership, as shown on the plan filed with the Zoning Department.
Hearing Date: Monday, March 4, 1974 at 10 A.M.
Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
S. ERIC DINENIA
Zoning Commissioner of Baltimore County
Feb. 11

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21202 Feb. 14, 1974
THIS IS TO CERTIFY, that the annex advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once a week for one week before the 18th day of Feb. 1974 and is to say, the same was inserted in the issue of February 14, 1974.
THE JEFFERSONIAN
By Ruth Morgan
Manager

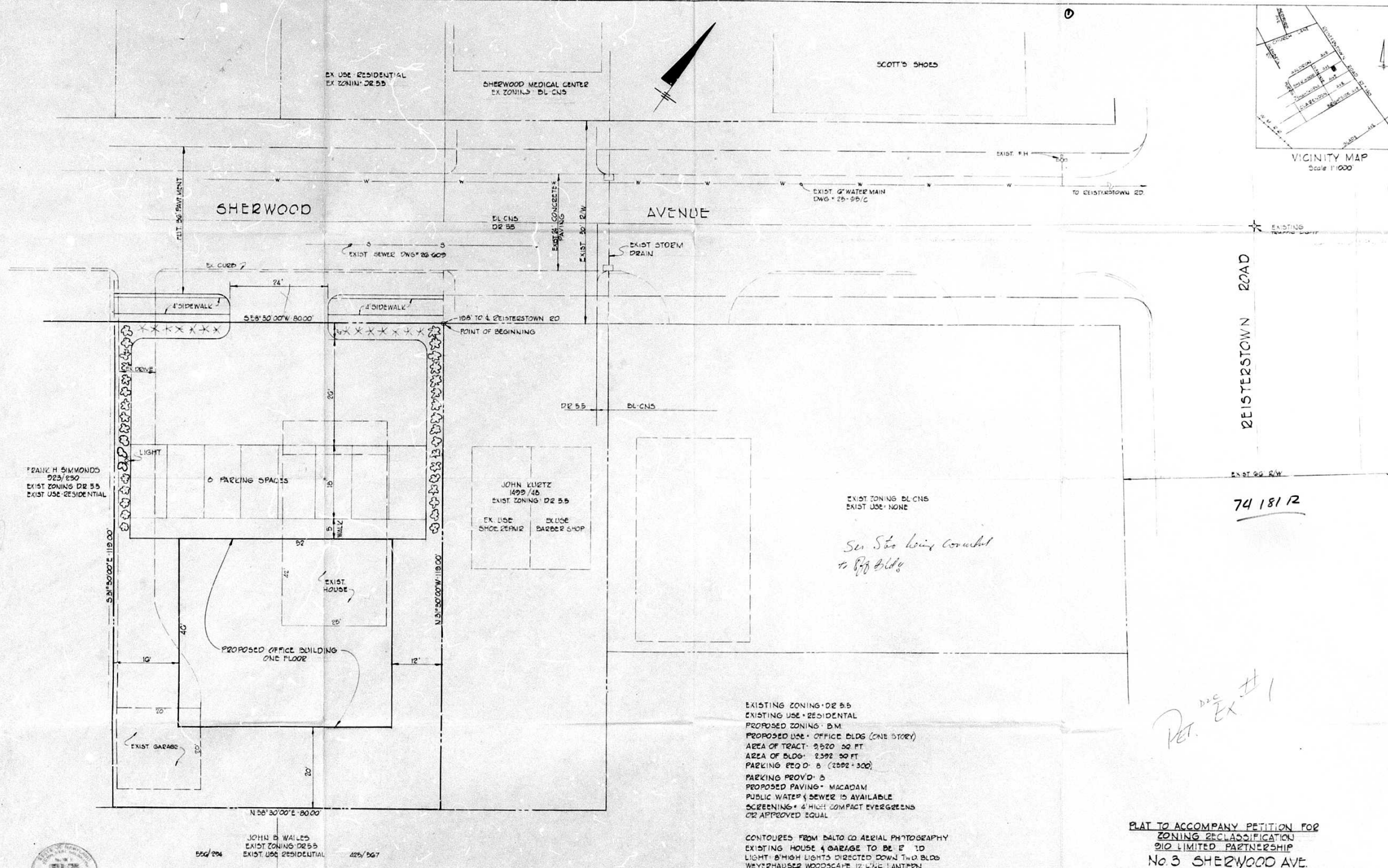
Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND No. 12757
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE Nov. 27, 1973 ACCOUNT 01-662
AMOUNT \$20.00
DISTRIBUTION
WHITE - CASHIER
910 Limited Partnership
235 Reputable Building
Baltimore, Md. 21202
Petition for Reclassification
6300042 47 500000





VICINITY MAP
Scale 1"=1000'



EXISTING ZONING - DR 55
EXISTING USE - RESIDENTIAL
PROPOSED ZONING - BM
PROPOSED USE - OFFICE BLDG (ONE STORY)
AREA OF TRACT - 9,520 SQ FT
AREA OF BLDG - 2,392 SQ FT
PARKING REQ'D - 8 (2,392 ÷ 300)
PARKING PROVIDED - 8
PROPOSED PAVING - MACADAM
PUBLIC WATER & SEWER IS AVAILABLE
SCREENING - 4 HIGH COMPACT EVERGREENS
OR APPROVED EQUAL

CONTOURES FROM BALTO CO AERIAL PHOTOGRAPHY
EXISTING HOUSE & GARAGE TO BE 2' 10"
LIGHT: 8' HIGH LIGHTS DIRECTED DOWN TWO BLDG
WEYERHAEUSER WOODSCAPE 12' WIDE LANTERN

PLAT TO ACCOMPANY PETITION FOR
ZONING RECLASSIFICATION
DIO LIMITED PARTNERSHIP
No. 3 SHERWOOD AVE.

3rd Election District Baltimore County, MD
Scale: 1"=10' September 22, 1973

MICROFILMED

SMITH, TEACHER & ASSOCIATES
10524 SOUTH DOLFIELD ROAD
OWINGS MILLS, MARYLAND 21117
303-6764 PU 020

MAR 22 1977



VICINITY MAP
Scale 1"=1000'

REISTERSTOWN ROAD

EXIST. GG. R/W

EXIST. TRAFFIC LIGHT

SCOTT'S SHOES

AVENUE

EXIST. G. WATER MAIN
DWG. # 25-195/C

EXIST. STORM DRAIN

SHERWOOD MEDICAL CENTER
EX. ZONING: BL-CNS

EX. USE: RESIDENTIAL
EX. ZONING: DR-55

BL-CNS
DR-55

EXIST. 30' R/W

DR-55

BL-CNS

EXIST. ZONING: BL-CNS
EXIST. USE: NONE

JOHN KURTZ
1423/48
EXIST. ZONING: DR-55
EX. USE: SHOE REPAIR
EX. USE: BARBER SHOP

EXISTING ZONING: DR-55
EXISTING USE: RESIDENTIAL
PROPOSED ZONING: B.M.
PROPOSED USE: OFFICE BLDG. (ONE STORY)
AREA OF TRACT: 3,520 SQ. FT.
AREA OF BLDG.: 2,392 SQ. FT.
PARKING REQ'D: 8 (2002-300)
PARKING PROVIDED: 8
PROPOSED PAVING: MACADAM
PUBLIC WATER & SEWER IS AVAILABLE
SCREENING: 4' HIGH COMPACT EVERGREENS
OR APPROVED EQUAL

CONTOURS FROM BALTO. CO. AERIAL PHOTOGRAPHY
EXISTING HOUSE & GARAGE TO BE EASED
LIGHT: 6' HIGH LIGHTS DIRECTED DOWN TWO BLDG.
WEYERHAEUSER WOODSCAPE 12-LINE LANTERN

PLAT TO ACCOMPANY PETITION FOR
ZONING RECLASSIFICATION
910 LIMITED PARTNERSHIP
No. 3 SHERWOOD AVE.

3rd Election District Baltimore County, MD
Scale 1"=10' September 12, 1973

MAP	22
ELECTION	3
DISTRICT	3
FILE	22-22
REAR	22
BY	22
DATE	22

SHERWOOD

PUT 50' PAVEMENT

BL CURB 2'

24'

4' SIDEWALK

5.5' 30' 00" W. 80.00'

4' SIDEWALK

108' TO REISTERSTOWN RD
POINT OF BEGINNING

DOVE

LIGHT

8 PARKING SPACES

20'

10'

5'

20'

25'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

PROPOSED OFFICE BUILDING
ONE FLOOR

EXIST. GARAGE

N 58° 30' 00" E 80.00'

550/294

JOHN B. WAILES
EXIST. ZONING: DR-55
EXIST. USE: RESIDENTIAL

425/567



SMITH, TEACHER & ASSOCIATES
10321 SOUTH DOLFIELD ROAD
OWINGS MILLS, MARYLAND 21117
303-6754 PU 020



MAR 22 1977