

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Melvin Berger, et al, t/a
Pikesville Partnership, 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

- D.R.2 zone; for the following reasons:
1. Error in the original zoning.
 2. Change of conditions in the neighborhood.

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 a miniature golf course.

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.

Contract purchaser

By: Melvin Berger

Legal Owner

Address: 3723 Old Court Road, Suite 206
Dumbarton Square
Baltimore, Maryland 21208

Protestant's Attorney

Address: 10 Light Street
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day

of July, 1974, 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 4th day of September, 1974, at 10:00 o'clock

[Signature]
Zoning Commissioner of Baltimore County

(over)

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

3rd DISTRICT

ZONING:

From D.R. 16 to D.R. 2 Zone.

Petition for Special Exception for a Miniature Golf Course.

LOCATION:

Southwest corner of McHenry and Bedford Avenues.

DATE & TIME:

FRIDAY, OCTOBER 4, 1974 at 10:00 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Present Zoning: D.R. 16

Proposed Zoning: D.R. 2

Petition for Special Exception for a Miniature Golf Course.

All that parcel of land in the Third District of Baltimore County

Being the property of Pikesville Partnership, as shown on plat plan filed with the
Zoning Department.

Hearing Date: Friday, October 4, 1974 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF

S. ERIC DINENNA

ZONING COMMISSIONER OF

BALTIMORE COUNTY

PETITION FOR ZONING RE-CLASSIFICATION * BEFORE THE
AND SPECIAL EXCEPTION * ZONING COMMISSIONER
OF MELVIN BERGER, ET AL * OF
T/A PIKESVILLE PARTNERSHIP * BALTIMORE COUNTY
3723 Old Court Road
Suite 206
Dumbarton Square
Baltimore, Maryland 21208

MEMORANDUM

Petitioners, Melvin Berger, et al, T/A Pikesville
Partnership, by Joseph S. Kaufman, their attorney, pursuant to
the requirements of Bill No. 72 (1969) of the County Council
of Baltimore County, Maryland, assign the following reasons in
support of their Petition for Zoning Re-Classification and
Special Exception.

1. Error in Original Zoning. The subject property is
incapable of being developed for residential uses since there
is no water and sewers available to the property and none can
be brought to the property without an expenditure of a sum
which would not be justified.

The original zoning, in addition, was erroneous in that
it did not contemplate the need for recreational activities in
the surrounding area.

2. Genuine Change in Neighborhood. Since the adoption of
the present zoning map the character of the neighborhood has
changed as the result of the construction of office buildings
and other non-residential uses in the surrounding area. The
subject property is no longer located in a predominantly
residential area and is in a predominantly non-residential
use district.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
AND SPECIAL EXCEPTION : ZONING COMMISSIONER
SW corner of McHenry and Bedford : OF
Avenues - 3rd Election District :
Pikesville Partnership - Petitioner :
NO. 75-28-RX (Item No. 22) : BALTIMORE COUNTY

As the Petitioner has withdrawn this Petition at least ten (10) business
days prior to the hearing, IT IS ORDERED by the Zoning Commissioner of
Baltimore County, this 6th day of September, 1974, that the said
Petition be and the same is hereby DISMISSED without prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

September 6, 1974

Joseph S. Kaufman, Esquire
Twelfth Floor, 10 Light Street
Baltimore, Maryland 21202

RE: Petition for Reclassification and
Special Exception
SW corner of McHenry and Bedford
Avenues - 3rd Election District
Pikesville Partnership - Petitioner
NO. 75-28-RX (Item No. 22)

Dear Mr. Kaufman:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

[Signature]
S. ERIC DINENNA
Zoning Commissioner

JED/srl

Attachments

cc: Mark C. Dwyer, Esquire
Tenth Floor, Sun Life Building
Charles and Redwood Streets
Baltimore, Maryland 21201

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 3rd DISTRICT

ZONING:

From D. R. 16 to D.R. 2 Zone.
Petition for Special Exception for a Miniature Golf Course.

LOCATION:

Southwest corner of McHenry and Bedford Avenues.

DATE & TIME:

WEDNESDAY, SEPTEMBER 4, 1974 at 10:00 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Present Zoning: D.R. 16

Proposed Zoning: D.R. 2

Petition for Special Exception for a Miniature Golf
Course.

All that parcel of land in the Third District of Baltimore County

Being the property of Pikesville Partnership, as shown on plat plan filed with the
Zoning Department.

Hearing Date: Wednesday, September 4, 1974 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF

S. ERIC DINENNA

ZONING COMMISSIONER OF

BALTIMORE COUNTY

MCA
MATE, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 123-0900

DESCRIPTION

1.26 ACRE PARCEL, SOUTH SIDE OF MCHENRY STREET, SOUTHWEST
SIDE OF BEDFORD AVENUE, THIRD ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "DR-2 ZONING WITH SPECIAL EXCEPTION

Beginning for the same at the intersection of the south side of
McHenry Street, 50 feet wide, with the southwest side of Bedford Avenue,
said beginning being the beginning of the land described in the deed to
Stephen Henry Carner and others dated November 2, 1972 and recorded
among the Land Records of Baltimore County in Liber E. H. K. Jr. 5314,
page 580 running thence binding on said southwest side of Bedford Avenue
and on the first course of the aforesaid land, (1) S 21° 39' 14" E 205.00
feet, thence leaving said Bedford Avenue and still binding on the outlines
of said aforementioned land, two courses: (2) S 68° 29' 16" E 260.21 feet
and (3) N 11° 23' 14" W 260.50 feet to a point on said south side of McHenry
Street, thence binding on said south side and still binding on the outline of
said aforementioned land, (4) N 82° 00' 46" E 220.00 feet to the place of
beginning.

Containing 1.26 acres of land, more or less.

CAE:mg

J.O. # 73424

October 9, 1973

Water Supply & Sewerage • Drainage • Highways • Streets • Parks • Planning • Reports





BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 10/12/73 day of _____
1972. Item # _____.

H. D. H.
H. D. Hanna
Zoning Commissioner

Melvin Berger
Petitioner

Submitted by Alan Zukerberg

Petitioner's Attorney E. Friedman Reviewed by [Signature]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

**PETITION FOR
RECLASSIFICATION AND
SPECIAL EXCEPTION
2nd DISTRICT**

ZONING: From D.R. 16 to
D.R. 2 Zone. Petition for
Special Exception for a
Miniature Golf Course.

LOCATION: Southwest cor-
ner of McHenry and Bedford
Avenue.

DATE & TIME: WEDNES-
DAY, SEPTEMBER 4, 1974 at
10:00 A.M.

PUBLIC HEARING: Room
106, County Office Building, 111
W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner of
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tions of Baltimore County, will
hold a public hearing, on:

Present Zoning: D.R. 16
Proposed Zoning: D.R. 2
Petition for Special Excep-
tion for a Miniature Golf
Course.

All that parcel of land in the
Third District of Baltimore
County

Beginning for the same at the
intersection of the south side of
McHenry Avenue, 20 feet wide,
with the southwest side of Bed-
ford Avenue, said beginning
being the beginning of the land
described in the deed to
Stephen Henry Carter and
others dated November 3, 1972
and recorded among: (1) Land
Records of Baltimore County in
Labor E.H.K. J., 1914, page 180
running thence bounding on said
southwest side of Bedford
Avenue and on the first course
of the afterland land, (1) S 15°
30' 14" E 200.00 feet, thence
leaving said Bedford
Avenue and still bounding on the
outline of said afterland land,
two courses: (2) S 87° 30'
15" W 200.21 feet and (3) N 11°
25' 14" W 200.36 feet to a point
on said south side of McHenry
Street, thence bounding on said
south side and still bounding on
the outline of said afterland-
land, (4) N 82° 00' 48" E
228.00 feet to the place of begin-
ning.

Containing 1.36 acres of land,
more or less.

Being the property of
Pikesville Partnership, as
shown on plat plan filed with
the Zoning Department.

Hearing Date: Wednesday,
September 4, 1974 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
J. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Aug 15

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN MD. 21133 August 19 - 19 74

THIS IS TO CERTIFY, that the annexed advertisement of

J. Eric Dinenna
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 19th day of Aug. 19 74 that is to say, the same

was inserted in the issue of August 14 - 1974.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

DUPLICATE

OFFICE OF

THE COMMUNITY TIMES

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LOCATION: Southwest cor-
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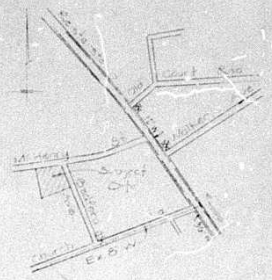
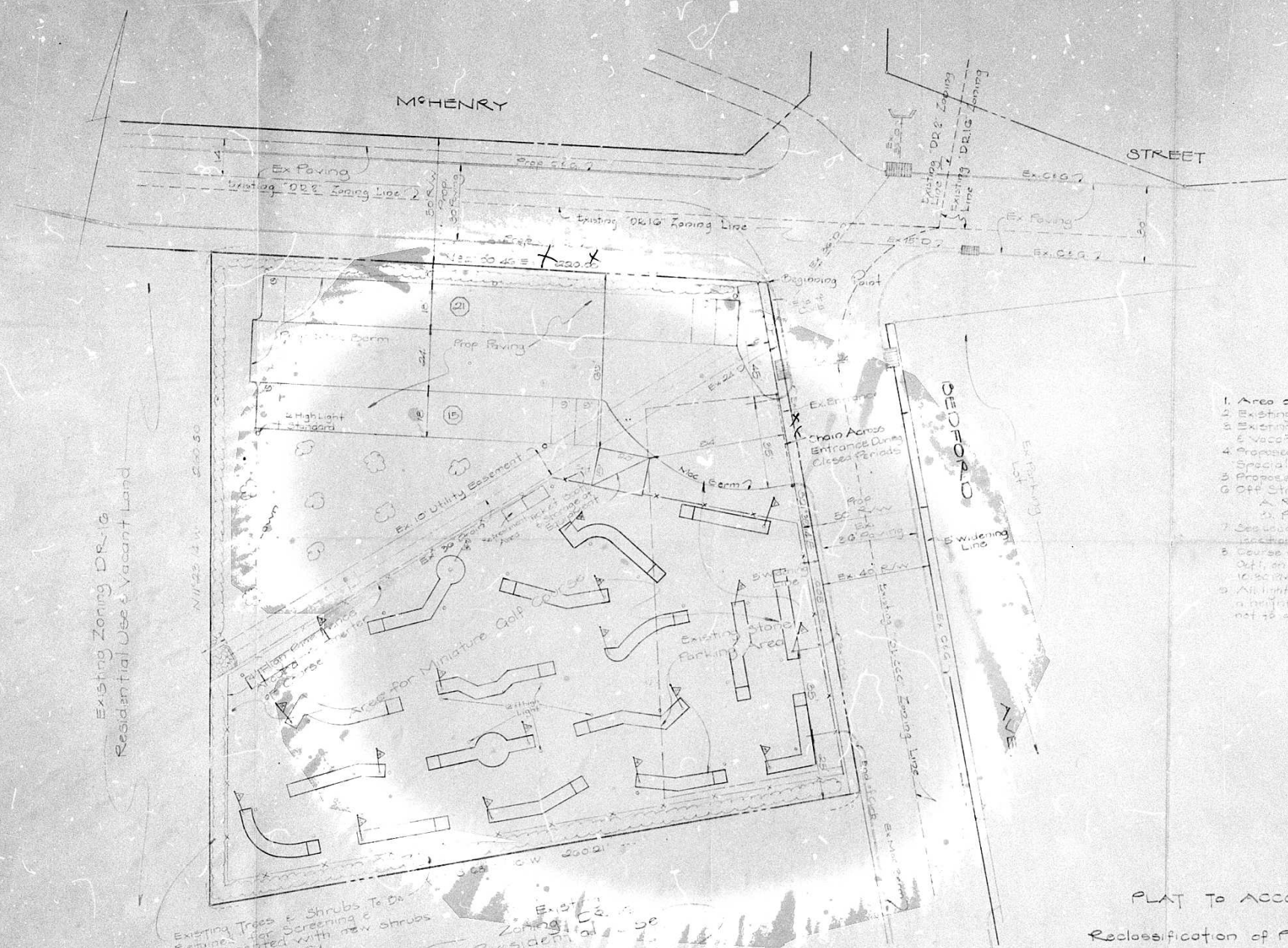
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Hearing Date: Wednesday,
September 4, 1974 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
J. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Aug 15

Existing Zoning DR-16
Residential Use & Vacant Land



GENERAL NOTES

1. Area of property Equals 1.26 Ac.
2. Existing Zoning of Property DR-16
3. Existing Use of property - whole parking area
4. Proposed Zoning of property DR-16 with Special Exception
5. Proposed Use - Miniature Golf Course
6. Off Street Parking Data:
 - A. Required Spaces - 55 (2 per lot)
 - B. Proposed Spaces - 105
7. Circulation Plan for existing fire hydrant location
8. Course will be operational from 10:00 AM until 10:00 PM daily except from 11:00 AM until 10:00 PM on Sundays
9. All light standards on site will not exceed a height of 20' & will be designed to not direct light into adjacent properties

Existing Trees & Shrubs To Be Retained for Screening & Supplemented with new shrubs where necessary

Existing Zoning DR-16
Residential Use

PLAT TO ACCOMPANY PETITION
For
Reclassification of Property & Special Exception
At
South West Corner McHenry St. & Bedford Ave.
Election District 3
Scale: 1"=20'
Baltimore Co., Md.
Oct 10, 1973

MAZ, WALDE J. ASSOC.
3000 GORMAN ST. BALTIMORE, MD 21201
73427 102 03

MAP 10
SECTION 3
D 10-104
TYPED BY
REVIEWED BY
CY
INCH 86

