

# **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Harrie P. Friedlander, Petitioner, and Mitchell Gould and  
I, or we, Mitchell L. Gould, his wife, 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 for a Variance from Section 18.02.02 of the Zoning Ordinance of Baltimore County  
from the centerline of Old Court Road in lieu of the required 75 feet, to an R.B. 16 Zone.  
(see map)

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

The applicant purchaser, by reason of constraints and restrictions placed upon  
him by the legal owners and sellers, cannot develop the parcel in accordance with  
sound planning and design principles using the said 75 foot setback. To develop  
the proposed site as determined by the legal owners with said 75 foot restriction,  
would cause severe hardship for the applicant in that it overstates the under-  
utilization of valuable land adjacent to a major metro station, namely the subject  
property. Furthermore, to deny the requested setback of 27 feet would make totally  
questionable the economic feasibility of the project as planned and designed by the  
applicant.

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 the  
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.

**Mitchell Gould**  
Contract purchaser  
Address: Old Court, and Jansswood Roads  
Pikesville, Maryland 21208  
Petitioner's Attorney  
Address: 311 Equitable Building, Towson  
Towson, Maryland 21204  
County Office Building  
Towson, Maryland 21204

of Baltimore County, 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 the petition be posted, and that the public hearing be held before the Zoning  
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore  
County, on the 6th day of June, 1977, at 10:00 o'clock  
A.M.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

March 28, 1978

Robert W. Baker, Esquire  
916 Munsey Building  
Baltimore, Md. 21202

Re: Case No. 77-242-A  
Mitchell Gould

Dear Mr. Baker:

Enclosed herewith is a copy of the Opinion and Order  
passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith Y. Henshaw, Act. Secretary

End.

cc: Kenneth D. Pazzulla, Esq.  
John W. Heslin, III, Esq.  
Mr. Calvin M. Conroy  
Mr. John A. Wilkins  
Mr. Joseph Duplin  
Mr. Raymond Palksburg  
Mr. Nicholas Lemo  
Mr. J. E. Oye  
Mr. S. E. DiNenna  
Mr. L. Gneff  
Mr. J. Henshaw  
Board of Education

RE: PETITION FOR VARIANCES  
from Section 18.02.02 of the  
Baltimore County  
Zoning Regulations  
NE quadrant of the intersection  
of Old Court Road (Relocated)  
and Greenwood Road  
3rd District  
Mitchell Gould, Petitioner  
BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 77-242-A

## **OPINION**

This case comes before the Board on an appeal from a decision of the Zoning  
Commissioner granting certain requested variances on property located in the western  
quadrant of the intersection of Old Court Road (relocated) and Greenwood Road, in the  
Third Election District of Baltimore County.

The two requested variances are for a setback of 65 feet instead of the  
required 75 feet from the northwest side of Old Court Road (relocated), and for a setback of  
27 feet instead of the required 75 feet along the west boundary of the subject property as  
some about the proposed Old Court Road Metro Station parking lot. The total tract  
consists of 3.84 acres. It is proposed the approximately fifty-three (53) density units be  
constructed in the western corner of the subject property. Petitioner's Exhibit #1 clearly  
sets out the proposed site development data.

The Petitioner testified through his engineer that if the variances were not  
granted it would present a practical difficulty in the development of the subject property  
because of its topography.

After carefully considering the testimony and evidence offered in this case,  
the Board is satisfied that the Petitioner has evidenced practical difficulty so as to warrant  
the granting of the requested variances. Because of certain testimony in this case con-  
cerning a potential partial development of the subject property in perhaps several phases,  
the Board wishes this Order to be precisely clear as to its meaning. It is the judgment of the  
Board that the Petitioner has proven his case provided that the subject property is considered  
as an entity consisting of approximately 3.84 acres. Also important in the Board's  
conclusion is the maintenance of the existing screening along the northwest side of Old  
Court Road (relocated).

Mitchell Gould - 77-242-A

## **ORDER**

For the reasons set forth in the foregoing Opinion it is the judgment of this  
Board that the Petitioner has evidenced practical difficulty concerning the requested  
variances and it is, therefore, ORDERED this 28th day of March, 1978,  
by the County Board of Appeals that the variances petitioned for, be and the same are  
hereby granted, subject to the following restrictions:

1. That the subject property be considered and developed as  
an entity consisting of approximately: 3.84 acres, and
2. That the development scheme shall maintain the screening  
as some now exists along the north-west side of Old Court  
Road (relocated).

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

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Walter A. Baker, Jr., Chairman

William T. Hockett

Herbert A. Davis

RE: PETITION FOR VARIANCE  
NE Quadrant of the intersection  
of Old Court Rd., (relocated) & Greenwood Rd.:  
3rd District  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY

MITCHELL GOULD, et ux, Petitioners : Case No. 77-242-A

## **ORDER TO ENTER APPEARANCE**

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County  
Charter, I hereby enter my appearance in this proceeding. You are requested to notify  
me of any hearing date or dates which may be now or hereafter designated therefore,  
and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kautz, Jr.  
Deputy People's Counsel

John W. Heslin, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 1st day of June, 1977, a copy of the foregoing  
Order was mailed to Kenneth D. Pazzulla, Esquire, 301 Equitable Building, Towson,  
Maryland 21204, Attorney for Petitioners.

John W. Heslin, III

DESCRIPTION OF THE MITCHELL GOULD PROPERTY, 3RD ELECTION DISTRICT,  
BALTIMORE, MARYLAND

Beginning at a point on the northeast quadrant of the intersection of  
Old Court Road (relocated), and Greenwood Road; being 35 feet perpen-  
dicular to the centerline of Old Court Road (relocated) and 35 feet per-  
pendicular to the centerline of Greenwood Road; thence S 08° 20' E for  
a distance of 26 feet to a point; thence S 57° 43' 50" E for a distance  
of 190.00 feet to a point; thence S 36° 16' 10" W for a distance of 20.0  
feet to a point; thence S 42° 11' E for a distance of 46 feet to a point;  
thence at a chord bearing of S 18° 30' E and a radius of 50.00 feet for  
a distance of 60.46 feet to a point; thence N 71° 13' E for a distance  
of 124.00 feet to a point; thence at a chord bearing of N 61° 02' E and a  
radius of 83.51 feet for a distance of 273.32 feet to a point; thence  
N 31° 17' W for a distance of 402 feet to a point; thence S 41° 39' 57"  
W for a distance of 668 feet to point of beginning.  
Containing 3.84 acres, more or less.

Note: This description was taken from a Plat Plan prepared by James  
Crockett, Land Surveyors Baltimore MD 476/63

Kenneth D. Pazzulla, Esquire  
301 Equitable Building  
401 Washington Avenue  
Towson, Maryland 21204

RE: Petition for Variances  
NE quadrant of the intersection  
of Old Court (Relocated) and  
Greenwood Roads - 3rd Election  
District  
Mitchell Gould, et ux - Petitioners  
NO. 77-242-A (Item No. 212)

Dear Mr. Pazzulla:

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

Very truly yours,

ERIC DI NENNA  
Zoning Commissioner

SED/eri

Attachment:

cc: Robert W. Baker, Esquire  
916 Munsey Building  
Baltimore, Maryland 21202

John W. Heslin, III, Esquire  
People's Counsel

BAKER & BAKER  
BALTIMORE, MARYLAND

June 7, 1977

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

RE: Petition for Special Exception  
regarding change in out back-  
property between 254 Court  
Road and Old Court Road relocated  
at the corner of Greenwood Road.

Dear Mr. DiNenna:

Following the hearing held yesterday in the above matter,  
you informed that you would send me a copy of the order  
that you make regarding the above property.

For the record, I am making this request individually as  
a nearby neighbor to the subject property as well as in  
my capacity as President of the Pine Ridge Association.

Thank you for consideration in this matter.

Very truly yours

Robert W. Baker

RWB db

ORDER RECEIVED FOR FILING  
DATE 7/11/77

Pursuant to the advertisement posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variance should be granted, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, Variance to permit a setback of 27 feet from the N 31°-17'W-402' tract boundary in lieu of the required 75 feet and a setback of 65 feet from the center line (facing lines) of Old Court Road in lieu of the required 75 feet, in a D.R.-16, Zone, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of July, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Zoning Commissioner of Baltimore County, State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variance should be granted, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, Variance to permit a setback of 27 feet from the N 31°-17'W-402' tract boundary in lieu of the required 75 feet and a setback of 65 feet from the center line (facing lines) of Old Court Road in lieu of the required 75 feet, in a D.R.-16, Zone, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of July, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 12, 1977

RE: Petition for zoning variance  
NE Quadrant of the intersection of  
Old Court (relocated) and  
Greenwood Roads - Third Election  
District  
Mitchell Gould, et al. -  
Petitioners No. 77-242-A  
(Item No. 212)

Gentlemen:

On behalf of John R. Wilson, 1329 Harden Lane, Pikesville, Maryland 21208, Mark Dopkin, 1335 Harden Lane, Pikesville, Maryland 21208, Raymond Feinberg, 1503 Woodholme Avenue, Pikesville, Maryland 21208, Napoleon Lobe, 4304 Old Court Road, Pikesville, Maryland 21209 and Robert W. Baker, 1302 Pine Ridge Lane, Pikesville, Maryland 21208, kindly note an appeal from the opinion of S. Eric Dillems, Zoning Commissioner dated June 15, 1977 in the above referenced matter to the County Board of Appeals.

Enclosed is my check in the amount of \$45.00 payable to Baltimore County, Maryland for the filing fee required herein.

Very truly yours,

Robert W. Baker  
Attorney for Appellants

cc: Kenneth D. Pezzulla, Esquire

Certified Mail  
Return receipt requested

RWB:d  
enclosure

BAKER & BAKER  
210 MONROE BUILDING  
BALTIMORE, MARYLAND 21202

July 14, 1977

Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for zoning variance  
NE Quadrant of the intersection of  
Old Court (relocated) and  
Greenwood Roads - Third Election  
District  
Mitchell Gould, et al. -  
Petitioners No. 77-242-A  
(Item No. 212)

Gentlemen:

On July 12, 1977 I mailed to your office a notice of appeal in the above matter. I would like to add to the list of appellants the name of Calvin M. Dorsey who resides at 304 Shamrock Road, Pikesville, Maryland 21208. Thank you for your consideration in this matter.

Very truly yours,

Robert W. Baker  
Robert W. Baker

RWB:dl

cc: Kenneth D. Pezzulla, Esquire  
cc: Calvin M. Dorsey

P.S. In accordance with the conversation with Mrs. Andrus I am enclosing a check in the amount of \$45.00 instead of \$80.00 which I previously mailed your office.

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dillems, Zoning Commissioner Date: May 24, 1977

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: #77-242-A, Petition for Variance to permit Tract Boundary and Front Setbacks.  
NE Quadrant of the intersection of Old Court Road (relocated) and Greenwood Road.  
Mitchell Gould and Ruth L. Gould (Petitioners)  
See District:

HEARING: Monday, June 6, 1977 (1:00 P.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber  
Acting Director of Planning

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Kenneth D. Pezzulla, Esquire  
301 Eutable Building  
Towson, MD 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Item # 212

This 29th day of March, 1977, Your Petition has been received and accepted for filing

S. Eric Dillems  
Zoning Commissioner

Petitioner: Mitchell & Ruth Gould

Petitioner's Attorney: Kenneth D. Pezzulla  
1700  
800 Sligo Ave.  
Suite 301  
Silver Spring, Maryland 20910

Reviewed by: Nicholas B. Commodari  
Planning & Zoning  
Associate III  
11 East Mt. Royal Ave.  
Baltimore, Maryland 21202

# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

CONVENED BY: KENNETH D. PEZZULLA, ESQUIRE  
301 Eutable Building  
Towson, Maryland 21204  
Chairman

MEMBERS:  
JERRY L. FREEDLANDER  
DEPARTMENT OF  
TRAFFIC ENGINEERING  
STATE ROAD COMMISSIONER  
BUREAU OF  
FIRE PREVENTION  
HEALTH DEPARTMENT  
PROJECT PLANNING  
BUREAU OF PLANNING  
BOARD OF EDUCATION  
ZONING ADMINISTRATION  
INDUSTRIAL  
DEVELOPMENT

May 27, 1977

Kenneth D. Pezzulla, Esquire  
301 Eutable Building  
Towson, Maryland 21204

RE: Variance Petition  
Item No. 212  
Petitioner - Mitchell Gould  
Ruth L. Gould

Dear Mr. Pezzulla:

The Zoning Plans 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, currently zoned D.R. 16, is located on the corner of Old Court and Greenwood Roads and is improved with a dwelling, swimming pool and tennis court. Adjacent properties are improved with an apartment development and individual dwellings to the northwest. A seven-eleven store to the northeast, individual dwellings to the southeast across Old Court Road (relocated) and vacant land to the southwest.

This Variance is necessitated by your proposal to construct an apartment building within 27 feet and 65 feet from land zoned other than D.R. 16 in lieu of the required 75 feet.

Kenneth D. Pezzulla, Esquire  
Page 2  
Item No. 212  
May 27, 1977

Particular attention should be afforded the comments of the Office of Project and Development Planning as well as the comment of the State Highway Administration dated May 5, 1977.

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,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:rf

cc: J.P.D.S.  
850 Sligo Ave.  
Suite 301  
Silver Spring, Maryland 20910

Maurice P. Freedlander  
M. P. Freed Company  
The Towne Bldg.  
11 East Mt. Royal Ave.  
Baltimore, Maryland 21202



THOMSON M. MOURING, P.E.  
DIRECTOR

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

Re: Item #212 (1976-1977)  
Property Owner: Mitchell & Ruth Gould  
W/E cor. Old Court Rd. & Greenwood Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance to permit a setback of 27' from the boundary in lieu of the required 75' and a setback of 65' to the center of Old Court Rd. in lieu of the required 75'.  
Acres: 3.84 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:  
Old Court Road and Greenwood Road, existing public roads, are proposed to be improved in the future as 48-foot closed section roadways on 70-foot rights-of-way. Highway rights-of-way and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.  
The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

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

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

Item #212 (1976-1977)  
Property Owner: Mitchell & Ruth Gould  
Page 2  
May 9, 1977

Storm Drains: (Cont'd)  
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.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Water:  
Public 12-inch and 16-inch water mains exist in Greenwood and (old) Old Court Road, respectively.

Sanitary Sewer:  
Public 8-inch and 12-inch sanitary sewers exist in (old) Old Court Road and Old Court Road, respectively.

This property is tributary to the Gwynns Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,  
DONALD W. TUCKER, P.E.  
Acting Chief, Bureau of Engineering

DWT:SAN:PM:mas

cc: J. Tennes  
J. Somers  
H. Shalwitz

P-SE Key Sheet  
28 NW 24 Pos. Sheet  
NW 7 P Type  
78 TAX Map



Harry R. Hughes  
Secretary  
Barbara M. Evans  
Administrative

April 5, 1977

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 29, 1977  
ITEM: 212  
Property Owner: Mitchell & Ruth Gould  
Location: NE/C Old Court Rd. & Greenwood Road  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance to permit a setback of 27' from the boundary in lieu of the required 75' and a setback of 65' to the center of Old Court Road in lieu of the required 75'.  
Acres: 3.84  
District: 3rd

Dear Mr. DiNenna:

The subject site is adjacent to a proposed parking lot for the rapid transit station. We have forwarded a copy of the plan to the Mass Transit Administration in order to determine if there will be any conflict. When we hear from M.T.A., we will contact your office.

Very truly yours,  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits  
By: John E. Meyers

CL:JEM:vrd



Harry R. Hughes  
Secretary  
Barbara M. Evans  
Administrative

May 5, 1977

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

Attention: Mr. N. Commodari

Dear Mr. DiNenna:

Subsequent to our comments of April 5, 1977, it was learned that as best as can be determined at this time, the subject property will not be effected except for a construction easement along Old Court Road.

Very truly yours,  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits  
By: John E. Meyers

CL:JEM:dj



THOMSON M. MOURING, P.E.  
DIRECTOR

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

Dear Mr. DiNenna:

Comments on Item #212, Zoning Advisory Committee Meeting, March 29, 1977, are as follows:

Property Owner: Mitchell & Ruth Gould  
Location: NE/C Old Court Road and Greenwood Road  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance to permit a setback of 27' from the boundary in lieu of the required 75' and a setback of 65' to the center of Old Court Road in lieu of the required 75'.  
Acres: 3.84  
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If the petition is granted, the developer must comply with all applicable subdivision regulations.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Project and Development Planning



STEPHEN COLLINS  
DIRECTOR

May 17, 1977

Mr. Eric S. DiNenna  
Zoning Commissioner  
2nd Floor, Courthouse  
Towson, MD 21204

Re Item 212 - ZAC - March 29, 1977  
Property Owner: Mitchell & Ruth Gould  
Location: NE/C Old Court Rd. & Greenwood Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance to permit a setback of 27' from the boundary in lieu of the required 75' and a setback of 65' to the center of Old Court Rd. in lieu of the required 75'.  
Acres: 3.84  
District: 3rd

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side yard line setback from the center of the street.

Sincerely,  
Michael S. Flanigan  
Associate Traffic Engineer

MCF:JEM



STEPHEN COLLINS  
DIRECTOR

DEPT. OF STATE AND COUNTY HEALTH OFFICER

April 12, 1977

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

Dear Mr. DiNenna:

Comments on 212, Zoning Advisory Committee Meeting, March 29, 1977, are as follows:

|                  |                                                                                                                                                                    |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Owner:  | Mitchell & Ruth Gould                                                                                                                                              |
| Location:        | NE/C Old Court Rd. & Greenwood Rd.                                                                                                                                 |
| Existing Zoning: | D.R. 16                                                                                                                                                            |
| Proposed Zoning: | Variance to permit a setback of 27' from the boundary in lieu of the required 75' and a setback of 65' to the center of Old Court Rd. in lieu of the required 75'. |
| Acres:           | 3.84                                                                                                                                                               |
| District:        | 3rd                                                                                                                                                                |

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

TBD:JEM/vth



JOHN D. SEVERANT  
DIRECTOR

March 28, 1977

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

Dear Mr. DiNenna:

Comments on Item # 212 Zoning Advisory Committee Meeting, March 29, 1977 are as follows:

Property Owner: Mitchell & Ruth Gould  
Location: NE/C Old Court Road & Greenwood Road  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance to permit a setback of 27' from the boundary in lieu of the required 75' and a setback of 65' to the center of Old Court Road in lieu of the required 75'.  
Acres: 3.84  
District: 3rd

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. The sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland architect or engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 5' of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.

Very truly yours,

Mark E. Lumbard  
Charles E. Burnham  
Planning Review Chief  
CDB:JEM

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 25, 1977

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

Z.A.C. Meeting of: March 29, 1977

RE: Item No: 212  
Property Owner: Mitchell & Ruth Gould  
Location: NE/C Old Court Rd. & Greenwood Rd.  
Present Zoning: D.R. 16  
Proposed Zoning: Variance to permit a setback of 27' from the  
boundary in lieu of the required 75' and a  
setback of 65' to the center of Old Court Rd.  
in lieu of the required 75'.

District: 3rd  
No. Acres: 5.84

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

*Michael Gould*  
Michael Gould  
Field Representative

KDP/bp

JOHN H. HARRIS, JR., President  
TOWSON, MARYLAND 21204  
MAR 29 1977



TOWSON, MD. 21204

May 19 1977

THIS IS TO CERTIFY, that the annexed advertisement of  
PETITION FOR VARIANCE - 3rd District - Monday,  
June 6, 1977  
was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☒ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,  
once a week for one successive weeks before the  
20th day of May 1977, that is to say, the same  
was inserted in the issues of May 10, 1977

STROMBERG PUBLICATIONS, INC.

BY *E. Silva Banya*

## CERTIFICATE OF PUBLICATION

TOWSON, MD. May 19, 1977

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  
on one time before the 20th  
day of May 1977, the 10th publication  
appearing on the 19th day of May  
1977.

THE JEFFERSONIAN

*Richard H. Smith*  
Manager

Cost of Advertisement, \$

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: July 25, 1977  
Posted for: APPEAL  
Petitioner: MITCHELL GOULD  
Location of property: NE QUADRANT OF THE INTERSECTION OF CHD COURT RD  
(GREENWOOD) AND GREENWOOD RD  
Location of Signs: #1 W/S GREENWOOD RD 25' to N of CHD Court  
Rd (Relocated) #2 W/S GREENWOOD RD 18' to N of CHD  
Court Rd (Relocated)  
Posted by: Thomas R. Ireland Date of return: July 29, 1977

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: MAY 21, 1977  
Posted for: PETITION FOR VARIANCE  
Petitioner: MITCHELL GOULD  
Location of property: NE QUADRANT OF THE INTERSECTION OF CHD  
Court Rd (Relocated) AND GREENWOOD RD  
Location of Signs: W/S of GREENWOOD RD 25' to N of CHD  
Court Rd (Relocated)  
Remarks: Thomas R. Ireland  
Posted by: Thomas R. Ireland Date of return: MAY 27, 1977

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 21 day of  
March 1977 Filing Fee \$ 25 Received CHECK  
Cash  
Other

*H. D. DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner  
Petitioner: Thomas R. Ireland Submitted by: Frederick  
Petitioner's Attorney Reviewed by: Eric DiNenna  
\* This is not to be interpreted as acceptance of the Petition for  
assignment of a hearing date.

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

No. 51783  
DATE: June 6, 1977 ACCOUNT: 01-662  
AMOUNT: \$64.50  
RECEIVED FROM: Harmon S. Freedlander, 11 E. Mt. Royal Ave.  
Baltimore, Md. 21202  
FOR: Advertising and posting of property for  
Mitchell Gould  
977-253-4  
64.50  
VALIDATION OR SIGNATURE OF CASHIER

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

No. 51838  
DATE: July 15, 1977 ACCOUNT: 01-662  
AMOUNT: \$45.00  
RECEIVED FROM: Robert W. Baker, Esq. 916 Murray Building  
Baltimore, Md. 21202  
FOR: Post of Appeal for Mitchell Gould  
977-253-4  
45.00  
VALIDATION OR SIGNATURE OF CASHIER

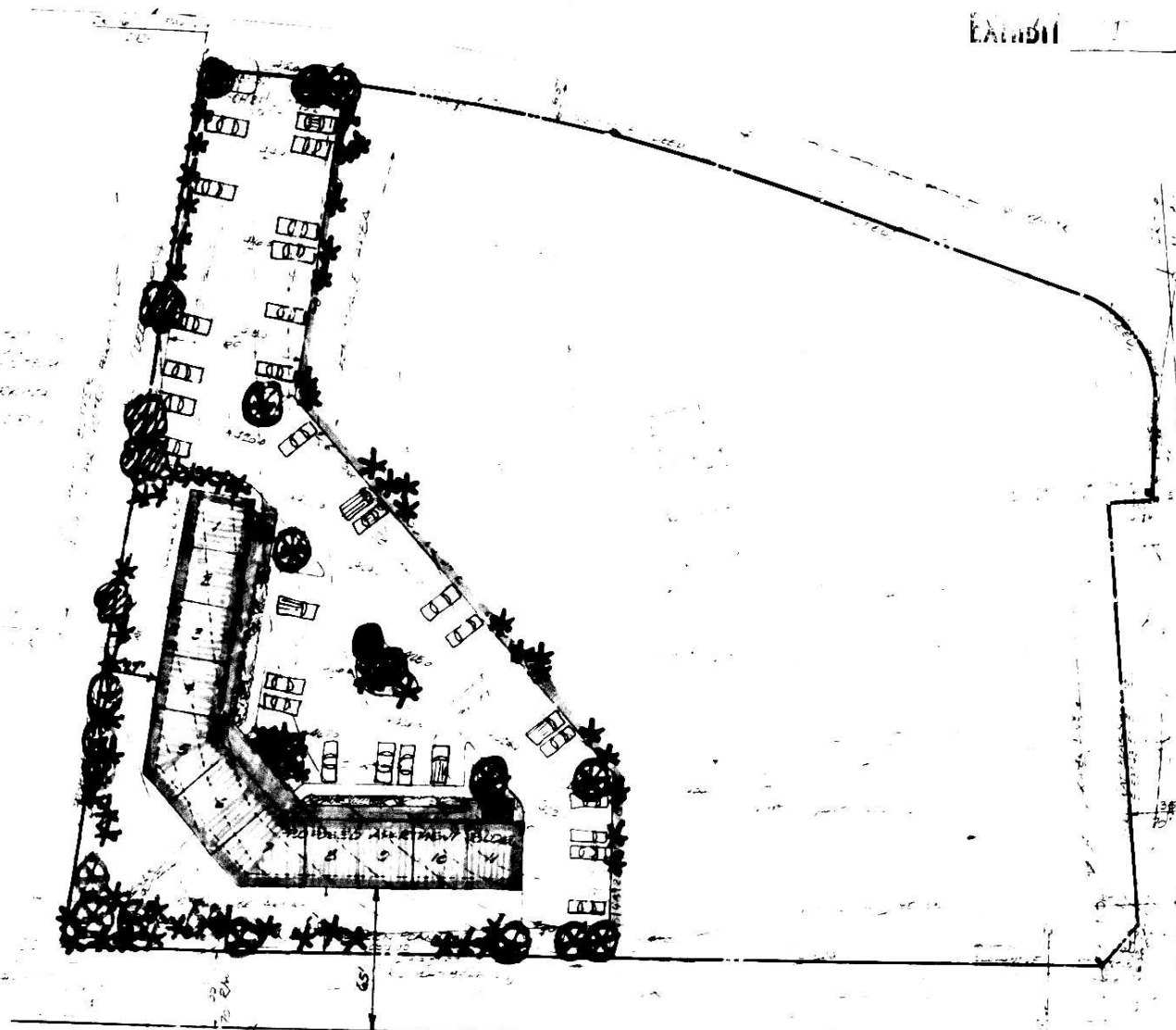
## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 51732  
DATE: May 16, 1977 ACCOUNT: 01-662  
AMOUNT: \$25.00  
RECEIVED FROM: Harmon S. Freedlander, 11 E. Mt. Royal Ave.  
Baltimore, Md. 21202  
FOR: Posting for Variance for Mitchell Gould  
977-253-4  
25.00  
VALIDATION OR SIGNATURE OF CASHIER

EXISTING DETACHED AP'S  
EXISTING ZONING DR-6

BOARD OF APPEALS  
OWNER'S  
EXHIBIT

ALL APARTMENTS ARE TO BE  
1200 S.F. OR MORE  
PROPOSED METRO PARKING  
EXISTING DETACHED AP'S  
1200 S.F. OR MORE



EXISTING COMMERCIAL  
EXISTING ZONING DR-60

4000 SQ. FEET DEVELOPMENT  
EXISTING ZONING DR-60

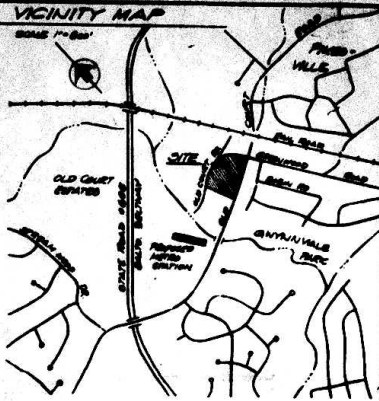


OLD COURT RD. STATION  
BALTIMORE REGION  
RAPID TRANSIT SYSTEM  
PROPOSED METRO PARKING  
EXISTING ZONING DR-1  
(REQUIRE R-6)

NOTE:  
INDICANCE  
FOR SETBACK  
APPLIED FOR

EXISTING BRITANNIA APTS.  
EXISTING ZONING DR-16

EXIST.  
COMMERCIAL  
STRUCTURE



### SITE DEVELOPMENT DATA

GROSS ACREAGE OF TRACT 384.18 = 8.97 ACRES  
+ 36 FEET R.L.  
EXISTING ZONING OF PROPERTY = DR-16  
MAX. # OF DENSITY UNITS PERMITTED = 795 UNITS  
PROPOSED # OF DENSITY UNITS (D.U.) (BRITANNIA APTS.)  
55 - 1-BED ROOM APTS. @ 1/4 D.U. = 4.55  
6 - 2-BED ROOM APTS. @ 1/2 D.U. = 6.00  
7 - STUDIO APTS. @ 1/4 D.U. = 4.50  
1 - SINGLE FAM. DWELLING @ 1/4 D.U. = 1.50  
PHASE I DEVELOPMENT **53.55 D.U.**

PROPOSED PARKING  
53.55 D.U. @ 1.53 SPACES (MIN.) = 81 SPACES  
OR 79 DENSITY UNITS @ 1.16 SPACES PER DENSITY UNIT  
ACTUAL PARKING PROVIDED = 84 SPACES

OPEN SPACE REQUIREMENT  
3.84 ACRES = 15.4%  
OPEN SPACE TO BE PERMANENTLY  
OWNED AND MAINTAINED = 0.87 ACRES

TRIP GENERATION  
TO DENSITY UNITS @ 6.6 A.D.T. = 455 TRIPS/DAY  
TOTAL TRIP GENERATION APTS = 455 TRIPS/DAY  
TOTAL TRIPS FOR SINGLE FAM. UNIT = 12.4 A.D.T.

DEVELOPER: H.P. FREEDLANDER PARTNERSHIP  
THE TOWN BUILDING  
1115 N. BOWLING AVE.  
BALTIMORE, MD. 21202  
PHONE: 301-557-0400



HOUSING DEVELOPMENT  
EXISTING ZONING DR-55

(LINE OF HOUSES TO OLD COURT RD. (RELOC.))

SINGLE FAM. DWELLINGS

MITCHELL GOULD PROPERTY  
GREENWOOD FOLD COURT ROADS, BALTIMORE, MD  
THIRD ELECTION DISTRICT

IPDS

PRELIMINARY PLAN

1"=30'  
1"=5'-7 1/2"  
1"=10'-0"  
1/2"=17'-0"  
A-1