

IN RE: PETITION SPECIAL EXCEPTION
N/S of Old Court Road, 158'
E of Barry Paul Road - 2nd
Election District
Albert Kermisch, et ux,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 79-235-X

EXTENSION ORDER

Pursuant to Section 502.3, Baltimore County Zoning Regulations (BCZR), and upon consideration of the request for an extension of the time allowable for utilization of the special exception granted herein, it being clear that the Petitioners could not have utilized said special exception within the maximum allowable time because of the inadequacy or unavailability of public sewer or water facilities, and further, it being clear that such facilities are now both adequate and available, as evidenced by the ability to obtain a Public Works Agreement permitting exercise of the special exception, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of May, 1985, that said special exception shall be extended for a period of 18 months, beginning August 1, 1984.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Bernard Potts, Esquire
People's Council

MICHAEL LEWIS FREILICH
DEBORAH BLACK MOORE
KEVIN J. LEONARD
RAYMOND B. VIA, JR.
*ATTORNEYS IN FLORIDA & OHIO

MICHAEL LEWIS FREILICH, CHARTERED

400 BOSLEY AVENUE
TOWSON, MARYLAND 21204

(301) 921-0000

PLEASE ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 346
TOWSON, MARYLAND
21204

May 15, 1985

Arnold Jablon, Zoning Commissioner
Office of Planning & Zoning
Baltimore County
Towson, Maryland 21204

RE: Case No. 79-235-X
Albert Kermisch, et ux, Petitioners

Dear Mr. Jablon:

This office represents Regency Center Limited Partnership, which recently acquired the property, located at Old Court Road and Barry Paul Road, which is the subject of the above referenced special exception case.

Reference is made to your letter of July 19, 1984 to Mr. Elliot Dackman (a copy of which is enclosed) concerning this property. In this letter, you advised that, pursuant to Section 502.3 of the Baltimore County Zoning Regulations, an 18-month extension for the special exception would be allowed from the time public sewer or water facilities became adequate and available.

On February 23, 1983, a moratorium was declared in the Gwynns Falls sewerage area (within which the subject property lies). However, this moratorium was lifted on August 1, 1984. The lifting of the moratorium is evidenced by a letter dated December 23, 1984 from the Baltimore County Department of Health (a copy of which is enclosed).

In your letter of July 19, 1984, you indicated that you would need a letter from the Department of Health setting forth the date on which the moratorium was lifted. We trust that the enclosed letter from the Department of Health, dated December 21, 1984, suffices for that purpose.

PAGE TWO - Arnold Jablon

May 15, 1984

Accordingly, we would appreciate your written confirmation that, pursuant to Section 502.3 of the Baltimore County Zoning Regulations, an extension for utilization of the special exception has been in effect since August 1, 1984, and will run for a period of 18 months from August 1, 1984 (that is, until February 1, 1986).

Thank you for your anticipated cooperation in this matter.

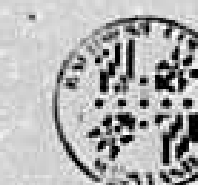
Sincerely yours,

[Signature]
Michael Lewis Freilich

Enclosures

cc: Mr. Jonas I. Lipman
Mr. Harvey Silbermann

1/1w/65
JMD-31



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

July 19, 1984

Mr. Elliot Dackman
Old Court Investments
2221 Maryland Avenue
Baltimore, Maryland 21218

RE: Case No. 79-235-X
Albert Kermisch, et ux,
Petitioners

Dear Mr. Dackman:

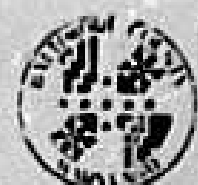
Please be advised that pursuant to Section 502.3 of the Baltimore County Zoning Regulations (BCZR), if a special exception cannot be utilized within the maximum allowable time because of inadequacy or unavailability of public sewer or water facilities, an extension of 18 months shall be allowed from the time such facilities become adequate and available.

It will be incumbent for you to have the Department of Health advise me of the date such becomes available as evidenced by the ability to obtain a public works agreement permitting exercise of the special exception. In other words, you will need a letter setting forth the exact date the moratorium is lifted or the date you are entitled to receive your use permit.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ/srl



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

August 23, 1984

Howard Cohen and Elliot Dackman
2518 N. Charles St.
Baltimore, MD 21218

RE: Permit #22696 C-1481-79 thru
#22698 C-1481-79
Dist. 2, Prec. 12
Location: Barry Paul Road

Dear Sirs:

This is to notify you that the sewer allocation has been approved for your building permit application; however, according to your current file, the following County agency(ies) require additional actions of you before the permit can be issued.

- ☒ Bureau of Public Services, 494-3324/3342
- ☐ Building Plans Review, 494-3987
- ☐ Sediment Control, 494-3226
- ☐ Zoning, 494-3331
- ☒ Planning, 494-3335
- ☐ Fire Prevention, 494-3985
- ☒ Preliminary Building Inspection, 494-3953

You have thirty (30) days from receipt of this letter in which to contact the above agency(ies) and begin actions to resolve the outstanding problem(s). If you do not respond within the thirty day period, your sewer allocation will be withdrawn.

In the event you wish to continue with your building plans, please inform the Building Plans Review Supervisor, at 494-3900.

Sincerely,

[Signature]
Eugene A. Freeman, Chief
Administration and Processing

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Albert Kermesch, 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 DR16 to DR16 with special use for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Special exception for offices in a DR16 zone

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 of Baltimore County.

OLD COURT INVESTMENTS
By: Albert Kermesch
Contract purchaser
Address: 2518 North Charles Street
Baltimore, Maryland 21218
Lawrence K. Ginsberg
Petitioner's Attorney
Suite 301 - 6615 Reisterstown Rd.
Baltimore, Maryland 21215

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of April, 1979, 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 23rd day of April, 1979, at 1:00 o'clock P.M.

Eric Denno
Zoning Commissioner of Baltimore County

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Albert Kermesch, Petitioner

DESCRIPTION: Office buildings

THE PROPERTY IS REQUESTED TO BE RECLASSIFIED AS FOLLOWS:

CHANGED SITE AREA: 2.1 ACRES

CHANGED: 2.1 % OF ORIGINAL SITE IN: RECLASSIFIED

CHANGED USE: OFFICE

CHANGED PLANS: 2 PLANS

CHANGED AREA: 2.1 ACRES

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

CHANGED PLANS: OFFICE

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S of Old Court Road, 158' : OF BALTIMORE COUNTY
E of Barry Paul Road, 2nd District : Case No. 79-235-X

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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.

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 5th day of April, 1979, a copy of the foregoing Order was mailed to Lawrence K. Ginsberg, Esquire, Suite 301 - 6615 Reisterstown Road, Baltimore, Maryland 21215, Attorney for Petitioners and Old Court Investments, 2518 N. Charles Street, Baltimore, Maryland 21218, Attention: Elliot Dockman, Partner, Contract Purchaser.

John W. Hession, III
John W. Hession, III

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3353

S. ERIC DENNO
ZONING COMMISSIONER

April 25, 1979

Lawrence K. Ginsberg, Esquire
Suite 301 - 6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Petition for Special Exception
N/S of Old Court Road, 158'
E of Barry Paul Road - 2nd
Election District
Albert Kermesch, et ux -
Petitioners
NO. 79-235-X (Item No. 128)

Dear Mr. Ginsberg:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

S. ERIC DENNO
Zoning Commissioner

SED:mr

Attachments

cc: Mr. Howard S. Kohn
8516 Green Lane
Baltimore, Maryland 21207

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

D. S. THALER & ASSOCIATES

A DIVISION OF
OMEGA INDUSTRIES, INCORPORATED
3800 CLARKS LANE - BALTIMORE, MD. 21215 - 301 - 358-1000

September 5, 1978

DESCRIPTION TO ACCOMPANY PLAT FOR SPECIAL EXCEPTION TO PROPERTY LOCATED AT OLD COURT ROAD AND BARRY PAUL ROAD

Beginning for the same at a point in Old Court Road as it now exists, 158 feet, as measured easterly, from the centerline of Barry Paul Road where it intersects Old Court Road and running thence and binding in Old Court Road, South 61°35'20" West 31.09 feet, thence North 83°28'40" West 293.40 feet, thence North 54°52'40" West 63.04 feet, thence leaving said road and running the following courses and distances: North 23°43'12" East 473.56 feet, South 53°31'35" East 166 feet more or less to intersect the east side of Barry Paul Road (Private, 30 feet wide), and running thence with the east side of said road South 23°42'12" West 52 feet more or less, thence leaving said road and running South 66°16'48" East 196.18 feet, and South 23°43'12" West 301.71 feet to the place of beginning.

Containing 3.3 Acres of land more or less.

Saving and excepting the following two parcels:

- 1) All that land comprising Barry Paul Road and being 30 feet wide, containing 0.30 acres more or less.
- 2) All that portion of land to be conveyed to Baltimore County, Maryland for the widening of Old Court Road, containing 0.33 acres of land more or less.

Thereby leaving 2.7 acres more or less for special exception.

CIVIL ENGINEERS • SITE PLANNERS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Denno
Commissioner
FROM: Lillian H. Groat, Director
Office of Planning and Zoning
SUBJECT: 79-235X, Item #128

Petition for Special Exception for offices
North side of Old Court Road, 158 feet East of Barry Paul Road
Petitioner - Albert Kermesch, et ux

2nd District

HEARING: Monday, April 23, 1979 (1:00 P.M.)

This office is opposed to the petitioner's request. Offices should be located in or adjacent to community or town centers.

It should also be noted that the property is traversed by a Zone A floodplain. A Waterway Construction Permit from the State Water Resources Administration is required before construction can begin in or alongside a non-tidal stream or any construction that changes the course, current or cross-section of that stream or its 100 year floodplain. In view of the impact of this requirement on the plan as submitted, it is requested that this matter be resolved prior to the decision being rendered in this case.

The current revitalization effort for the Liberty Road area attempts, in part, to provide for the concentration of non-residential activities in the area around the intersection of Liberty and Old Court Roads; to establish offices on the subject site, would siphon-off some of the benefit for said location.

Finally, office use at the subject location would not be in character with the adjacent residential developments.

Lillian H. Groat
Director
Office of Planning and Zoning

LHG:JGH:rw

D. S. THALER & ASSOCIATES

A DIVISION OF
OMEGA INDUSTRIES, INCORPORATED
3800 CLARKS LANE - BALTIMORE, MD. 21215 - 301 - 358-1000

PROFESSIONAL QUALIFICATIONS OF DAVID S. THALER, P.E.

EDUCATION

Baltimore Polytechnic Institute 1966
Lehigh University BS (Civil Engineering) 1970
Lehigh University MBA (Management) 1971
Lehigh University MA (Economics) 1978
Lehigh University PhD (Completed all but dissertation)

PROFESSIONAL ENGINEER

Maryland
Pennsylvania
Virginia

PROFESSIONAL MEMBERSHIPS

National Society of Professional Engineers
Maryland Society of Professional Engineers
Engineering Society of Baltimore
Society of American Military Engineers
American Society of Civil Engineers
American Economic Association
Royal Economic Society
American Real Estate and Urban Economics Association
Metropolitan Association of Urban Designers and Environmental Planners
Beta Gamma Sigma (National Business Honorary)
Home Builders Association of Maryland
Urban Land Institute
American Institute of Timber Construction
Board of Directors of the Baltimore Chapter, Maryland Home Builders Association (Secretary/Treasurer)

HISTORICAL SOCIETY MEMBERSHIPS

Maryland Historical Society
Society for the Preservation of Maryland Antiquities
National Historic Trust

CIVIL ENGINEERS • SITE PLANNERS

Professional Qualifications of David S. Thaler, P.E.
Page 2

STATE OF MARYLAND COMMISSION MEMBERSHIPS

Advisory Commission of Energy Utilization in Buildings
Committee of the Maryland Building Code for Handicapped and Aged

LECTURER

John Hopkins University - Seminar in Marketing Management, 1977
Lehigh University - Senior Civil Engineering Seminar, 1977 and 1979

PUBLICATIONS

"The Herzberg Dual Factor Theory - Consistency VS. Method Dependency
Journal of Personnel Psychology, 1973

EXPERT TESTIMONY

Qualified as an Expert Witness before the Zoning Commissioner of Baltimore County, before the Board of Appeals, and the Courts of Baltimore County and Baltimore City.

CURRENT POSITIONS

President Omega Land Development Corporation (Home Builders and Land Developers)
Chairman of the Board Omega Industries, Incorporated (General Contractors)
Principal D.S. Thaler & Associates, Inc. (Civil Engineering and Site Planners)

EXPERIENCE

Direct responsibility for the construction of approximately 2,500 homes since 1970. Direct responsibility for the construction of shopping centers, apartments, and industrial complexes. Complete responsibility for the design of hundreds of engineering projects.

DONOR

David & Herbert Thaler Seminars in Construction Management.
Lehigh University January 1978.

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, that the herein Petition for Special Exception for offices 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 Department of Public Works and the Office of Planning and Zoning.

Said Special Exception must be utilized within five years or become null and void.

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 _____, 1979, 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Nick Commodari
FROM: Mr. Charles E. Burnham, Chief
SUBJECT: Planning Review
Zoning Advisory Committee
Meeting of December 12, 1978

ITEM NO. 127 Standard Comments
ITEM NO. 128 Standard Comments
ITEM NO. 129 Standard Comments (Assuming structure is Residential)
ITEM NO. 130 Standard Comments
ITEM NO. 131 Standard Comments
ITEM NO. 132 See Comments
ITEM NO. 133 See Comments

Charles E. Burnham, Chief
Planning Review

CMB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 2, 1979

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

Z.A.C. Meeting of: December 12, 1978

RE: Item No: 128
Property Owner: Albert & Bessie T. Kormesch
Location: N/S Old Court Rd. 158' E. Barry Paul Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-76-X)

District: 2nd
No. Acres: 1.3

Dear Mr. DiNenna:

hearing on student population.

Very truly yours,
W. Nick Petrovich,
Field Representative

JOSEPH H. MCGOWAN, President
T. BAYARD WILLIAMS, JR., Vice-President
MARCEL P. MOTSARIS

THOMAS H. BOYER
MRS. LOURAINA C. CHIRCUS
ROBERT S. MAYDELL
ROBERT T. GIBBEL, Superintendent

ALVIN LORECK
MRS. MILTON S. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooc
Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission

Bureau of Fire Prevention
Health Department
Project Planning

Building Department
Board of Education
Zoning Administration

Industrial Development

April 9, 1979

Lawrence L. Ginsberg, Esquire
Suite 301
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Item No. 128
Petitioner - Kormesch
Special Exception

Dear Mr. Ginsberg,

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 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 suitability of the requested zoning.

This currently vacant tract of land, traversed by an existing storm drain, is located on the north side of Old Court Road directly opposite its intersection with Southgreen Road. It is surrounded by apartments to the west and north and a part of the Baltimore County General Hospital to the east.

This property has been the subject of two previous zoning hearings (#71-159-X and #72-74-X) in which a similar type development was eventually granted. However, since the Special Exception was never utilized, it must be requested de novo.

In the aforementioned cases, there is no indication of whether this vacant parcel was utilized in calculating the allowable density for the apartment development to the north. Since it has been verified that this was not the case, I proceeded to schedule this petition for a hearing. A copy of this verification was approved by my supervisor and included in this case file.

The site plans must be revised to fully incorporate all comments from the Office of Current Planning, and since the proposed 8100 square foot office building is proposed to be situated 25' from the westerly

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
ATTN: Oliver L. Myers
FROM: Ellsworth M. Diver, P.E.

Date: May 10, 1979

SUBJECT: Item #15 (April - October Cycle 1978)
Property Owner: Albert Kormesch
Location: N/S Old Court Road, opp. Southgreen Road
Present Zoning: D.R. 5-5
Proposed Zoning: Reclass to D.R. 16 and S.E. for offices
Districts: 2C2 Sector: Northwestern
No. Acres: 3.5

The subject property is essentially the same property previously reviewed by the Zoning Advisory Committee and known as Item No. 278 (1969-17). The comments furnished by this office in connection with Item No. 278 remain valid and in effect. We are enclosing herewith a zero copy of these comments which are applicable to the current zoning petition.

Ellsworth M. Diver

ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM:NDM:ding

cc: File (3)

Attachment

Item No. 128
Page Two
April 9, 1979

property, the front of this building must be oriented towards Old Court Road.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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 of 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/mch

encl.

cc: D.S. Thaler & Associates
3809 Clarks Lane
Baltimore, Maryland 21215

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
ATTN: Oliver L. Myers
FROM: Ellsworth M. Diver, P.E.

Date: May 11, 1979

SUBJECT: Item 278 (1969-1978)
Property Owner: Jack Sobel & Albert Kormesch
N/S Old Court Road, Opp. Int. with Southgreen Rd.
Present Zoning: R-6
Proposed Zoning: Reclass. to RA with S.E. for offices
District: 2nd
No. Acres: 3.5

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Access to the subject site is proposed via the existing private road from Old Court Road which now serves the Court Garden Apartments. This method of access is subject to the approval and requirements of the Office of Planning and Zoning, Department of Traffic Engineering and Fire Bureau.

Old Court Road is an existing macadam road proposed for improvement under the Baltimore County Capital Improvement Program. The improvement will consist of a 48-foot closed roadway within a 70-foot right-of-way. Highway improvements along the frontage of this property are secured by Public Works Agreement #26307 executed in conjunction with the development of Court Garden Apartments. Highway right-of-way widening would be required in connection with any subsequent development of this property.

The proposed entrance to the office building from Old Court Road is subject to the approval of the Office of Planning and Zoning and the Department of Traffic Engineering.

Storm Drainage:

No detailed provisions for accommodating storm water or drainage have been indicated on the subject plan; however, a storm drainage study and drainage facilities and easements will be required in connection with the proposed development of this property. The drainage design for this property should be coordinated with the drainage facilities proposed for Old Court Road by the petitioner's engineer.

Item 274 (1969-1970)
Property Owner: Jack Sobel & Albert Kermesch
Page 2
May 11, 1970

Storm Drains: (Cont'd)

The Drainage and Utility Easement along the east property line was established in connection with the development of Court Garden Apartments; however, the easement has not been granted to the County as of this date.

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.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewer and Water:

Public sanitary sewerage and public water supply are available to serve this property. Some relocation of existing utilities will be required in connection with the proposed improvements to Old Court Road. Utility easements to accommodate the relocated utilities will be required in connection with any subsequent development of this property.

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

END:EAM:REC:es

NW 6H & 6I Topo
P-SW Key Sheet
23 NW 32 & 33 Position Sheet

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

January 31, 1979

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

Re: Item #128 (1978-1979)
Property Owner: Albert & Bessie T. Kermesch
N/S Old Court Rd. 158' E. Barry Paul Rd.
Existing Zoning: DR 15
Proposed Zoning: Special Exception for offices
(IDCA 78-76X)
Acres: 3.3 District: 2nd

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.

General:

Comments were supplied for this property in conjunction with the Zoning Advisory Committee review for Item 274 (1969-1970), 71-159 RK, and Item 45 of Zoning Cycle I (April-October 1971), and for IDCA Project 78-76X.

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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 128 (1978-1979).

Very truly yours,

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

END:EAM:FWR:es

P-SW Key Sheet
23 NW 32 & 33 Pos. Sheets
NW 6 H & I Topo
77 Tax Map
Attachment

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 484-3211

LESLIE H. GRAEF
DIRECTOR

February 16, 1979

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 #128, Zoning Advisory Committee Meeting, December 12, 1978, are as follows:

Property Owner: Albert and Bessie T. Kermesch
Location: N/S Old Court Road 158' E. Barry Paul Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-76-X)
Acres: 3.3
District: 2nd

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.

Compact screening is required along the west property line where the parking areas are adjacent to residential premises.

Landscaping should be provided.

All free standing light poles should be shown on the site plan and be of the cut-off design.

If the second floors of the building are used for medical offices, the parking ratio would be at a rate of 1 space for each 300 square feet.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(301) 484-3880

STEPHEN E. COLLINS
DIRECTOR

January 8, 1979

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

Item No. 128 - SAC - December 12, 1978
Property Owner: Albert & Bessie T. Kermesch
Location: N/S Old Court Rd. 158' E Barry Paul Rd.
Existing Zoning: DR 15
Proposed Zoning: Special Exception for offices (IDCA 78-76-X)

Acres: 3.3
District: 2nd

Dear Mr. DiNenna:

The requested special exception for offices can be expected to generate approximately 370 trips per day.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hnd

baltimore county
department of health
TOWSON, MARYLAND 21204

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

January 3, 1979

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

Dear Mr. DiNenna:

Comments on Item #128, Zoning Advisory Committee Meeting of December 12, 1978, are as follows:

Property Owners: Albert & Bessie T. Kermesch
Location: N/S Old Court Rd. 158' E Barry Paul Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 73-76-X)
Acres: 3.3
District: 2nd

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

Thomas E. Devlin
Thomas E. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/JRE/fth

cc: W. L. Phillips

baltimore county
no department
TOWSON, MARYLAND 21204
(301) 425-7310

Paul H. Reincke
CHIEF

January 12, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Albert & Bessie T. Kermesch
Location: N/S Old Court Rd. 158' E Barry Paul Rd.
Item No. 128 Zoning Agenda Meeting of 12/12/78

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 or _____ 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 load and 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 "Life Safety Code", 1975 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *John L. Wimbley* 1/12/79 Noted and Approved: *Thomas E. Devlin*
Planning Group, Fire Prevention Division
Special Inspection Division

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 15th day of February, 1979

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Albert Kermesch
Petitioner's Attorney: Ginsberg
Reviewed by: *Nicholas B. Commodari*
cc: D. S. Thaler & Assoc.
3809 Clarks Lane
Baltimore, Maryland 21215
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27 day of
Feb 1979. Filing Fee \$ 57. Received ☒ Check
☐ Cash
☐ Other

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: *Albert Kermesch* Submitted by: *Ginsberg*
Petitioner's Attorney: *Ginsberg* Reviewed by: *DiNenna*

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: APRIL 7, 1979
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: ALBERT KERMESCH, ET. UX
Location of property: N/S OF OLD COURT RD. 158' E OF BARRY PAUL RD.
Location of Signs: NE COR. OF OLD COURT RD. & BARRY PAUL RD.
Remarks: *Thomas E. Devlin*
Posted by: *Thomas E. Devlin* Date of return: APRIL 11, 1979
Signature

1-SIGN

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: *DiNenna* Revised Plans:
Change in outline or description ☒ Yes
Previous case: 71-154 RK ☐ No
72-74 RK Map # _____



EXISTING ZONING DR-16
 PROPOSED ZONING DR-16 WITH SPL EXC. FOR OFFICE BLDGS
 GROSS AREA 3.3 AC.
 NET AREA 2.7 AC.

PARKING DATA
 NUMBER SPACES REQUIRED TOTAL 102
 NUMBER SPACES PROVIDED TOTAL 107

FIRST FLOORS
 USE OFFICES
 TOTAL AREA 15,282 SQ. FT.
 NUMBER SPACES REQUIRED (15,282 ÷ 300) 51
 NUMBER SPACES PROVIDED 54

SECOND FLOORS
 USE OFFICES
 TOTAL AREA 15,282 SQ. FT.
 NUMBER SPACES REQUIRED (15,282 ÷ 300) 51
 NUMBER SPACES PROVIDED 53

HANDICAPPED SPACE SHOWN: ⑩

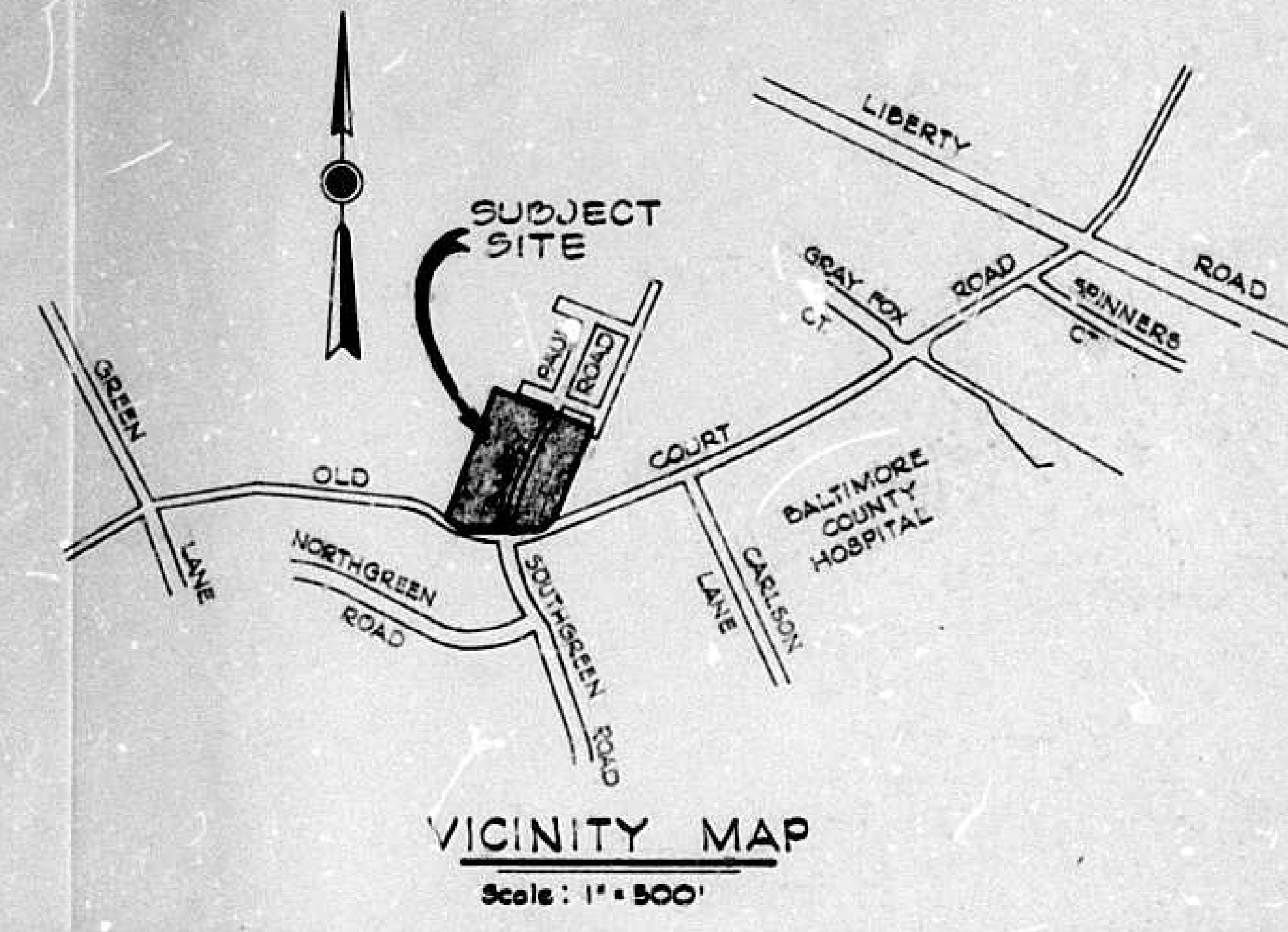
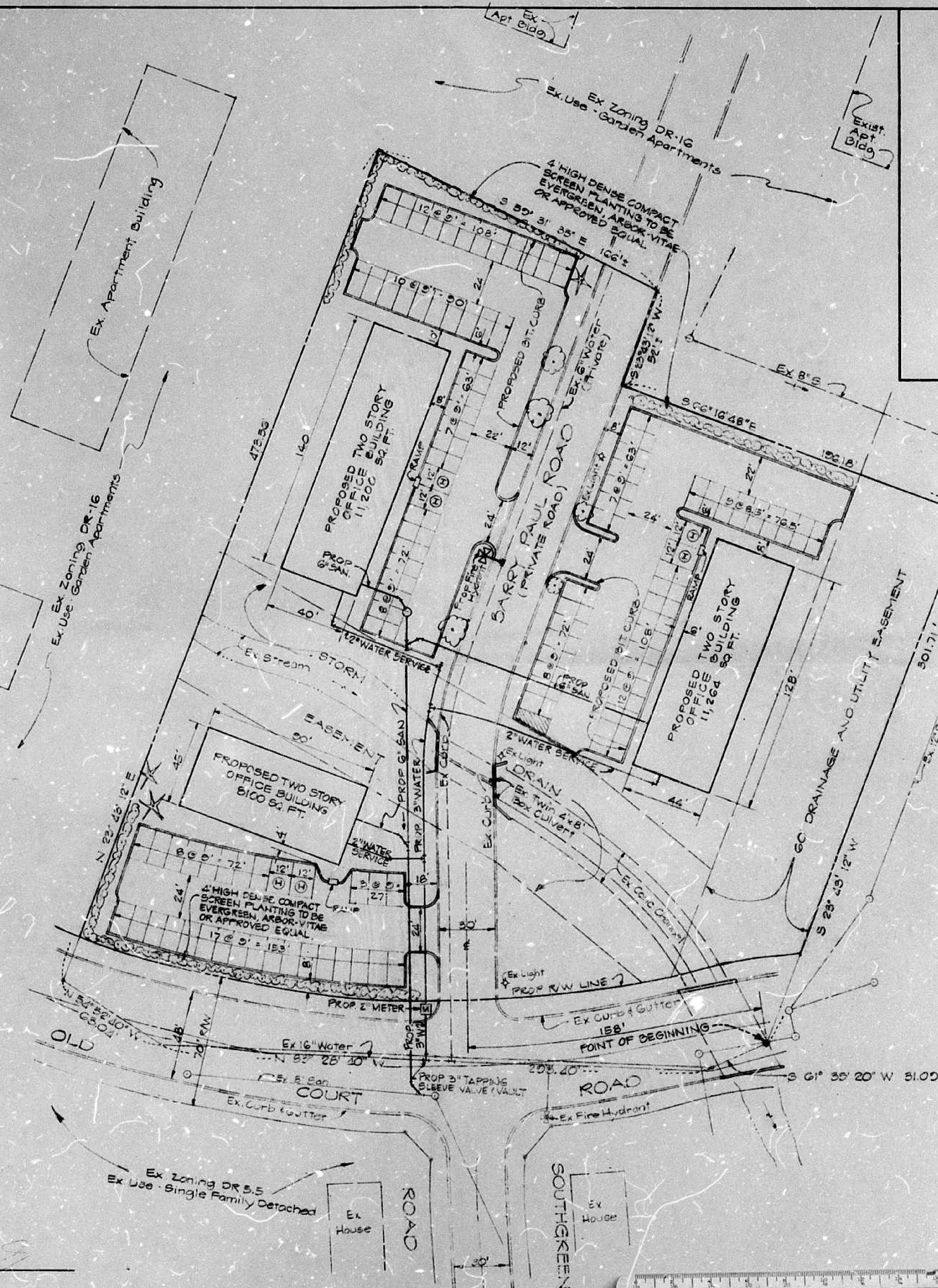
PROPOSED PAVING TO BE BITUMINOUS CONCRETE WITH STONE BASE AND PROPERLY DRAINED.

NOTE: BOUNDARY LINES AND ACREAGE HAVE BEEN DETERMINED BY DEED COMPILATION AND ARE NOT THE RESULT OF A FIELD SURVEY. FOR OWNERSHIP SEE DEED E.H.K. Jr. 5848, folio 729.

ENGINEER

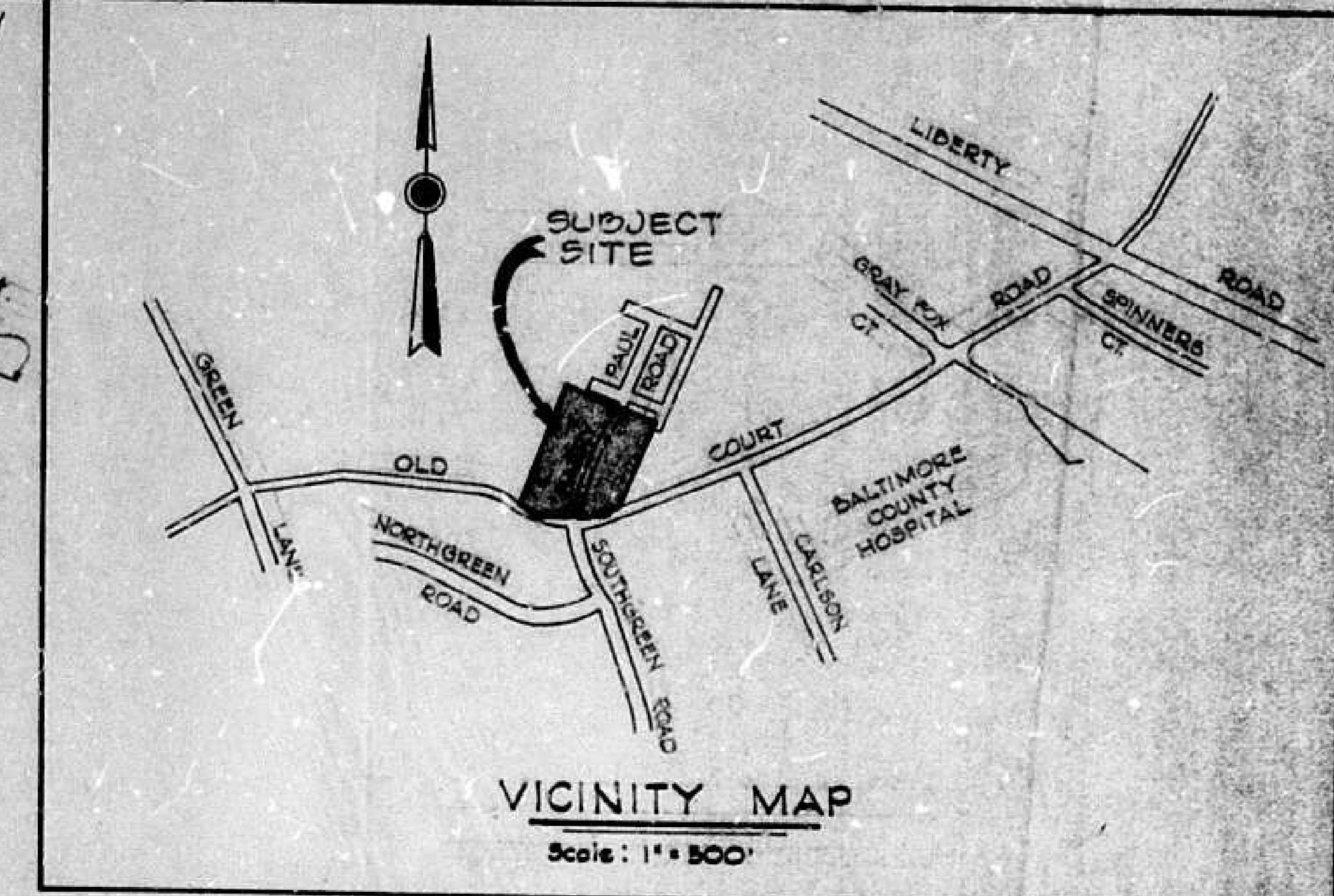
D.S. THALER & ASSOCIATES

5800 CLARKS LANE
 BALTIMORE, MARYLAND 21215

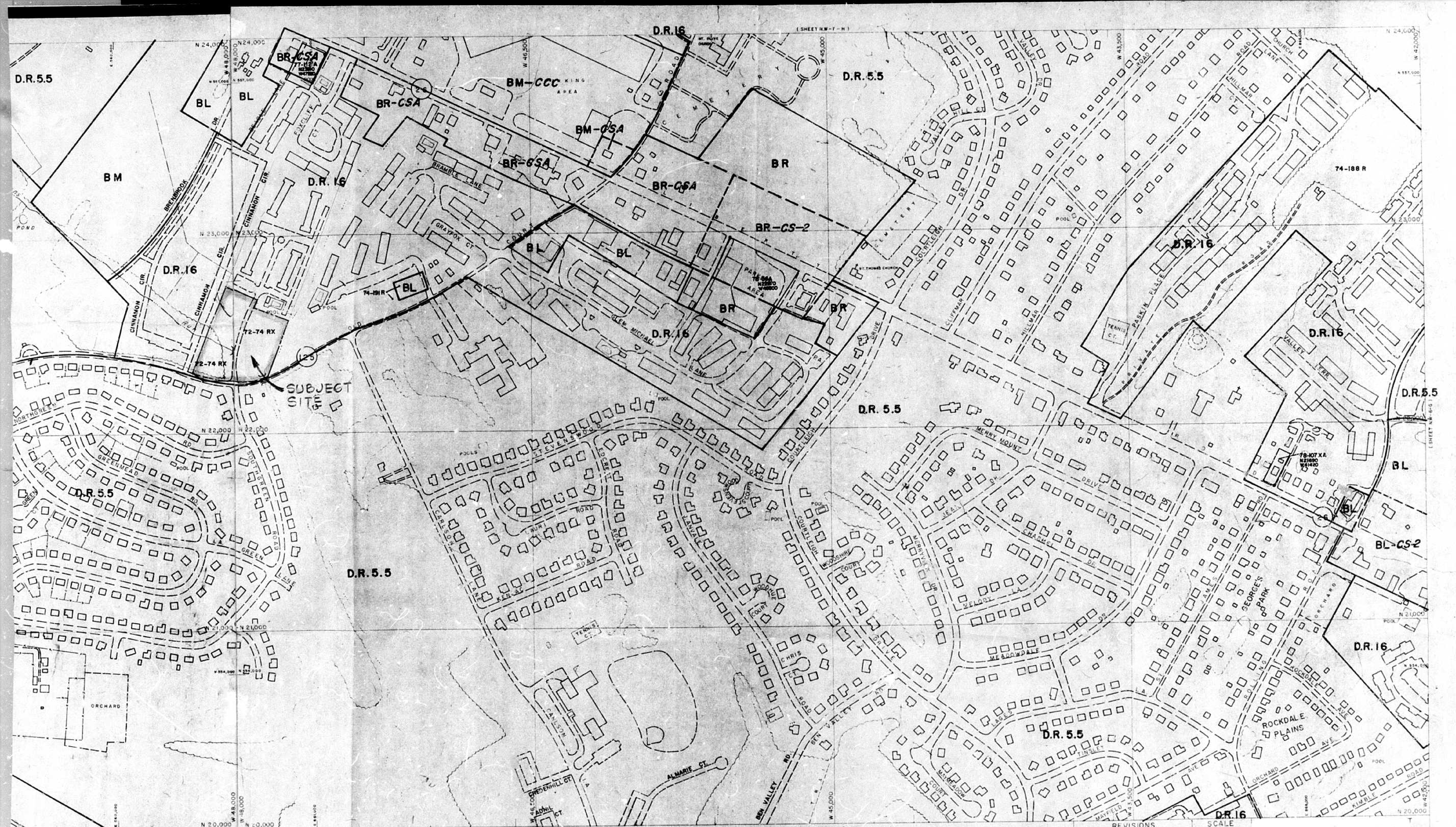


PLAT TO ACCOMPANY SPECIAL EXCEPTION
 KERMISH PROPERTY

2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE: 1" = 30' AUGUST 31, 1978



2ND ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1" = 30' AUGUST 31, 1978



SCALE
1" = 200'

DATE OF
PHOTOGRAPHY
APRIL 1953

Methods
ADELPHI, PA

LOCATION
RANDALLSTOWN

SHEET
N.W.
6-1

P-SW P-SE

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE
Planimetric	DATE 4-11-70	1" = 200'
Maps	DATE OF PHOTOGRAPHY APRIL 1953	
Inc.		
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA		

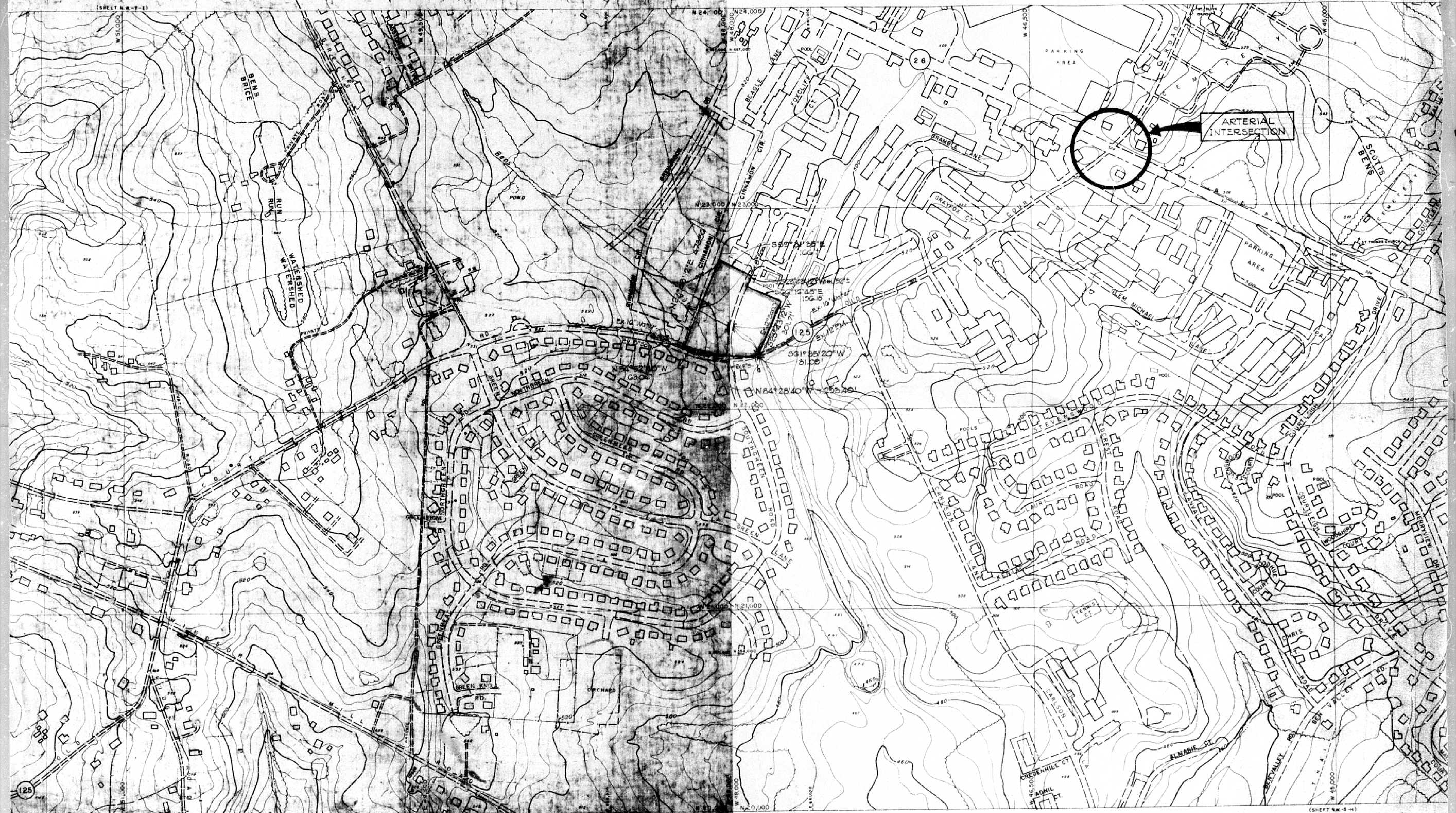
KERNICK & COMPANY
205 S. 10TH ST. BALTO., MD.
21201

1953 TOPO

1970 TOPO

(SHEET NW-7-H)

(SHEET NW-9-B)



ENGINEER'S
D. S. THALER & ASSOCIATES
3800 CLARK'S LANE
BALTIMORE, MARYLAND 21215

REVISIONS		DATE	BY
Planimetric	Map	4-20-67	THC
Topographic	Map	4-20-67	THC
Topography Compiled by		Photography	APRO SERVICE CORPORATION-PHILADELPHIA, PA.

SCALE
1" = 200'

P-SW F-SE

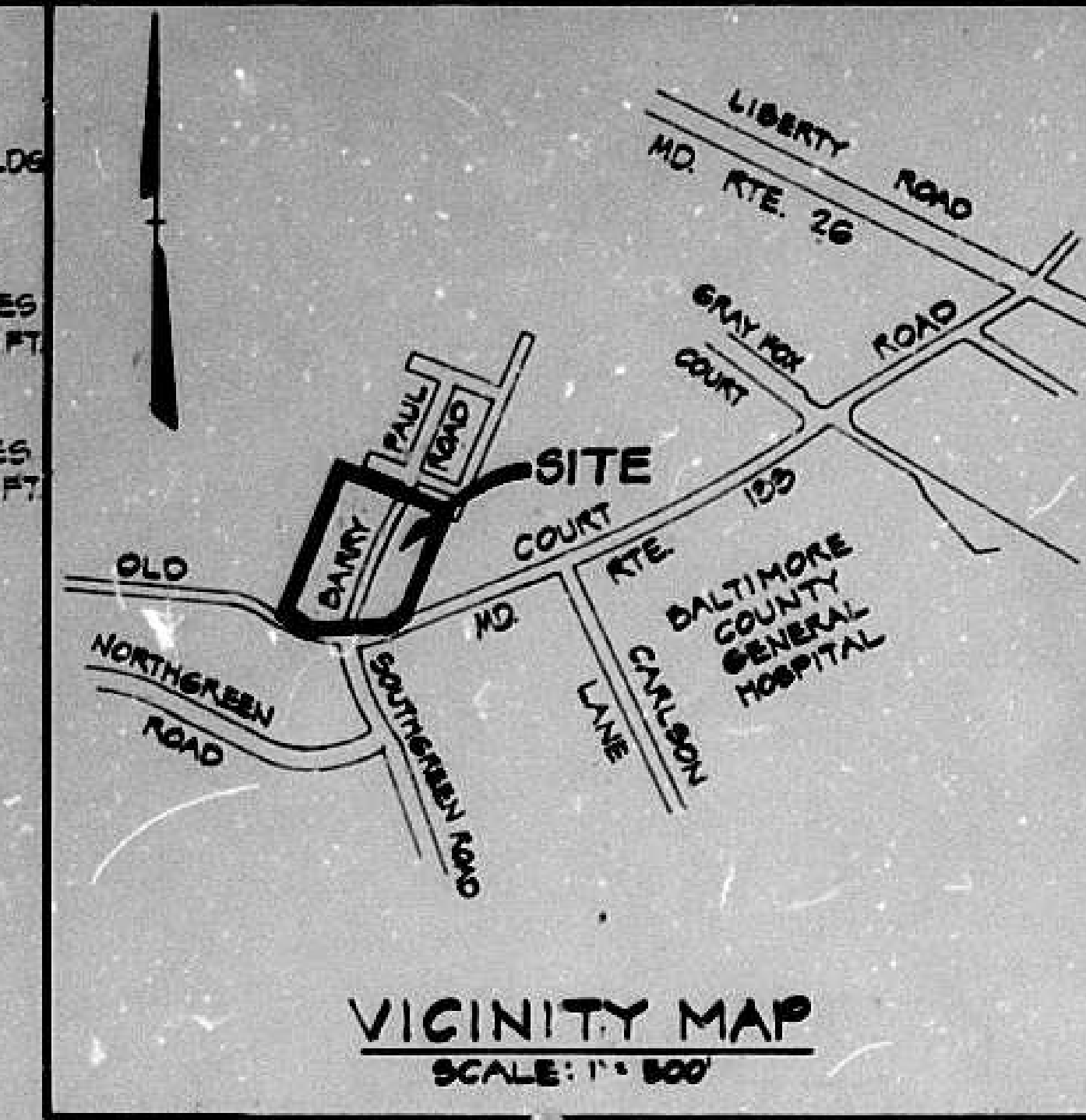


KERMISH PROPERTY
ELECTION DIST. #2 BALTIMORE CO., MD.
SCALE: 1" = 200' JULY 21, 1978

KERMISCH TO U.S.I.F. SAVOY CORP.
PARCEL 1
50G1 / G87
ZONED DR-16 EX-USE GARDEN ARTS.

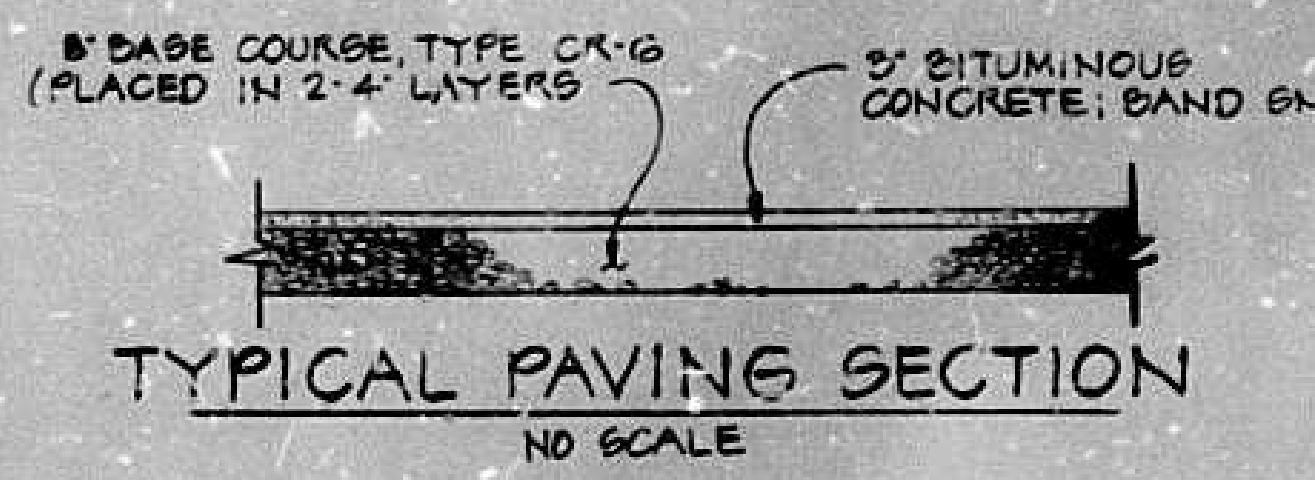
GENERAL NOTES

- EXISTING ZONING: DR-16 WITH SPECIAL EXCEPTION FOR OFFICE BLDG
- AREA OF SITE: 2.7 AC ±
- PARKING SPACES REQ'D TOTAL: 82
- PARKING SPACES PROVIDED TOTAL: 107
- FIRST FLOOR USE: OFFICES
TOTAL AREA: 15,282 SQ. FT.
NUMBER SPACES REQ'D (15,282 / 300): 51
- SECOND FLOOR USE: OFFICES
TOTAL AREA: 15,282 SQ. FT.
NUMBER SPACES REQ'D (15,282 / 500): 31
- HANDICAPPED SPACE SHOWN (H)



NOTE: TOTAL DISTURBED AREA = 91,476 SQ. FT.

BRENNBROOK APTS.
55/66
ZONED DR-16



SEDIMENT TRAP #1
AREA = 0.10 AC ±
REQ'D STORAGE 600 C.Y.
PROVIDED = 64 C.Y.

SEDIMENT TRAP #2
AREA = 0.10 AC ±
REQ'D STORAGE 400 C.Y.
PROVIDED = 42 C.Y.

4" HIGH DENSE COMPACT
SCREEN PLANTING TO BE EVERGREEN,
ARBORE-VITAE OR APPROVED EQUAL

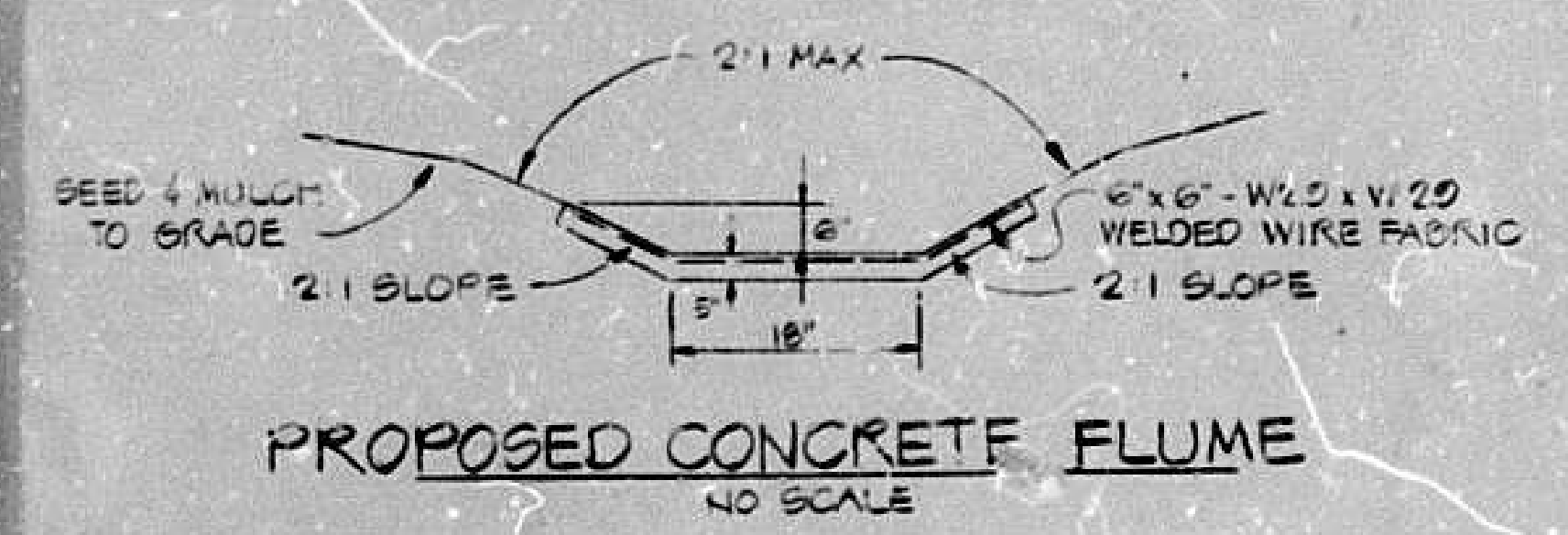
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 5/25/81
ZONING COMMISSIONER
DATE: 5/27/81
79-235 %
C-1481-79

ENGINEER'S
D. S. THALER & ASSOCIATES, INC.
11 WARREN ROAD
BALTIMORE MARYLAND 21206



ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN OF DEVELOPMENT AND
THIS PLAN OF SILT & EROSION CONTROL, MEET THE RE-
QUIREMENTS, STANDARDS & SPECIFICATIONS OF THE SOIL
CONSERVATION DISTRICT
D. S. THALER & ASSOC. RE-12022 DATE 3/20/81

OWNER'S CERTIFICATION
LAND CLEARING & CONSTRUCTION OF
DEVELOPMENT WILL BE COMPLETED
PURSUANT TO THIS PLAN
OWNER DATE



NOTE:
STORM WATER MANAGEMENT WAIVER APPLIED FOR

NOTE:
ALL GRADES, ELEVATIONS, EARTH QUANTITIES ETC. ARE TO BE
VERIFIED BY THE CONTRACTOR ANY EARTH QUANTITIES SHOWN
OR IMPLIED ARE MEASURED TO FINISHED GRADE AND ARE
APPROXIMATE. NO ALLOWANCE HAS BEEN MADE FOR UNSUITABLE
MATERIAL ENCOUNTERED DURING CONSTRUCTION. SUITABILITY
OF SOIL FOR USE IN FILL AREAS OR STABILITY OF CUT AREAS,
COMPACTION ETC. SHOULD BE DETERMINED BY A SOILS ENGINEER.
TYPICAL PAVING SECTION SHOWN SHOULD BE VERIFIED BY A
SOILS ENGINEER.

OWNER (CONTRACT PURCHASER)
HOWARD COHEN
2516 N. CHARLES STREET
BALTIMORE, MD. 21218
DEVELOPER
HOWARD COHEN & ELLIOTT DACKMAN
2516 N. CHARLES ST.
BALTO., MD. 21218

SITE PLAN
AND
SEDIMENT CONTROL PLAN
KERMISCH PROPERTY
2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' NOV. 8, 1979
SHEET 1 OF 2 MAR. 5, 1981
REV. MAY 12, 1981