

12

**PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE**

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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-16 and DR-1 zone to an R-O zone, for the reasons given in the attached statement; and (2) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

RECEIVED
BALTIMORE COUNTY
FEB 25 3 53 PM '82
COUNTY CLERK
BY: _____

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

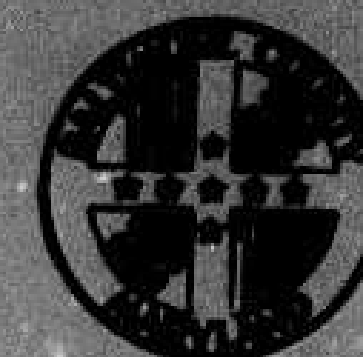
Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Harrison Garrett
Signature	(Type or Print Name)
Address	Harrison Garrett
City and State	(Type or Print Name)
Attorney for Petitioner:	Address 337-0700 Phone No.
(Type or Print Name)	Brooklandville, Maryland 21022
Signature	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Name
Attorney's Telephone No.:	Address Phone No.

BABC - Form 1

**Addendum to Petition for Zoning Re-classification. Continuation of
signatures of legal owners**

Robert W. Johnson, III
Katherine Garrett Bainbridge by: Harrison Garrett, her attorney
Alice Whitridge Phillips by: Harrison Garrett, her attorney
Ella B. G. Brigham by: Harrison Garrett, her attorney
Harrison Garrett, Trustee of Trust Fund B established by Item Fifth of the Last Will and Testament of Johnson Garrett
William L. Reed, Personal Representative of the Estate of Barbara Garrett Reed, deceased.
Rose Johnson Randall by: John T. H. Johnson, her attorney

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1982

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

ofo
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
Aging Administration
Industrial Development

Harrison Garrett, et al
2201 Old Court Road
Brooklandville, Maryland 21022

RE: Item No. 12 - Cycle III
Petitioners - Harrison Garrett, et al
Reclassification Petition

Gentlemen:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April - October '82 reclassification cycle (Cycle III). It has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before May 31. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of your proposal to reclassify the property from its present D.R.1 and D.R.16 zoning to an R-O Zone, this hearing is required. Since the original submission of this petition, the D.R.1 zoning has been added to the petition forms. However, the reasons for the reclassification, accompanying your request, fail to mention said zoning. Therefore, it is my suggestion that they also be revised.

In view of the fact that the submitted site plan does not indicate a proposed development of the subject property, the enclosed comments from this Committee are general in nature. If the requested reclassification is granted, a public hearing and/or Planning Board review and approval will be required prior to development. At that time, more specific comments will be provided.

Item No. 12 - Cycle III
Petitioners - Harrison Garrett, et al
Reclassification Petition

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between September 1 and December 31, 1982, will be forwarded to you in the future.

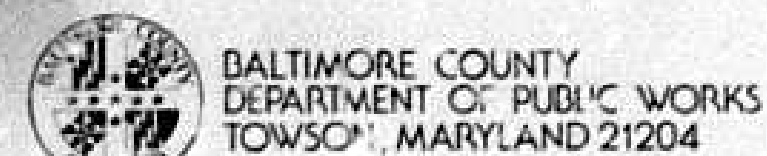
Very truly yours,

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

NBC:mr

Enclosures

cc: G. W. Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204



HARRY J. PISTEL P.E.
DIRECTOR

April 12, 1982

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #12 Zoning Cycle III (April-October 1982)
Property Owner: Harrison Garrett, et al
NWS Old Court Rd. 438' W. from centerline of Falls Rd.
Existing Zoning: DR 16
Property Zoning: R-O
Acres: 1.0
District: 3rd

Dear Mr. Hackett:

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:

Subdivision and resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

This site is a portion of an overall larger property, shown on Parcel "C" plat of "Rockland Estate", recorded R.R.G. 30, Folio 63.

Highways:

Old Court Road (Md. 133) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations and specifications are subject to approval by the Department of Traffic Engineering.

Seriment 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.

Item #12 Zoning Cycle III (April-October 1982)
Property Owner: Harrison Garrett, et al
Page 2
April 12, 1982

Storm Drains:

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

The Slaughter House Branch, tributary to Jones Falls, courses along the roughly parallel outlines of this site.

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.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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 water. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

The present means of serving the existing structures has not been indicated on the submitted plan.

There is a 12-inch water main in Old Court Road. Although not indicated on the submitted plan, the public 18-inch Slaughter House Branch Interceptor Sanitary Sewer traverses through this site within a 10-foot wide Baltimore County Utility Easement (Drawing 65-1360, File 1).

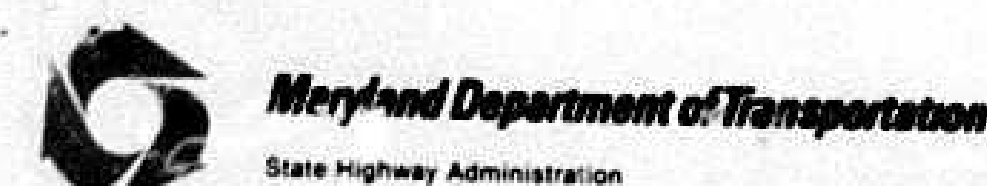
The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements. During the course of any construction on this property, protection must be afforded by the contractor for the public utilities therein; any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:iss

cc: Jack Wimbley
O-NE Key Sheet and O-NW Key Sheet
37 & 38 NW 10 & 11 Pos. Sheets
NW 10 C Topo
69 Tax Map



Lorell K. Bridwell
Secretary
W. S. Coltrier
Administrator

March 19, 1982

Mr. William Hackett, Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: RE-Classification Petitions
Cycle III - 1982
Meeting of March 16, 1982
ITEM: #12
Property Owner: Harrison Garrett, et al
Location: NW/S Old Court Road (Route 133) 438' W. from centerline of Falls Road
Existing Zoning: D.R. 16
Proposed Zoning: R-O
Acres: 1.0
District: 3rd

Dear Mr. Hackett:

Due to the lack of detail on the plan, we are unable to make a comprehensive review of the proposal, however, any appreciable improvement to the site will require entrance and highway improvements.

There is an 80' right of way proposed for Old Court Road that should be indicated.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John Meyers

CLJ:maw

cc: Mr. J. Wimbley
Mr. G. Wittman

My telephone number is (301) 659-1350
Teletypewriter for impaired hearing or speech
383-5555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203 - 0717

STEPHEN E. COLLINS
DIRECTOR

March 29, 1982

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle III - 1982, Meeting of March 16, 1982
Item No. 12
Property Owner: Harrison Garrett, et al
Location: NW/4 Old Court Road 438' W. from centerline
of Falls Road
Existing Zoning: D.R. 16
Proposed Zoning: R-0
Acres: 1.0
District: 3rd

Dear Mr. Hackett:

The existing D.R. 16 zoning for this site can be expected to generate approximately 120 trips per day and the proposed R-0 zoning can be expected to generate approximately 270 trips per day.

Sincerely,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/r1j

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

April 7, 1982

Mr. William Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #12, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: Harrison Garrett, et al
Location: NW/4 Old Court Road 438' W. from centerline
of Falls Road
Existing Zoning: D.R. 16
Proposed Zoning: R-0
Acres: 1.0
District: 3rd

Metropolitan water and sewer are available.

The Zoning Plan, as submitted, does not contain sufficient information; therefore the Baltimore County Department of Health cannot make complete comments.

Very truly yours,

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/als

RECEIVED
BALTIMORE COUNTY
COUNTY BOARD
OF APPEALS
APR 13 2 21 PM '82

PAUL H. RENCKE
CHIEF

April 6, 1982

Mr. William Hammond cc: William Hackett
Zoning Commissioner Chairman of Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Harrison Garrett, et al

Location: NW/4 Old Court Road 438' W. from centerline of Falls Road

Item No.: 12 Zoning Agenda: Meeting of March 16, 1982

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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 operation.
 - (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", 1976 Edition prior to occupancy.
 - () 6. Site plans are approved, as drawn.
 - () 7. The Fire Prevention Bureau has no comments at this time.
- Noted and Approved: *George M. McGonigle*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mbl/cm

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: 3/22/82

Mr. Walter Reiter
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #111

RE: Item No: 12
Property Owner: Harrison Garrett, et al
Location: NW/4 Old Court Road 438' W. from centerline of Falls Road
Present Zoning: D.R. 16
Proposed Zoning: R-0

School Situation

School	Enrollment	Capacity	Over/Under
--------	------------	----------	------------

Acres too small to have an effect on student population.

Student Yield With:

Existing Zoning	And	Proposed Zoning
Elementary		
Junior High		
Senior High		

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

MNP/bp

TED ZALESKI JR.
DIRECTOR

April 19, 1982

Mr. William Hackett
Board of Appeals

RE: Reclassification Petitions
Cycle III - 1982
Meeting of March 16, 1982

Dear Mr. Hackett:

I have no comment at this time for the following item number.

- Item No. 3
- Item No. 5
- Item No. 7
- Item No. 8
- Item No. 10
- Item No. 11
- Item No. 12
- Item No. 14
- Item No. 16
- Item No. 17
- Item No. 18
- Item No. 19

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:ren

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS

GEORGE WILLIAM STEPHENS, JR.
CHAIRMAN OF THE BOARD
W. HARRY JENSON, JR., L.S.
CHARLES E. FICK, P.E.
FRANK W. ZIGLER, JR., L.S.
JOHN J. STANLEY, P.E.
WILLIAM R. SCORICK, P.E.
J. STEPHEN SMITH, P.E.
TAPORATA CHAKRABARTI, P.E.
CHARLES K. STABLE, L.L.
ROBERT B. HENRY, L.L.

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond,

Enclosed is a print of a Plat which accompanied a petition for a re-classification to R-0 of the site on which the referenced building is located. The petition is under Item 12, 1982 - Cycle III.

A hearing before the Board of Appeals was scheduled for October 26, 1982. A pre-hearing conference was held with the People's Council, various Planning personnel, and representatives of the applicant. It was agreed that it would be necessary to obtain some information from your office prior to hearing testimony. A continuance was scheduled for December 9.

The building was constructed and occupied by the postal service in the early 50's. The existing zoning as shown on the Plat is in the D.R. categories. The Post Office has indicated that, if additional floor space cannot be provided, it will move to another location.

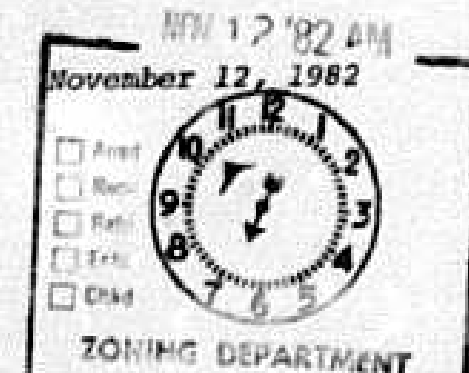
The existing building is not suitable for a residence. A number of questions have arisen pertaining to the future use of the building based on the existing zoning. We have been provided with numerous verbal responses to our questions by members of your staff.

The decision reached during the aforementioned pre-hearing conference was that every effort should be made to have your written responses to the questions listed below based on the existing zoning, prior to the December 9 continuance:

1. Can a building permit for a horizontal expansion of the Post Office be approved by the Zoning Office?
2. Can the interior of the existing building be modified and occupied for general office use based on present zoning?

MAIN OFFICE
303 ALLEGHENY AVENUE
P.O. BOX 1828
TOWSON, MD. 21204
825-8120

BRANCH OFFICE
EQUITABLE BLDG.
220 S. MAIN ST.
BALTIMORE, MD. 21204
879-1500
818-3800



By *George William Stephens, Jr.*
RE: Existing Post Office Building
Old Court Road, Rockland
HARRISON GARRETT, et al

Mr. William E. Hammond
Zoning Commissioner
November 12, 1982

Page -2-

- This question is limited to approval of a building permit application by the Zoning Office. Minor modifications to the exterior of building to render it more esthetically compatible with the neighborhood architecture are anticipated.
3. Can the Zoning Office approve an application for a permit to add a second floor to the existing building and use the entire structure for office use?

Your consideration and response will be greatly appreciated.

Best Regards,

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

J. Strong Smith
J. Strong Smith

JJS:k1p
cc: Mr. Jack Hossian
Mr. Robert H. Johnson
Mr. H.T.H. Johnson

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 7, 1982

Mr. J. Strong Smith
George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
P.O. Box 6828
Towson, Maryland 21204

RE: Post Office Building
Case No. R-83-65
(Reclassification from
D.R.16 to R-0)
Old Court Road -
3rd Election District

Dear Mr. Smith:

Your letter of November 12, 1982 to Mr. William E. Hammond, Zoning Commissioner, requesting zoning information relative to the Brooklandville Post Office, above-referenced, has been referred to me for reply.

Our zoning case records indicate that two Reclassification Petitions were filed on the subject property in the early 1960's. The first Petition, Case No. 5372, requested commercial zoning, but was withdrawn prior to the hearing. The second Petition, Case No. 5415, requested a Reclassification from a Residential (R-40) Zone to a Residence, Apartment (R. A.) Zone and a Special Exception for Offices. The plat filed with this Petition indicated that the use would be for a Post Office.

Your letter specifically requests responses to the three following questions which I shall attempt to answer in the order in which they are listed.

"1. Can a building permit for a horizontal expansion of the Post Office be approved by the Zoning Office?"

The building enjoys a nonconforming status and, as such, may be expanded to the extent of 25 percent of its total floor area. The nonconforming status is based upon the Residential-Office (R-0) Zoning Regulations (Bill No. 167-80) which provides, by way of Section 502.5 (enclosed) of the Baltimore County Zoning Regulations, that any office building granted a special exception via Section 1B02.1 (enclosed) may be used in accordance with both the applicable provisions of these Regulations and the zoning classification of the property in effect at

the time of the granting of such special exception. Since the Special Exception for the subject Post Office was granted under the R. A. Zoning Regulations which preceded the D.R. Regulations and no provisions for exceptions have been made for these special exceptions, it follows that the use becomes nonconforming. Notwithstanding this fact, Bill No. 167-80 also made provisions for exceptions for these nonconforming office buildings by way of Section 104.2 (enclosed). This exception provides that an office building that was authorized by a grant of a special exception and becomes damaged to any extent or destroyed may be fully restored in accordance with the terms of the special exception. In other words, the R-O Regulations provide that office buildings constructed under the D.R. Regulations, Section 102.1, may be utilized in accordance with the Regulations from which they were granted. This means that the office types of uses and the exterior of the building, including additions, may be modified or expanded based upon the terms or restrictions placed in the order granting the special exception. Those buildings granted under the previous R. A. classification are considered nonconforming and may be expanded or the uses changed only under the terms of a nonconforming use as set forth in 104.1 (enclosed). If the uses within the building at the time of the adoption of the R-O Regulations were general offices, they could not be changed to medical offices since a nonconforming use is restricted by the aforementioned Section.

"2. Can the interior of the existing building be modified and occupied for general office use based on present zoning? This question is limited to approval of a building permit application by the Zoning Office. Minor modifications to the exterior of building to render it more esthetically compatible with the neighborhood architecture are anticipated."

I can see no objection to changing the interior of the building so long as the principal use remains that of a Post Office. The minor modifications to the exterior of the building could also, in all

probability, be approved; however, any such modification would be subject to review prior to approval.

"3. Can the Zoning Office approve an application for a permit to add a second floor to the existing building and use the entire structure for office use?"

A partial second floor may be added provided it does not exceed 25 percent of the total floor area of the existing building. The use of any such addition must remain as that of a Post Office.

If you have any additional questions regarding this matter, please contact me.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED:NR

Enclosures

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. William E. Hammond
Zoning Commissioner

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner

Case File

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany a Zoning Petition
for Reclassification from Existing DR 1 and
DR 16 Zones to an RO Zone.

February 23, 1982

Beginning for the same on the northwest side of Old Court Road at a point designated No. 4 on the plat entitled "Rockland Village" recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 48 folio 40; said point of beginning being measured South 28° 52' 51" West 438 feet more or less from the intersection formed by the center lines of Old Court Road, Ruxton Road and Falls Road, thence leaving Old Court Road, binding on the out-lines of said Plat the four following lines: (1) binding or intending to bind on part of the existing DR16-DR1 Zoning line, North 71° 55' 54" West 100.00 feet, (2) North 12° 11' 38" East 97.51 feet, (3) North 71° 55' 54" West 152.52 feet and (4) South 18° 04' 06" West 169.54 feet, thence leaving the outlines of said Plat, running the three following lines: (5) South 65° 44' 10" East 81.56 feet, (6) South 45° 00' 00" East 96.17 feet and (7) South 56° 38' 01" East 95.19 feet to the northwest side of said Old Court Road, thence binding thereon, (8) North 18° 04' 06" East 111.07 feet to the place of beginning.

Containing 1.000 Acres of land more or less.



OFFICE COPY

REASONS FOR RE-CLASSIFICATION FROM DR-16 TO R-O

1. Changes in neighborhood

Occupancy of buildings at the northeast corner of Falls Road and Old Court Road. Increase in commercial traffic and activity in the neighborhood.

2. Error in map

Existing structure on site has been used as an office, specifically a post office. Postal system will relocate their facilities leaving the existing structure not suitable for any use with DR-16 Zoning.



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 29, 1982

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle III - 1982, Meeting of March 16, 1982
Item No. 12
Property Owner: Harrison Garrett, et al
Location: NW/4 Old Court Road 438' W. from centerline of Falls Road
Existing Zoning: D.R. 16
Proposed Zoning: R-O
Acres: 1.0
District: 3rd

Dear Mr. Hackett:

The existing D.R. 16 zoning for this site can be expected to generate approximately 120 trips per day and the proposed R-O zoning can be expected to generate approximately 270 trips per day.

Sincerely,

Michael S. Flanigan
Engineering Associate II

MSF/r1j

RECEIVED
BALTIMORE COUNTY
MAY 21 11 09 AM '82
COUNTY CLERK
BY [Signature]

CERTIFICATE OF PUBLICATION

L 38148

Pikesville, Md., Oct. 6, 1982

Is to CERTIFY, that the annexed advertisement

published in the NORTHWEST STAR, a weekly paper published in Pikesville, Baltimore County, Maryland before the 26th day of

Oct. 19, 82

first publication appearing on the 6th day of Oct. 19, 82

second publication appearing on the 11th day of Oct. 19, 82

third publication appearing on the 19th day of Oct. 19, 82

THE NORTHWEST STAR

Manager

Cost of Advertisement \$26.86

April 1, 1982

Mr. William Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #12, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: Harrison Garrett, et al
Location: NW/4 Old Court Road 438' W. from centerline of Falls Road
Existing Zoning: D.R. 16
Proposed Zoning: R-O
Acres: 1.0
District: 3rd

Metropolitan water and sewer are available.

The Zoning Plan, as submitted, does not contain sufficient information; therefore the Baltimore County Department of Health cannot make complete comments.

Very truly yours,

Van J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/ala/JMF

Mr. Nicholas Commodari
Zoning Plans Advisory Committee
111 West Chesapeake Avenue
Towson, MD 21204

May 17, 1982

Dear Mr. Commodari,

Thank you for your review and comments (dated May 3, 1982) on Item No. 12, Cycle III (Harrison Garrett, et. al. petitioners) concerning the request for changing the zoning on the Brooklandville Post Office lot from DR 16 to R0.

We have several questions to discuss with you, which I will make an appointment to accomplish, but offer one preliminary observation here.

The letter dated March 29 from Michael Flanigan to William Hackett (copy attached) indicates that under DR 16 zoning, approximately 120 trips per day are generated, while under R0 zoning, 270 trips per day can be expected.

As you know, a concrete block structure improves the property at this time, and the building is rented to the Federal government as the Brooklandville Post Office. The Postmistress of the Post Office informs me that she currently serves over 600 patrons, and I would suggest that a vast majority of these patrons visit the Post Office each day, six days a week. If this is so, I suggest that the current zoning and use are generating far more than the 120 trips per day estimated by Mr. Flanigan, and that a different use (eg, professional office) under R0 zoning would result in a decrease in trips generated per day.

I have scheduled a meeting with you for May 19 to discuss some other matters pertaining to our request for a change in zoning.

I thank you again for your comments and your report.

Sincerely yours,

Robert H. Johnson
Robert H. Johnson
(agent for Harrison Garrett, et. al.)
10131 Falls Road
Brooklandville, MD 21022
work: 484-2413
home: 828-4349

cc. Mr. Michael S. Flanigan
Mr. William Hackett

Mr. Harrison Garrett
G.W. Stephens & Assoc.

RECEIVED
BALTIMORE COUNTY
MAY 21 11 07 AM '82
COUNTY CLERK

To: Mr. Nicholas Commodari
Chairman, Zoning Plans Advisory Committee
Mr. William Hackett
Chairman, Board of Appeals

May 25, 1982

From: Robert Johnson

Re: Item 12, Zoning Cycle III
Request for re-zoning of Brooklandville Post Office lot

Gentlemen:

Mr. Commodari has raised the question of the necessity for Lyman Phillips (or Harrison Garrett, who holds power of attorney for Mr. Phillips) to sign the petition for re-zoning this parcel of land. Mr. Edmund Dandridge of Venable, Baetjer, and Howard, attorney for the petitioners, informs me that Mr. Phillips has no ownership of the property under consideration. His wife, Alice Phillips, is an owner of the property, and Mr. Garrett has signed her name on the petition, acting with her power of attorney.

Thank you for calling this question to my attention. On behalf of the petitioners, I thank you for considering our request for reclassification.

Sincerely yours,

Robert H. Johnson
Robert H. Johnson
10131 Falls Road
Brooklandville, MD 21022

work phone: 484-2630

To: Mr. Nicholas Commodari
Chairman, Zoning Plans Advisory Committee
Mr. William Hackett
Chairman, Board of Appeals

May 25, 1982

From: Robert Johnson

Re: Item 12, Zoning Cycle III
Request for re-zoning of Brooklandville Post Office lot

Gentlemen:

Mr. Commodari has raised the question of the necessity for Lyman Phillips (or Harrison Garrett, who holds power of attorney for Mr. Phillips) to sign the petition for re-zoning this parcel of land. Mr. Edmund Dandridge of Venable, Baetjer, and Howard, attorney for the petitioners, informs me that Mr. Phillips has no ownership of the property under consideration. His wife, Alice Phillips, is an owner of the property, and Mr. Garrett has signed her name on the petition, acting with her power of attorney.

Thank you for calling this question to my attention. On behalf of the petitioners, I thank you for considering our request for reclassification.

Sincerely yours,

Robert H. Johnson
Robert H. Johnson
10131 Falls Road
Brooklandville, MD 21022

work phone: 484-2630

PETITION FOR RECLASSIFICATION

3rd Election District

ZONING:

Petition for Reclassification

LOCATION:

Northwest side of Old Court Road, 438 ft. Southwest of the centerline of Falls Road

DATE & TIME:

Tuesday, October 26, 1982 at 10:00 A.M.

PUBLIC HEARING:

Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

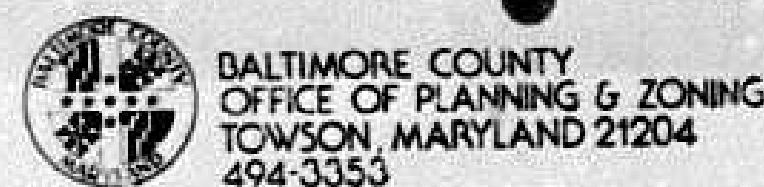
Present Zoning: D.R. 1 and D.R. 16
Proposed Zoning: R. O. zone

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

Being the property of Harrison Garrett, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, October 26, 1982 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 14, 1982

Mr. Harrison Garrett, et al
Brooklandville, Maryland 21022

Re: Petition for Reclassification
NW/5 Old Court Rd., 438' SW of the
c/l of Falls Rd.
Harrison Garrett, et al - Petitioners
Case #R-83-65 Cycle III - Item #12

Dear Mr. Garrett:

This is to advise you that \$199.33 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

September 29, 1982

Harrison Garrett, et al
Brooklandville, Maryland 21022

NOTICE OF HEARING

Re: Petition for Reclassification
NW/5 Old Court Rd., 438' SW of the
c/l of Falls Rd.
Harrison Garrett, et al - Petitioners
Case #R-83-65 Cycle III - Item #12

TIME: 10:00 A.M.

DATE: Tuesday, October 26, 1982

PLACE: Room 218, Courthouse, Towson, Maryland

cc: People's Counsel

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

10/26/82 - Above notified of CONTINUED HEARING scheduled for Thursday, December 9, 1982 at 11 a.m.

494-3180

County Board of Appeals
Room 218, Court House
Towson, Maryland 21204

October 26, 1982

NOTICE OF ASSIGNMENT CONTINUED HEARING

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. R-83-65
Item #12

HARRISON GARRETT, ET AL

for reclassification from D.R. 16 to R-0

NW/5 Old Court Road 438' W. from c/l of Falls Rd.

3rd District

ASSIGNED FOR:

THURSDAY, DECEMBER 9, 1982 at 11 a.m.

cc: Robert H. Johnson

Agent for Petitioners

John W. Hession, III, Esq.

People's Counsel

Mr. W. E. Hammond

Mr. J. E. Dyer

Mr. N. E. Garber

Mr. J. G. Howell

Board of Education

Edith T. Eisenhart, Adm. Secretary

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
December 30, 1982

Mr. Robert H. Johnson
10131 Falls Rd.
Brooklandville, Md. 21022

Dear Mr. Johnson: Re: Case No. R-83-65
Harrison Garrett, et al

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,

Encl.
cc: James G. Green
Md. of Education
J. W. Hession, Esq.
W. Hammond
J. Dyer
N. Garber
J. Howell

Item No. 12 - Cycle III (April to October 1982)
Description to Accompany a Zoning Petition
for Reclassification from Existing DR 1 and
DR 16 zones to an RO zone.

February 23, 1982
Revised December 9, 1982

Beginning for the same on the northwest side of Old Court Road at a point designated No. 4 on the plat entitled "Rockland Village" recorded among the Plat Records of Baltimore County in Plat Book F.H.R., Jr. 48 folio 40; said point of beginning being measured South 28° 52' 51" West 438 feet more or less from the intersection formed by the center lines of Old Court Road, and Falls Road, thence leaving Old Court Road, binding on the North 71° 55' 54" West 100.00 foot line of said Plat and an extension thereof; (1) binding or intending to bind on part of the existing DR 16- DR 1 Zoning line; North 71° 55' 54" West 120.00 feet, (2) South 18° 04' 06" West 110.00 feet, (3) South 71° 55' 54" East 120.00 feet to the northwest side of said Old Court Road, thence binding thereon, (4) North 18° 04' 06" East 110.00 feet to the place of beginning.

Containing 0.303 acres of land more or less.



LIBR5129 PAGE 000

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, ELLA B. G. BRIGHAM, residing at Paul Smiths, New York 12970, do hereby nominate, constitute and appoint HARRISON GARRETT to be my true and lawful attorney for me and in my name, place and stead to execute, acknowledge and deliver contracts of sale and deeds with respect to any real estate, or interest therein, which I may own in Baltimore County, Maryland, giving unto my said attorney full power to do and perform all other lawful acts and whatsoever requisite and convenient to be done in the premises as fully as I might or could do were I personally present; hereby ratifying and confirming all that my Attorney shall in my name lawfully do, or cause to be done in and about the premises, by virtue hereof.

This Power of Attorney shall not be affected by my disability, incompetence or incapacity.

In Witness Whereof, I have hereunto set my hand and seal, this 10th day of December, 1976.

Witness:

Michael G. Tolun (SEAL)
Ella B. G. Brigham

STATE OF NEW YORK, COUNTY OF Franklin, to wit:

On this 10th day of December, 1976, before me, Ronald N. Leahy, the undersigned officer, personally appeared ELLA B. G. BRIGHAM, known to me to be the person described in, and who executed the foregoing Power of Attorney, and acknowledged the said Power of Attorney to be her act.

In Witness Whereof, I have hereunto set my hand and official seal.

Ronald N. Leahy
Notary Public
My Commission Expires: 4/78

LIBR5729 PAGE 071

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, ROSE JOHNSON RANDALL, residing at 20 Laughlin Lane, Philadelphia, Pennsylvania 19118, do hereby nominate, constitute and appoint JOHN T. H. JOHNSON to be my true and lawful attorney for me and in my name, place and stead to execute, acknowledge and deliver contracts of sale and deeds with respect to any real estate, or interest therein, which I may own in Baltimore County, Maryland, giving unto my said attorney full power to do and perform all other lawful acts and whatsoever requisite and convenient to be done in the premises as fully as I might or could do were I personally present; hereby ratifying and confirming all that my Attorney shall in my name lawfully do, or cause to be done in and about the premises, by virtue hereof.

This Power of Attorney shall not be affected by my disability, incompetence or incapacity.

In Witness Whereof, I have hereunto set my hand and seal, this 17th day of December, 1976.

Witness:

Edmund P. Dandridge, Jr. (SEAL)
Rose Johnson Randall

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF Philadelphia, to wit:

Dorothy H. Eigner, the undersigned officer, personally appeared ROSE JOHNSON RANDALL, known to me to be the person described in, and who executed the foregoing Power of Attorney, and acknowledged the said Power of Attorney to be her act.

In Witness Whereof, I have hereunto set my hand and official seal.

Rec'd for record MAR 1 1977 at 11:27 AM
Per Elmer H. Kahline, Jr., Clerk
Mail to Sentinel-Letter Corp.

Dorothy H. Eigner
My Commission Expires: 11/77

LIBR5729 PAGE 070

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, KATHARINE GARRETT BAINBRIDGE, residing at 200 Cross Keys Road, Apartment 50, Baltimore, Maryland 21210, do hereby nominate, constitute and appoint HARRISON GARRETT to be my true and lawful attorney for me and in my name, place and stead to execute, acknowledge and deliver contracts of sale and deeds with respect to any real estate, or interest therein, which I may own in Baltimore County, Maryland, giving unto my said attorney full power to do and perform all other lawful acts and whatsoever requisite and convenient to be done in the premises as fully as I might or could do were I personally present; hereby ratifying and confirming all that my Attorney shall in my name lawfully do, or cause to be done in and about the premises, by virtue hereof.

This Power of Attorney shall not be affected by my disability, incompetence or incapacity.

In Witness Whereof, I have hereunto set my hand and seal, this 15th day of December, 1976.

Witness:

Sandra Worden (SEAL)
Katharine Garrett Bainbridge

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

On this 15th day of December, 1976, before me, Jeanne Schutt, the undersigned officer, personally appeared KATHARINE GARRETT BAINBRIDGE, known to me to be the person described in, and who executed the foregoing Power of Attorney, and acknowledged the said Power of Attorney to be her act.

In Witness Whereof, I have hereunto set my hand and official seal.



Rec'd for record MAR 1 1977
Per Elmer H. Kahline, Jr., Clerk
Mail to Sentinel-Letter Corp.
Receipt No. 450

LIBR5129 PAGE 402

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That we, ALICE WHITRIDGE PHILLIPS and LYMAN PHILLIPS, residing at 1199 Whitney Avenue, Apartment 307, Hamden, Connecticut 06517, do hereby nominate, constitute and appoint HARRISON GARRETT to be our true and lawful attorney for us and in our name, place and stead to execute, acknowledge and deliver a deed or deeds to any real estate which we, or either of us, may own in Baltimore County, Maryland, and to execute any agreement or contract with respect to any real estate which we, or either of us, may own in Baltimore County, Maryland, and with respect to the division of the proceeds of sale thereof, giving unto our said attorney full power to do and perform all other lawful acts and whatsoever requisite and convenient to be done in the premises, as fully as we might or could do were we personally present; hereby ratifying and confirming all that our Attorney shall in our name lawfully do, or cause to be done in and about the premises, by virtue hereof.

In Witness Whereof, we have hereunto set our hands and seals, this 15th day of April, in the year of our Lord one thousand nine hundred and seventy.

Witness:

Alice Whitridge Phillips (SEAL)
Lyman Phillips (SEAL)

STATE OF Connecticut
COUNTY OF New Haven

On this 15th day of April, 1970, before me
ALFRED E. KUEHL, Jr., the undersigned officer, personally

RE: PETITION FOR RECLASSIFICATION FROM D.R. 16 TO D.R. 1 ZONE NW/4 of Old Court Rd., 438' W of Falls Rd., 3rd District

HARRISON GARRETT, et al., : Case No. R-83-65 (Item 12, Cycle III)
Petitioners

ORDER TO ENTER APPEARANCE

the Honorable, Members of Said Board:

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman (SEAL)
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 6th day of August, 1982, a copy of the foregoing Order was mailed to Harrison Garrett, et al., 221 Old Court Road, Brooklandville, Maryland 21022, Petitioners.

RECEIVED
BALTIMORE COUNTY
AUG 6 2 25 PM '82
COUNTY CLERK
BY:

John W. Hession, III

LIBR5129 PAGE 403

appeared ALICE WHITRIDGE PHILLIPS and LYMAN PHILLIPS, known to me to be the persons described in, and who executed the foregoing Power of Attorney, and acknowledged the said Power of Attorney to be their respective acts.

In Witness Whereof, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: 3/78

Rec'd for record SEP 25 1970 at 4:37 PM
Per Orville T. Gosnell, Clerk
Mail to Book 24/Beachoff
Receipt No. 321835

- 2 -

IN THE MATTER OF : BEFORE
THE APPLICATION OF :
HARRISON GARRETT, ET AL :
FOR REZONING FROM :
D.R. 16 to R-0 :
on property located on the :
northwest side of Old Court :
Rd., 438' west from the center :
line of Falls Rd. :
3rd District :
BALTIMORE COUNTY
No. R-83-65

OPINION

This case comes before this Board on a petition for reclassification of the property located on the northwest side of Old Court Road, 438 ft. west of the center line of Falls Road and located in the 3rd District of Baltimore County.

Petitioners' original request was for reclassification of property consisting of approximately one acre of land. On the date of this hearing, Petitioners amended the request for reclassification to only 0.3 acres of the subject property as set forth on Petitioners' amended site plan prepared by John Strong Smith and submitted to the Board on December 14, 1982.

Mr. John Strong Smith, Land Developer and Engineer, testified that in his opinion, the present zoning is in error because the present zoning and interpretation thereof by the Zoning Commissioner amounts to a confiscation of Petitioners' property, in that if the U. S. Post Office ceased to be a lessee of the premises, no reasonable use could be made of the subject property.

This Board next received testimony from Robert Johnson, Agent for the owners of said property. Mr. Johnson testified that the improvement on the said property is currently leased to the U. S. Postal Service on a month to month arrangement. He further testified that the U. S. Post Office is in need of more space and is currently seeking bids for a future location. Mr. Johnson stated that if the Post Office were to move out, the subject property would remain vacant because part of the subject property is located in the flood plain and there is insufficient remaining land on which to build a home.

The Board next received a report from the Baltimore County Planning Board which recommends that the portion of the property containing the Post Office and which is presently zoned DR 16, be reclassified to R-O zoning. The Planning Board recommends that the remainder of the property retain its present zoning of DR 1.

This Board next received testimony from James Maxwell, Planner for Baltimore County, who testified that at the time the opinion and recommendation was prepared by the Planning Board, that only Petitioners' original request was before that Board. He further testified that as a result of the interpretation of Bill No. 167-80, use of the existing structure is limited to that of a post office only. Mr. Maxwell further testified that since a significant slope is located on Petitioners' property, a logical place for the division of the RO and the DR 1 zones would be at the bottom of the slope which is located in the rear of the structure and that Petitioners' amended request for reclassification supports division of the zoning in accordance with the amended request. Mr. Maxwell further testified that the subject property only enjoys a reasonable use as long as the U. S. Post Office remains a tenant. He further testified that in his opinion error may exist because any uses other than that of a post office would be illegal, given the determination of the Zoning Commissioner that was admitted as an exhibit in this case.

The Board is of the opinion that the current zoning and regulations relating thereto as applied by the Zoning Commissioner deny a reasonable use of the property to the Petitioners in the event that the Post Office leaves this site. The Board believes, based on the evidence presented, that such a circumstance is likely to occur in the reasonably near future. Upon such an event, we find that the present zoning over the 0.3 acres requested for reclassification would amount to a confiscation of said property and thus the existing zoning over that portion of the Petitioners' property is in error.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 30th day of December, 1982, by the County Board of Appeals, ORDERED that the amended Petition for Reclassification be GRANTED in accordance with the amended site plan of December 14, 1982, submitted by John S. Smith, so as to permit a reclassification to the R-O zone over approximately 0.3 acres of the subject property as described more exactly on the amended site plan.

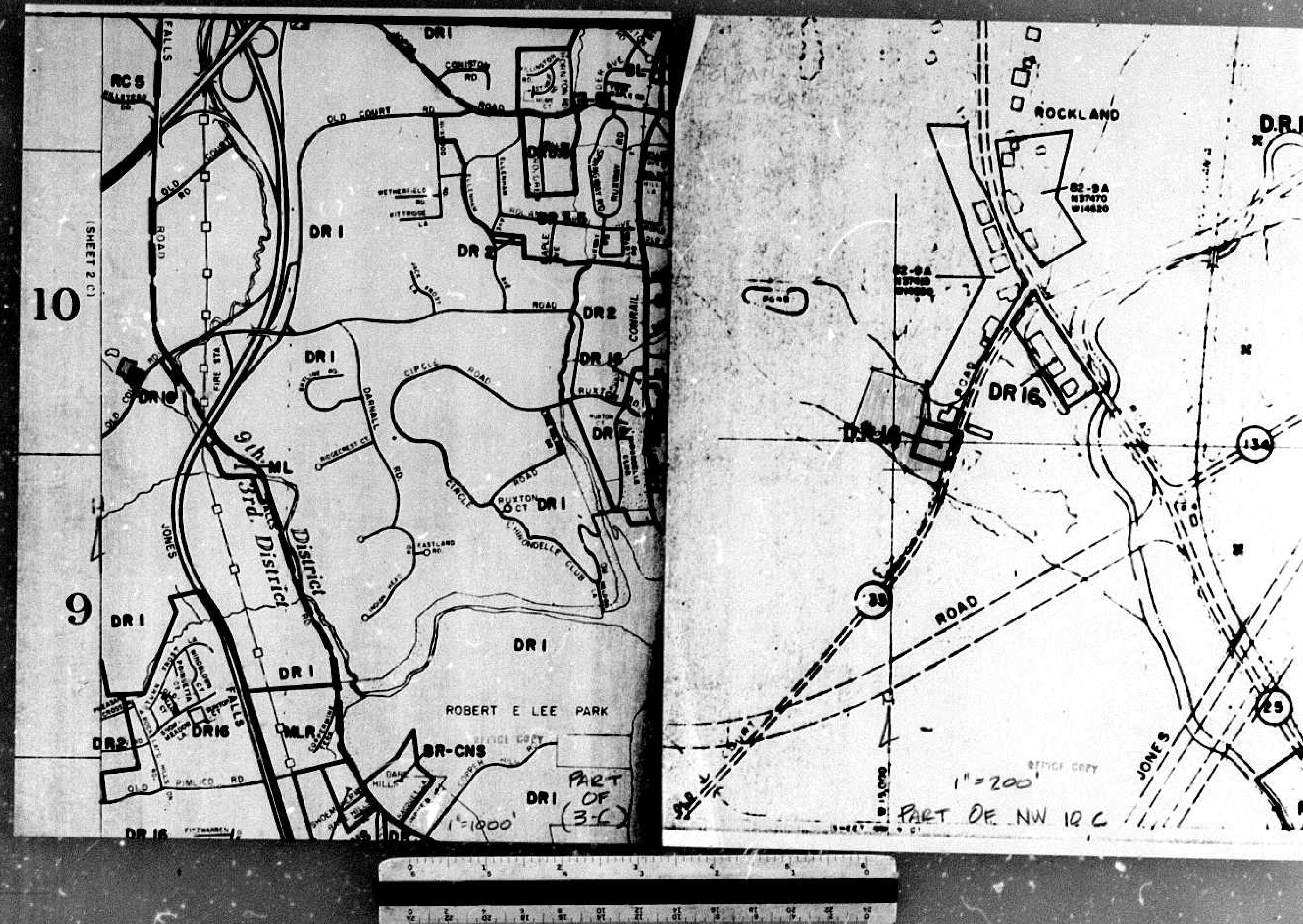
Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Kenn S. Franz, Acting Chairman

Patricia Phipps

Joanne L. Suder



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

No. 112326

DATE 10/26/82 ACCOUNT 8-01-615-000

AMOUNT \$199.33

RECEIVED FROM Robert H. Johnson (West Baltimore)

FOR Posting and Advertising for Harrison Garrett, et al
Case R-83-65

6 DE3*****1963316 268A

VALIDATION OR SIGNATURE OF CASHIER

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

No. 104580

DATE 8-8-82 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM J. T. H. Johnson (West Baltimore)

FOR Business Petition Filing Fee
Harrison Garrett, J.T.H. Johnson, et al

5000

VALIDATION OR SIGNATURE OF CASHIER

NOTICE TO PETITIONERS
The County Board of Appeals for Baltimore County, Maryland, is hereby notified that the Petition for Reclassification of the property located at the intersection of Old Court Road and Jones Road, Baltimore County, Maryland, was filed with the County Board of Appeals on October 7, 1982. The Petition is for the reclassification of the property from DR 16 to R-O zoning. The Petitioners are Harrison Garrett, et al. The Petition is being filed for the purpose of obtaining a final decision on the Petition. The Petitioners are hereby notified that the Petition is being filed for the purpose of obtaining a final decision on the Petition. The Petitioners are hereby notified that the Petition is being filed for the purpose of obtaining a final decision on the Petition.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 7, 1982.

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 one time before the 25th day of October, 1982, the publication appearing on the 7th day of October, 1982.

THE JEFFERSONIAN
L. Frank Smith
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Reclassification
Date of Posting 10-8-82

Posted for Harrison Garrett, et al

Petitioner Harrison Garrett, et al

Location of property N.W. 1/4 Old Court Road, approx. 438' SW of the Centerline of Falls Road

Location of Signs N.W. 1/4 Old Court Road, approx. 438' SW of the Centerline of Falls Road

Remarks

Posted by J. T. H. Johnson Date of return 10-15-82

Number of Signs 2

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

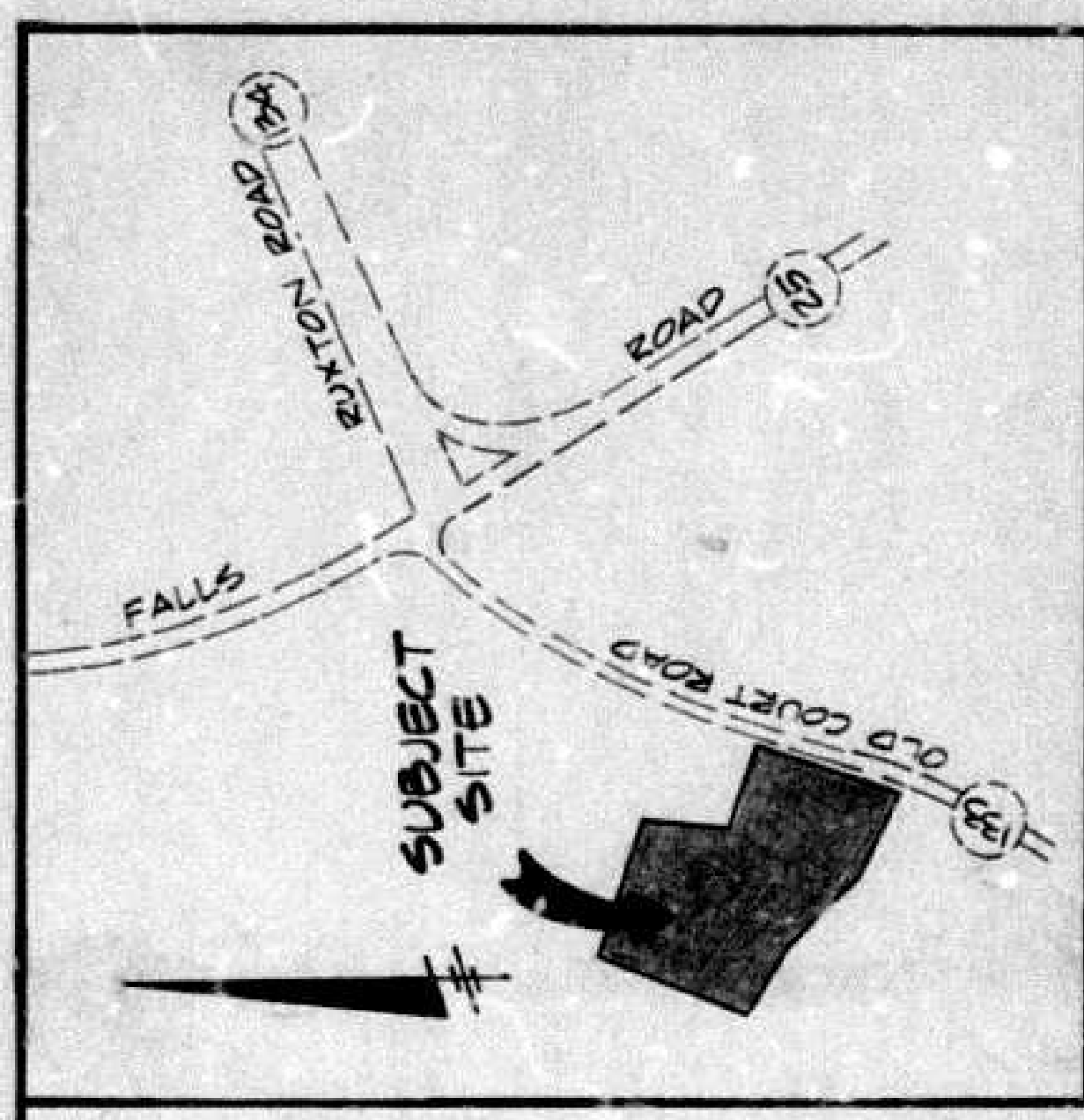
Your Petition has been received this 24th day of February, 1982.

Filing Fee \$ 0.00 Received: ☒ Check ☐ Cash ☐ Other

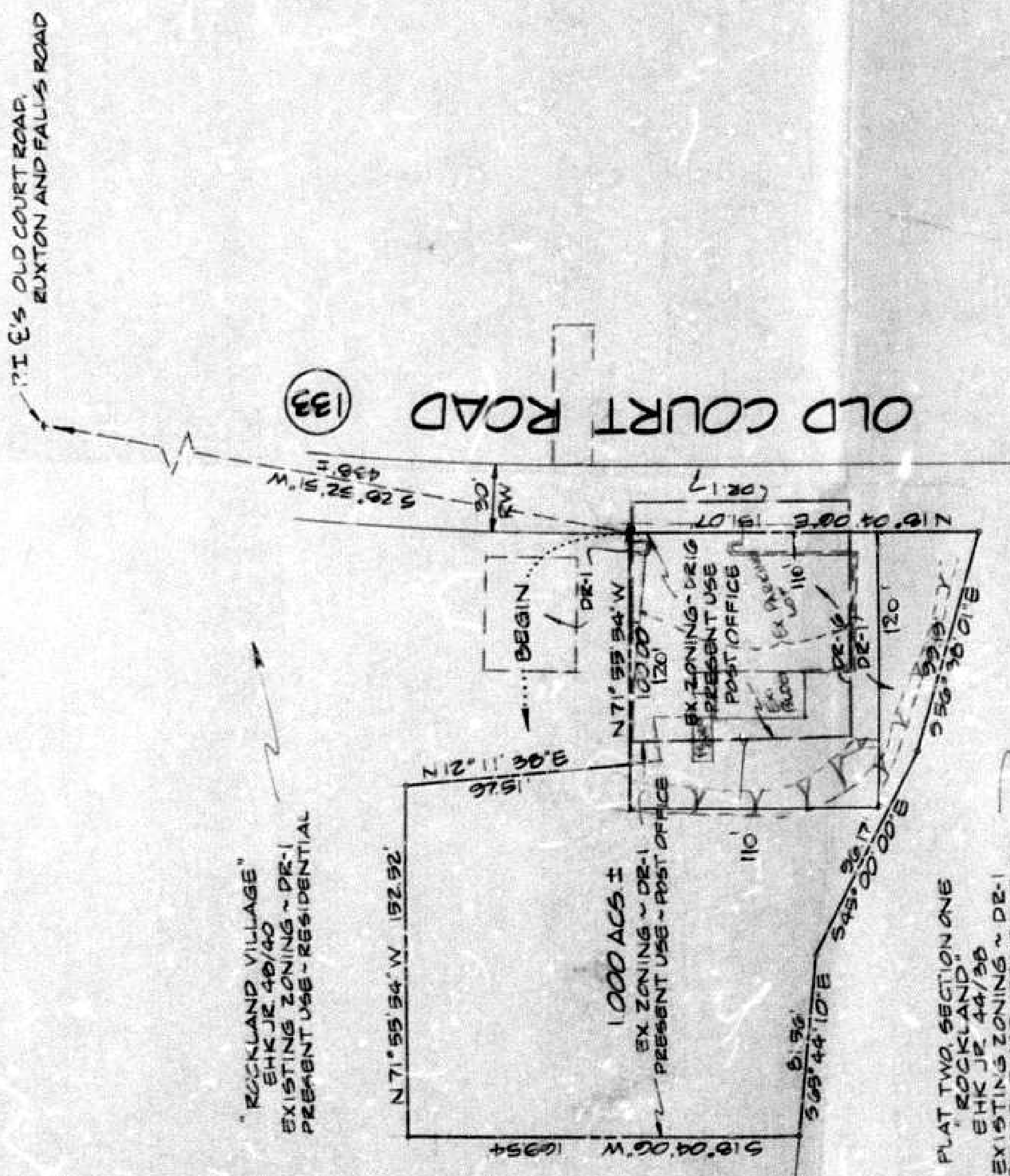
William E. Hammond, Zoning Commissioner

Petitioner J. T. H. Johnson, et al Submitted by West Baltimore
Petitioner's Attorney Reviewed by

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



VICINITY MAP 1"=200'



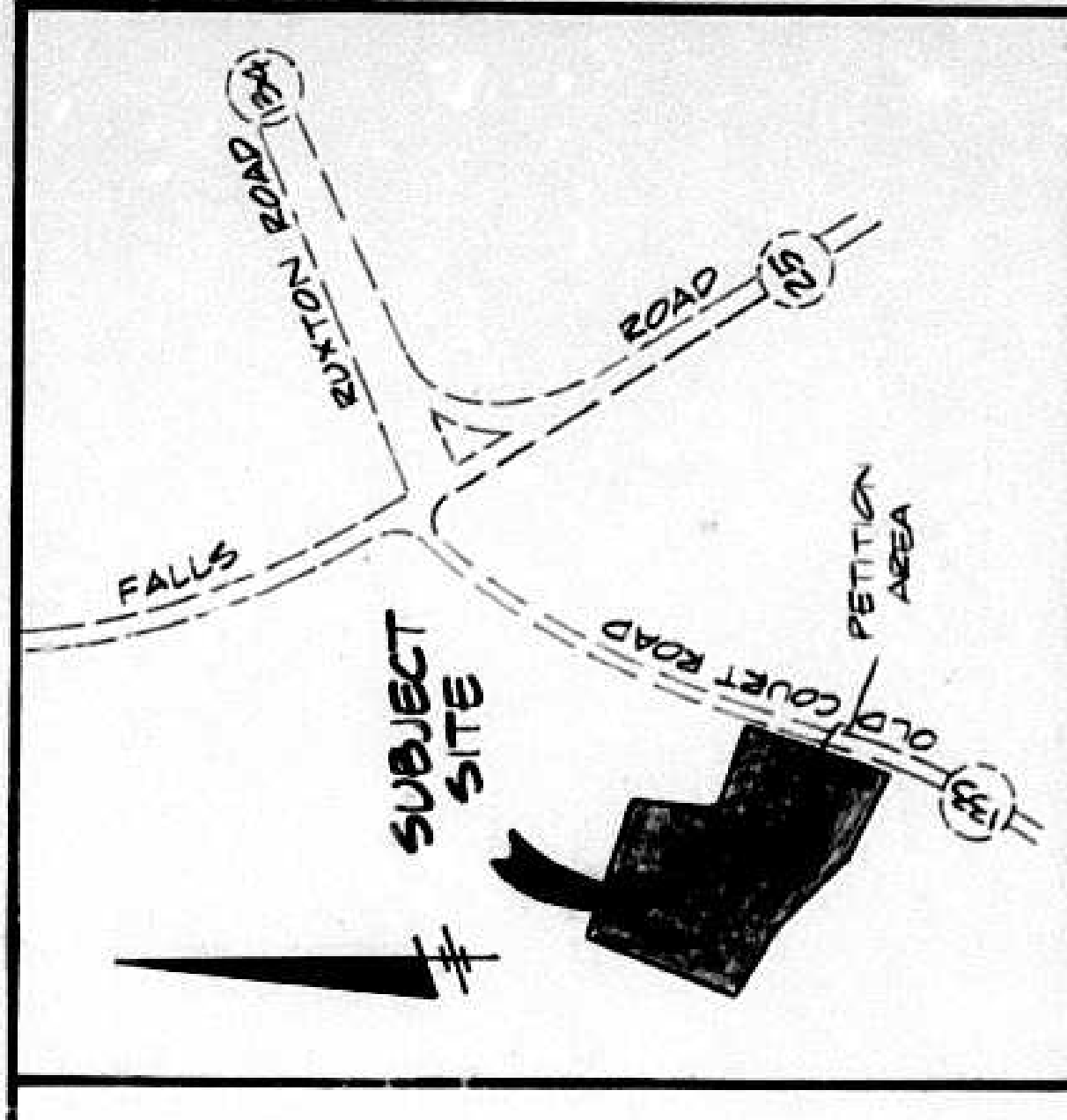
OLD COURT ROAD

PLAT TWO SECTION ONE
ROCKLAND VILLAGE
EXISTING ZONING - DR-1
PRESENT USE - RESIDENTIAL

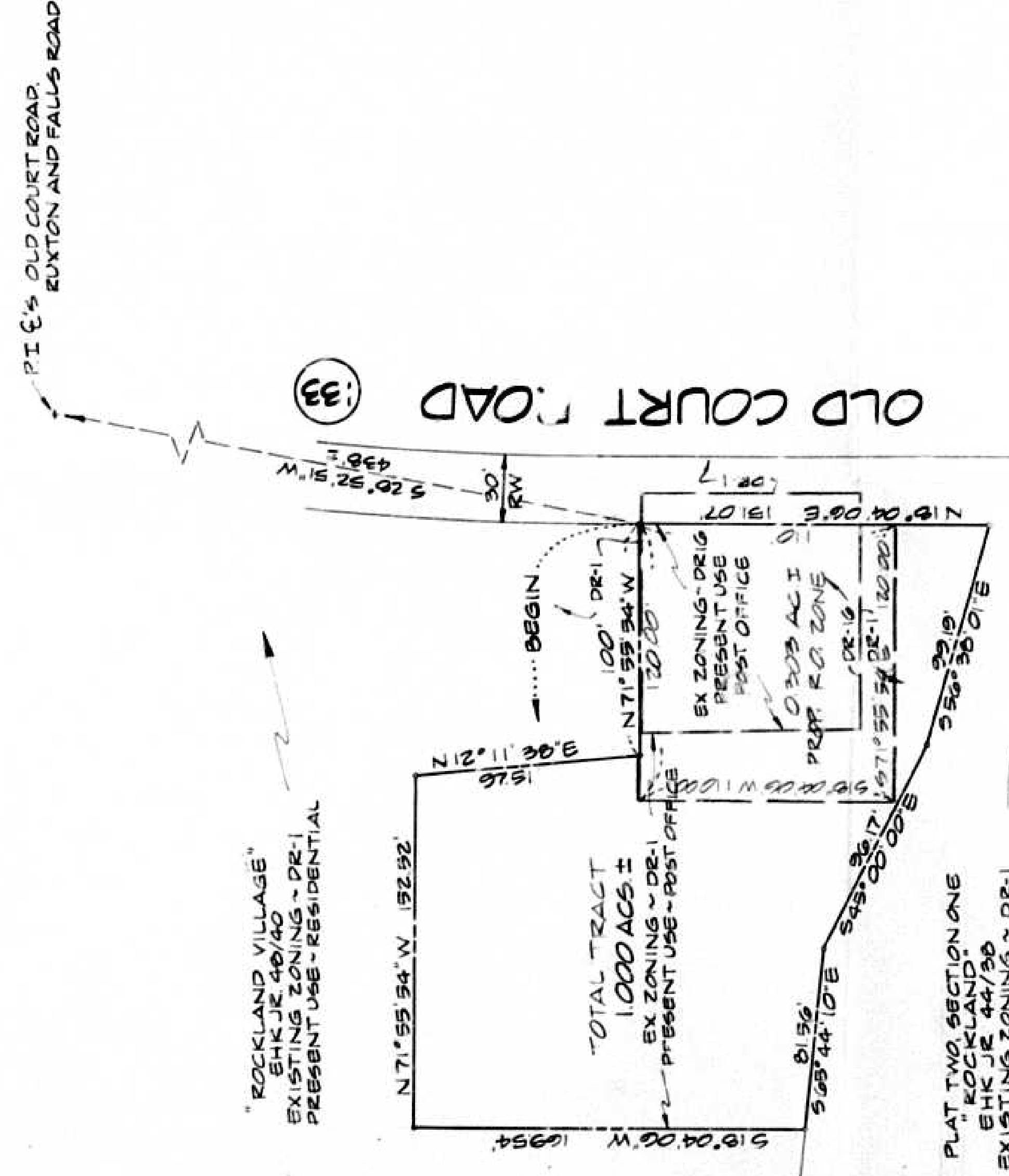
**PLAT TO ACCOMPANY
ZONING PETITION
FOR RECLASSIFICATION
FROM EXISTING DR-1 AND DR-1G ZONES
TO AN RO ZONE**
NO 2212 OLD COURT ROAD
BALTO. CO. MD
SCALE: 1"=50'

OWNER:
J.T.H. JOHNSON
BROOKLANDVILLE, MARYLAND
21022

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
ENGINEERS
307 ALLEGHENY AVE. TOWSON, MD. 21204



VICINITY MAP 1"=200'



OLD COURT ROAD

PLAT TWO SECTION ONE
ROCKLAND VILLAGE
EXISTING ZONING - DR-1
PRESENT USE - RESIDENTIAL

ITEM NO. 12 - CYCLE III (APRIL TO OCTOBER)
**PLAT TO ACCOMPANY
ZONING PETITION
FOR RECLASSIFICATION
FROM EXISTING DR-1 AND DR-1G ZONES
TO AN RO ZONE**
NO 2212 OLD COURT ROAD
BALTO. CO. MD
SCALE: 1"=50'

OWNER:
J.T.H. JOHNSON
BROOKLANDVILLE, MARYLAND
21022

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
ENGINEERS
307 ALLEGHENY AVE. TOWSON, MD. 21204