

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER 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 for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Community Building

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Ethel Peyton, President
Pikeswood Park Residents Club
Name
5801 Schnaper Drive
Randallstown, Md. 21106
Phone No. 666-9559

ORDERED By The Zoning Commissioner of Baltimore County, this _____th day of _____, 1984, 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 _____th day of January, 1985, at 10:30 o'clock

Bel...
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-200-X
Date: January 17, 1985

This office is supportive of the granting of this request.

Norman E. Gerber
Norman E. Gerber, Director

NEG:JGH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 21, 1985

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

600
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

Mr. Joseph Schnaper
Pikeswood Associates
8412 Carlson Lane
Baltimore, Maryland 21207

RE: Item No. 138 - Case No. 85-200-X
Pikeswood Associates
Special Exception Petition

Dear Mr. Schnaper:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:bsc

Enclosures

cc: Ms. Ethel Peyton, President
Pikeswood Park Residents Club
3801 Schnaper Drive
Randallstown, Md. 21133
Daft-McCune-Walker
530 E. Joppa Road
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

January 10, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #138 (1984-1985)
Property Owner: Pikeswood Associates
N/ES Liberty Rd. 1150' N/W from centerline
Pikeswood Drive
Acres: 6.30 District: 2nd

Dear Mr. Jablon:

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:

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.

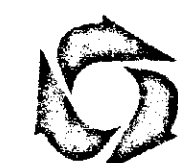
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year, 10-year and 100-year frequency storm must be provided on the site.

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:sa



Maryland Department of Transportation
State Highway Administration

William K. Hellmuth
Secretary
Hal Kassoff
Administrator

December 10, 1984

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Att: Mr. N. Commodari

Re: ZAC Meeting of 12-4-84
ITEM: 138.
Property Owner: Pikeswood Associates
Location: NE/S Liberty Rd.
Route 26, 1150' N/W from
C/L Pikeswood Drive
Existing Zoning: D.R. 16,
D.R. 3.5 & D.R. 5.5
Proposed Zoning: Special
Exception for a community
building
Acres: 6.30
District: 2nd

Dear Mr. Jablon:

On review of the site plan of 11-9-84 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 505-5451 D.C. Metro - 1-800-452-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
404-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12-4-84
Item # 138
Property Owner: Pikeswood Associates
Location: N/ES Liberty Rd. 1150' N/W of
Pikeswood Dr.

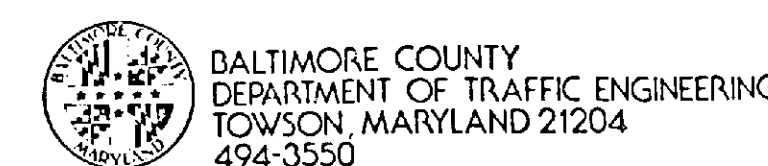
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and its conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: _____

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations



STEPHEN E. COLLINS
DIRECTOR

December 17, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 138, 140, 141, and 143. ZAC Meeting of December 4, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

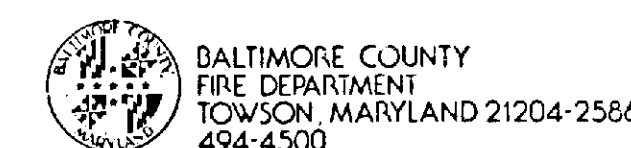
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 138, 140, 141, and 143.

Michael S. Planigan
Traffic Engineering Assoc. II

MSF/oom



PAUL H. REINCKE
CHIEF

November 30, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Fikeswood Associates

Location: NE/G Liberty Road 1150' N/W from c/l Pikeswood Drive

Item No.: 138 Zoning Agenda: Meeting of 12/4/84

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 100 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.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Fire lane signs shall be posted at owner's expense.

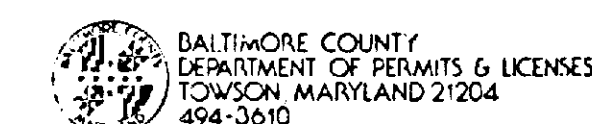
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] 12/1/84 Noted and Approved: [Signature] 12/1/84
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #138 Zoning Advisory Committee Meeting are as follows:

Property Owner: Fikeswood Associates
Location: NE/G Liberty Road 1150' N/W from c/l Pikeswood Drive
Existing Zoning: D.R. 16, D.R. 3.5 & D.R. 5.5
Proposed Zoning: Special exception for a community building

Acres: 6.30
District: 2nd.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

(B) A building/ & other permit shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(E) An exterior wall erected within 610 for Commercial uses or 310 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot line. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1102, also Section 503.2.

(F) Requested variance appears to conflict with the Baltimore County Building Code, Section/s

(G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

(I) Comments - The drawing received illustrates a four story apartment building, not a community building. If it exceeds 45', sprinklers will be required throughout. It is assumed the building will be type 2A construction or better. The front handicapped parking spaces require the handicapped to pass behind parked vehicles. This should be revised. Access for fire equipment shall satisfy Fire Prevention. Handicapped living units shall be provided as per State Code.

NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:ee

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S of Liberty Rd., 1150' NW
of the Centerline of Pikeswood Dr., 2nd District : OF BALTIMORE COUNTY
PIKESWOOD ASSOCIATES, : Case No. 85-200-X
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of January, 1985, a copy of the foregoing Entry of Appearance was mailed to Joseph Schnaper, General Partner, Pikeswood Associates, 8412 Carlson Lane, Baltimore, MD 21207, Petitioner.

[Signature]
Peter Max Zimmerman

Mr. Joseph Schnaper
Pikeswood Associates
8412 Carlson Lane
Baltimore, Maryland 21207

NOTICE OF HEARING
RE: Petition for Special Exception
NE/S of Liberty Rd., 1150' NW of
the c/l of Pikeswood Drive
Pikeswood Associates - Petitioner
Case No. 85-200-X

TIME: 10:30 a.m.

DATE: Wednesday, January 30, 1985

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 135811 111 West Chesapeake

DATE: 11/20/84 ACCOUNT: 01-615-000
AMOUNT: \$ 100.00

RECEIVED FROM: Pikeswood Associates, Inc.
FOR: Filing Fee for Case # 138

C 45*****1000014 =20.6

VALIDATION ON SIGNATURE OF CASHIER

cc: Ms. Ethel Peyton, President
Pikeswood Park Residents Club
3801 Schnaper Drive
Pandallstown, Maryland 21133

CERTIFICATE OF PUBLICATION

TOWSON, MD, January 10, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 10, 1985

THE JEFFERSONIAN,

[Signature]
Publisher

85-200-X

Cost of Advertising 18.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-200-X

Date of Posting: 1-12-85

District: 2nd
Posted for: Special Exception

Petitioner: Pikeswood Associates

Location of property: NE/S of Liberty Road, 1150' NW of the c/l of Pikeswood Drive

Location of Signs: NE/S of Liberty Road, 1150' NW of the c/l of Pikeswood Drive, in front of subject property

Remarks:

Posted by: A. G. Burt
Number of Signs: 1

Date of return: 1-18-85

LEGAL NOTICE
2nd Election District
LOCATION: Northeast side of Liberty Road, 1150' Northwest of the centerline of Pikeswood Drive
DATE AND TIME: Wednesday, January 30, 1985 at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Exception for a community building.
Being the property of Pikeswood Associates as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Cost of Advertisement \$40.00 22.00

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER
January 21, 1985
Joseph Schnaper, General Manager
Pikeswood Associates
8412 Carlson Lane
Baltimore, Maryland 21207
RE: Petition for Special Exception
NE/S Liberty Rd., 1150' NW of
the c/l of Pikeswood Drive
Pikeswood Associates - Petitioner
Case No. 85-200-X
Dear Mr. Schnaper:
for advertising and posting
and post returned on the day
remove sign until day of hearing.
e County, Maryland, and
m 113, County Office Building.
erely,
OLD JABLON
ng Commissioner
cc: Ms. Ethel Peyton, President
Pikeswood Park Residents Club
3801 Schnaper Drive
Randallstown, MD 21133

DAFT-MCUNE-WALKER, INC.
530 East Joppa Road
Towson, Md 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers
Description
SECTION "A", PIKESWOOD APARTMENTS
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
Beginning for the same at a point on the northeast side of
Liberty Road, said point being located 1150 feet more or less
northwesterly from the intersection of the centerline of Pikeswood
Drive and said northeast side of Liberty Road, thence leaving Liberty
Road and running (1) North 30 degrees 22 minutes 00 seconds East
99.09 feet, (2) North 16 degrees 29 minutes 25 seconds East 165.67
feet, (3) North 34 degrees 37 minutes 20 seconds East 481.50 feet,
(4) South 55 degrees 22 minutes 40 seconds East 342.03 feet, (5)
South 42 degrees 56 minutes 35 seconds East 35.58 feet, (6) South 19
degrees 12 minutes 30 seconds West 137.59 feet, (7) South 36 degrees
31 minutes 21 seconds West 111.50 feet, (8) 192.09 feet in a
southwesterly direction along an arc of a curve to the left having a
radius of 1835.00 feet, said arc being subtended by a chord bearing
South 33 degrees 31 minutes 25 seconds West 192.00 feet, (9) North 59
degrees 28 minutes 30 seconds West 25.01 feet, (10) South 35 degrees
04 minutes 03 seconds West 189.59 feet, (11) South 75 degrees 31
minutes 30 seconds West 57.79 feet, (12) North 71 degrees 26 minutes
37 seconds West 182.22 feet to the northeast side of Liberty Road, 66
feet wide, thence binding along said northeast side, (13) North 59
degrees 38 minutes 00 seconds West 115.38 feet, to the
beginning.
Containing 6.30 acres of land more or less.
November 13, 1984
Our Job No. 72049

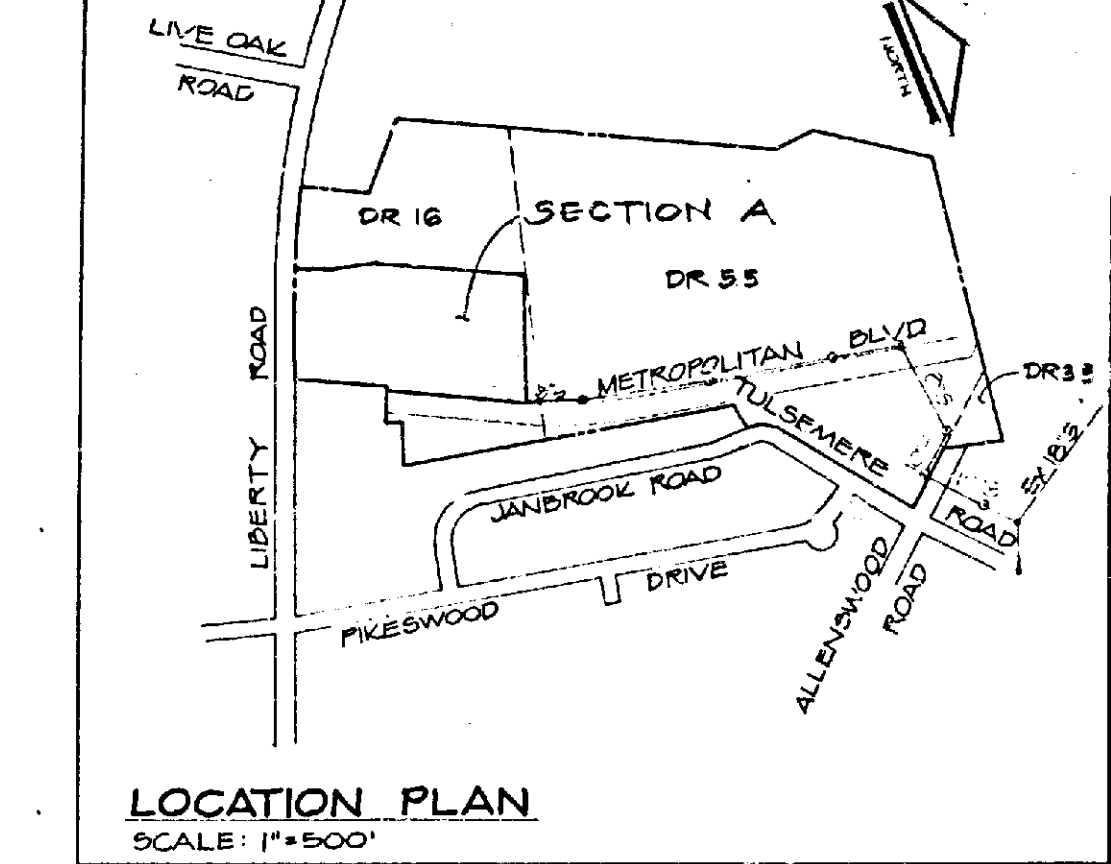
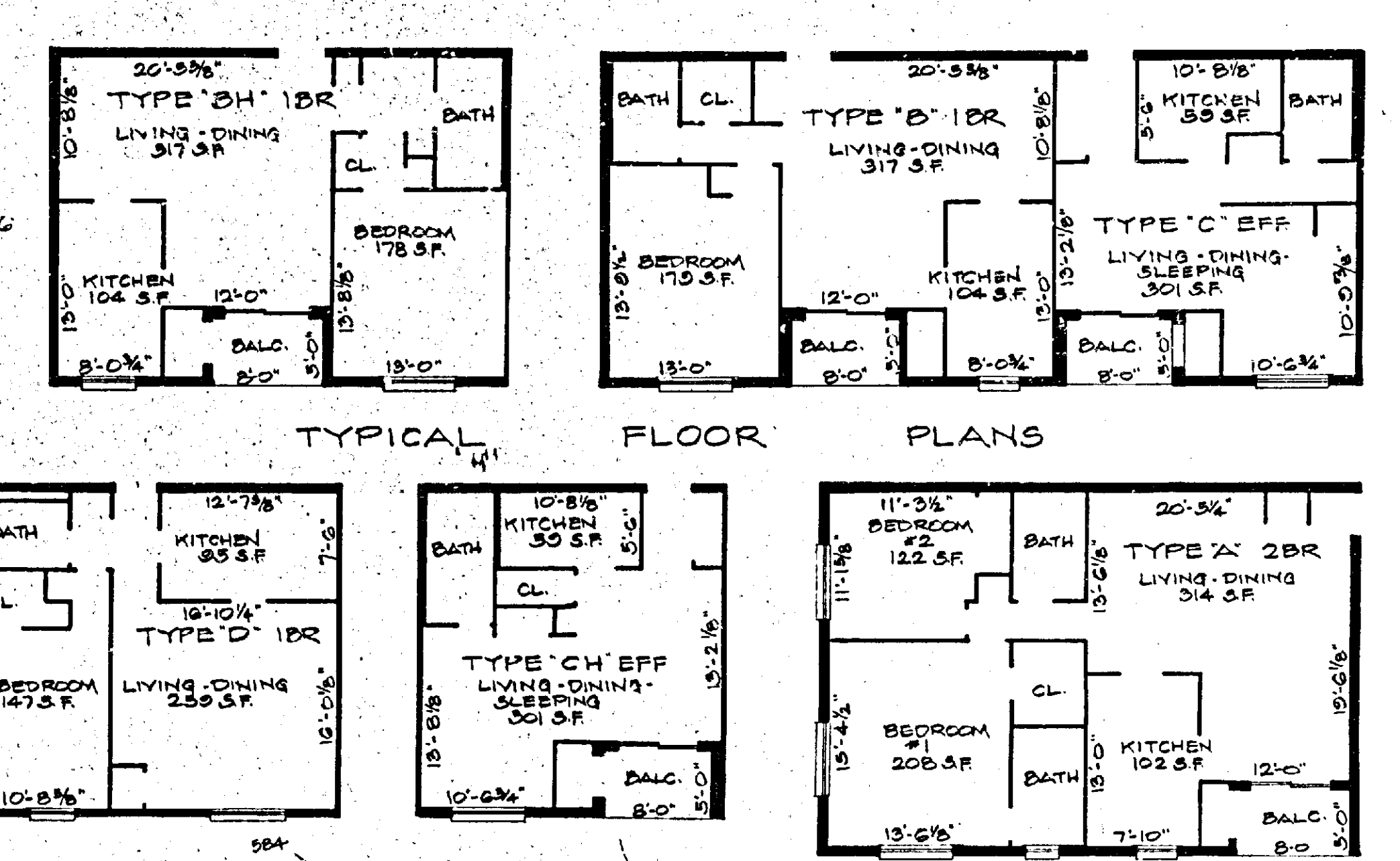
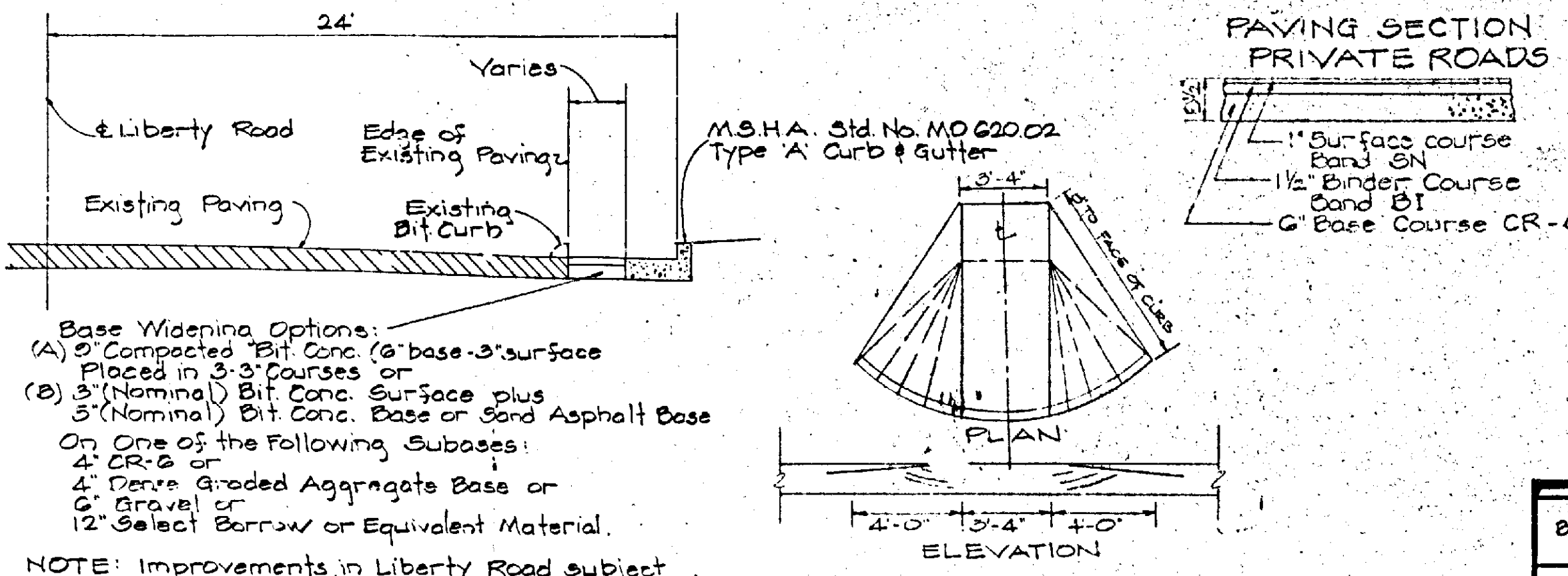
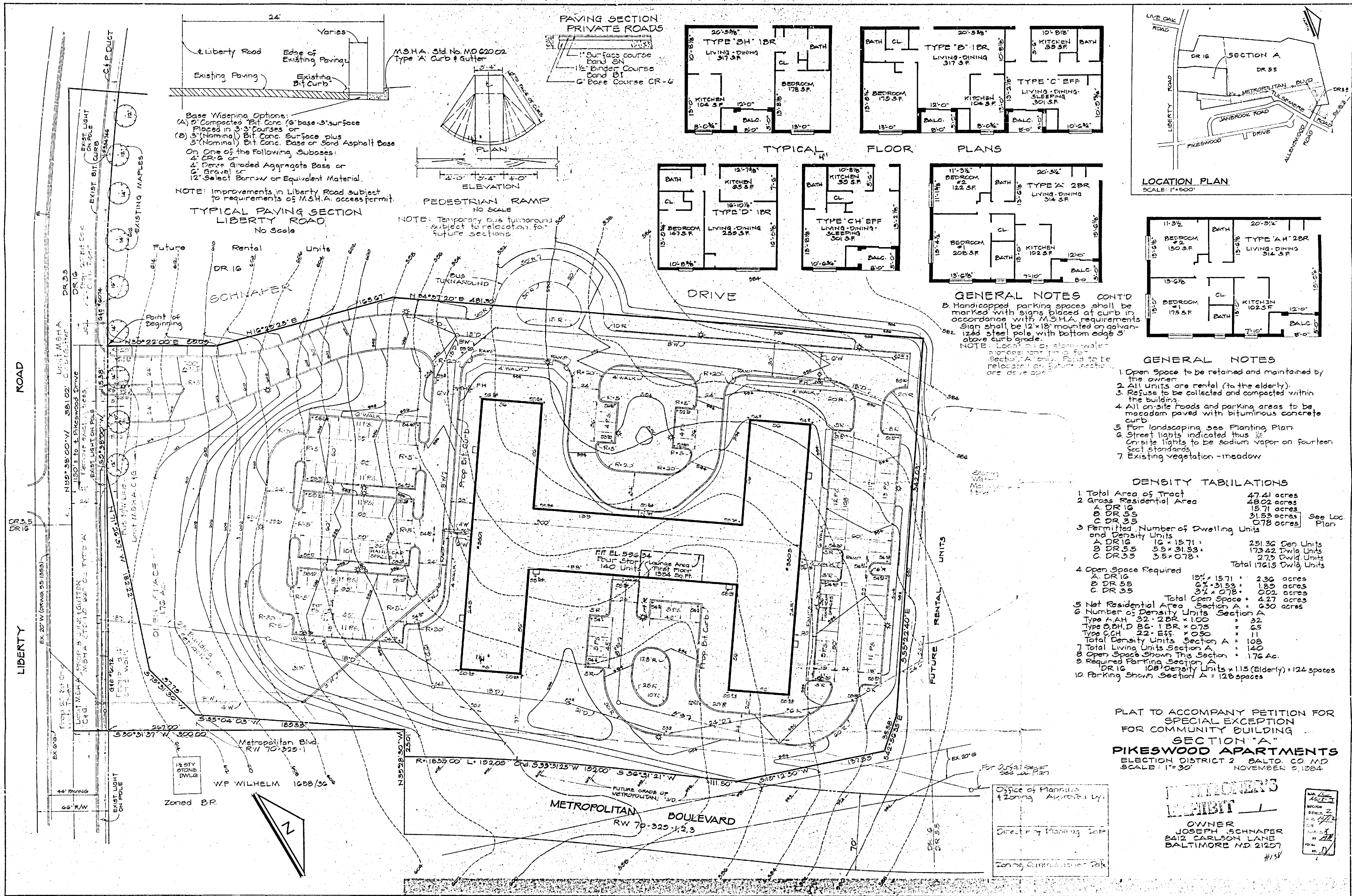
PETITION FOR SPECIAL EXCEPTION
2nd Election District
LOCATION: Northeast side of Liberty Road, 1150' Northwest of
the centerline of Pikeswood Drive
DATE AND TIME: Wednesday, January 30, 1985 at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:
Petition for Special Exception for a community building.
Being the property of Pikeswood Associates as shown on
the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within
the thirty (30) day appeal period. The Zoning Commissioner will, however, enter-
tain any request for a stay of the issuance of said permit during this period for
good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION SPECIAL EXCEPTION
NE/S of Liberty Road, 1,150'
NW of the centerline of Pikes-
wood Drive - 2nd Election
District
Pikeswood Associates, Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-200-X
FINDINGS OF FACT AND CONCLUSIONS OF LAW
The Petitioner herein requests a special exception for a community build-
ing, as more particularly described on Petitioner's Exhibit 1.
The Petitioner, by Joseph Schnaper, General Partner, appeared and testi-
fied. Ethel Payton, President of the Pikeswood Park Residents Club, appeared
and testified. Also appearing were other residents of the Pikeswood Park Apart-
ments. There were no Protestants.
Testimony indicated that the subject property, consisting of 140 units, is
zoned D.R.16, D.R.5.5, and D.R.3.5. The residents, almost all of whom are over
60 years of age, wish to have the game of bingo available to them. In order to
do so, a special exception for a community building is required. The residents
intend to limit participation to themselves and their guests. There will be no
advertising except within the apartment building itself. Money collected will
be funneled back to the residents to fund their recreational activities with
any excess funds to be donated to local charities. Certainly, the money col-
lected will be small.
The residents, many of whom are retired, need and look forward to the so-
cial activities organized for them. Activities such as bingo are needed to pro-
vide an opportunity for these residents to utilize their time and energy. The
community building will be located in what is presently the lounge area and en-
compass approximately 1,400 square feet.

The Petitioner seeks relief from Section 1801.1.C.6, pursuant to Section
502.1, Baltimore County Zoning Regulations (BCZR).
Long-standing policy of the Zoning Commissioner has been that bingo is per-
mitted as an occasional and accessory use in all community buildings. See BM-3,
Zoning Commissioner's Manual.
It is clear that the BCZR permit a community building in a D.R. zone by
special exception. It is equally clear that bingo would not be detrimental to
the primary uses in the vicinity, which are a myriad of commercial and apartment
uses on Liberty Road.
After reviewing all of the testimony and evidence presented, it appears
that the special exception should be granted, with certain restrictions as more
fully described below.
The Petitioner had the burden of adducing testimony and evidence which
would show that the proposed use met the prescribed standards and requirements
set forth in Section 502.1. In fact, the Petitioner has shown that the proposed
use would be conducted without real detriment to the neighborhood and would not
adversely affect the public interest. The facts and circumstances do not show
that the proposed use at the particular location described by Petitioner's Ex-
hibit 1 would have any adverse impact above and beyond that inherently associ-
ated with such a special exception use irrespective of its location within the
zone. Schultz v. Fritts, 432 A.2d 1319 (1981).
The proposed use will not be detrimental to the health, safety, or general
welfare of the locality, nor tend to create congestion in roads, streets, or
areas therein, nor be inconsistent with the purposes of the property's zoning
classification, nor in any other way inconsistent with the spirit and intent of
the BCZR.
Pursuant to the advertisement, posting of property, and public hearing
held, and it appearing that by reason of the requirements of Section 502.1

having been met and the health, safety, and general welfare of the community not
being adversely affected, the special exception should be granted.
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County,
this 21st day of January, 1985, that the Petition for Special Exception
for a community building be and the same is hereby GRANTED, from and after the
date of this Order, subject, however, to the following restrictions:
1. Bingo shall be permitted in the community building only
and shall be limited to the residents of the Pikeswood
Park Apartments and their guests.
2. The bingo games shall not be advertised publicly.
AJ/srl
cc: Mr. Joseph Schnaper
People's Counsel
ORDER RECEIVED FOR FILING
DATE
BY
ADMINISTRATIVE ASSISTANT

Mr. Joseph Schnaper
Ethel Payton
May Schultz
Joseph Schnaper (Conf. f. Law)
203
232
225
105
ZONING COMMISSIONER OF BALTIMORE COUNTY



GENERAL NOTES CONT'D
8. Handicapped parking spaces shall be marked with signs placed at curb in accordance with M.S.H.A. requirements. Sign shall be 12"x18" mounted on galvanized steel pole, with bottom edge 5' above curb grade.
NOTE: Location of storm water management pond for Section A only. Pond to be relocated on future section are developed.

- GENERAL NOTES**
1. Open Space to be retained and maintained by the owner.
 2. All units are rental (to the elderly).
 3. Refuse to be collected and compacted within the building.
 4. All on-site roads and parking areas to be macadam paved with bituminous concrete curb.
 5. For landscaping see Planting Plan.
 6. Street lights indicated thus . On-site lights to be sodium vapor on fourteen foot standards.
 7. Existing vegetation - meadow.

DENSITY TABULATIONS

1. Total Area of Tract	47.41 acres
2. Gross Residential Area	48.02 acres
A. DR 16	15.71 acres
B. DR 55	31.53 acres
C. DR 35	0.78 acres
3. Permitted Number of Dwelling Units and Density Units	
A. DR 16	16 x 15.71 = 251.36 Gen Units
B. DR 55	55 x 31.53 = 1734.22 Dwg Units
C. DR 35	35 x 0.78 = 27.25 Dwg Units
	Total 17615 Dwg Units
4. Open Space Required	
A. DR 16	15% x 15.71 = 2.36 acres
B. DR 55	6% x 31.53 = 1.89 acres
C. DR 35	3% x 0.78 = 0.02 acres
	Total Open Space = 4.27 acres
5. Net Residential Area	Section A = 0.30 acres
6. Number of Density Units	
Type A-AH	32-2BR x 1.00 = 32
Type B-BH	88-1BR x 0.75 = 65
Type C-CH	22-Eff. x 0.50 = 11
Total Density Units	Section A = 108
7. Total Living Units	Section A = 140
8. Open Space Shown This Section	= 1.76 Ac.
9. Required Parking	Section A
DR 16	108 Density Units x 1.15 (Elderly) = 124 spaces
DR 55	108 Density Units x 1.15 (Elderly) = 124 spaces
10. Parking Space	Section A = 128 spaces

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
FOR COMMUNITY BUILDING
SECTION "A"
PIKESWOOD APARTMENTS
ELECTION DISTRICT 2 BALTO. CO. MD.
SCALE: 1"=30' NOVEMBER 9, 1984

Office of Planning & Zoning
Director of Planning Dept.
Zoning Commission Staff

EXHIBIT 1
OWNER
JOSEPH SCHNAPER
8412 CARLSON LANE
BALTIMORE MD. 21207
#154