

MICROFILMED

RE: PETITION #1286 OF ARTHUR W. BRYAN AND OTHERS FOR RECLASSIFICATION FROM "R" RESIDENCE ZONE TO A "P" RESIDENCE ZONE OF CERTAIN PROPERTY IN THE 9TH DISTRICT OF BALTIMORE COUNTY.

Pursuant to the advertisement, posting of the property and a public hearing on the said petition held on the 25th day of October, 1948, the Zoning Commissioner, at the time of said hearing, did request that a plat clearly indicating the proposed location, size, front, side and rear yard setbacks from property lines, and elevation plans of proposed buildings, or other structures, and further showing the layout of roads and streets, be supplied him, as per the authority in him vested by the Zoning Regulations and Restrictions for Baltimore County.

Said Petitioners have failed to supply the requested plat, therefore, no affirmative showing having been made which warrants, or justifies, a change of zone, the application for a reclassification of said property is hereby DENIED.

It is Ordered by the Zoning Commissioner of Baltimore County, this 27th day of March, 1950, that the above petition be and the same is hereby DENIED and the property described in the petition be and the same is hereby continued as a "R" Residence Zone.

Blair H. Dill
Zoning Commissioner
of Baltimore County

Baltimore County Planning Commission

Towson 4, Maryland

WILLIAM M. MACFARLANE, CHAIRMAN
CHRISTIAN M. KAHN,
JOHN M. MUFFALL
JOHN K. RUFF
H. MICHAEL WATFIELD

MALCOLM H. DILL, SECRETARY

November 20, 1948

MEMORANDUM

TO: Charles H. Doing
FROM: Malcolm H. Dill
SUBJECT: Petitions for Zoning Reclassification #1286 & #1310

Enclosed is a memorandum report commenting on Petition for Zoning Reclassification #1286. This was written before we received Petition #1310 which, if taken together with #1286, would reason for group housing nearly 400 acres on both sides of Loch Haven Boulevard. This would comprise practically the entire remaining undeveloped frontage along Loch Haven Boulevard from Baynesville to the City Line.

Whether or not such rezoning may be advisable, it represents a proposal of far-reaching significance in the planning and development of Baltimore County. If all this land were to be developed at the same rate of density as that found in the group housing section of the Loch Haven Village, a population of at least 15,000 would be involved. This is roughly twice as many people as are being allowed for in connection with planning for the sewerage of this area by the Metropolitan District. It would involve at least two large elementary schools which have not even been thought about for the near future. Entirely aside from the problem of parking along Loch Haven Boulevard, such a density of development might well ~~overwhelm~~ ^{overwhelm} the capacity of the city line. Beyond that, the ~~proposed~~ ^{proposed} future traffic volume is already giving concern to city officials. The capacity and time when it appears likely to assume considerably greater importance as one of the major radials to be connected with the new York Expressway.

In a recent conference, Messrs. MacFarlane and Kahn agreed that in the light of the factors mentioned above, it would be preferable to have the hearing postponed that is scheduled for October 25 in order to give some time for investigation of the several important implications to the County involved in these petitions. If postponement seems impracticable, the Commission would appreciate a reasonable delay in your decision until it can give further consideration to the matter.

Enclosure

Baltimore County Planning Commission

Towson 4, Maryland

WILLIAM M. MACFARLANE, CHAIRMAN
CHRISTIAN M. KAHN,
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MALCOLM H. DILL, SECRETARY

PETITION FOR RECLASSIFICATION #1286

LOCATION - N. east corner of Loch Haven Boulevard and Hillen Road 9th Dist.
PRESENT ZONING - "R" Residence
PROPOSED ZONING - "P" Residence
DATE REQUESTED - August 24, 1948
DATE OF REPLY - October 15, 1948

The following comments mostly cover a much broader scope than merely the specific tract in question. The reason for this fact is that to a certain extent a precedent is involved which will have an important bearing on all future development in the vicinity of Loch Haven Boulevard.

In Baltimore City, Loch Haven Boulevard frontage is zoned Residence "R", permitting garden apartments. The City Planning Commission has had no requests for County up to this time, but by a sort of gentlemen's agreement, though extensive frontage has been zoned for group housing, none has yet been built to front on the Boulevard. Ridgeleigh Mill has cottages, off-street parking area for a shopping center, an extensive tract for a church, and in one block, the end unit of group houses which will front on an interesting street.

The zoning requirement of one off-street parking space for each apartment dwelling unit makes feasible the planning of a garden apartment development so that Loch Haven Boulevard. Thus, if it were judged necessary by the State Roads Commission to prohibit parking on this thoroughfare, no hardship would be caused for occupants of abutting property. Such is not the case with group housing, for which off-street parking is not required by the zoning ordinance.

In several recent developments (the most regrettable instance being in the case of the two-family group housing on Taylor Avenue across from the Price Instrument Plant) the density of development is so high that in some locations it is impracticable if not impossible to make present or future provision of garages on individual properties, or even to provide garage compounds. Considering current prices of these group housing units it is reasonable to assume that every family will expect sooner or later to own a car. This means that the streets will have to be widened to permit parking spaces. Where a group housing unit is 16 feet wide, as provided by the present zoning regulations, there is not even space along the curb for the parking of one car per family unit, let alone for two-family units as in the case of the Taylor Avenue two-family development.

REC'D AUG 30 1948

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 27/48
THIS IS TO CERTIFY, That the above advertisement was published in THE JEFFERSONIAN, a weekly news paper printed and published in Towson, Baltimore County, Md., on the 27th day of August, 1948, the first publication appearing on the 27th day of August, 1948.

THE JEFFERSONIAN,
R. H. Jeffers
Manager.

Cost of Advertisement, \$

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It is in recognition of the above situation that the Highways Department and Planning Commission have agreed on the requirement of a 30-foot pavement in most cases where group housing is involved. This is exactly not a complete solution to the problem, particularly if two-family group units are permitted, but it is to the extent a disadvantage in the case of any minor or major street, you can readily imagine what its effect would be on the usefulness of Loch Haven Boulevard as one of the most important routes in the Metropolitan area. One only need to drive at night to the Lockwood Apartments at the southwest corner of Loch Haven Boulevard and see what could happen to the boulevard in the County. The situation referred to occurs now because the off-street parking areas are not yet ready for use by Lockwood residents.

In the Loch Haven Boulevard area in general, it is not a question of being far off against group housing as a type of family living-quarters, or whether or not one group housing, as a problem of safety and welfare. I believe this is true because directly on this traffic artery, without any provision of adequate open spaces for children's play spaces (such as are usually found in good residential developments) and because of the parking factor previously referred to.

If the extensive frontage on Loch Haven Boulevard were to become built up with closely-abutting group housing units it would amount to preemption of the public's interest in the use of the boulevard as a traffic artery. In that case, if the street were to retain its intended and potential importance as a traffic artery, the moving traffic. Even then the efficiency, safety, and utility of the street would be materially reduced.

Hitherto every effort has been made both in City and County to avoid, (or in the case of the County, to concentrate) commercial development along Loch Haven Boulevard not merely or primarily for aesthetic reasons but because of the interference of traffic competition incidental to such use, with the primary function of the boulevard as a traffic artery. If such a step toward commercial use as far as the boulevard is concerned. Actually it could provide some interference on the boulevard. The latter statement, however, is not meant to be interpreted as generally advocating commercial zoning along the boulevard.

A specific planning factor appears to be involved in conjunction with this particular tract. The Baltimore County and City Planning Commissions have agreed that it would be desirable for the State Roads Commission to construct that section of a proposed Circumferential Expressway, from 7th to 10th Road eastward to Loch Haven Boulevard, and then connecting with the prospective Parking Parkway, as the best means of handling traffic to and from the new expressway to York. It appears that that portion of the run through some portion of the property in question, by its very nature, garden apartment development would permit much greater flexibility and adaptability in connection with the occurrence of such a route through the tract than would be the case with group housing.

In view of all the above considerations it appears highly questionable that the requested rezoning from apartments to group housing is in the best interest of the public safety and general welfare.

Malcolm H. Dill
Malcolm H. Dill, Director

April 4, 1950

\$22.00
RECEIVED OF Michael Paul Smith, Attorney for Arthur W. Bryan, et al, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the Order of the Zoning Commissioner denying the petition for reclassification of property on the Loch Haven Boulevard, 9th District of Baltimore County.

Zoning Commissioner



August 20, 1948

\$33.00 ✓
RECEIVED OF Michael Paul Smith, Attorney for R. Conner Ross, et al, legal costs, the sum of Thirty Three (\$33.00) Dollars, being cost of petition for reclassification, advertising and posting of property, east side of Loch Haven Boulevard, 9th District of Baltimore County.

Zoning Commissioner

Received
Tuesday, Sep. 7, 1948
at 2:00 p. m.



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1286

District - 7
Posted for - Group Houses
Petitioner - Arthur W. Bryan
Location of property - east side of Loch Haven Blvd.
at intersection of highest side of Hillen Road
Location of sign - east side of Loch Haven Blvd.
15'-175'-275'-375'-475'-675' feet north of Hillen Road
Remarks - Road
Posted by - Harry G. Bantick
Date of Posting - Aug 27/48
Date of return - Aug 27/48

Loch Raven Boulevard

MILLEN ROAD

1374.46'

21.27 Acres

S61°38'W 1180.48'

Arthur W. Bryan et al.

Scale 1" = 100'

S77°57'E 322.40'

bag

S24°26'E

1263'

