RE: PETITION FOR RECLASSIFICATION FROM AN "A"
FISHERG ZONE TO A "D" RESILENCE ZONE S. S. Dartmouth Road with W.S.Hillendale
Ready S. S. Taylor Ave., Minth Ristrict Ralph W. Signers & Son, Inc. and The

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Ralph W. Sigmers & Son, Inc., as the owner of a tract of land containing about 165 acros in all, filed petition for reclassification of the coming on a portion thereof from an "A" Residence Zone to a "IA Residence Zone. The entire tract comprises the property now used by the Hillendale Golf Club as a golf course, clubbouse and other usual club activities, and the entire tract is now zoned as an "A" Residence Zone. This entire track has a frontage of about 490 feet on the west side of Loch Raven ionlovard, south of Taylor Avenue, and extends easterly from Loca Rayen Boulevard with a width of such 190 feet for a distance of 310 feet and then widens out in the rear to the southeast and to the northeast, the outline of the tract intersecting Taylor Avenue on the north at a distance of about 1700 foot east of Lich Raven loulevard. The part sought to be rezoned as described in the petition for reclassification is divided into two percels. The first parcel, which is hereinafter referred to as "Parcel No. 1", contains about 68 acres bounded on the cast by the eastermost boundary line of the entire trait south of a street called Darkmouth Avenue (which is a street running approximately parallel with and south of Taylor Avenue for a distance of about 1300 feet westerly from the eastern outline of the whole tract and then turns mortharly into Taylor Avenue) and said Parcel No. 1 extend westerly to a line a mendat to the west of whore Dartmouth Avenue turn mortherly into Taylor Avenue. The instern outline of Parcel No. 1 is about 2150 feet east of Loch Raven fouleward at the club entrance. Roughly speaking, this Parcel No. 1 could be said to comprise the rest or eastern 68 scree of the entire tract. The second parcel in the

in the Towsen area as w:11 as proposed future extensions of industrial enterprises in the planning stare. Toyson itself, rapidly becoming more urban-like all the time, is the neart of a thriving convunity. The continued growth of this section, industrially, and otherwise, has created a need for housing for all clarges of people, not only expensive houses for executives but also the medium price and less expensive homes for all of the people from the ten to the better of the income scale. Group houses in this area will provide good housing in the less expensive field and there is very little, if any, vacant land in the Taxmon area now sound for group housing.

The plan of the development of the entire tract as outlined, partly in detached houses and partly in group houses, is good zoning. However that Parcel No. 2 on Taylor Avenue should retain its present "A" residential classification, so as to not extend the group house area beyond the confines of Parcel No. 1. Seconing of Parcel No. 1 for group houses forms a logical expansion of the existing group house development on Dartmouth Avenue and Taylor Avenue, and development of Parcel No. 1 with group houses, coupled with the development of the renainder of the entire tract with detached houses should fill the present need for the less expensive housing and at the same time leave maple room for the higher priced houses.

It is the opinion of the Zoning Completeness Bil timore County that reclassification of Parcel No. 1 from an "A" Residence Zone to a "D" Residence Zone is not detrimental to the public health, safety, morals or general welfare of the community and that such reclassification fills an existing meed for a group house development in this area and said petition should be granted for Pareel No. 1 onlypetition for resoning is on the couth side of Taylor Avenue running westerly from Dartmouth Avenue about 588 foot, with a depth southerly of about 170 feet, this second parcel being hereinafter referred to as

Since the filing of the petition for reclassification as aforesaid, part of the land sought to be rezoned has been communed to The East Gate Company, and the latter has, upon petition, been made a party to the reclassification proceedings as a joint petitioner with Ralph W. Simmers & Son, Incorporated.

Across Durtmouth Avenue from Parcel No. 1 is an existing development of between minety and one hundred two-family group houses on Dartmouth Avenue and Taylor Avenue, which development was rezoned from an "A" Semiconce Zone to a "D" Remidence Zone in 1916. To the east of Percel No. 1 is a graveyard and unimproved vacant land. To the south of Farcel No. 1 is more un'approved vacant land. Substantially all of the remainder of the entire golf club tract lies between Parcel No. 1 and Loch Raven Boulevard. At the southeast corner of Loch Raven Boulsvard and Taylor Avenue there is a gasoline filling station. The land on the south side of Taylor Avenue for a distance of 700 feet east of Loch Roven Foulevard is sened for commercial purposes and between this commercial area and the land of the potitioner on Taylor Avenue is small area used as an amounition or rowder dump. On the north side of Paylor Avenue is the Prieze Division of the Bendix Corporation, to the north of which is the rather large group house development known as Loch Ravon Village. To the east of the Frieze plant north of Taylor Avenue are several small cottages and bungalow developments. West of the Frieze plant is a school site of about 30 acres. At the northwest and southwest corners of Taylor Avenue and Loch Raven Boulevard are two commercial areas used for manufacture and retail nale of ten creen and

It is CHESKED by the Zoning Commissioner of Baltimore County

this 27th day of March, 1953, that the above described property

property or area, designated as Parcel No. 2, be and the same is hereby

or area, designated as Parcel No. 1 should be and the same is hereby

reclassified, from and after the date of this Order from an "A"

continued as and to remain an #18 Pesidence Tone-

Residence Zone to a "D" Sewidence. It is further OFFERED that the

and dairy products, etc. On the east side of Loch Paven Boulevard between the entrance to the golf club and the filling station at Taylor Avenue are four or five very nice opttages or bungalows backing up to the golf course. South of the golf club entrance is vacant land somed for spartment houses and boyond that to the south is a development of detached and sond-detached houses known as "Loch Hill". West of Lock Riven Boulevard south of Taylor Avenue is a large expanse of vacant land with the exception of the ice cream place at the corner. South of this vacant land is a development currently being developed with detached houses, tens development being called "Glandale".

From the aforegoing it will be noted that the proposed group house area in Parcel No. I is surrounded on all sides by tracts of vacant unimproved land except for the graveyard and except for the existing group house development on Dartmouth Avenue and Taylor

Concrelly speaking the terrain of the whole tract is hilly, falling down from Loch Raven Houlevard to a stream through the tract, then rising to a crest just before reaching the proposed group house area (Perce) No. 1). Hevend this crest the proposed group house area (Parcel No. 1) again descends going easterly.

The protestants present at the hearing were composed of owners of the several houses on Loch Raven Boulevard backing up to the portion of the tract intended to be developed as adetached house project, people from the several detached house development above mentioned and one of the owners of a group house on Partmouth Avenue

The plan for the entire tract provides for the development of the rear or eastern portion of the tract (Parcel No. 1 and Parcel No. 2) with group houses and for the building of detached houses on the remainder of the tract lying between Loch Raven Foulevard and the proposed group house development. Mr. Sirmore said he is willing to

acres of land for park or playground purposes.

Public transportation facilities are readily available and there is an existing school, and on the north side of Taylor Avenue opposite the proposed development. There would seen to be adequate land available for school purposes on the present school site and if nocessary/the Simmers tract adjacent to Parcel No. 1. There was some testimony to the effect that at rush hours, traffic was very heavy on Lech Raven Boulevard and Daylor Avenue, e specially at the intersection of these two tracts. Nowever, the plans for this area call for a street running diagonally southwesterly from Taylor Avenue through the subject land to connect up with Loch Rawen Boulsvard. This street would cause traffic to by-pass the busy intersection and should not only relieve the present congestion but provide for future nuede in the smee or smill

Regarding the public facilities to serve the proposed development, this Department holds the view that it is not feasible in all cases for the County, in a sprawling territory like the Metropolitan District, to provide sewers and all other public facilities in advance of development. In this case there is an existing sanitary sewer running through this tract which serves this area. But the developers will have to clear with the Caltimore County Metropolitin District on the use of this sewer, as well as other public facilities, regardless of the type of houses to be built. If this sewer should prove to be inadequate for the proposed development, the developers must pro ide additional sewerage facilities in accordance with the usual rules and regulations of the Metropolitan District

There are large industrial plants and corrercial projects such as Frieze, Bendix, Mack and Pecker and various other enterprises

Petition for Zoning Re-Classification

To The Zening Commissioner of Baltimore County:-

DESCRIPTION OF PROPERTY TO BE RECLASSIFIED FROM "A" RESIDENCE ZONE TO "O" RESIDENCE TORS

EXCHANGE for the first theorem at the interpretation of the count stde memorate homes with the west side of Hillmands Rosel, said place of a stde memorate homes with the west side of Hillmands Rosel, said place of a state of the first state of the first black of the lost firstly described in cast to take first state of the first state of the first state of the first state of the first, state of the first state of the first state of the first state of the constant was 1126 and \$4,000th fort, these remains westerly great yet include a radius of 156 and \$4,000th fort, the state of the first state of the first state of the a radius of 156 and \$4,000th fort, the state of the first state of the first state of the first state of a radius of 156 and \$4,000th fort, and the first state of th to of the ment of the 140 or on 120 feet. The 150 feet, the 150 feet t

Stillmin for the second thereof on the south side of Taylor sees of 163 and 01/100th feet morthography managed above the the distance of MF and OLLOCOL have not not not seem of the of Nation Area.

The plus frames from the interpretation with the name like of the of the or of Nation Area.

The plus frames from the interpretation with the name like of the or of the like of the original and the like of the like of

All as shown on the plat attended hereto and made a part hereof, and fit

HILAM

hereby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimory County, from an "A" Residence zone to an "D" Residence zone.
Reasons for Re-Classification; Develope of the land.

e and height of building: frontfeet; depthfeet; height "	
out and side set backs of building from street lines: front	feșt.

I. or we, agree to pay expenses of above re-classification, 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 Ra. imore County.

Ralph W. Simmers & Son, Inc. Ralphildsumuel President legal Owne Aduress S426 Loch Raven Boulevard, Baltimore,

January 10 2 that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout is neer of Raltimore County, in the Reckord Bldg., in Towson, Beltimore County, on the.

County, that property be posted, and that the public hearing hereon be had in the office of the Zoning 19.52, at 11.0 b'clock .. As .. M. 11th ter of February

7/11/23 M 6-51945

(cver)

PROBLEMED of Smith & Smith, a thorneys for Salph We Sim or, the sum of Fifty Five (\$55.00) Dollars, being cost of petition for reclassification, dworthsing and posting property, Dartmouth Avenue and Hillendale Road, 9th District.

unter Countration P

Searing

Mechenday, Feb. 11, 1953

at 11300 a.m.



DESCRIPTION OF PROPERTY TO BE RECLASSIFIED FROM "A" RESIDENCE ZONE TO "D" RESIDENCE ZONE

BEDDINIO for the first thereof at the interception of the south side of Derivouth Avenue with the west side of Hillinds Road, east glace of beginning being at the beginning of the 17th line of the Just Hillinds Road, east glace of beginning being at the beginning of the 17th line of the Just Bendra of Belting being at the beginning of the 17th line of the Just Bendra of Beltinere County in 18ther 1.16, 18. 1887 [Old Did and running the Bendra of Beltinere County and the southern and western side of Derivouth Avenue of Seconds west 1226 and 36/100ths feet, thence running vestorly and northerly right through the southern and western side of Derivouth Avenue and running the following courses and distances: the county of the southern and western side of Derivouth Avenue and running the following courses and distances in the southern and western side of 18th and 26/100ths feet, south 32 seconds and 18th and 18th

BECOMEN IN SIL LOUY BOD POPLYONES FORE TO THE PLACE OF SUBJECTION.

BECOMEND FOR the special through on the seath side of Thylor Avenue at the distance of 183 and 61/COUR feat postbased rely recommend along the south side of Thylors Avenue of the State of Thylors Avenue of the State of Thylors Avenue from its intermediation with second into of the parent of land firstly described in deed to Rajbi W. Situacre and Son, Inc. recorded in the Land Records of Bellinero County in 180er 7.8.5 No. 1857 Noi. 2015 and running themse easterny binding on the south side of Taylor Avenue and Son are under the second of the Thylor Avenue and the second of the State of Institute Office of the State of the State of Institute Office of the State of State of

All as shown on the plat attached hereto and sade a part hereof, and filed herewith as a pert of this position.



Bultimore County Metropolitan Bistric COURT HOUSE TOWSON 4, Mo

February 19, 1953

Mr. N. C. Heinsteller Zoning Engineer 303 Washington Avenue Towson 4, Haryland

Dear Mr. Heinmuller:

You wrote me on February 13, 1953, requesting information on the adequacy of sewers in the area lying immediately south of Taylor Arenus and east of Loch Raven Boulevard. I have had a survey made of severs in this area and give you the following

The interceptor down to Englor Ansuse is presently theirs care of a population of around 9,000. During a recent store, the line was gauged and was found to be handling i.e atilitien gallons per day. This large flow was contributed mainly be infiltration, However, it is a problem that has to be considered in arriving at the available capacity through the proposed development.

The proposed development will contribute approximately 0.5 million gallons per day (based on 100 homes at 3.4 people per home) to the interceptor. This added to the custoing flow will mean the pipes will carry approximately 5.3 million gallons per day during storm periods.

At the present time there is a 15 inch pipe running through the proposed development with a critical velocity of 0.85 per cent. The pipe at this area can only carry 3.6 million gallons per day.

Another condition exists at the city line which is very criti-cal. The city is receiving the flow from the 21 inch county line with an 18 inch C.T.P. on a 0.6 por cent clope. Our line to capable o' discharging li-0 million gallons per day. The city's line can only take care of 5.5 million gallons per day.

On the basis of these facts, I would not recommend the development of the property now owned by halph N. Simoore & Son, Inc. and the East Gate Corporation at this time and under the present conditions.

Very truly yours,

CHARLES B. WHEELER Chief Engineer

#2473

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

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Date of Posting __ /- 48-53 Puter for lest It Assections Bons to unit Mendere Jone Petitioner Relph w Survivo + Son Jose

Location of property: Spellendall Rosel 4

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Date of return ... 1-24-53

h. Dewill

FILED FEE 2 1953

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, That the annexed advertisement was

published in THE SEFFERSONIAN, a weekly newspaper printed

and published in Towson, Bultimere County, Md. RENEERENCH

mt. 2. times. x memory amount before the 11th ... Pebruary 1953 the first publication

appearing on the 23rd day of January

Towson, MD. January 30, 19 53

THE JEFFERSONIAN.

Cost of Advertisement, \$

19.53

ONING COMMISSIONER OF BALTIMORE COUNTY

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