

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

XXX vs. BROADVIEW REALTY, INC. legal owner B. of the property situated

Description attached

FROM THE OFFICE OF
GEORGE WILLIAM STEVENSON, JR. & ASSOCIATES, INC.
8 HILLCREST AVENUE, TOWSON 4, MARYLAND

Description to Accompany Zoning Application
John K. Ruff Property

July 30, 1957

Beginning for the same at the intersection formed by the south side of the Baltimore County Beltway and the southwest side of Ramp G leading from said Beltway to Dulaney Valley Road and running thence southeasterly binding on the southwest side of said Ramp G the two following courses and distances, viz: first along a curve to the right with a radius of 260 feet for an arc distance of 112.38 feet and second South 34° 50' 38" East 49.48 feet thence leaving said Ramp G the ten following courses and distances, viz: first South 41° 37' 40" West 279.48 feet, second South 52° 04' 40" West 276.60 feet, third South 3° 51' 40" West 277.00 feet, fourth South 55° 38' 40" West 47 feet plus or minus, fifth northwesterly along a curve to the left with a radius of 220 feet for an arc distance of 102 feet more or less, sixth South 36° 30' 00" West 190 feet more or less, seventh North 41° 27' 29" West 419 feet more or less, eighth North 3° 33' 15" West 162 feet more or less, ninth North 7° 00' 45" West 337 feet more or less and tenth North 8° 57' 45" East 214 feet more or less the south side of said Baltimore County Beltway, thence binding on the south side of said Beltway South 81° 01' 12" East 840 feet more or less to the place of beginning.

Containing 13.085 acres of land more or less.

4227

Baltimore County, Maryland
(BROADVIEW REALTY, INC.)
9th

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an RA zone to an RQ zone.

Reasons for Re-Classification: Change of conditions in the immediate area.

Size and height of building: front _____ feet; depth _____ feet; height _____ feet.
Front and side set-backs of building from street lines: front _____ feet; side _____ feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

*Broadview Realty, Inc.
Mary Kuff Brink, President
Legal Owner
Address 2301 Maryland Drive
Baltimore, Md.*

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of July, 1957, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be held in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg. in Towson, Baltimore County, on the 29th day of August, 1957, at 1 o'clock, P.M.

Zoning Commissioner of Baltimore County
(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____

the above reclassification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____, 1957, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a _____ zone to a _____ zone.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition ~~and it appearing that by reason of~~ it was disclosed in the testimony before the Zoning Commissioner that there was neither an error nor change in the character of the neighborhood place the adoption of the comprehensive zoning plan on November 11, 1955, therefore _____

the above reclassification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 11th day of October, 1957, that the above petition be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and to remain an RA (residence) zone.

W. Lee Thomas, Esq.
Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County

Date _____ By _____ President

EX PARTE IN THE MATTER OF
THE APPLICATION OF
BROADVIEW REALTY, INC., FOR
RECLASSIFICATION OF PROPERTY
SITUATE ON SOUTH SIDE OF
BALTIMORE COUNTY BELTWAY,
NINTH ELECTION DISTRICT OF
BALTIMORE COUNTY, FROM AN
"R-A" ZONE TO AN "R-Q" ZONE

BEFORE
WILSIE H. ADAMS,
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

NOTICE OF APPEAL

Mr. Clerk:
Please enter an appeal from the decision of the Zoning Commissioner of Baltimore County in the above-entitled matter to the Board of Zoning Appeals of Baltimore County.



Douglas & Deitz
Attorneys for Applicant
215 Washington Avenue
Towson 4, Maryland
Valley 5-2900

I HEREBY CERTIFY that a copy of the foregoing Notice of Appeal was mailed by me this 21st day of October, 1957, to W. Lee Thomas, Esq., Campbell Building, Towson 4, Maryland, Attorney for the protestants.

Douglas & Deitz
Attorneys for Applicant

*Please enter the above appeal
dismissed this Feb. 26, 1958
James W. Thomas
Atty. for Broadview
Realty, Inc.*

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning August 28, 1957
To WILSIE H. ADAMS

Subject - Zoning Petition #4227, RA-19 R-Q, Southeast corner of Baltimore County Beltway and ramp G of interchange between Dulaney Valley Road and Beltway, 9th Election District. Hearing - August 28, 1957, 1:00 p.m.

The subject property is part of a larger area surrounded by major arterial roads and isolated from other residential areas in the vicinity. Because of this physical isolation there is the need for play areas for children and safe means for their travel to and from schools. Apartments use in this area is considered more suitable from this point of view since the ratio of children per family in apartment developments is much lower than in group house developments. Since there is no park or playground area which can be reached without the hazard of a drainage course passing in a north-south direction through the area, and land along this drainage course could be set aside for this purpose. This property is within the service area of the new Haysden Elementary School which can be reached at present only by a roundabout route via Dulaney Valley Road. This route necessitates crossing the ramps leading to and from the Beltway. A pedestrian bridge leading from the property under consideration to the northern side of the Beltway would provide easy and safe access for children attending the school.

Since the need for play areas and safe access to the school would be heightened by the proposed reclassification it is felt that it would be reasonable to request the developer to provide the necessary land and rights of way for these facilities.

DNS
Incub
cc - Bureau of Land Development
George H. Garvells

Daniel J. Stanton
Deputy Director

August 8, 1957

\$35.00

RECEIVED OF The Broadview Realty, Inc., the sum of Thirty-five Dollars (\$35.00) to cover cost of the petition for Reclassification of the property located on the South side of Baltimore County Beltway and Dulaney Valley Road - 9th District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

ONE

01.622 - \$35.00

RECEIVED
AUG 7 - 1957
COMPTROLLER'S OFFICE

October 22, 1957

\$50.00

RECEIVED OF Messrs. Douglas & Deitz, Attorneys for Broadview Realty, Inc., petitioners, the sum of Fifty (\$50.00) Dollars, being cost of appeal to the County Board of Appeals from the decision of the Zoning Commissioner denying the reclassification of property on the south side of the Baltimore County Beltway, 9th District of Baltimore County.

Zoning Commissioner

01.622

RECEIVED
OCT 22 1957
COMPTROLLER'S OFFICE
Henry

August 19, 1957

\$11.00

RECEIVED OF The Broadview Realty, Inc., the sum of Eleven Dollars (\$11.00) to cover cost of additional advertising the property situate on the South side of Baltimore County Beltway and Dulaney Valley Road - 9th District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

ONE

01.622 - \$11.00

RECEIVED
AUG 19 1957
COMPTROLLER'S OFFICE

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 16 1957

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each two successive weeks before the 26th day of August 1957, the first publication appearing on the ninth day of August 1957.

The UNION NEWS

Manager.

FROM

Union News

CERTIFICATE OF PUBLICATION OF

Re- Zoning Notice
Reel. Ninth Dist

Filed 1957

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

4227

District 9th Date of Posting 8-13-57

Posted for: var. B-1 zone to var. S-B zone

Petitioner: Donald W. Gentry, Inc.

Location of property: S. of Baltimore to Baltimore & Annapolis Rd. the S. side

Location of Signs: One sign 125 ft. wide 3 ft. high, another 625 ft. wide 3 ft. high, and 3 ft. high on the S. side of Baltimore & Annapolis Rd.

Remarks: George R. Hummel

Date of return: 8-14-57

13.085 Ac. ±

PLAT TO ACCOMPANY ZONING APPLICATION
BALTO. CO. MD. ELECT. DIST. N^o 9
SCALE 1 in. = 100 FT. JULY 30, 1957

George William Stephens, Jr.
and Associates, Inc.
Engineers
5 McCurdy Avenue
Towson 4, Maryland