

Petition for Zoning Re-Classification AND FOR SPECIAL EXCEPTION FOR ELEVATOR TYPE APARTMENT BUILDING To The Zoning Commissioner of Baltimore County--

I, or we, Joseph S. Miller, legal owner, and Joseph J. Baylin, option purchaser of all that property located in the Third Election District of Baltimore County, Maryland, and more particularly described as follows:

BEGINNING at a point on the Southerly side of Slade Avenue, which point is located 250 feet Easterly from the Southeast corner of Reisterstown Road and Slade Avenue; and running thence, along the Easterly side of the B-L Zone there situate, South 36 degrees 46 minutes East 525 feet, more or less, to a point located on the Northerly side of Warren Road; and running thence, along the Northerly side of Warren Road, North 49 degrees 29 minutes East 539 feet, more or less, to a point located at the end of one of the division lines of the herein described property; and running thence North 36 degrees 46 minutes West 487.21 feet to a point located at the end of such line and on the Southerly side of Slade Avenue; and running thence, along the Southerly side of Slade Avenue, South 53 degrees 14 minutes West 438.33 feet, more or less, to the beginning of the above described property to be re-classified, parcel to be to the beginning.

Reasons for Re-Classification: So as to be able to construct a luxury-elevator type apartment on the property in question.

Size and height of building: front 260 feet, depth 50 feet, height 80 feet. Front and side set backs of building from street lines: front 133 feet, side 100 feet. Property to be posted as prescribed by Zoning Regulations.

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 Baltimore County.

OPTION PURCHASER: Joseph J. Baylin, 3178 Bayview Circle, Pikesville, Md. 21113

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of August, 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, on the 14th day of September, 1957, at 1 o'clock P.M.

Zoning Commissioner of Baltimore County (over)

Comp 84

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality not being detrimentally affected,

It is Ordered by the Zoning Commissioner of Baltimore County, this 14th day of September, 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 B-L Zone to an "R-A" Zone.

and a special exception granted to use said property for an Elevator Type Apartment Building, subject, however, to the approval of the final development plan by the Division of Land Development.

It is further ORDERED that no garages shall be built on the Warren Road side of the property so zoned.

It is this 10th day of August, 1959, by the Zoning Commissioner of Baltimore County, that the aforesaid special exception granted on September 1, 1957, be and the same is hereby extended from September 1, 1958 to September 1, 1959.

It is Ordered by the Zoning Commissioner of Baltimore County, this 19th day of August, 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 a B-L Zone.

Approved: County Commissioners of Baltimore County

Date: By: President

Department of Public Works

BUREAU OF LAND DEVELOPMENT

Inter-Office Correspondence

From: ROYSTON R. ROYSTER, September 3, 1957
To: WILLIAM H. ADAMS
Subject: Zoning Petition #2331RY, Re-classification and Special Exception R-6 and R-10 to R-A - Elevator Type Apartment Building 5/8 Slade Avenue 250' E of Reisterstown Road District 3

Owner shall be responsible to provide additional right of way for Warren Road to provide a 50' right of way. Warren Road is planned to be a 30' street on a 50' right of way.

It is requested that the zoning be subject to approval of final development plan by the Division of Land Development.

CC: Mr. Stirling (Planning)

CC: Mr. Stirling (Planning)

Baltimore County Department of Public Works

COUNTY OFFICE BUILDING TOWSON 4, MARYLAND

August 3, 1961

National Benefit Life Insurance Company
New York, New Jersey

Re: Zoning Petition #2331RY
Comm. File #233-59
Apartment House
Slade Avenue-East Reisterstown Rd.
District 3

Dear Sirs:
In the reclassification of the referenced property by the Baltimore County Zoning Commissioner the approval of zoning was subject to final approval of the development plan by the Division of Land Development, Bureau of Public Services.

This office approved the development plan, dated December 17, 1959, for this site prior to reclassifying the building.

A copy of this plan has been submitted to Mr. John Rose, Baltimore County Zoning Commissioner to complete the zoning file.

Very truly yours,
George R. Lewis
Chief
Bureau of Public Services

cc: Mr. Kenneth C. Proctor
Campbell Building (h) Md.
Mr. John Rose

PROCTOR, ROYSTON & MUELLER

ATTORNEYS AT LAW

COUNSEL BUILDING TOWSON 4, MARYLAND

August 5, 1959

Mr. William H. Adams
Zoning Commissioner for Baltimore County
County Office Building
Towson 4, Maryland

Re: Property of Joseph J. Baylin located on the South side of Slade Avenue, 250 feet East of Reisterstown Road, Pikesville, Maryland.

Dear Mr. Adams:
You will recall that on September 4, 1957, you passed an Order reclassifying this property from "R-6" and "R-10" Zones to an "R-A" Zone, with a Special Exception so that such property could be used for an Elevator Type Apartment Building.

Between September 4 and October 16, 1957, Mr. Joseph J. Baylin, the owner of the property, employed Daniel Schwartzman, an architect of New York City, to prepare preliminary plans for the apartments. Immediately after the approval of the rezoning by the County Council, Mr. Baylin commenced negotiations with the Department of Public Works of Baltimore County concerning the necessary public utilities. He also negotiated with The Mullin Contracting Company concerning a contract for the erection of the apartments.

Prior to February 7, 1958, conferences were held between Joseph J. Baylin, Charles A. Mullin, Daniel Schwartzman, and officials of the Department of Public Works concerning necessary public utilities. These conferences culminated in a letter from the Department of Public Works to Mr. Schwartzman, dated February 7, 1958, which set forth the initial comments of that Department on this subject.

Early in April, 1958, Mr. Baylin requested Mr. Schwartzman to prepare final plans and specifications for the apartments. On April 25, 1958, Mr. Baylin and The Mullin Contracting Company entered into a contract for the erection of a nine story Elevator Type Apartment building on this property.

Circuit Court for Baltimore County

EQUITY SUMMONS

Return Day
File No. 12092
Docket 66
Page 33

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:
To: William H. Adams
Zoning Commissioner for Baltimore County
County Office Bldg.
Baltimore 40, Md.

GREETING:
We command and enjoin you, within fifteen (15) days from the first Monday of next, to answer or make other defense to the Complaint of

against you is the Circuit Court for Baltimore County. Your failure to answer or file such other defense within the time named will be at your peril and Complaintant may thereupon obtain A Decree Pro Confesso against you which, upon proper proof, may be converted to a final Decree for the relief requested. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT NECESSARY.

Witness the HONORABLE JOHN B. GONTHUM, Chief Judge of the Third Judicial Circuit of Maryland, this 10th day of July, 1957.

Issued this 10th day of July, 1957.
WALTER J. RAMMUSSEN, Clerk

Deputy Clerk
Type Copy-Test
Clerk

Solicitor(s) Complainant(s)
SHERIFFS RETURN

Returned this 10th day of July, 1957.
Sheriff

Mr. William H. Adams, Zoning Commissioner
Re: Property of Joseph J. Baylin
August 5, 1959

Page No. 2

Early in June, 1958, the site was cleared preparatory to construction. By letter dated June 23, 1958, Pennington & Brown, of Baltimore, Maryland, reported to Daniel Schwartzman, architect, the result of test borings on the site.

As indicated above, beginning with some time prior to February 7, 1958, and continuing down to the present date, Mr. Baylin, Mr. Mullin, and Mr. Schwartzman, have conducted extended negotiations with officials of the Department of Public Works of Baltimore County concerning the Public Works Agreement to be executed in connection with this project. Although this Agreement has not as yet been executed, the terms were finally agreed upon as of June 19, 1959. The property owner's contribution toward the cost of construction of streets and public utilities was not determined until May 13, 1959.

The delay in the actual commencement of construction of the apartments has been due, to a large extent (a) to the negotiations referred to above, (b) to the delay on the part of the Department of Public Works in preparing plans for sanitary sewers, streets, and the necessary storm water drainage system in the area, and (c) to the failure of Baltimore County to appropriate funds for the construction of an area storm water drainage system. For these reasons construction plans could not be completed by the architect.

We are now advised that construction will begin during the current month.

In our opinion the steps taken by Mr. Joseph J. Baylin, looking to the construction of a nine story Elevator Type Apartment Building on the property in question, constitute utilization of the Special Exception granted by you on September 4, 1957. We hereby request that, pursuant to the provisions of the Baltimore County Zoning Regulations (1955), Section 502.3, you grant an extension of such Special Exception for a period of one year.

Very truly yours,
KCP/g
Kenneth C. Proctor

August 13, 1957

\$38.00

RECEIVED of Kenneth C. Proctor, attorney for petitioner, the sum of Thirty-eight Dollars (\$38.00), to cover cost of petition, advertising and posting property situate on the Southeast corner of Reisterstown Road and Slade Avenue, Third District of Baltimore County.

Eight signs are required for posting this property, therefore a balance of Eighteen Dollars (\$18.00) is due.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, September 4, 1957
at 1:00 P. M.

Room 105
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland



01622-#38.00

August 23, 1957

\$6.00

RECEIVED of Kenneth C. Proctor, attorney for petitioner, Joseph S. Miller, the sum of Six (\$6.00) dollars to cover cost of additional advertising of the property situate on the Southeast corner of Reisterstown Road and Slade Avenue - 3rd District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

CMS



01622-#6.00

September 5, 1957

\$18.00

RECEIVED of Kenneth C. Proctor, attorney for petitioner, Joseph S. Miller, the sum of Eighteen Dollars (\$18.00) to cover cost of additional signs posted on the property situate on the South side of Slade Avenue and Reisterstown Road, Third District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

trd

01622-#18.00



ZONING DEPARTMENT OF
BALTIMORE COUNTY
PETITION FOR ZONING
RECLASSIFICATION AND
SPECIAL EXCEPTION
3rd DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an R-2 and R-2B Zone to an R-4 Zone and an Special Exception to use the property hereinafter described for an Elevator Type Apartment Building, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

On Wednesday, September 4, 1957 at 1:00 P.M.
to determine whether or not the following mentioned and described property should be changed or reclassified and whether a Special Exception for a Elevator Type Apartment Building should be granted to wit:

All that parcel of land in the Third District of Baltimore County, beginning at a point on the Southerly side of Slade Avenue, which point is located 220 feet Easterly from the Southeast corner of Reisterstown Road and Slade Avenue; and running thence along the Easterly side of the R-4 Zone there situate, South 26 degrees 40 minutes East 523 feet, more or less, to a point located on the Northerly side of Warren Road; and running thence, along the Northerly side of Warren Road, North 61 degrees 29 minutes East 629 feet, more or less, to a point located at the North 34 degrees 40 minutes West 107.21 feet to a point located at the end of such line and on the Southerly side of Slade Avenue; and running thence, along the Southerly side of Slade Avenue, South 51 degrees 11 minutes West 438.34 feet, more or less, to the point of beginning, as shown on that plan filed with the Zoning Department, being property of Joseph S. Miller.

In Order of
WILFRED H. ADAMS
Zoning Commissioner
of Baltimore County
Aug. 14-57

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

August 23, 1957

THIS IS TO CERTIFY, that the annexed advertisement of
Wilfred H. Adams, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 23rd day of August, 1957, that is to say the same was inserted in the issues of
August 16 and 23, 1957.

THE BALTIMORE COUNTIAN

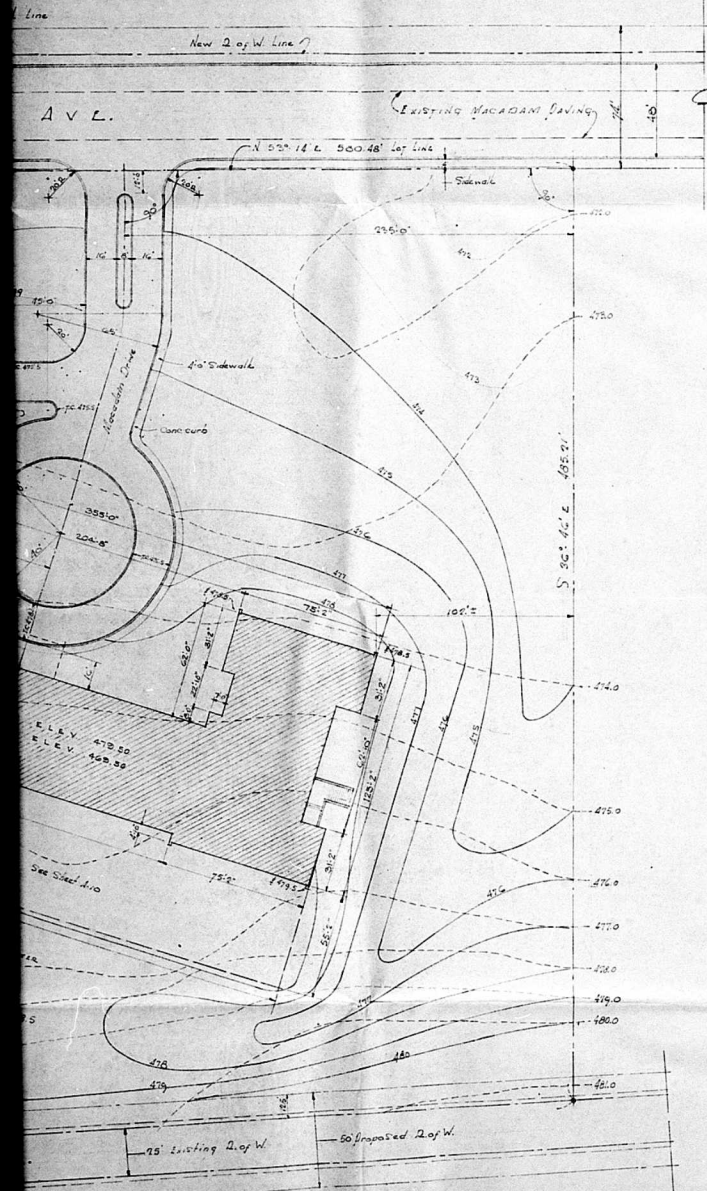
By Paul J. Morgan
Editor and Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

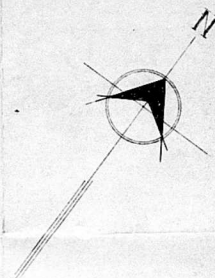
#4231

District 3rd Date of Posting 8-21-57
Posted for: Ans. 648-10 Zone to an R-4 Zone & Special Exception
Petitioner: Joseph S. Miller
Location of property: E. Corner of Reisterstown Rd. & Slade Avenue
Location of Signs: On sign post, another 7x11 ft. East of Reisterstown Rd. on
the S. side of Slade Avenue, another 7x11 ft. East of Reisterstown Rd. on
the S. side of Slade Avenue
Remarks: See Plan
Posted by: Joseph S. Miller Date of return: 8-22-57

with 40' paved road, curbs & gutters.
by Baltimore County - Dept. of Public Works.



Existing Contours
New Contours



Note: Survey data shown taken from "Plot of Property" Sept. 11, 1950, by S. J. Martenel & Co.

SUMMARY

Total Apartments = 137

Parking

Garage - 85

Parking Lots - 70

Total Parking - 155 cars

303-59



JOSEPH HOWARD FOUTZ
ARCHITECT
4200 YORK RD. - BALTIMORE 14, MD.
PHONE: BR 7-1000

ELEVEN SLADE, INC. APARTMENTS

11 SLADE AVE., BALTIMORE 6, MD.

EDWARD S. KLAUSNER

ANDREW MERRILL

M. H. LAY CONTRACTING CO.,

STRUCTURAL ENGINEER

ELECT. & MECH. ENGINEER

GENERAL CONTRACTOR

DATE: DEC. 17, 1959

JOSEPH HOWARD FOUTZ, A.I.A.
ARCHITECT

AI

Proposed, 40' Right
15 per plans to be prepared

Old Right

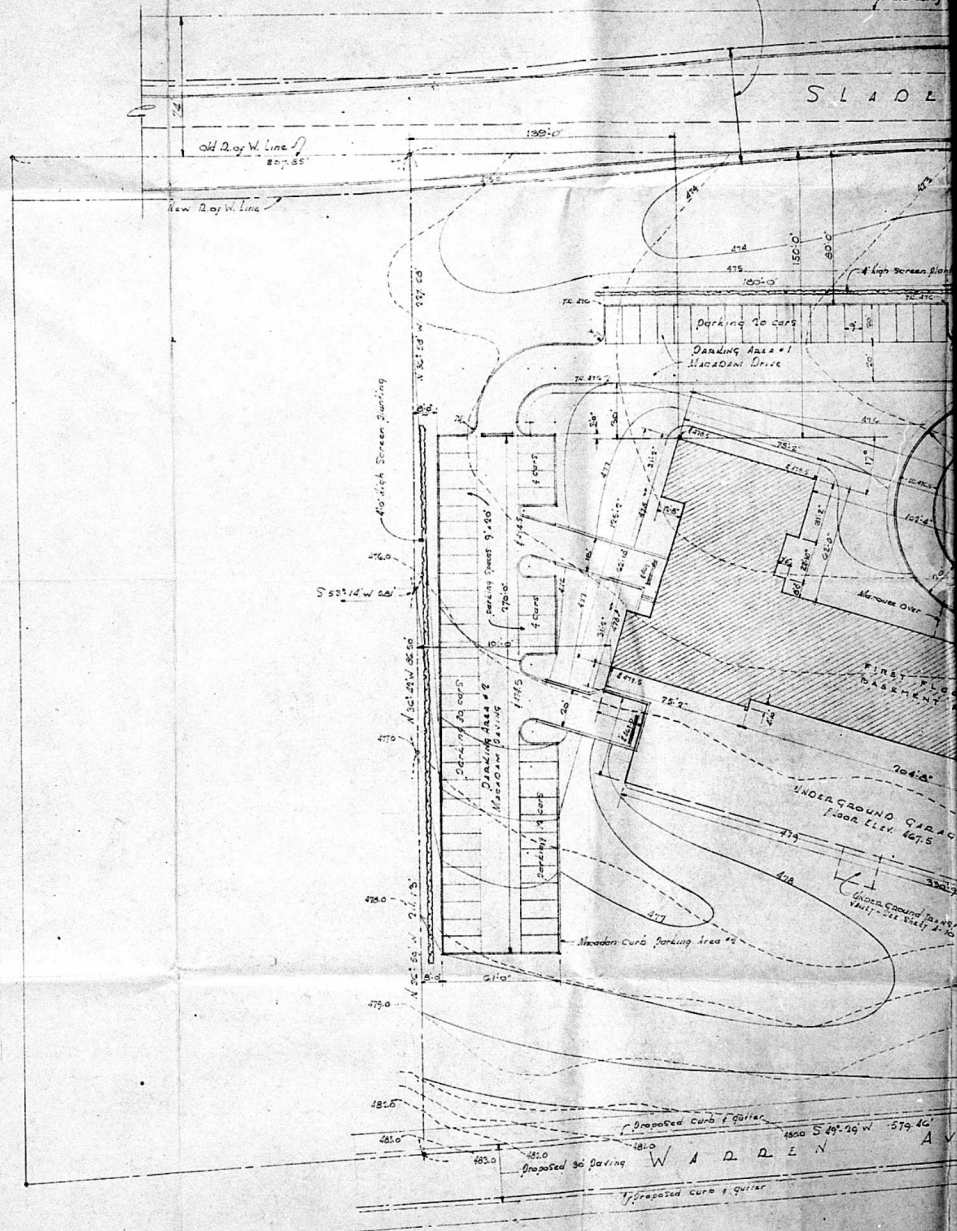
SLADE

Old Right W. Line 7
82' 11" 55'

New Right W. Line

REISTERSTOWN ROAD

to Baltimore City



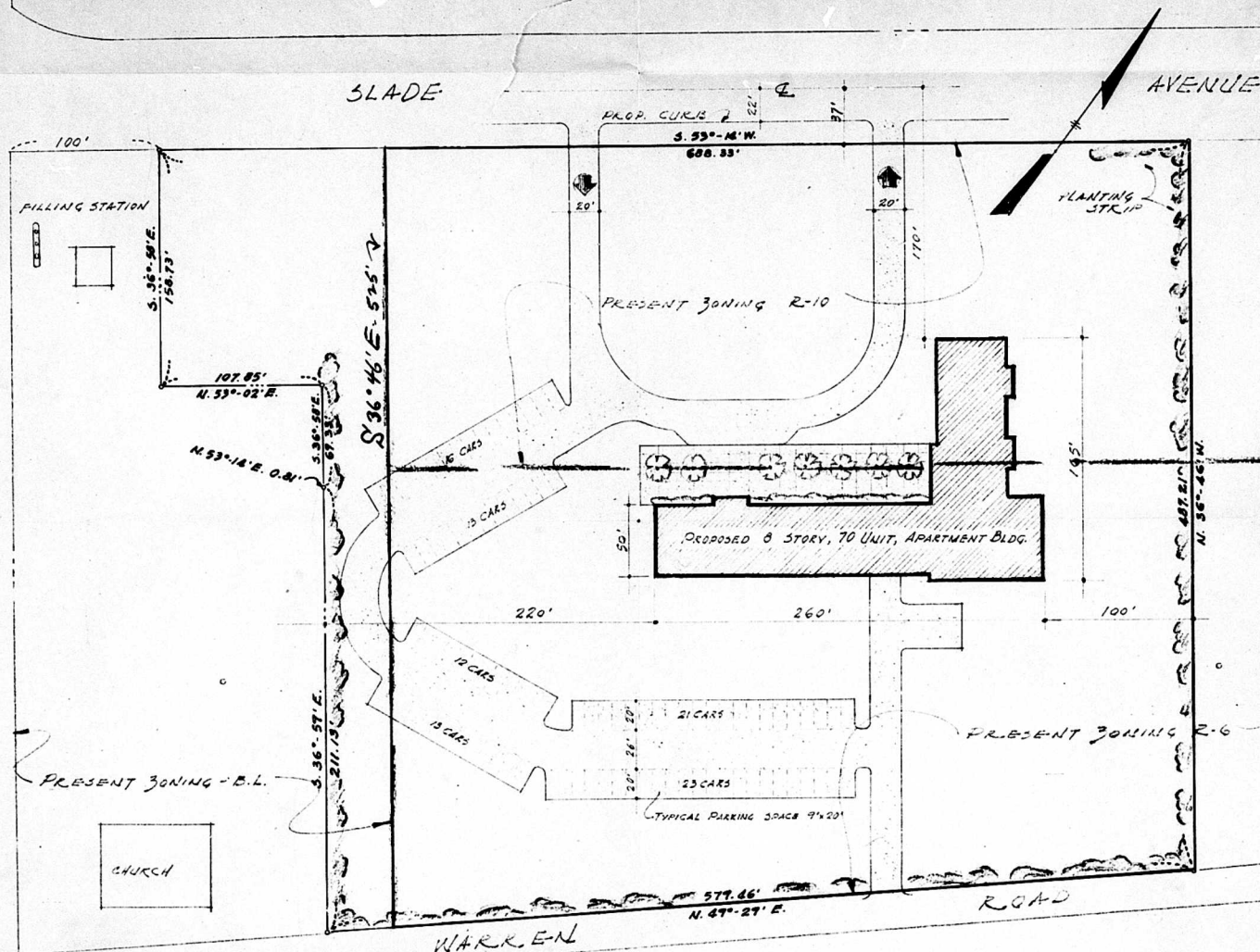
SITE PLAN

SCALE: 1" = 30'

REGISTER STOWN

SLADE.

AVENUE



4. SECTION, DISTRICT NO. 8
TOTAL NO. PARKING SPACES INDICATED - 98
AREA OF PROPERTY - 7.52 ACRES
EXISTING USE OF PROPERTY - NOT IN USE
PROPOSED USE OF PROPERTY - 6 STORY, 70 UNIT ELEVATOR
TYPE APARTMENT BLDG.
PRESENT ZONING: E.L., R-10, & R-6
PROPOSED ZONING: E.L. AREA TO REMAIN THE SAME;
R-10 & R-6 AREA TO BE REZONED TO R-A ZONE
WITH SPECIAL EXCEPTION FOR ELEVATOR TYPE APT. BLDG.

PLOT PLAN

Scale: 1" = 50' Aug. 9, 1957

Comp & 7

423.