

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County...

I, or we, Charley Holding Co., Inc., legal owner... of the property situated... beginning for the same at a point on the South side of Glyndon Drive...

whereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County...

Reasons for Re-Classification: To completely integrate 300 acre development proposed on Charley Farm Property. The owners feel that apartment dwelling units are needed in the planning...

Size and height of building front... feet; depth... feet; height... feet. Front and side set backs of building from street lines...

And we, agree to pay expense 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.

CHARTLEY HOLDING CO., INC. Vice President Local Officer Address: 7111 St. Paul St. Baltco. 2. Md.

ORDERED BY the Zoning Commissioner of Baltimore County, this 7th day of November, 1957, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County..."

174757 10/21 (2 EACH) (over) (41)

\$38.00 RECEIVED of Charley Holding Company, Inc., petitioner, the sum of Thirty-eight (\$38.00) dollars, being cost of petition, advertising and posting of property situate...

\$16.00 RECEIVED of Edward A. Myerberg, Charley Holding Co., Inc., petitioner, the sum of Sixteen Dollars (\$16.00) to cover cost of advertising and posting property situate on the South side of Glyndon Drive and Reisterstown Road, 4th District of Baltimore County.

Thank you. Zoning Commissioner of Baltimore County

RECEIVED NOV 3 - 1957 COMPTROLLER'S OFFICE

Department of Public Works BUREAU OF ENGINEERING

To: DAVID H. FISHER, DEPARTMENT 27, 1957. From: JOHN G. HARRIS, DEPUTY ZONING COMMISSIONER. Subject: APARTMENT DEVELOPMENT FOR CHARLEY FARM

We have been requested to furnish comments on the proposed apartment house development for the subject area.

The actual area to be adapted to apartments consists of approximately 15 acres. This area is adjacent to an existing commercial area of slightly over 43 acres.

On the basis of allowable density of development of this area, which consists of a total of approximately 20 acres, the development would be allowed a total of 154 dwelling units or the equivalent housing units. This would be permitted on the use of semi-detached units, which are allowable under B-6 zoning.

Reference is made to a revision in the current Manual of Public Works which provides for certain allowances for water and sewer densities when applied to apartment developments. This revision was approved by the County Executive on December 17, 1957. It provides that apartment densities for the purpose of computing the ratio of water demands and sewer loadings be taken at twice the number of dwelling units permitted under the adopted zoning regulations. On this basis, the apartment area of 15 acres, although only 105 apartment units, could be allowed a minimum density of 120 persons per acre. However, commercial area allowance for water and sewer use is normally taken as allowing a density of 120 persons per acre. Since this is well below the established allowable densities for B-6 developments, which would at a maximum allow 185 persons per acre in the commercial area, the application of the developer for a total of 200 apartment dwelling units for the area adjacent to the commercial area is considered reasonable and well within the maximum allowable densities under current zoning requirements and available sewer and water facilities.

JOHN G. HARRIS, DEPUTY ZONING COMMISSIONER

DAVID H. FISHER, Chief

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 4th Date of Posting: 11-20-57. Petitioner: Charley Holding Co., Inc. Location of property: 5817 St. Paul St. Location of Signs: Signs are posted on the property. Remarks: Signs are posted on the property.

OFFICE OF PLANNING

Office of Planning December 3, 1957. From: Wilis H. Adams. Subject: Zoning Petition #303

The vital factor in connection with this petition for rezoning from B-4 and B-6 Zoning to B-4-Zone is the matter of population densities involved. Densities are usually inserted with future sewer capacity in the O'Donnell Falls watershed. Sewer capacity is very much involved with the matter of the general welfare of the people of Baltimore County. Briefly, the picture is as follows:

When the Office of Planning was working on the Master Plan for Land Use for the 4th and 3rd Districts and the Zoning Plans derived therefrom, it worked closely with the Department of Public Works in relation to the sewerable land area of the potential O'Donnell Falls sewer interceptor which it was figured that the sewer, as designed, is limited by the County's ultimate share of the sewer capacity at the City Line. To permit population growth that has designed capacity would require unobtainable costs to the County for duplication of sewer, not in the County, but farther down, within the City limits.

Even with an estimated future sewerable County population of about 64,000 in Zoning, and the Zoning Map as adopted, had to distribute the capacity as equitably as possible. No zoning, resulted in no allowance being made for B-6 zoning capacity in the 4th District, set along I-40 or B-6 Zoning. It must be remembered that the other part of the Metropolitan District from the sewage disposal plants than any somewhat lower densities here than elsewhere.

It is not merely a question of whether apartments would be suitable and useful types of dwellings on the tract involved in the subject petition. The inescapable fact is that if this property were rezoned B-4, which permits 16 families to the gross acre as compared with no more than 23 families in a B-6 zone, it would be extremely difficult, if not impossible, to turn down other petitions for higher density zoning than those for which the 4th District has already been zoned. B-6 acre, if adopted, could hardly be denied, if B-6 zoning were to be granted for this tract. The cumulative results could and would be disastrous to the County financially.

The Office of Planning therefore affirms that the original Zoning, as adopted only a few months ago, was not in error; because of the absolute necessity of justifying limitations on density, and that no change has occurred in the area that could justify ignoring the aforesaid essential density limitation.

W. H. Adams

WHD

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Reisterstown, Md. THE HERALD-ARGUS Catonsville, Md. No. 1 Newburg Avenue CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Wilis H. Adams, Deputy 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 November, 1957, that is to say the same was inserted in the issues of November 15 and 22, 1957.

THE BALTIMORE COUNTIAN

By: Paul J. Morgan Editor and Manager

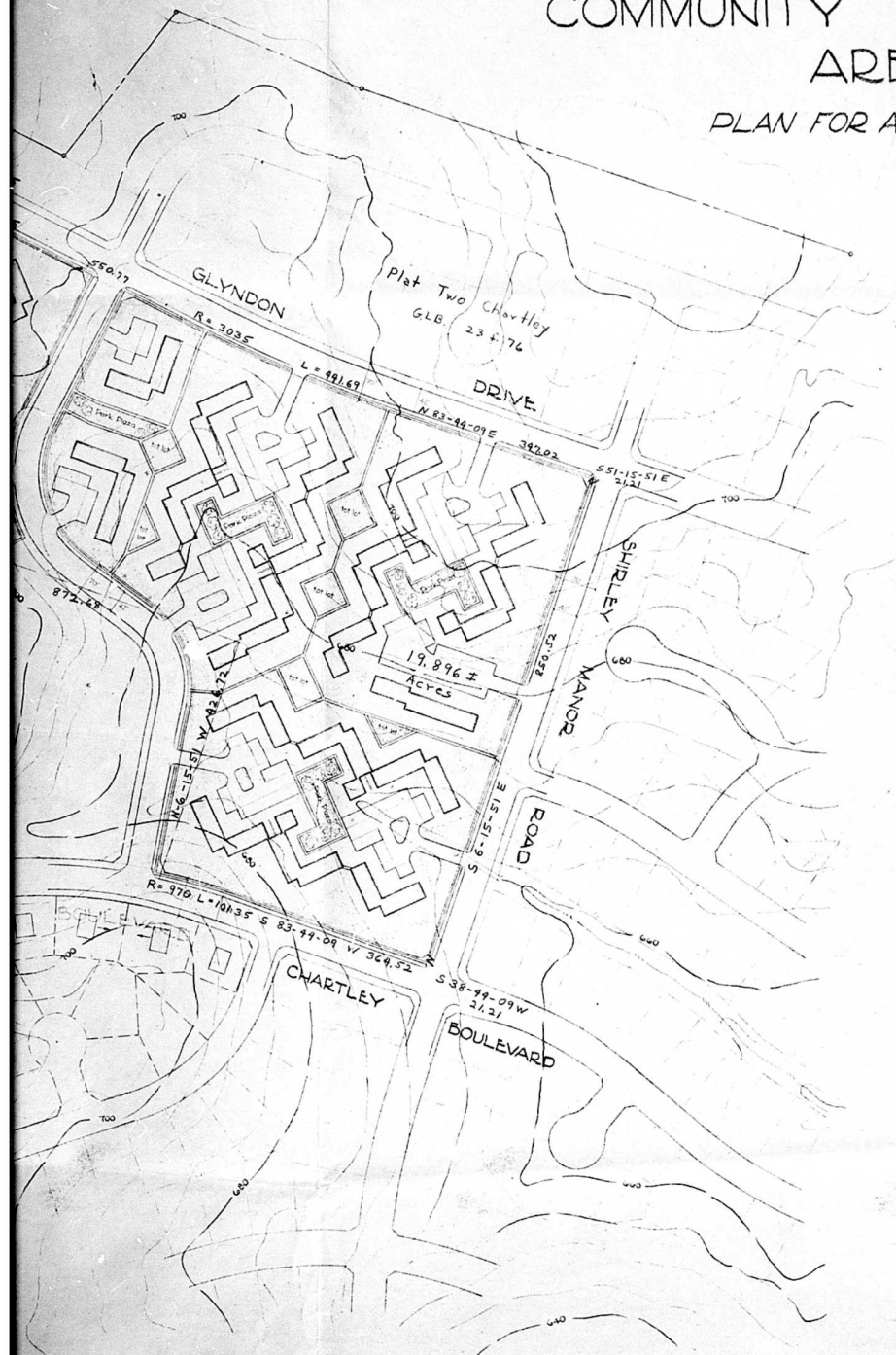
4303 MAP #4 SEC. 1-D RA DEPT. ZONING COMMISSIONER OF BALTIMORE COUNTY No. 1303 PETITION FOR RECLASSIFICATION FROM "B-6" AND "B-4" ZONES TO "B-4" ZONE - 25 S. Glyndon Drive, 656-10 S. Reisterstown Road Charley Holding Co., Petitioner BEFORE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY No. 1303 The petitioner has requested a zoning reclassification from "B-6" and "B-4" zones to an "B-4" zone. The "B-4" zone is granted but limited to a total of 200 apartment dwelling units which is in accordance with the recommendation of the Bureau of Engineering set forth as follows: "The actual area to be adapted to apartments consists of approximately 15 acres. This area is adjacent to an existing commercial area of slightly over 43 acres. On the basis of allowable density of development of this area, which consists of a total of approximately 20 acres, the development would be allowed a total of 154 dwelling units or the equivalent housing units. This would be permitted on the use of semi-detached units, which are allowable under "B-6" zoning. Reference is made to a revision in the current Manual of Public Works which provides for certain allowances for water and sewer densities when applied to apartment developments. This revision was approved by the County Executive on December 17, 1957. It provides that apartment densities for the purpose of computing the ratio of water demands and sewer loadings be taken at twice the number of dwelling units permitted under the adopted zoning regulations. In this basis, the apartment area of 15 acres, without any reference to the commercial area, could be allowed a minimum of 105 apartment units. However, commercial area allowance for water and sewer use is normally taken as allowing a density of 120 persons per acre. Since this is well below the established allowable densities for "B-6" developments, which would at a maximum allow 185 persons per acre in the commercial area, the application of the developer for a total of 200 apartment dwelling units for the area adjacent to the commercial area is considered reasonable and well within the maximum allowable densities under current zoning requirements and available sewer and water facilities. For the above reasons the petition should be granted. It is this 7th day of December, 1957, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the above described property or area should be and the same is hereby reclassified, B-4 and after the date of this order, from "B-6" and "B-4" zones to "B-4" zone. Deputy Zoning Commissioner of Baltimore County

RECEIVED DEC 3 1957 COMPTROLLER'S OFFICE

81632-11647

COMMUNITY DEVELOPMENT AREA

PLAN FOR APARTMENTS



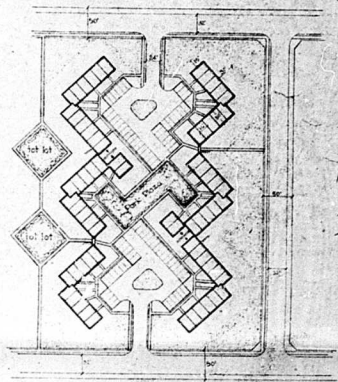
DATA:

Gross acreage	23.10' ac.
Net acreage	20.22' ac.
Number of units	194
Gross density	12.67 du/ac.
Net density	14.55 du/ac.

NOTES:

Net acreage zoned commercial	13.27' ac.
Net acreage to be petitioned for apartments	19.86' ac.
Net total	33.13' ac.

MODULE 4



OWNERS & DEVELOPERS
 CHARTLEY, INCORPORATED
 711 ST. PAUL STREET, BALTIMORE, MARYLAND

SITE PLANNERS
 BERNARD M. WILLEMAIN & ASSOCIATES
 22 WEST PENNSYLVANIA AVENUE, TOWSON, MARYLAND

