

4326

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning January 6, 1958
 To Mr. William H. Adams, Zoning Commissioner
 Subject Zoning Petition #4326, R-2 to R-4
East side of York Road, beginning 687 ft.
South of Ridgely Road. Approx. 1-1/7 acres.
8th District.
 Hearing: Jan. 6, 1958 (1:00 P.M.)

Advisory Comments:

- (1) R-4 zoning of the subject tract appears to relate well to existing development on the remainder of the Petitioner's property. In addition, although, if reclassified, the tract will be an almost isolated case of apartment zoning, in the general vicinity, we feel that this will not mean undue conflict with present or future land use.
- (2) The site plan is unsatisfactory in several respects, particularly the building placement and interior circulation. If the access road is patterned to conform to the existing private interior road system, as shown, it will create traffic problems and compromise future development of nearby land.
- (3) In the event that the Zoning Commissioner grants the petition, we request that the granting be made subject to approval of site plans by the Office of Planning and Bureau of Land Development.

GB/LH

December 17, 1957

\$35.00

RECEIVED OF R. M. Latham, petitioner, the sum of Thirty-five Dollars (\$35.00), being cost of petition, advertising and posting property situate on the East side of Road, beginning 687 feet South of Ridgely Road, Eighth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

REAR NO:

Monday, January 6, 1958
at 1:00 P. M.

Room 108
County Office Building
131 W. Chesapeake Avenue
Towson 2, Maryland

RECEIVED
DEC 1 1957
COMPTROLLER'S OFFICE

01620-#35.00

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 7, 1958

THIS IS TO CERTIFY THAT the enclosed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks before the _____ day of _____, 19____, the first publication appearing on the _____ day of _____, 19____.

THE JEFFERSONIAN,

Frank J. Stuckert,

Manager.

Cost of Advertisement, \$_____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th #4326
 Posted for: George R. Latham to and R. M. Adams Date of Posting: 12-26-57
 Petitioner: R. M. Adams
 Location of property: East side of York Rd., beginning 687 ft. South of Ridgely Road, 8th District.
 Location of Signs: East side of York Rd. 225 ft. South of Ridgely Road.
 Remarks: _____
 Posted by: George R. Latham Date of return: 12-27-57

RECEIVED
JAN 7 1958
COMPTROLLER'S OFFICE

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, or we, R. M. Latham legal owner... of the property situate

East side of York Road - S. E. corner, north Lan Lan Drive

All that parcel of land in the Eighth District of Baltimore County on East side of York Road, beginning 687 feet South of Ridgely Road; thence Southerly and binding on the East side of York Road 132 feet; thence North 81 degrees 15 minutes East 127 feet; thence North 10 degrees 15 minutes East 150 feet; thence North 20 degrees 15 minutes West 89.35 feet; thence South 87 degrees 15 minutes West 105 feet; thence South 81 degrees 30 minutes West 105 feet to the place of beginning.

I hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an residential R-2 zone to an R-4 zone.Reasons for Re-Classification: to erect apartment buildingSize and height of building: front, 135 feet, depth, 29 feet, height, 34 feet.Front and side set backs of building from street lines: front, 55 feet, side, 53 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.

Legal Owner

Address: 131 W. Chesapeake Ave.

ORDERED by The Zoning Commissioner of Baltimore County, this 3rd day of December, 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 had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the _____ day of January, 1958, at 1 o'clock, P. M.

Zoning Commissioner of Baltimore County

(over)

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- (2) The site plan is unsatisfactory in several respects, particularly the building placement and interior circulation. If the access road is patterned to conform to the existing private interior road system, as shown, it will create traffic problems and compromise future development of nearby land.
- (3) In the event that the Zoning Commissioner grants the petition, we request that the granting be made subject to approval of site plans by the Office of Planning and Bureau of Land Development.

GB/LH

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the granting of which will not be detrimental to the health, safety and the general welfare of the community, therefore,

It is Ordered by the Zoning Commissioner of Baltimore County, this 6th day of January, 1958, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an R-2 (residential) zone to an R-4 (apartment) zone, subject, however, to approval of plans for the development of said property by the Office of Planning and Bureau of Land Development.

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 is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ zone.

Zoning Commissioner of Baltimore County

Approved _____
 County Commissioners of Baltimore County

Date _____ By _____ President

ROAD

YORK

N. 81° 15' E. 33'

N. 14° W. 165'

N. 79° W. 34'

376'-10"

N. 12° 45' W. 41'

ZONED B.R. G.2
USE - RESIDENTIAL

15 FOOT

N. 81° 15' E. 614'
RIGHT OF WAY

Over Flow
Parking Lot

ZONED B.R. G.2
USE - RESIDENTIAL

1 Sty. Stucco Dwlg.

1 Sty. Stucco Dwlg.

1 Sty. Stucco Dwlg.

2 Sty. Brick Apartments

1 Sty. Brick Dwlg. Office

2 Sty. Brick Apartments

1 Sty. Stucco Dwlg.

PROPOSED 2 STORY APARTMENT BUILDING - 16 UNITS

RECREATION AREA

ZONED B.R. G.2
USE - RESIDENTIAL

1 Sty. Stucco Dwlg.

Barbecue

Macadam Parking Area

1 Sty. Stucco Apts.

1 Sty. Stucco Dwlg.

1 Sty. Stucco Dwlg.

3 Sty. Brick Apartments & Offices

2 Sty. Brick Offices & Garage

ZONED B.R. G.1
USE - APARTMENTS

ZONED B.R. G.2
USE - RESIDENTIAL

1 Sty. Stucco Dwlg.

2 Sty. Stucco Dwlg.

1 Sty. Frame Add'l

1 Sty. Frame Dwlg.

Stone Shed

Stucco Garage

Green House

2 Sty. Wood Dwlg.

1 Sty. Stucco Dwlg.

1 Sty. Stucco Dwlg.

S. 77° 32' W. 719'

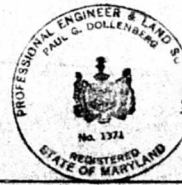
ZONED B.R. G.2
USE - RESIDENTIAL

PROPERTY OF
MR. R. B. LANHAM
8TH DISTRICT BALTO. CO., MD.
AREA - 8.1 Acres ±

I hereby certify that the improvements as shown on this plat are correct as plotted from locations on the ground on APRIL 1, 1957.

Signed: *Paul J. Dolanberg*
Reg. Prof. Engr. & Land Surveyor No. 1371

Note: Outlines plotted from deeds.



SCALE: 1"=60' APRIL 1, 1957
DOLANBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON, TOWSON 4, MD.

