

RECLASSIFICATION OF PROPERTY
ON East side of York Road
360' N. Cedar Ave., 9th District
The Inter-City Land Company
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 4848

In accordance with the instructions from Judge John E. Haine, Jr., Circuit Court of Baltimore County in reference to Case No. 2346 Wiltondale Improvement Et Al; vs. County Board of Appeals—an appeal from the County Board of Appeals of Baltimore County Case No. 4848, reclassification of property on the East side of York Road 360 feet North of Cedar Avenue in the Ninth District of Baltimore County—The Inter-City Land Company, petitioner, the following amended Order is hereby ORDERED:-

For the reasons set forth in the foregoing Opinion, it is this 13 day of November, 1961 by the County Board of Appeals of Baltimore County, ORDERED that the aforesaid petition for reclassification be and the same is hereby granted on all of the property contained in this petition except that property in an area of 10 feet to the West of the centerline of Cedar Avenue for the entire width of the property; said property remaining in an "R-6" category.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

G. Mitchell Austin
G. Mitchell Austin

WILTONDALE IMPROVEMENT
ASSOCIATION,
512 Sussex Road
Townson 4, Maryland
and
GEORGE F. HEALY
512 Sussex Road
Townson 4, Maryland

IN THE
CIRCUIT COURT
for
BALTIMORE COUNTY

NATHAN H. KAUFMAN, JR.
SPENCER T. ADAMS and
G. MITCHELL AUSTIN
constituting the
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

ORDER FOR APPEAL

MR. CLERK:

Please note an appeal on behalf of Wiltondale Improvement Association and George F. Healy from the County Board of Appeals of Baltimore County to the Circuit Court for Baltimore County in the matter of the petition for reclassification of property on the east side of York Road, 360 feet north of Cedar Avenue, Ninth District, from "R-6" zoning to "R-A" zoning of the Inter-City Land Company, Petitioner. This appeal is from the decision on such petition No. 4848 of the County Board of Appeals of Baltimore County dated December 15, 1960, in which an application for reclassification was granted. This appeal is filed pursuant to the provisions of Maryland Rule 1101.

R. Taylor McLean

PROCTOR, ROYSTON
AND
MULLER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Townson 4, Maryland
Tel. 28-2800

MICHAEL H. SMITH
Director
WILLIAM H. ADAMS
Deputy Director

NOTICE OF HEARING

The Inter-City Land Co.
7214 Old Harbor Rd. #4

Re: 2/6 York Rd. 360' N. Cedar Ave. - 9th Dist.
The Inter-City Land Co. - Petitioner

TIME: 1:00 P.M.
DATE: Monday, January 11, 1961
PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Townson, Maryland

Zoning Commissioner
of Baltimore County

RECEIPT

Date: 12/27/60
RECEIVED of: PAID - Baltimore County, Md. - Office of Planning
LOCATION OF PROPERTY: same above
AMOUNT: \$50.00

Zoning Commissioner
of Baltimore County

RECLASSIFICATION OF PROPERTY
ON EAST SIDE OF YORK ROAD 360'
N. Cedar Ave., 9th District -
The Inter-City Land Company,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 4848

OPINION

This is a petition for reclassification from an "R-6" Zone to an "R-A" Zone of property on the east side of York Road 360 feet north of Cedar Avenue, in the Ninth District of Baltimore County.

The Board heard testimony that, prior to the adoption of the Land Use Map for the Ninth District on November 11, 1955, the subject property was in a "Q" residential category which under the then existing Regulations allowed for apartment house use. At the time of the adoption of the Land Use Map on November 11, 1955 this property was zoned "R-6". Since the adoption of the Land Use Map there have been considerable changes in the area. The property directly across the York Road was reclassified from an "R-10" Zone to an "R-A" Zone on November 9, 1959 an area of 1.5 acres. Additional property directly across the street was reclassified from an "R-10" Zone to an "R-A" Zone on February 10, 1959.

The development of the Standard Oil Building, almost directly opposite this property, and the reclassifications cited above indicate the change in the character of the neighborhood. It would be hard to visualize the frontage on the York Road in this area being developed for single family residences, yet the Board recognizes the existence of a very fine and old residential area which exists on both sides of Cedar Avenue, as well as the area immediately to the east. The Board is also cognizant of the new Towson Senior High School located in the immediate vicinity.

Under the existing building regulations of Baltimore County the maximum number of apartments that this property could accommodate would be but eight (8) or at the most nine (9) units. The Board fails to see how this and a number of units could possibly create any material traffic hazard which one could not expect in the development of this property under its present "R-6" classification yet the Board wishes to alleviate the extreme concern for the protection of the Cedar Avenue residential area, and is, therefore, granting this petition excluding that portion of the property adjacent to Cedar Avenue. All property in an area 10 feet to the west of the center line of Cedar Avenue for the entire width of the property should be excluded from this petition and remain in an "R-6" category. The balance of the property, as described in this petition, is reclassified to an "R-A" Zone.

January 15, 1960

\$50.00

RECEIVED of Smith & Harrison, Attorneys for Inter-City Land Company, the sum of Fifty (\$50.00) Dollars, being cost of appeal to the County Board of Appeals from the decision of the Deputy Zoning Commissioner denying reclassification of property on west side of York Road 360' north of Cedar Avenue, 9th District.

Zoning Commissioner

PAID - Baltimore County, Md. - Office of Planning

1-1860 200 • • • TIL - 50.00
1-1860 200 • • • TIL - 50.00

The granting of the reclassification is subject, however, to approval of plans by the Office of Planning.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 15th day of December, 1960, by the County Board of Appeals of Baltimore County, ORDERED that the aforesaid petition for reclassification be and the same is hereby granted.

Any appeal from this decision must be in accordance with Rule No. 1101 of the Rules of Practice and Procedure of the Court of Appeals of Maryland.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

G. Mitchell Austin
G. Mitchell Austin

MICHAEL PAUL SMITH
W. LEE HARRISON
RICHARD C. MURRAY
EDWARD HANNEY, JR.
FRANK E. SCOTT
JOHN E. HENDERSON

SMITH AND HARRISON

TELEPHONE 281-2200
212 WASHINGTON AVENUE
TOWSON 4, MARYLAND

January 14, 1960

John G. Rose, Esq.
Deputy Zoning Commissioner
County Office Building
Townson 4, Maryland

Re: Petition for zoning reclassification
The Inter-City Land Co., Petitioner
property East side York Road,
300 feet north of Cedar Avenue, 9th Dist.

Dear Mr. Rose:

Please enter an appeal from your decision on January 11, 1960 in the above entitled case, and forward the record to the County Board of Appeals.

I enclose herewith check for \$50.00 advance costs.

Very truly yours,
Richard C. Murray



Messrs. Proctor, Royston & Muller
Cagwell Building
Townson 4, Maryland

to
January 17, 1961

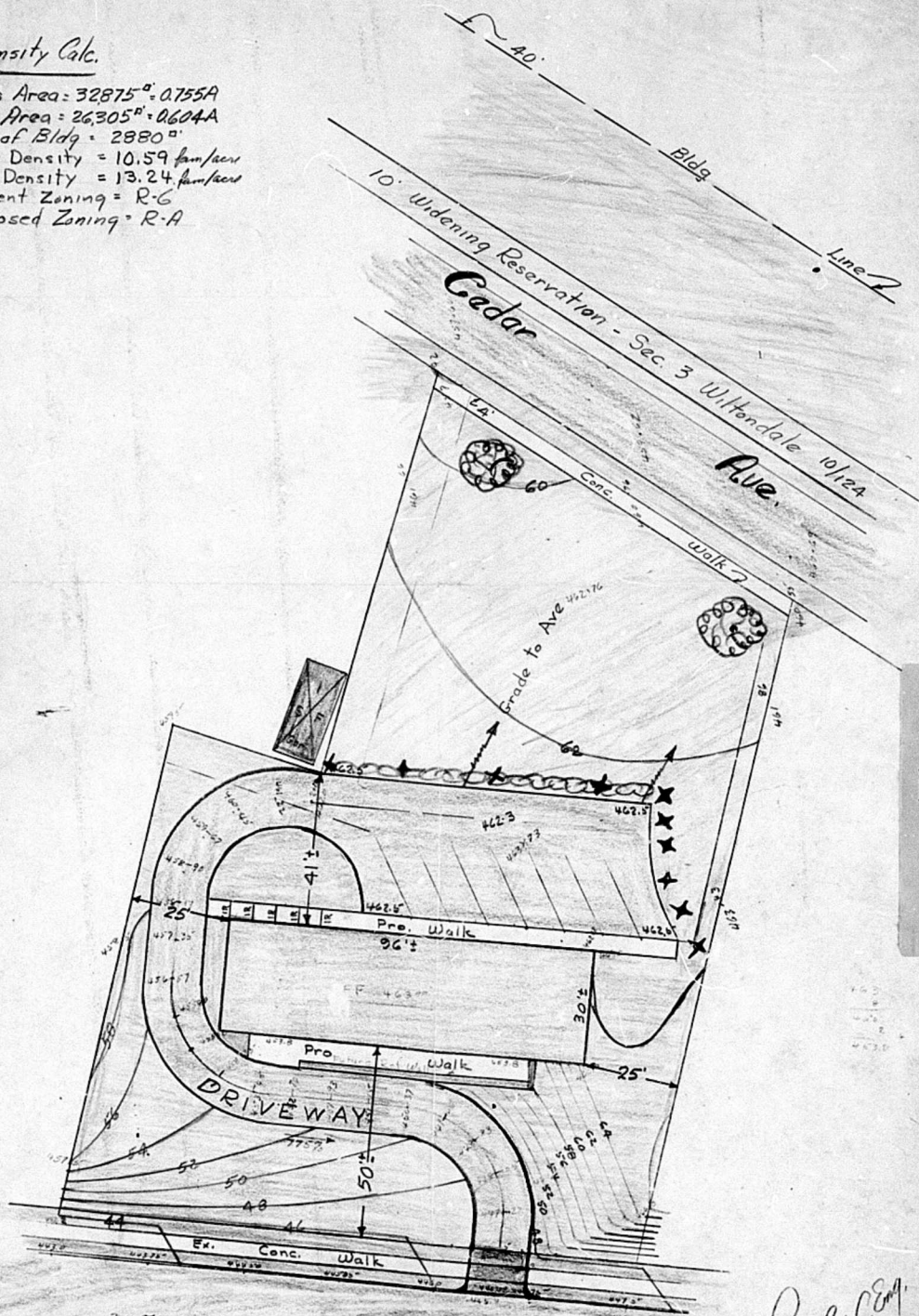
Baltimore County, Maryland
c/o Zoning Department,
111 County Office Building
Townson 4, Md.

Cost of certified copies of documents in the matter of reclassification of property - 2 1/2 York Road 360' N. of Cedar Ave., The Inter-City Land Company, Petitioner \$7.00

PAID
1/14/61

Density Calc.

Gross Area = 32875^{sq} = 0.755A
 Net Area = 26305^{sq} = 0.604A
 Area of Bldg = 2880^{sq}
 Gross Density = 10.59 ^{fam/acre}
 Net Density = 13.24 ^{fam/acre}
 Present Zoning = R-6
 Proposed Zoning = R-A

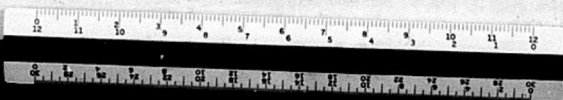


Pet Exhibit #2

York

Rd

J. J. Evans & Co. Eng.
 Surveyors
 7/26/60
 1" = 20'



ROAD

YORK

300' to Cedar Ave

PLAT OF PROPOSED
APARTMENTS
FOR
W. BARNES HALL
7214 Old Harford Rd
Baltimore (4) Maryland

ZONED RESIDENTIAL R-4

PRO. 8 UNIT APARTMENT BLDG.

Parking - 8 Spaces

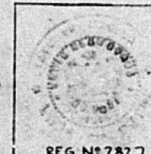
PLAY AREA

CEDAR

AVE.

AREA OF LOT 26,448 SQ. FT.
AREA OF BLDG. 2,440 SQ. FT.
PRESENT ZONING R-6
PROPOSED ZONING R-4
GROSS DENSITY 1316
NET DENSITY 1103

#4848
MAP
#4
SEC. 3-C



L. Alan Evans
L. ALAN EVANS
SURVEYORS & CIVIL ENGINEERS
4200 ELSRODE AVE
BALTIMORE 14, MD. HAG-2144

REG N° 2827

SCALE: 1" = 20' NOV. 1959



MICROFILMED

OK LEO 1/19/57