

Petition for Zoning Re-Classification #4925

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES
BALTIMORE
5 HIGGINS AVENUE, TOWSON, MARYLAND

Part of the land of John Strickland
and wife to be Re-classified from
R-20 Zone to R-A Zone

March 4, 1960

Beginning for the same on the North side of Bellona Avenue
South 80 feet wide at its intersection with the East side of Bellona
Lane as shown on State Roads Right-of-Way Plat No. 10606 and running
thence and binding on the East side of said Bellona Lane the two following
courses and distances viz: as now surveyed first North 49° 08' 20" West
43.21 feet and second North 4° 50' 10" East 636.10' thence South 82° 27'
10" West 24.53 feet to intersect the E of Bellona Lane thence binding
on the E of Bellona Lane the three following courses and distances viz:
first North 1° 27' 20" West 117.63 feet, second North 3° 42' 20" West
309.38 and third North 2° 42' 40" East 13.27 feet to intersect the State
Roads Right-of-Way as shown on State Roads Right-of-Way Plats Nos. 10584
and 10606 and running thence and binding on said Right-of-Way which is
also the West side of Charles Street Avenue and its interchange with
Baltimore County Beltway the five following courses and distances as now
surveyed viz: first North 87° 29' 30" East 125.30 feet second South 41°
35' 20" East 169.84 feet third South 12° 44' 00" East 288.14 feet fourth
South 8° 33' 30" West 651.35 feet and fifth South 47° 10' 20" West 74.42
feet to intersect the hereinbefore mentioned North side of Bellona Avenue
South thence binding on the North side of Bellona Avenue South 80 feet
wide South 86° 03' 20" West 17.00 feet to the place of beginning.
Containing 4.933 Acres of land more or less.

Zoning Commissioner of Baltimore County
(over)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

NOTICE OF HEARING

Mr. & Mrs. John Strickland
Alderwood, Md.

Re: N/S Bellona Ave. & W/S Charles St. Ave.-9th Dist
John Strickland et al.-Petitioners

TIME: 10:00 A.M.
DATE: Wednesday, April 13, 1960
PLACE: Room 106, County Office Building, 111 N. Chesapeake Ave.,
Towson, Maryland

Zoning Commissioner
of Baltimore County

RECEIPT
FNU - Baltimore County, Md. - Office of Finance
Date: 4/13/60

RECEIVED OF: \$10.00
LOCATION OF PROPERTY: 111 N. Chesapeake Ave.
AMOUNT: \$10.00

There is an additional \$9.00 due for
appeal. Please send check for same
before the hearing date.

Zoning Commissioner
of Baltimore County

3-2 ATTACHED COPY

herby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an R-20 & R-10 zone to an R-A zone.
Reasons for Re-classification: To construct Garden Type Apartments.

Size and height of building: front 88 feet, depth 33 feet, height 22 feet.
Front and side set backs of building from street lines: front 39 feet, side 25 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 of Baltimore County.

John L. Strickland
John L. Strickland
Legal Owner
Address: Alderwood, Md.

ZONING DEPARTMENT
ORDERED BY the Zoning Commissioner of Baltimore County, this 11th day of
March, 1960, 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 Balti-
more 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 Rockwood Bldg., in Towson, Baltimore County, on
the 12th day of April, 1960, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County
(over)
MICROFILMED

RE: PETITION FOR RECLASSIFICATION
FROM "R-20" AND "R-10" ZONES
TO AN "R-A" ZONE - N.S. Bellona
Ave., and W.S. Charles St. Ave.,
9th District - John L. Strickland
and Mary W. Strickland,
Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 4925

Pursuant to the advertisement, posting of property and
public hearing on the above petition for reclassification, from "R-20"
and "R-10" Zones to an "R-A" Zone, located between the new Charles Street
Avenue, Extension, Bellona Avenue, Bellona Lane and the Baltimore County
Beltway. The property comprises 4.93 acres which is isolated and com-
pletely surrounded by roads, far below the grades of Charles Street
Avenue, Bellona Avenue and the Beltway.

Mr. George G. Gervais, Deputy Director of the Office
of Planning, in presenting his views stated that the staff recom-
mendation was for approval of this reclassification. It is the feeling
of the Zoning Commissioner that in granting this reclassification, the
health, safety, morals or general welfare of the area in question will
not be detrimentally affected.

For the above reasons the reclassification should be
granted.

It is this 2nd day of April, 1960, by the Zoning
Commissioner if Baltimore County, ORDERED that the above described
property or area should be and the same is hereby reclassified, from
and after the date of this Order, from "R-20" and "R-10" Zones to an
"R-A" Zone.

John L. Strickland
Zoning Commissioner of
Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE
FROM "R-20" and "R-10" ZONES : ZONING COMMISSIONER
TO AN "R-A" ZONE - N.S. Bellona : OF
Ave., and W.S. Charles St. Ave., : BALTIMORE COUNTY
9th District - John L. Strickland :
and Mary W. Strickland, : No. 4925
Petitioners :

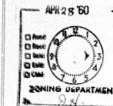
NOTICE OF APPEAL

Mr. Clerk:

Please enter an Appeal in the above-entitled cause to the County
Board of Appeals.

W. Giles Parker

E. Scott Moore,
Attorneys for Protestants,
Duncan Building
Towson 4, Maryland
Valley 5-8511



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 0905 DATE 3/29/60
TO: John W. Aminger, Esq., Masonic Building Towson 4, Md.	RE: Zoning	
DEBIT TO ACCOUNT NO. 01-02	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$ 9.00
ADDITIONAL signs on property located 1/2 S. Bellona Ave. & W/S Charles Street Avenue-9th District-John Strickland et al.-Petitioner		9.00
3-3000 2406 • • • TIL-		9.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.		

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 3-30-60
Posted for: 2018-10 Zone to an R-A Zone
Petitioner: John L. Strickland
Location of property: 111 N. Chesapeake Ave. & W/S Charles St. Ave.
Location of Signs: 111 N. Chesapeake Ave. & W/S Charles St. Ave.
Posted by: [Signature] Date of return: 3-31-60

RE: PETITION FOR RECLASSIFICATION OF
PROPERTY OF JOHN L. STRICKLAND,
and wife, N.S. Bellona Ave., and
W.S. Charles St. Ave., 9th Dist.,
from an "R-20" Zone and "R-10"
Zone to an "R-A" Zone

OPINION

The subject petition is for reclassification of property owned
by John L. Strickland, et al., on the north side of Bellona Avenue, west
side of Charles Street Avenue, 9th Election District of Baltimore County
from "R-20" and "R-10" Zones to an "R-A" Zone, comprising approximately
4.93 acres.

The petitioners herein request reclassification of approx-
imately 4.93 acres, located on the north side of Bellona Avenue and the
west side of Charles Street Avenue and abutting the Baltimore County
Beltway. The particular location of the property makes operation of
the Baltimore County Beltway a prime consideration in the decision to
follow. The subject tract sits below ground level of the Baltimore County
Beltway in an uneven topography.

Testimony was given by Mr. Malcolm H. Hill, Director of
Planning for Baltimore County, that for the peculiar type terrain and
topography, apartments would be appropriate. Mr. Hill also testified
that there would be no problem of traffic congestion if this petition
were granted. The Board also heard testimony that under the present
zoning with its relation to the Baltimore County Beltway, the utility

BEATRICE W. LeBRUN
Bellona Avenue
Lutherville, Maryland
Petitioner
vs.

IN THE
CIRCUIT COURT

NATHAN H. KAUFMAN, JR.,
Chairman,
G. MITCHELL AUSTIN
and
SPIRO T. AGNEW, constituting
the Board of Appeals for Baltimore
County, Maryland, a municipal
corporation, and their successors

FOR
BALTIMORE COUNTY

Misc. Docket

Case No. 4925

Case No. 2330

Re: Petition for Reclassification
of Property of John L.
Strickland and wife, N. W.
Bellona Ave., and W. S.
Charles St. Ave., 9th Dist.,
from an "R-20" Zone and
"R-10" Zone to an "R-A" Zone

ORDER OF DISMISSAL

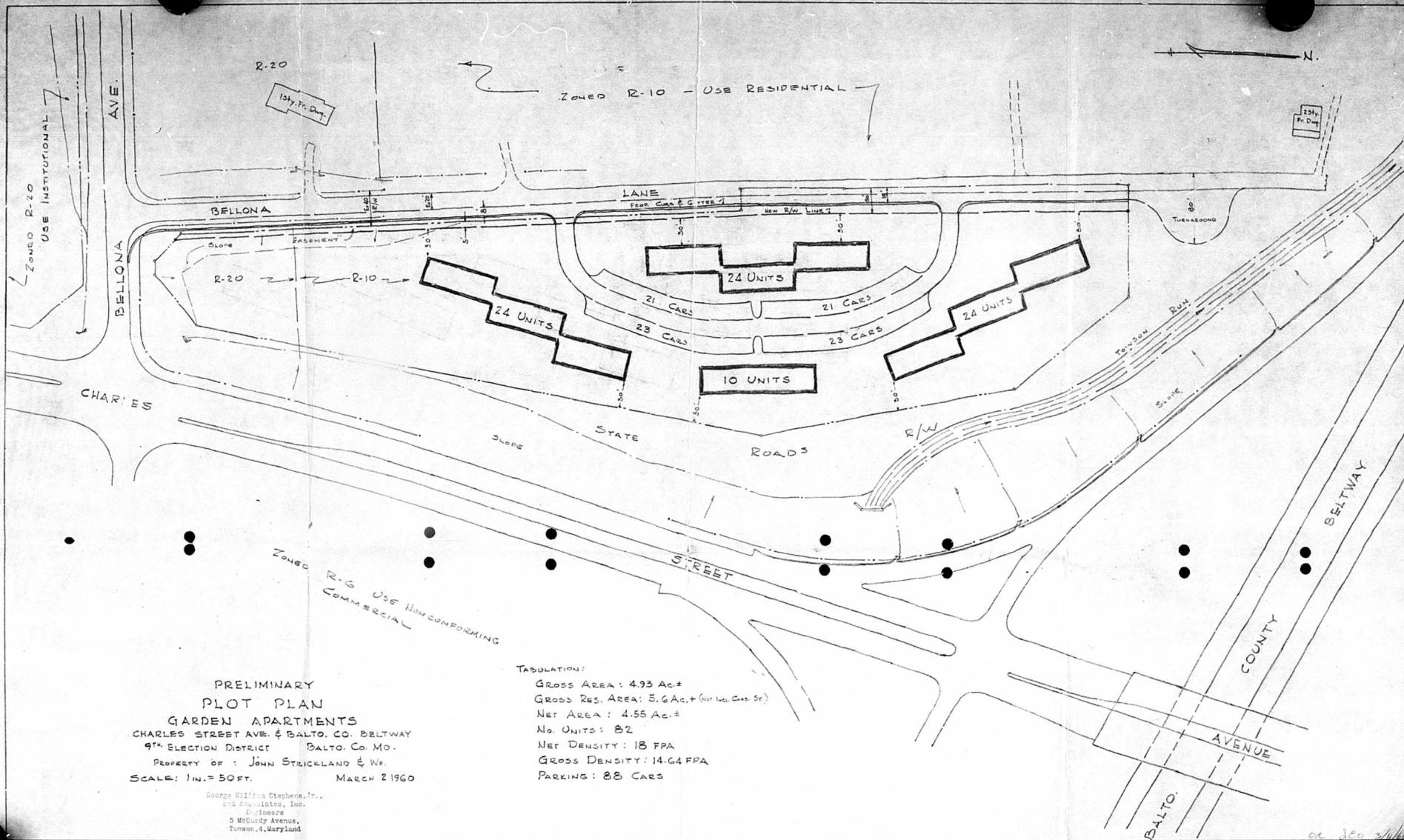
Mr. Clerk:

Please dismiss the above-entitled cause upon payment of costs
by the Petitioner.

W. Giles Parker
W. Giles Parker

E. Scott Moore
E. Scott Moore,
Solicitors for Petitioner,
Duncan Building
Towson 4, Maryland
Valley 5-8511

FILED MAR 24 1961



PRELIMINARY
PLOT PLAN
GARDEN APARTMENTS
CHARLES STREET AVE. & BALTO. CO. BELTWAY
9TH ELECTION DISTRICT BALTO. CO. MD.
PROPERTY OF : JOHN STRICKLAND & WIFE
SCALE: 1 IN. = 50 FT. MARCH 2 1960

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

TABULATION:
GROSS AREA: 4.93 AC.±
GROSS RES. AREA: 5.6 AC.± (NOT INCL. CARP. ST.)
NET AREA: 4.55 AC.±
NO. UNITS: 82
NET DENSITY: 18 FPA
GROSS DENSITY: 14.64 FPA
PARKING: 88 CARS

OR 300 7/11