

PETITION FOR ZONING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, do hereby petition (1) that the zoning status of the herein described property be varied pursuant to the Zoning Law of Baltimore County, ~~known~~ to increase the present height limitation, as set forth in Section 216, to two hundred fifty (250) feet and to increase the density restriction, as established in Section 217.7, to one hundred (100).

SEE ATTACHED DESCRIPTION

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an elevator apartment building in accordance with Section 213.5. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

LAKEHURST, INC.
By *[Signature]* Legal Owner
Address: 2 West University Parkway
Baltimore 18, Maryland
C. Edward Jones, Petitioner's Attorney
Address: 301 Keyser Building
Baltimore 2, Maryland
ORDERED BY The Zoning Commissioner of Baltimore County, this 16th day of March, 1961, 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 be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 19th day of April, 1961, at 3:00 o'clock P.M.
Zoning Commissioner of Baltimore County.

LAKEHURST, Inc.
2 W. UNIVERSITY PARKWAY
BALTIMORE 18, MARYLAND
BELMONT 5-5741

April 18, 1961

Mr. John G. Rose
Zoning Commissioner
Baltimore County Office
of Planning and Zoning
County Office Building
Townson 4, Maryland

Dear Mr. Rose:

Please be advised the above captioned Corporation withdraws without prejudice Zoning Application made to your department #5242-XV special Exception for elevator apartment building and variance northeast of intersection of Roland Avenue and the northern boundary of Baltimore City, 9th Election District of Baltimore County, and set for hearing April 19th at 3 P.M..

Yours very truly,

[Signature]
HENRY J. SMITH, PRES.
LAKEHURST, INC.

HJK/ac

Received by
Department of Planning and Zoning

Date:

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 4582 DATE 3/19/61
TO: Lakehurst, Inc. 2 W. University Pkwy Baltimore 18, Md.		BILLED BY Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01622	QUANTITY	TOTAL AMOUNT \$76.00
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		
Advertising and posting of property for Lakehurst		76.00
PAID - Baltimore County, Md. - Office of Finance		
4-1961 7904 * * * NIL -		76.00

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

FROM: George E. Gavrellis, Deputy Director Date: April 7, 1961
TO: John G. Rose, Zoning Commissioner

SUBJECT: #5242-XV Special Exception for Elevator Apartment Building and Variance Northeast of Intersection of Roland Avenue and the Northern Boundary of Baltimore City Lakehurst, Inc.

2th District 4/19/61 3:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception and variance and has the following advisory comments to make with respect to pertinent planning factors:-

1. Special exceptions are a matter of right if it can be shown that the proposed use—in this case, elevator apartment buildings, do not conflict with the provisions of Section 592.1 of the Zoning Regulations. Included in those provisions are prohibitions concerning the creation of traffic congestion, the overcrowding of land, and the causing of undue concentration of population. Examination of this petition—covering a 16.78 acre tract now zoned for garden apartment use, indicates that the petitioner seeks, in addition to the elevator apartment use, variances that would permit buildings about 25 stories in height (250 feet) and a density (100 families/acre) resulting in a potential of 1,678 apartment units.
2. Examination of the petitioner's site plan indicates that, unlike the advertised portion of his petition, he is seeking to erect three elevator apartment buildings with a total of 660 apartment units (220 units being in each building). This results in a net density of 4 apartment units per acre. Assuming 25-story buildings, the provisions of Section 217.7 of the Zoning Regulations would allow for a net density as high as 30.5 apartment units per acre. The zoning regulations are not clear as to whether or not the extra density for any building over three floors is cumulative if more than one building is proposed for a given tract.
3. Access to the proposed elevator apartment project is limited at present to two alternate routes. The first, via the extension of Roland Avenue north from Lake Avenue to the City line, is restricted by the 50 foot right of way and 32 foot pavement section of that road. The second, via Overlook Road (Upland Road), Lakeview Drive, and Lakehurst Drive is circuitous and is limited by 24 foot pavement sections. Lakehurst Drive has access to Lake Avenue via two 12-foot drives operating on a one-way in, one-way out basis.

OFFICE OF PLANNING

Inter-Office Correspondence

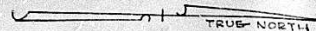
From: George E. Gavrellis, Deputy Director April 7, 1961
To: John G. Rose, Zoning Commissioner
Subject: #5242-XV

1. Development of the tract to the full potential of the variances being sought would result in an estimated automobile ownership by the apartment dwellers of over 2,000 cars. Under present road conditions, the apartment project would be situated at the extremity of dead ends of the two alternate access routes noted above. The adequacy of access to the apartment project should be clarified by the petitioner as part of his necessary proofs for the special exception.
2. The County has made route studies for the extension of Stevenson Lane westerly across Charles Street and thence southerly to Roland Avenue in Baltimore City. Final conclusions with respect to the best route have not been made by the County departments nor has any concurrence been given by the City as to its acceptance of the proposal to link Roland Avenue more directly to Charles Street. It appears however, that the land use potentials sought by the petitioner would be more adequately served from a traffic viewpoint, if his proposals were related not only to the plan but the actual implementation of the Roland Avenue—Charles Street connection.
3. Any granting of the petition in whole or in part should be conditional upon approval of site and access plans by the County including mandatory provision of the necessary rights of way for the Roland Avenue—Charles Street Avenue connection in accordance with County highway plans.

GEB:rc

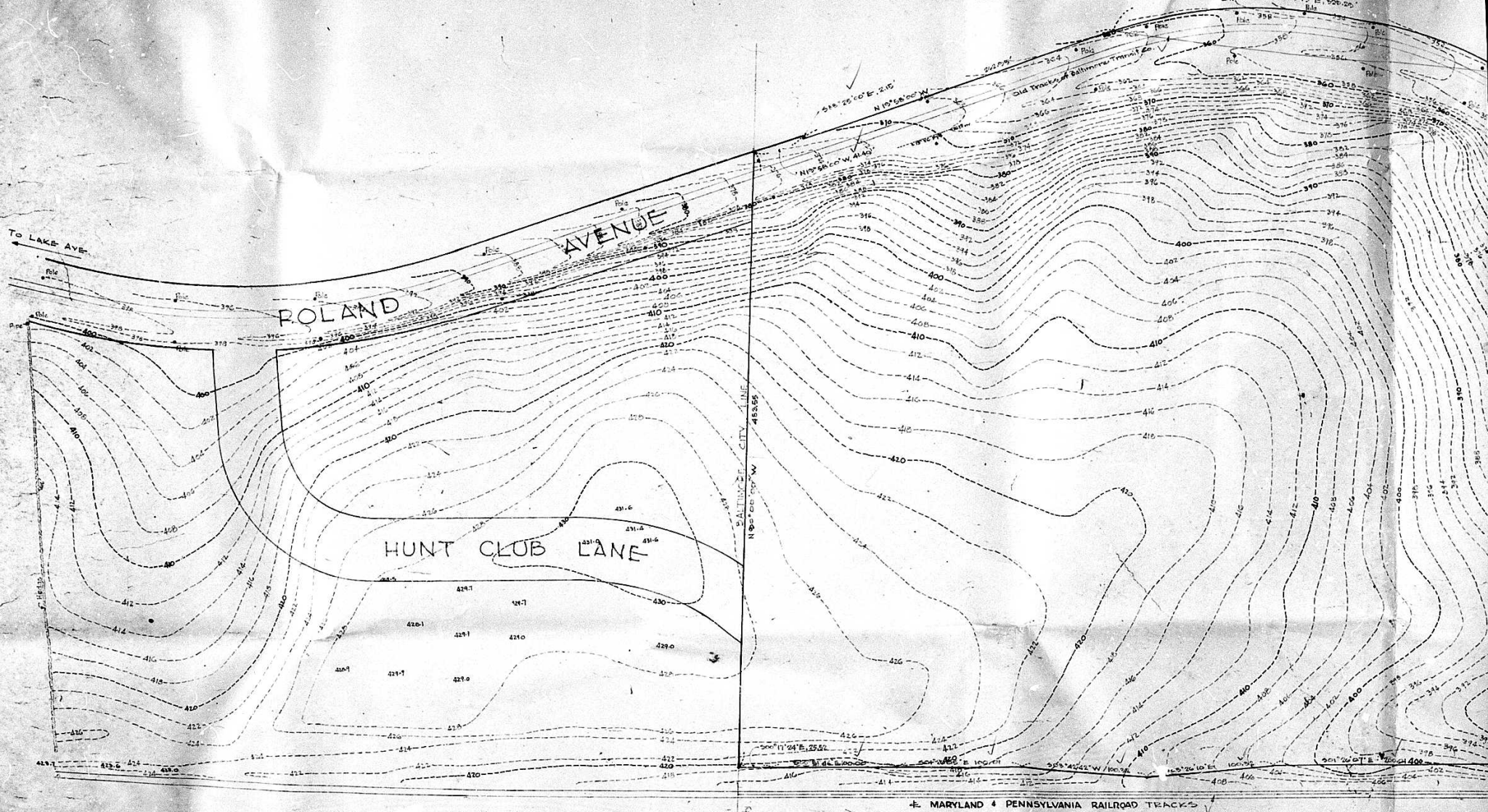
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 4511 DATE 3/16/61
TO: Lakehurst, Inc. 2 W. University Parkway Baltimore 18, Md.		BILLED BY Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01622	QUANTITY	TOTAL AMOUNT \$50.00
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		
Petition for Special Exception & Variance for Lakehurst, Inc.		50.00
PAID - Baltimore County, Md. - Office of Finance		
3-1961 7904 * * * NIL -		50.00

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.



BOYA LATIN SCHOOL
Zoned R-10

R 97° 5' 30" A 20' 34' 00" S
C 100' 0' 10" E 100' 0' 20" S



Baltimore City
Baltimore County
9th EIGHT DWT.

ELKBRIDGE COUNTRY CLUB
Zoned R-20

NOTE: All elevations refer to Baltimore

FRAME

OVERLOOK
ROAD

NOTE: Topography of North portion of property taken from a
plot made by George Wm. Stephens, Jr., and dated July 25, 1947

LAKEHURST
PLANT BEDS 14-65

JAMES W. DOWD & WIFE
T 55 1712-431

COUNTY PARCEL
16,780+ ACRES
ZONED R-A

POND

NOTE: AREA BETWEEN PROPERTY LINE AND
R.R. TRACKS IS NOT INCLUDED IN
16,780+ ACRES COUNTY PARCEL AREA

FOR ZONING APPLICATION ONLY

TOPOGRAPHIC MAP

PROPERTY OF HENRY J. KNOTT
NEAR LAKE AVENUE
BALTIMORE CITY & BALTIMORE COUNTY, MD.

R. BROOKE MAXWELL & ASSOCIATES
PIKESVILLE, MD.

SCALE: 1"=40'-0" DUB 27 1949

FILE NO.

FRAME 2



REVISION 1: PROPERTY OUTLINE, ETC. ADDED MAY 12, 1950

52424