

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know all men that STANFORD LAND COMPANY, 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, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-2 zone to an RA zone for the following reasons:

Changes have occurred in the neighborhood affecting the use of this property. It is ideally located for the construction of garden apartments with abundant open space around it. Such rezoning would be of great benefit to the neighborhood and entire community and would satisfy a great need.

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:

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.

STANFORD LAND COMPANY

Robert E. Meyerhoff
Robert E. Meyerhoff, President

Legal Owner

Contract purchaser

Address: 6301 Reisterstown Road

Baltimore 15, Maryland

Samuel H. Travis, Petitioner's Attorney

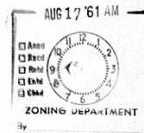
Address 6301 Reisterstown Road
Baltimore 15, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of June, 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 106, County Office Building in Towson, Baltimore County, on the 10th day of July, 1961, at 10:00 o'clock

At M MD 6-11-61
John H. Rose
Zoning Commissioner of Baltimore County.



STUART REALTY COMPANY
2116 Edmondson Avenue
Baltimore 28, Maryland
August 11, 1961



Mr. John Rose, Zoning Commissioner
Baltimore County Office Building
Towson 4, Maryland

Dear Mr. Rose:

Please enter an appeal from your decision dated July 21, 1961, which was rendered in the matter of the Stanford Land Company's petition for reclassification from R2 to RA, and transmit all records and papers to the Baltimore County Board of Appeals.

We are enclosing herewith our check for \$70 payable to Baltimore County, Maryland to cover the cost of this appeal.

Very truly yours,

STUART REALTY COMPANY

Louis L. Spelsaube
Louis L. Spelsaube, President

Enclosure

RE: PETITION FOR RECLASSIFICATION
from "R-2" to an "R-A" Zone -
E.S. of Inverness Road, N.S.
No. Boundary Road and W. S.
Melbourne Road, 12th District -
Stanford Land Company,
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

No. 5313

A hearing was held on July 10, 1961 on the petition of the Stanford Land Company, Robert E. Meyerhoff, President, for a reclassification of property on the east side of Inverness Road, the north side of Boundary Road and the west side of Melbourne Road, from "R-2" (group homes) to "R-A" (apartments).

The principal argument for the reclassification was that a need for apartments in the area does exist, but more important did exist when the Land Use Map was approved on May 1, 1956, thereby constituting an error in zoning.

Testimony indicated that there is indeed very little apartment zoning as approved under present zoning regulations. Some homes have been converted to apartment use and such uses would now be illegal under present zoning regulations.

Other apartment use was intended for office use and not actual residential use. In place of 83 group homes covering 16.2% of land 106 apartment units would cover 13.2%.

The arguments against the reclassification were that the builder sold group homes and did not inform the purchasers of an intention to build apartment units, that the type of people who would live in the apartment units would not be interested in the community,

that the apartments would not be kept as neat as the home owners in the community keep their premises, that parking lots will face the nearby homes, that transportation is poor and that there is no present need for apartments.

In a community with an estimated population of 70,000 people there is a definite lack of apartment units constructed in accordance with the present Baltimore County Zoning Regulations.

Recently hearings have been conducted in various areas of Baltimore County concerning apartment zoning and in every case there has been considerable opposition. Not too many years ago it was very difficult to obtain an apartment and future events may very well create another shortage. Evidently public pressure stopped apartment zoning in 1956 and it may do so again, but this is a very short-sighted viewpoint.

The petitioner's request is a modest one. Robert E. Meyerhoff, President of the Stanford Land Company, personally took the stand and testified that the apartments would be similar to those he has built on Northern Parkway called Wellington Gate Apartments. He further testified that the grounds would be attractively planted and that proper maintenance of the area around the apartment units would be kept up in a superior manner. We can only take Mr. Meyerhoff at his word and see if he can build and maintain motel apartment units in Dundalk as well as in Baltimore City.

Mr. Edward L. Gusio, Chief of Project Planning for the Office of Planning & Zoning, testified that the needs for apartment zoning in this area were not met on the Land Use Map of 1956 and that adding apartment zoning to the group zoning would be a diversification making for a more stable area.

The Land Use Map of May 1, 1956 was in error in not providing more apartment zoning.

For the above reasons the reclassification should be granted.

It is this 24th day of July, 1961 by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified, from an "R-2" Zone to an "R-A" Zone, subject, however, to approval of plans for the development of said property by the Bureau of Land Development and the Office of Planning & Zoning of Baltimore County.

John H. Rose
Zoning Commissioner of
Baltimore County

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4866
DATE 6/14/61

TO: Stanford Land Company
6301 Reisterstown Road
Baltimore 15, Md.

BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DEPOSIT TO ACCOUNT NO.	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00
	01622	Petition for Reclassification for Stanford Land Company	50.00
		PAID - Baltimore County, Md. - Office of Finance	
		6-1461 1028 * * * TXL -	50.00
		6-1461 1028 * * * TXL -	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.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 6-22-61
Posted for: Stanford Land Company
Petitioner: Stanford Land Company
Location of property: E.S. of Inverness Rd. N.S. of Boundary Rd. W. S. of Melbourne Rd. 12th District
Location of Signs: At intersection of Inverness Rd. and Boundary Rd.
Remarks: Signs placed on Inverness Rd. and Boundary Rd.
Posted by: John R. Marshall Date of return: 6-23-61

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 7398
DATE 7/10/61

TO: Stanford Land Company
6301 Reisterstown Road
Baltimore 15, Md.

BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DEPOSIT TO ACCOUNT NO.	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00
	01622	Advertising and posting of your property	50.00
		PAID - Baltimore County, Md. - Office of Finance	

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.

PETITION FOR ZONING RECLASSIFICATION
 ZONING: From R-1 Zone To R-2 Zone.
 LOCATION: East side of Inverness Road, North side of North Boundary Road, West side of Melbourne Road and South side of Gray Haven Road.
 DATE AND TIME: MONDAY, JULY 10, 1961 AT 10:00 A.M.
 PUBLIC HEARING: Room 165, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
 Concerning all that parcel of land in the Twelfth District of Baltimore County, beginning for the same at a point on the easternmost side of Inverness Road, 60 feet wide, at a distance of 165.00 feet northeasterly from the northwesternmost end of a fillet connecting said easternmost side of Inverness Road with the northernmost side of North Boundary Road, said point being at the northernmost side of an alley 20 feet wide laid out through Block P, on the Plat of Section Three, Gray Haven, said plat being recorded among the Land Records of Baltimore County, Maryland in Plat Book C-1-R, 22, Folio 41, and running thence binding on the easternmost side of Inverness Road North 20 degrees 46 minutes 20 seconds East 645.00 feet, thence north 62 degrees 46 minutes 20 seconds East 21.20 feet to the southernmost side of Gray Haven Road, 45 feet wide, thence binding thereon South 63 degrees 13 minutes 40 seconds East 21.20 feet to the westernmost side of Melbourne Road, 60 feet wide, thence binding thereon South 20 degrees 46 minutes 20 seconds West 645.00 feet to a point thereon at the north side of the alley hereinabove mentioned, laid out through Block P, thence binding on the northernmost side of said alley North 65 degrees 13 minutes 40 seconds West 288.90 feet to the place of beginning, being the property of Stamford Land Company, as shown on plat filed with the Zoning Department, containing 6.699 acres of land more or less.
 BY ORDER OF
 JOHN G. ROSE,
 Zoning Commissioner of Baltimore County.
 6-29-61

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 29, 1961

THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of ~~one~~ ^{successive} weeks before the 10th day of July, 1961, the first publication appearing on the 29th day of June 19 61.

The COUNTY Paper, Inc.

W. J. Kuper
 Mgr. Manager.

#5313

TELEPHONE
VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 7448

DATE 8/17/61

To: **Stuarton Realty Company**
 2116 Edmondson Avenue,
 Baltimore 28, Maryland

BILLED BY: **Zoning Department of Baltimore County**
 113 County Office Bldg.,
 Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01.622

QUANTITY	DETACH UPPER SECTION, AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	Cost of appeal to County Board of Appeals - Stamford Land Company No. 5313	370.00
3		1089

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.

TELEPHONE
VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 9758

DATE 12/5/61

To: **Stuarton Realty Company**
 2116 Edmondson Ave.,
 Baltimore 28, Md.

BILLED BY: **Zoning Department of Baltimore County**
 113 County Office Bldg.,
 Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01.622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	Cost of posting property for appeal hearing No. 5313 3 signs	15.00
3		1500

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.

Appeal withdrawn
 1/22/62
 #5313

PRESENT ZONING
R-G

DEL HAVEN
ROAD

MID HAVEN
ROAD

ROAD

INVERNESS

ROAD

ROAD

BOUNDARY

NORTH

PRESENT ZONING R-G
PLAT OF SECTION THREE
"GRAY HAVEN"
B.L.B. 23-64

ALLEY

N 69° 13' 40" W 398.90'

20'

MELBOURNE

PRESENT ZONING
R-G

DEL HAVEN
ROAD

BOARD OF EDUCATION

BEAR CREEK ELEMENTARY SCHOOL

GRAY HAVEN

PRESENT ZONING R-G

#5313 ✓

MAP
#12
SEC. 4-A

12TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' JUNE, 1961



WILSON F. OUTEN
5301 REISTERSTOWN ROAD
BALTIMORE 15, MARYLAND