

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mrs. J. M. Van Sant, legal owner, of the property situated 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-6 zone to an R-A zone, for the following reasons: That the area has changed in nature thereby rendering the property better suitable for a use for apartments than a use for residential in the form of R-6 zone.

Section 217.7 - Density-Gross and net densities shall not exceed respectively 16 and 18 families per acre. Requesting an increase density to a maximum of 53 families per acre.

For reason that the lot and apartment are so designed for this type of housing and both hardship and practical difficulties are presented.

See Attached Description

It is requested that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-A zone, for the following reasons: That the area has changed in nature thereby rendering the property better suitable for a use for apartments than a use for residential in the form of R-6 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification 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.

A. P. Sutch Contract purchaser
Address: 134 Slade Avenue #18
Mrs. J. M. Van Sant Legal Owner
Address: 134 Slade Avenue #18

T. Bayard Williams, Jr.
Petitioner's Attorney
Protestant's Attorney
Address: 6732 Holabird Avenue #22

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of March, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers 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 105, County Office Building in Towson, Baltimore County, on the 10:00 A.M. day of April 25th, 1962, at 10:00 o'clock A.M.

T. Bayard Williams, Jr.
Zoning Commissioner of Baltimore County

(10V1)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

#5535

District: 3rd
Date of Posting: 4-4-62
Posted for: Mrs. J. M. Van Sant and A. P. Sutch
Petitioner: Mrs. J. M. Van Sant
Location of property: 134 Slade Avenue
Location of sign: Mrs. J. M. Van Sant, 175 ft. East of Military Ave., 175 ft. East of Military Ave., 175 ft. East of Military Ave.
Posted by: T. Bayard Williams, Jr.
Date of return: 4-5-62

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 5, 1962.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 25th day of April, 1962, the next publication appearing on the 5th day of April, 1962.

THE JEFFERSONIAN
T. Bayard Williams, Jr.
Manager

Cost of Advertisement, \$

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the change in the character of the area and the health and the general welfare of the locality involved not being detrimentally affected,

the above Reclassification should be had; and it is hereby ordered that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-A zone, for the following reasons: That the area has changed in nature thereby rendering the property better suitable for a use for apartments than a use for residential in the form of R-6 zone.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of April, 1962, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an R-A zone, and the Special Exception for the herein described property or area should be and the same is hereby granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of April, 1962, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an R-A zone, and the Special Exception for the herein described property or area should be and the same is hereby granted.

T. Bayard Williams, Jr.
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 the change in the character of the area and the health and the general welfare of the locality involved not being detrimentally affected,

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of April, 1962, that the above reclassification 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 R-6 zone; and/or the Special Exception for the herein described property or area should be and the same is hereby DENIED.

T. Bayard Williams, Jr.
Zoning Commissioner of Baltimore County

MICROFILMED

PETITION FOR ZONING RE-CLASSIFICATION AND ZONING VARIANCE
CITY DISTRICT
BALTIMORE COUNTYAN

LOCATION: Northeast corner Slade Avenue and Military Avenue
DATE AND TIME: WEDNESDAY, APRIL 25, 1962 at 10:00 A.M.
PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

THE Zoning Regulation to be reclassified as follows:
Section 217.7 - Density-Gross and net densities shall not exceed respectively 16 and 18 families per acre.

Requesting an increase density to a maximum of 53 families per acre.

For reason that the lot and apartment are so designed for this type of housing and both hardship and practical difficulties are presented.

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T. Bayard Williams, Jr.
Zoning Commissioner of Baltimore County

LAW OFFICES
T. Bayard Williams, Jr.
BAYARD WILLIAMS, JR.
JAMES H. WILLIAMS
T. BAYARD WILLIAMS, JR.
BAYARD & LAWRENCE

2700 HOLABIRD AVENUE
Dundalk 22, Maryland
April 25, 1962

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

Re: Petition for Reclassification from an "R-6" Zone to an "R-A" Zone - W. E. Corner Slade and Military Avenues, 3rd District - Mrs. J. M. VanSant, Petitioner - No. 5535-R

Dear Mr. Rose:

You are herewith advised that on behalf of my clients, the Petitioners in the above-mentioned matter, that I do herewith withdraw so much of the Petition as may pertain to a variance.

Very truly yours,
T. BAYARD WILLIAMS, JR.

TBW:cjb

BALTIMORE COUNTY, MARYLAND

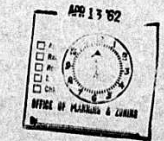
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 13, 1962
FROM: Mr. George E. Gavrilis, Deputy Director
SUBJECT: #5535-RV. R-6 to R-A and Variance to permit and increase density to a maximum of 53 families per acre. Northeast corner of Slade and Military Avenues. Being property of J.M. VanSant and A.P. Sutch.
3rd District.
HEARING: Wednesday, April 25, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the zoning petition for reclassification and variance with respect to zoning. It has the following advisory comments to make concerning pertinent planning factors:

- The subject property is situated alongside of Slade Avenue west of the intersection of Slade Avenue and Military Avenue. It is situated on the portion of Slade Avenue which will not be widened extensively and will not connect directly with the proposed Northwest Expressway. The extent of the present improvements on Slade Avenue are such that the Planning staff believes it to be not capable of accommodating apartment traffic here.
- The intent of the Zoning Regulations with respect to apartment uses was to provide for apartment living in a suburban context. Development of apartments to the degree of intensity proposed here clearly is inappropriate. Variances are judged on the basis of allegations of practical difficulty and unreasonable hardship. To be granted, the variance being sought must be in strict harmony with the spirit and intent of the Regulations and must not be detrimental to the general health, safety and welfare. The Planning staff believes that the number of apartments proposed to be erected here is not in accordance with the spirit and intent of the Zoning Regulations.

021:bas



FROM THE OFFICE OF
T. BAYARD WILLIAMS, JR. & ASSOCIATES, INC.
BAYARD WILLIAMS, JR.
& MICHAEL AVENUE, TOWSON 4, MARYLAND

Description to Accompany Petition for Zoning Variance Slade Avenue & Military Avenue Pikesville

February 27, 1962

Beginning for the same on the Northeast side of Military Avenue 40 feet wide at a point distant 360 feet 2 inches measured Northwest from the Northwest side of Slade Avenue 40 feet wide running thence North 59° 30' East 343 feet 6 inches thence South 30° 30' East 353 feet 11 inches to the Northwest side of a strip of land 10 feet wide reserved for the widening of Slade Avenue thence binding on the Northwest side of said 10 foot widening strip South 60° 05' West 343 feet 6 inches to the Northeast side of said Military Avenue thence binding on the Northeast side of said Military Avenue 40 feet wide North 30° 30' West 350 feet 2 inches to the place of beginning.

Containing 2,776 acres of land more or less.

The request for R-Zoning from R-6 Zone to R-A Zone covers above property, saving and excepting that portion which is now zoned R-6.

The Request for Variance covers all property above described.

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

No. 11620

DATE 4/25/62

TO: The Seaboard Engineering & Construction Co., Inc.
2107 Maryland Ave.
Baltimore 18, Md.

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Van Sant & Sutch

51.00

1.00

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.

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

No. 10390

DATE 3/7/62

TO: T. Bayard Williams, Esq.
6732 Holabird Ave.
Baltimore 22, Md.

DEPOSIT TO ACCOUNT NO. 01651

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification & Variance for Van Sant & Sutch

50.00

50.00

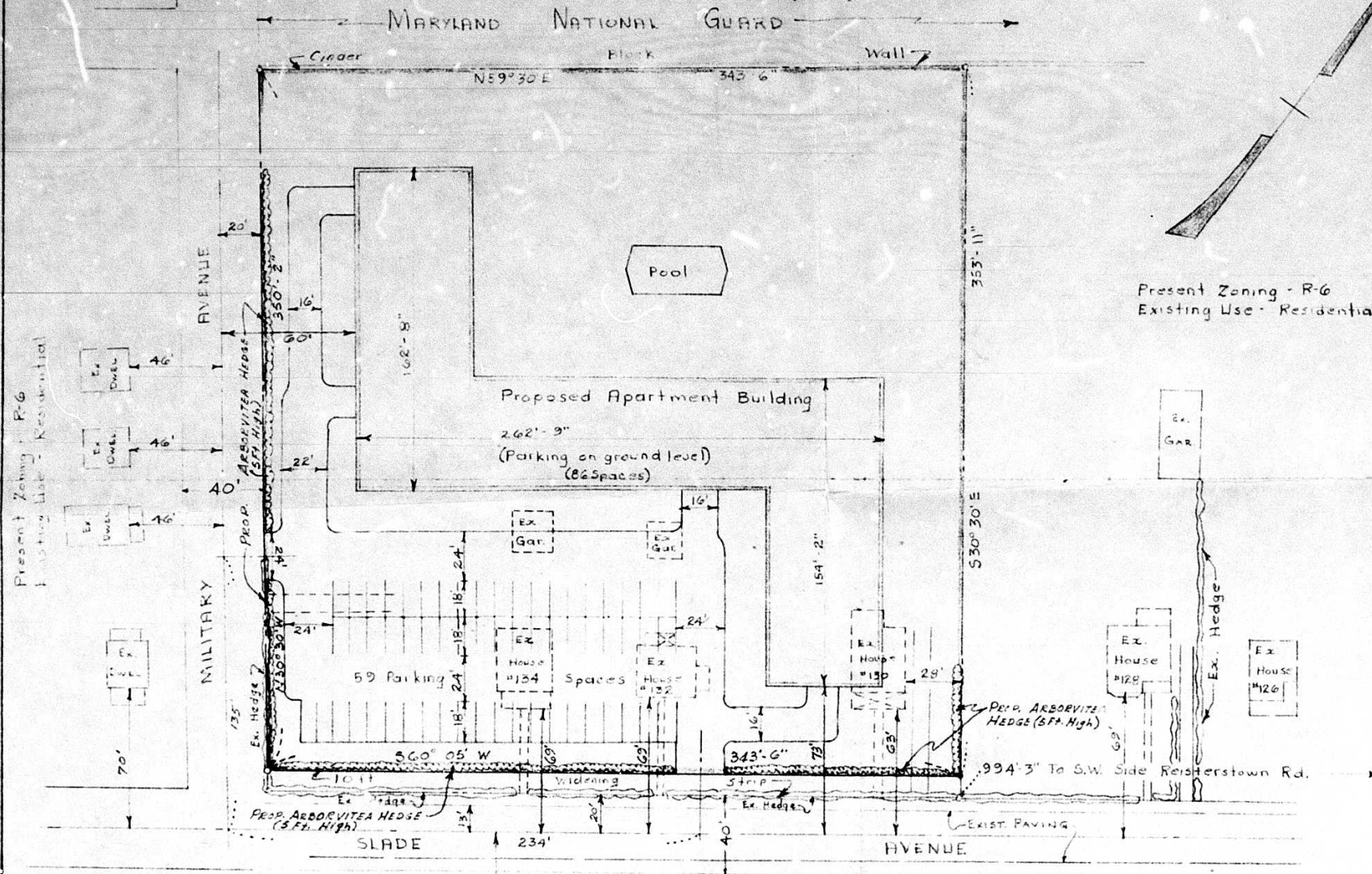
IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

AREA OF PROPERTY ----- 2.776 Ac. Net - 3.187 Ac. Gross 58.9
 EXISTING USE OF PROPERTY ----- RESIDENTIAL
 PROPOSED USE OF PROPERTY ----- APARTMENTS
 PRESENT ZONING OF PROPERTY ----- R-6
 PROPOSED ZONING OF PROPERTY ----- R-A
 TOTAL NO. APARTMENTS ----- 145
 PARKING SPACES PROVIDED ----- 145
 ALLOWABLE NO. OF APARTMENTS (GROSS) ----- 57

Present Zoning - R-6
 Existing Use - Residential



NOTE

Bearings and distances shown hereon are
 compiled from deeds and do not constitute
 a field survey.

PLAT TO ACCOMPANY PETITION
 FOR
 REZONING & VARIANCE
 MILITARY AVE. & SLADE AVE., PIKESVILLE

Balto Co. Md.
 Scale 1" = 50'

Elect. Dist. No. 3
 February 27, 1962
 Rev. March 9, 1962.