

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Seaboard Eng. & Const. Co., Inc. &
Mrs. J. M. VanSant, 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,
herby petition (1) that the zoning of the above described property be changed from its present zoning of
R-1 to R-2 and (2) that a special exception be granted for the use of the property as an elevator apartment building.

VARIANCE TO SECTION 217.7: To PERMIT 138 UNITS
INSTEAD OF 88 UNITS PERMITTED

See Attached Description

Under a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property for elevator apartment buildings including
accessory business uses for the convenience of its tenants and as
contingent in Section 402A and 402B.

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.

SEABOARD ENGR. & CONST. CO., INC.
A. F. Sutich, PRESIDENT
Mrs. J. M. VanSant

Contract purchaser
Legal Owner
Address 2107 Maryland Avenue
Baltimore 18, Maryland

Legal Owner
Address 134 Slade Avenue
Baltimore 8, Maryland

Protestant's Attorney
Address 8732 Holabird Avenue - 23

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day
of May, 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 through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 11th day of July, 1962, at 1:00 o'clock

J. M. VanSant
Zoning Commissioner of Baltimore County

(over)

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

a Special Exception for a elevator apartment buildings should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of August, 1962, that the zoning of the above described property be changed from its present zoning of R-1 to R-2 and that a special exception be granted for the use of the property as an elevator apartment building.

That a Special Exception for a elevator apartment buildings should be and the same is
granted, from and after the date of this order. It is further ordered that a variance to Sec.
217.7 of the Zoning Regulations to permit 138 units instead of the 88 units
should also be granted. The granting of the special exception are subject to
approval of the site plan by the Division Zoning Commissioner of Baltimore County
of Land Development and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of

the above re-classification 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 May, 1962, that the above re-classification 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-1 zone; and/or the Special Exception for
be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Description to Accompany Petition
for Special Exception, Slade Avenue
and Military Avenue, Pikesville.

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 North-
west 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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Rose, Zoning Commissioner Date: June 29, 1962
FROM: Mr. George R. Garveris, Deputy Director

SUBJECT: #5602-XV. Special Exception for Elevator Apartment buildings
including accessory business uses for convenience of its tenants
and variance to permit 138 units instead of permitted 88.83
units. Northeast side of Slade and Military Avenue. Being
property of M. VanSant.

3rd District

HEARING: Wednesday, July 11, 1962 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition
for Special Exception for elevator apartments including accessory business uses
together with a variance on density. It has the following advisory comments to
make with respect to pertinent planning factors:

1. In the first zoning case which created R-4 zoning here (No. 5463) the Plan-
ning staff took the position that the property was not appropriate for
apartment zoning. This position was based on the fact that the property
was located well within a single family residential area and that the
existing and future pattern of vehicular circulation was such that the
property clearly was inappropriately located for intensive residential usage.
2. The second case (No. 5535) resulted in an extension of apartment zoning and
sought a variance on density. In that case the Planning staff commented
again with respect to the inadequacy of Slade Avenue to handle large amounts
of new traffic and the inappropriateness of allowing densities in excess of
those permitted by the Zoning Regulations.

The subject petition now seeks a Special Exception for elevator apartments
together with a variance on densities. The Planning staff does not believe
that elevator apartments are appropriate here on the basis of inadequacy of
access to the property from Beltsview Road, and the inappropriateness of
high rise apartments within the context of the adjoining single family
residential area. High rise apartments would tend to create congestion along
Slade Avenue and clearly would tend to overcrowd land and cause undue con-
centration of population. The increase in density from 10 families per gross
acre, and 18 families per net acre to 43.3 families per gross acre and
47.7 families per net acre is not in strict harmony with the spirit and in-
tent of the Zoning Regulations as they are applied to the subject property
through the 3rd District Zoning Map.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4409.22. 19.62.

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 11th day of July, 1962, before the 11th day of July,
1962, appearing on the 22nd day of June 19.62.

THE JEFFERSONIAN,
L. M. Jeffers, Manager

Cost of Advertisement, \$

PETITION FOR A VARIANCE TO THE ZONING LAW OF BALTIMORE COUNTY, MARYLAND

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 12970

DATE 9/7/62

5602-XV

TO: The Seaboard Engineering & Const. Co., Inc. BY: Zoning Department of
2107 Maryland Ave. Baltimore County
Baltimore 18, Md.

QUANTITY	DEPOSIT TO ACCOUNT NO.	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	01622	Advertising and posting of property for Mrs. J. M. VanSant	\$40.00
			10.00
			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.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3 Date of Posting: 6-20-62
Posted for: Special Exception Elevator Apartment Building
Petitioner: Mrs. J. M. VanSant, et al.
Location of property: M.E. S. Slade Ave. & Military Ave.
Location of Sign: Both signs posted on property corners 134-134
Remarks: George R. Garveris
Posted by: George R. Garveris Date of return: 6-21-62

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

No. 11691
DATE 5/75/62

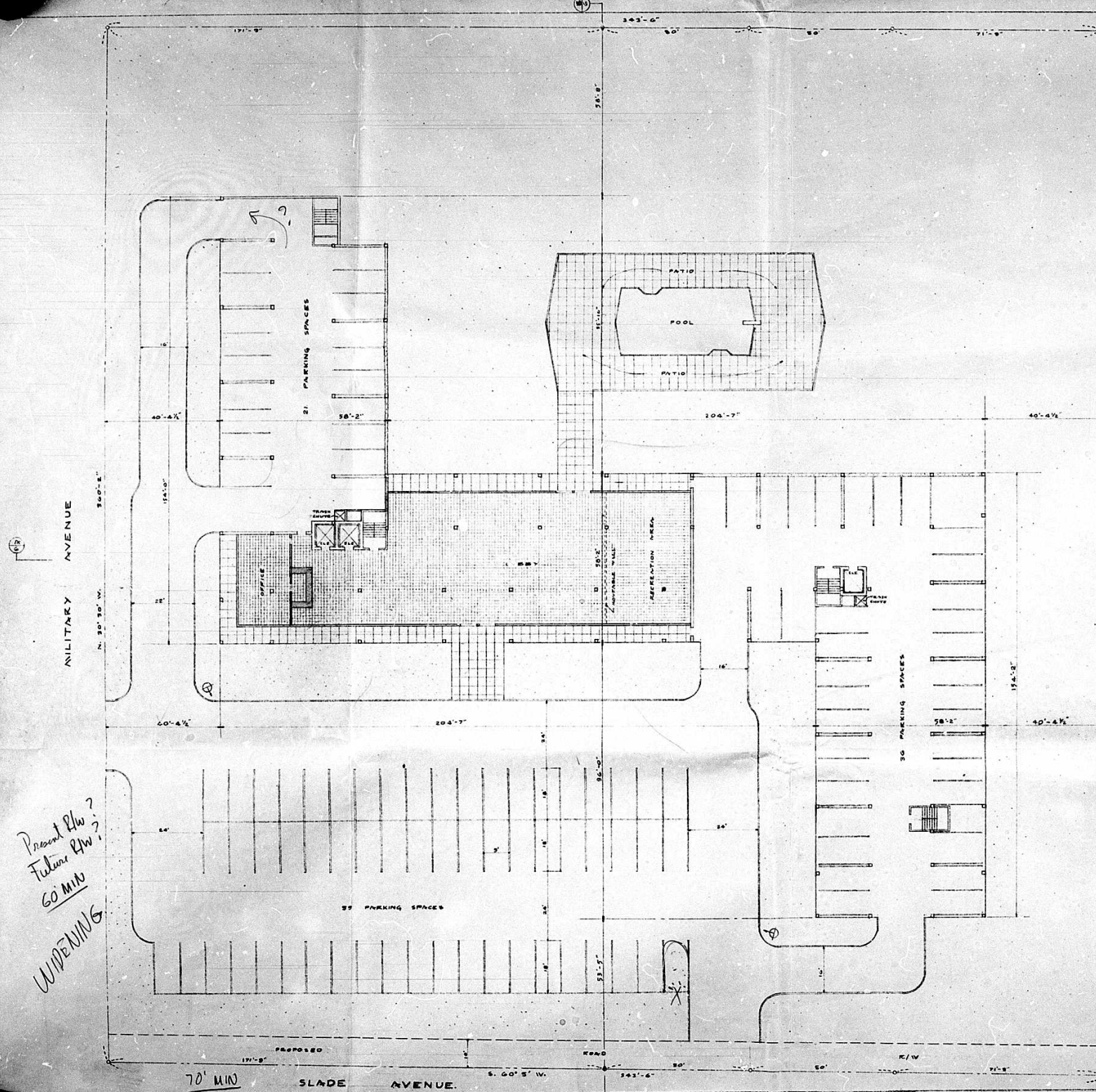
TO: F. Byard Williams, Esq.
6732 Holabird Ave.
Baltimore 22, Md.

BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622	Petition for a Special Exception for Mrs. J. M. VanSant, et al	\$50.00
		50.00
		100.00

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.

Present Plw?
Future Plw?
60' MIN
WIDENING



NOTES:
118 APARTMENTS
125 PARKING SPACES

Permitted 58,296
requiring 138.

Variances would be for 80 units

18
3
21

N

2.776
21
2.776
5552
54296

138
58
90

18

#5602-XVA
MAP
#3
SB2-C

54
86
21
116

DRAWN BY
A.M.C.

CREATED BY

APPROVED BY

SCALE

1/8" = 1'-0"

SLADE AVE.
APARTMENTS

EDWARD CHIN PARK, ARCHT., A.C.P., A.I.A.
ARCHITECT & CITY PLANNER
115 W. 48th ST.
215-6200

1st Floor Plan & Plot Plan



PROJECT NO.
2054

DAYS
12-9-61

DRAWING NO.

1