

3618-RX PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ortel Realty, Inc., 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-8 zone, for the following reasons:

Error in original zoning map and change in the character of the neighborhood

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 to permit elevator apartment buildings.

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.

Contract purchaser
Address Ortel Realty, Inc. Legal Owner
Address P. O. Box 6804
Towson 4, Maryland

Petitioner's Attorney
William S. Baldwin
24 W. Pennsylvania Ave.
Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of June, 1962, 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 13th day of July, 1962, at 3:00 o'clock P. M.

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF PUBLIC SERVICES Inter-Office Correspondence

From GEORGE A. REIER JUN 21, 1962
To JIM DYER
Subject GLENNONT DISTRICT 9
Petition for Reclassification
R-6 - R-8

The captioned site indicates the intent to utilize the various roads to the south as a means of ingress and egress. It would appear to stimulate traffic excessively through a highly populated residential area and should be minimized by other means of entry and exit.

Goucher Boulevard (proposed) will be constructed by the State and is not anticipated until on or about 1965. Anson Street, therefore, cannot be considered prior to improvements of Goucher Boulevard. The Traffic Engineer (Walter Addison) will undoubtedly comment on the travel ways and traffic flow.

The northeastern section of the subject site is directly affected by a sizable stream and several tributary branches. A complete stream study must be made to support the required reclassifications necessary to support the stream flow.

Water supply and sanitary sewer facilities are available.

George A. Reier
GEORGE A. REIER
Assistant Chief

GAR:sk
cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date July 6, 1962
FROM: Mr. George E. Gavrelis, Deputy Director
SUBJECT: 3618-RX, R-6 to R-8 and Special Exception for Elevator Apartment Buildings - Westside Goucher Boulevard (proposed), North of Knightway and Ablett Roads, East of Country Club of Maryland. Being property of Ortel Realty, Inc.

9th District
HEARING: Thursday, July 19, 1962 (3:00 P.M.)

The writer has been informed orally, by the petitioner's attorney, that the subject case will be withdrawn. Accordingly the Planning staff will offer no comment with respect to the subject petition.

GD:mas



MATZ, CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners
2129 N. Charles St. - Baltimore 18, Maryland
HO plus 7-3700

June 8, 1962

Mr. Leroy Ogle
Planning and Zoning
Baltimore County Office Building
Towson 4, Maryland

Re: Glenmont

Dear Mr. Ogle:

In accordance with your request, we have described the point of beginning for the area to be rezoned as follows:

Said beginning point being located the two following courses and distances from the north side of Knightswood Road, viz:

1). From a point designated as "59" on said Plat 2 Section 2 of Glenmont, measured northwestwardly along a curve having radius of 20.00 feet, arc length 30.02 feet, to the east side of said Glendale Road, and

2). Northwardly along said east side by a curve having radius of 1280.00 feet, arc length of 119.80 feet to the point of beginning.

Very truly yours,

MATZ, CHILDS & ASSOCIATES, INC.

Paul S. Smeton
Paul S. Smeton



PSS:abr

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 12949	
TELEPHONE VALLEY 3-3000		OFFICE OF FINANCE		DATE 7/26/62	
		Division of Collection and Receipts			
		COURT HOUSE			
		TOWSON 4, MARYLAND			
TO: William S. Baldwin, Esq., 24 W. Penna. Ave. Towson 4, Md.		BILLED BY: Zoning Department of Baltimore County			
DEPOSIT TO ACCOUNT NO. 01622		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT \$50.00	
QUANTITY		COST			
Advertising and posting of property for Ortel Realty-5618-X				90.00	
7-2462 7453 * 1-749* TIP--				0.00	
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		No. 12843	
TELEPHONE VALLEY 3-3000		OFFICE OF FINANCE		DATE 6/8/62	
		Division of Collection and Receipts			
		COURT HOUSE			
		TOWSON 4, MARYLAND			
TO: William S. Baldwin, Esq., 24 W. Penna. Ave. Towson 4, Md.		BILLED BY: Zoning Department of Baltimore County			
DEPOSIT TO ACCOUNT NO. 01622		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT \$50.00	
QUANTITY		COST			
Petition for Reclassification & Special Exception for Ortel Realty, Inc.				50.00	
6-862 5666 * * * TIL--				0.00	
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.					

DESCRIPTION: 36.7998 Acre Tract to be Rezoned From R-6 to RA Ninth Election District Baltimore County, Maryland

Land Records in Plat Book W.J.R. No. 27, Folio 124, the three following courses and distances, namely: (1) S. 70° 36' 58" E., 411.36 feet, (2) S. 73° 34' 12" E., 576.70 feet and (3) S. 56° 24' 10" E., 30.00 feet, thence continuing to bind along the easternmost outline of said Plat Three the eight following courses and distances, namely: (1) southerly by a curve to the left with a radius of 480.00 feet the distance of 304.06 feet (said arc being subtended by a chord bearing S. 15° 27' 00" W., 299.00 feet) (2) still southerly by another curve to the left with a radius of 280.00 feet the distance of 117.77 feet (said arc being subtended by a chord bearing S. 14° 44' 48.5" E., 116.91 feet), (3) S. 26° 47' 47" E., 137.04 feet, (4) westerly by a curve to the right with a radius of 310.00 feet the distance of 36.79 feet, (5) S. 87° 47' 00" W., 19.29 feet, (6) S. 03° 13' 00" E., 90.00 feet, (7) S. 06° 48' 00" E., 257.86 feet and (8) S. 13° 55' 46" W., 270.39 feet to the dividing line between the said Plat Three and Plat Two, Section Two of "Glenmont", thence binding along said division line the eleven following courses and distances, namely: (1) N. 75° 50' 20" W., 141.27 feet, (2) northerly by a curve to the left with a radius of 1530.00 feet the distance of 56.08 feet (said arc being subtended by a chord bearing N. 15° 06' 43" E., 56.04 feet), (3) N. 75° 54' 16" W., 181.04 feet, (4) N. 16° 13' 50" E., 41.63 feet, (5) N. 77° 42' 10" W., 38.14 feet, (6) N. 82° 30' 00" W., 183.50 feet, (7) S. 14° 30' 00" W., 21.87 feet, (8) S. 82° 08' 00" W., 43.03 feet, (9) N. 76° 49' 13" W., 150.00 feet, (10)

DESCRIPTION: 36.7998 Acre Tract to be Rezoned From R-6 to RA Ninth Election District Baltimore County, Maryland

southerly by a curve to the left with a radius of 630.00 feet the distance of 64.90 feet (said arc being subtended by a chord bearing S. 10° 13' 43.5" W., 64.87 feet) and (11) N. 82° 43' 20" W., 145.40 feet to a point common to Plats Two, Three and Four, Section Two of Glenmont, thence binding along the division line between said Plats Two and Four, Section Two of Glenmont the six following courses and distances, namely: (1) S. 02° 00' 00" W., 85.96 feet, (2) S. 88° 46' 50" W., 195.00 feet, (3) southerly by a curve to the left with a radius of 2780.00 feet the distance of 5.03 feet (said arc being subtended by a chord bearing S. 01° 16' 17.5" W., 5.03 feet), (4) N. 85° 38' 20" W., 128.80 feet, (5) N. 11° 51' 40" E., 12.89 feet, (6) N. 76° 35' 30" W., 127.41 feet to the place of beginning.

Containing 36.7998 Acres of land.

Being all of Plat Three and Plat Four, Section Two of "Glenmont" as recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 27, Folio 124 and 125 respectively.

6/7/62

RWB:abr

J. O. #61177



DESCRIPTION

36.7998 ACRE TRACT TO BE REZONED FROM R-6 TO RA NINTH ELECTION DISTRICT BALTIMORE COUNTY, MD.

Beginning for the same at a point on the east side of Glendale Road, 60 feet wide, said beginning point being at the northernmost corner of Lot 2 Block "E" of Plat Two, Section Two, "Glenmont" as recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 26, Folio 55, running thence binding on the outlines of said plat, and on the outline of Plat Three Section Two, "Glenmont", as recorded among said Land Records in Plat Book W.J.R. No. 27, Folio 124 the four following courses and distances, namely: (1) northerly by a curve to the left with a radius of 1280.00 feet the distance of 44.43 feet (said arc being subtended by a chord bearing N. 12° 24' 50" E., 44.43 feet), (2) N. 78° 34' 50" W., 143.81 feet, (3) N. 10° 29' 20" W., 310.00 feet and (4) N. 77° 30' 00" W., 51.00 feet to the westernmost outline of the aforementioned Plat Four, Section Two of "Glenmont" thence binding thenceon N. 34° 41' 21" E., 1139.95 feet to the northernmost point in the outline of "Glenmont" as shown on Plat Four, Section Two of "Glenmont" and recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 27, Folio 125, said point of beginning having the designation "73" on said plat, thence running and binding on the northernmost outline of said plat and continuing to bind along the northernmost outline of Plat Three, Section Two of "Glenmont" as recorded among the aforesaid

#5618

Date of Posting: 6-28-62
 Return: Cpt. Bligh
 Respond: M. J. Knightwood &
 (Queen's Langley, Two
 37)
 Date of return: 6-28-62

5618

TOWSON, MD., June 29, 1962.

THE JEFFERSONIAN,
Frank Smith
 Manager.

Cost of Advertisement, \$.....

5418

OFFICE OF
THE BALTIMORE COUNTYAN

THE COMMUNITY NEWS
Richterstown, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

NEWBURN AVENUE

CATONSVILLE, MD.

July 3, 1962.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, "Zoning Commissioner
of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week successive weeks before the 3rd day of July, 1962, that is to say the same was inserted in the issues of June 29, 1962.

By Paul J. Morgan
Editor and Manager

said Land Records as recorded among
 said Land Records, to wit: Folios 120,
 121, 122, 27, Folios 124, 125, 126,
 the following courses and distances,
 to wit: (1) a curve to the left with a
 radius of 144.3 feet (said being
 the distance between the center of
 said curve and the center of the
 curve) (2) 12° 24' 56" E. 44.4 feet, (3)
 12° 24' 56" E. 44.4 feet, (4) 12° 24'
 56° E. 44.4 feet, (5) 12° 24' 56" E.
 12° 24' 56" E. 44.4 feet, (6) 12° 24'
 56° E. 44.4 feet, (7) 12° 24' 56" E.
 44.4 feet, (8) 12° 24' 56" E. 44.4
 feet, (9) 12° 24' 56" E. 44.4 feet,
 (10) 12° 24' 56" E. 44.4 feet, (11)
 12° 24' 56" E. 44.4 feet, (12) 12° 24'
 56° E. 44.4 feet, (13) 12° 24' 56" E.
 44.4 feet, (14) 12° 24' 56" E. 44.4
 feet, (15) 12° 24' 56" E. 44.4 feet,
 (16) 12° 24' 56" E. 44.4 feet, (17)
 12° 24' 56" E. 44.4 feet, (18) 12° 24'
 56° E. 44.4 feet, (19) 12° 24' 56" E.
 44.4 feet, (20) 12° 24' 56" E. 44.4
 feet, (21) 12° 24' 56" E. 44.4 feet,
 (22) 12° 24' 56" E. 44.4 feet, (23)
 12° 24' 56" E. 44.4 feet, (24) 12° 24'
 56° E. 44.4 feet, (25) 12° 24' 56" E.
 44.4 feet, (26) 12° 24' 56" E. 44.4
 feet, (27) 12° 24' 56" E. 44.4 feet,
 (28) 12° 24' 56" E. 44.4 feet, (29)
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 56° E. 44.4 feet, (31) 12° 24' 56" E.
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 (34) 12° 24' 56" E. 44.4 feet, (35)
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 feet, (39) 12° 24' 56" E. 44.4 feet,
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 (58) 12° 24' 56" E. 44.4 feet, (59)
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 44.4 feet, (68) 12° 24' 56" E. 44.4
 feet, (69) 12° 24' 56" E. 44.4 feet,
 (70) 12° 24' 56" E. 44.4 feet, (71)
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 feet, (75) 12° 24' 56" E. 44.4 feet,
 (76) 12° 24' 56" E. 44.4 feet, (77)
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 feet, (81) 12° 24' 56" E. 44.4 feet,
 (82) 12° 24' 56" E. 44.4 feet, (83)
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 feet, (87) 12° 24' 56" E. 44.4 feet,
 (88) 12° 24' 56" E. 44.4 feet, (89)
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 (100) 12° 24' 56" E. 44.4 feet, (101)
 12° 24' 56" E. 44.4 feet, (102) 12° 24'
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 feet, (105) 12° 24' 56" E. 44.4 feet,
 (106) 12° 24' 56" E. 44.4 feet, (107)
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 56° E. 44.4 feet, (109) 12° 24' 56" E.
 44.4 feet, (110) $12^{\$

100

[illegible]

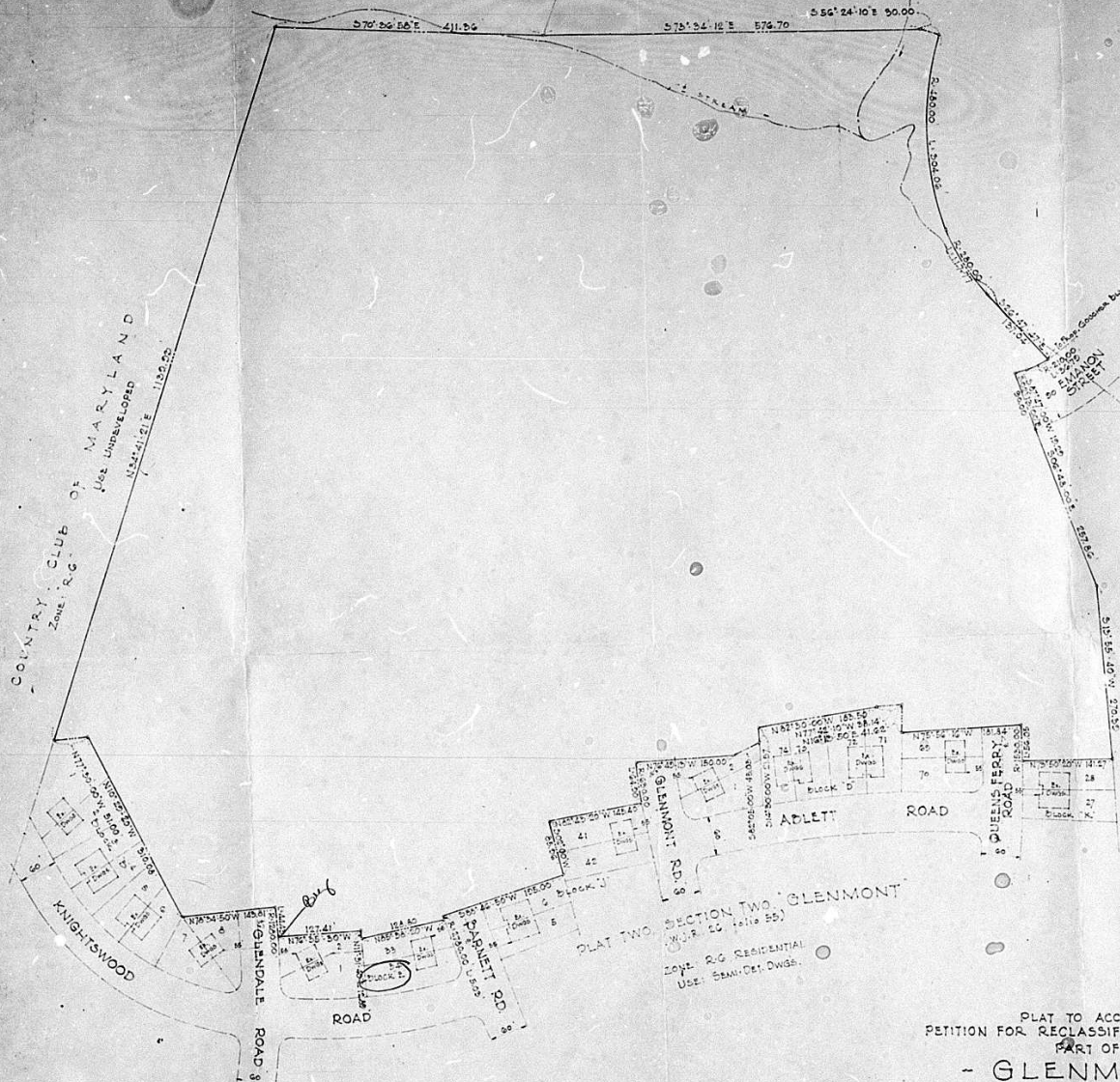
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and

1

- FELLOWSHIP FOREST -
ZONE: R-10 USE: RESIDENTIAL (Developed)

- RIDGEWOOD -
ZONE: R-10 USE: RESIDENTIAL (Developed)

COUNTRY CLUB OF MARYLAND
ZONE: R-G
USE: UNDEVELOPED



PLAT TWO, SECTION TWO, GLENMONT
(W.D. 20, 1885)
ZONE: R-G RESIDENTIAL
USE: SEMI-DET. DWGS.

PLAT TO ACCOMPANY
PETITION FOR RECLASSIFICATION OF ZONING
PART OF

- GLENMONT -

ELECT. DIST. 20 BALTIMORE CO., MD.
SCALE: 1"=100' JUNE 4, 1962

AREA OF PROPERTY: 56.7998 ACRES
EXISTING USE: SEMI-DETACHED DWELLINGS - UNDEVELOPED
PROPOSED USE: RESIDENTIAL - APARTMENTS
PRESENT ZONING: "R-G"
PROPOSED ZONING: "R-A"
NUMBER OF UNITS:
NUMBER OF PARKING SPACES:

DEVELOPER:
ORTEL REALTY, INC.
24 W. PENNSYLVANIA AVE.
TOWSON, MD.



MATZ, CHILDS & ASSOCIATES
2125 N. CHARLES ST.
BALTIMORE 18, MD.

