

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CHADWICK MANOR, 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-4 zone; for the following reasons:

Because of error in the comprehensive zoning map adopted by the County Council of Baltimore County on January 9, 1962.

See Attached Description

and the Special Exception, under the said Zoning Law, and the Zoning Ordinance of Baltimore County, to use the herein described property for:

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

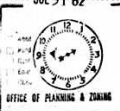
I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

CHADWICK MANOR, INC.

By: Kenneth C. Proctor
Legal Owner
Address: 700 Fairmount Avenue
Towson 4, Maryland

Address: Kenneth C. Proctor
Petitioner's Attorney
Address: Campbell Building, Towson 4, Md.
JA 3-1600

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 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 101, County Office Building in Towson, Baltimore County, on the 31st day of October, 1962, at 10:00 o'clock A.M.



Kenneth C. Proctor
Zoning Commissioner of Baltimore County.

was accepted by the Council, so that what was originally contemplated as an M.R. zone, and what was subsequently approved by the Planning Board as an M.L.R. zone, was placed on the Western Area Zoning Map as R.A.

Obviously, the size and shape and utility of this parcel for apartments was not given any consideration whatsoever. In fact, as presently constituted it is a most awkward piece of land, so much so that it cannot be economically developed with apartments as presently constituted.

The requested reclassification in this case covers 7.8 acres. Moving the dividing line between the R.A. zone and the R-6 zone in a northerly direction to a point directly behind houses which have been erected on Fairbrook Road. With the reclassification of the parcel involved in this Application the R.A. tract will be of sufficient size and adequate outline so that the zone can be properly developed with apartments.

Without this reclassification there is only one means of getting in and out of the tract, viz. an entrance from Rolling Road. With this reclassification there will be two additional roads leading into the R.A. zone from the interior of the tract, integrating the R.A. zone with the remainder of the development.

Approval of the Application in this case will not have any adverse affect on any adjoining or adjacent properties. In addition to this, the granting of this reclassification will, to some extent at least, reduce the demand for public services, such as schools, because of the experience on the number of children per apartment as compared with the number of children per cottage in

Pursuant to the advertisement, posting of property, and public hearing on the above petition and the Zoning Ordinance of Baltimore County, on October 8, 1962, to consider the petition of Chadwick Manor, Inc. for reclassification of its property from "R-6" Zone to an "R-4" Zone. The reasons for the reclassification are stated in a memorandum from Kenneth C. Proctor, Petitioner, to the Zoning Commissioner and this memorandum is incorporated and made a part of this Order. Because of the reasons set forth in Mr. Proctor's memorandum, the above reclassification should be had, and the Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of November, 1962, that the herein described property or area should be and the same is hereby reclassified, from an "R-6" zone to an "R-4" zone, and a Special Exception for apartments should be and the same is granted from and after the date of this order.

Kenneth C. Proctor
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 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 21st day of November, 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 apartments be and the same is hereby DENIED.

Kenneth C. Proctor
Zoning Commissioner of Baltimore County

MICROFILMED

KCP/1:3 (3)
10/8/62

IN THE MATTER OF THE
APPLICATION OF
CHADWICK MANOR, INC.

BEFORE THE ZONING COMMISSIONER
FOR BALTIMORE COUNTY
Application #5655-RA

MEMORANDUM FOR COMMISSIONER ROSE

While the Western Planning Area Map was in the course of preparation, it was contemplated that property on the east side of Rolling Road would be zoned light industrial, and that the part of the tract now being developed as "Chadwick", located at the northwest corner of proposed U. S. Route 70N and Rolling Road, would be zoned manufacturing restricted, to constitute a buffer between the residential portion of Chadwick and the light industrial across Rolling Road.

Development plats prepared by Chadwick Manor, Inc., from which lot sales have been made for a considerable period of time, showed this parcel as M.R. Reference is particularly made to Plan of Development for Chadwick approved by Planning June 28, 1960; by the Subdivision Design Committee June 16, 1960; and by the Department of Public Works June 29, 1960. This plan, approved as indicated, showed a 10.1 acre M.R. zone.

When the map was submitted to Council for its approval, the Department of Planning and Zoning submitted to the Council a "Supplement to Report on the Master Plan and Comprehensive Rezoning Map" for this area. So far as this particular parcel is concerned, the recommendations in the report were as follows:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Rose, Zoning Commissioner Date: September 28, 1962
FROM: Mr. George E. Gavrelis, Deputy Director
SUBJECT: #5655, R-6 to R-4, Southside of Elsey Circle 105 feet East of Fairbrook Road, Being property of Chadwick Manor, Inc.

1st District

HEARING: Monday, October 8, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-4 zoning and has the following advisory comment to make with respect to pertinent planning factors:

- In making its recommendations for comprehensive rezoning in the Western Planning Area, the Planning staff and thence the Board originally recommended that the tract immediately to the east be zoned R-4. The object of this recommendation was to provide a transitional zone between the industrial use potentials on the easterly side of Rolling Road, and the R-6 potentials to the west. The R-4 zone created in the final map accomplishes the same purpose. The zone boundary line between the R-4 and the R-6 zones was based on the overall subdivision plan for the Chadwick Manor Development.



"The second, on the westerly side of Rolling Road in and adjoining the Chadwick Development Shopping Center is recommended for M.R. zoning because of the greater restrictions felt necessary for this area as a transition between residential areas and the broader industrial zones proposed easterly from Rolling Road to the Beltway; and because of its planned integration of a new development including residential and commercial uses. After discussion the Board indicated its approval of the staff recommendations for industrial zoning in the Western Planning Area."

While the map was before the Council for consideration, there was a change in the Zoning Regulations effected by Ordinance Bill 56, enacted on May 25, 1961, which, among other things, set up an M.L.R. zone and specified that M.R. zones could only be placed on a map by Petition.

In view of this ordinance, it became necessary to change the recommendation for the parcel in question, because an M.R. zone for such parcel could not then be placed on the map. Therefore, the Planning Board reconsidered, among others, this particular parcel, and adopted the following Resolution on April 27, 1961:

"RESOLVED that if the County Council enacts the M.L.R. zone the Planning Board would amend the Western Planning Area Map plan by placing M.L.R. zone designations on the proposed zoning map in lieu of the M.R. zone previously shown as a temporary substitute."

This is the last recorded official action by the Planning Board, so far as the particular parcel is concerned.

At a hearing before the County Council on July 11, 1961, Mr. Bill, Director of Planning and Zoning, made oral recommendations to the Council, so far as this particular parcel was concerned, viz. that it should be zoned R.A. This recommendation

SWITMAN, QUAGST AND ASSOCIATES, ENGINEERS

BALTIMORE, MARYLAND

July 15, 1962

CHADWICK MANOR SUBDIVISION
ENGINEERING DESCRIPTION
PROPOSED APARTMENT AREA
(TO BE REZONED FROM R-6 TO R-4)

Lying and being in Election District No. 1 of Baltimore County Maryland.

BEGINNING for the same at a point on the south side of Elsey Circle, 60 feet wide, 105 feet from the east side of Fairbrook Road, 70 feet wide, said point being the northeast corner of Lot 1, Block E, as shown on the Plat of Chadwick Manor, Section II-B, said Plat being recorded among the Land Records of Baltimore County Maryland in Plat Book W.J.R. 28 at folio 4; thence binding on the outline of said Section II-B the nine (9) following courses and distances: (1) South 39° 15' 30" West, 120.00 feet; (2) South 17° 13' 20" East, 21.53 feet; (3) South 39° 15' 30" West, 320.00 feet; (4) South 04° 09' 00" West, 25.53 feet; (5) South 39° 15' 30" West, 183.21 feet; (6) North 45° 01' 00" West, 11.73 feet; (7) South 40° 59' 00" West, 155.04 feet; (8) South 34° 45' 00" East, 13.21 feet; (9) South 63° 42' 30" West, 376.72 feet to a point on the proposed north right-of-way line of U.S. Route 70-N; thence binding on said north right-of-way line, northeasterly along a curve to the right, having a radius of 3969.72 feet, for a distance of 645.62 feet, being subtended by a chord bearing and distance of North 89° 01' 12" East, 644.91 feet; thence running for lines of division the three (3) following courses and distances: (1) North 35° 18' 30" East, 725.16 feet; (2) North 04° 03' 00" West, 263.15 feet; (3) North 50° 41' 30" West, 145.33

feet to the northeast corner of Lot 1, Block D, as shown on the Plat of Chadwick Manor, Section II-A; said Plat being recorded among the aforementioned Land Records in Plat Book W.J.R. 28 at folio 3; thence binding on the outline of said Section II-A the three (3) following courses and distances: (1) South 39° 18' 30" West, 120.00 feet; (2) South 40° 10' 01" West, 60.01 feet; (3) North 50° 41' 30" West, 4.10 feet to the point of BEGINNING.

Containing 7.8164 acres of land, more or less.

Kenneth A. McGovern
Kenneth A. McGovern
Registered Engineer and Land Surveyor
No. 1574
Whitman, Requard & Associates
Baltimore, Maryland



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

No. 15328
DATE 11/21/62

To: Messrs. Proctor, Royston & Mueller
Campbell Building
Towson 4, Maryland

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
01622		Advertising and posting of property for Chadwick Manor	67.00
			47.00

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.

PETITION FOR A ZONING RECLASSIFICATION 1st District

ZONING: From R-6 to R-A
Zone

LOCATION: South side of Elsey Circle 105 feet from the East side of Fairbrook Road

DATE & TIME: MONDAY, OCTOBER 8, 1962 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 4, 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 First District of Baltimore County

BEGINNING for the same at a point on the south side of Elsey Circle, 60 feet wide, 105 feet from the east side of Fairbrook Road, 70 feet wide, said point being the northeast corner of Lot 1, Block E, as shown on the Plat of Chadwick Manor, Section II-B, said Plat being recorded among the Land Records of Baltimore County

Maryland in Plat Book W.J.R. 28 at folio 4; thence binding on the outline of said Section II-B the three (3) following courses and distances: (1) South 39 degrees 18' 30" West, 120.00 feet; (2) South 40 degrees 10' 01" West, 60.01 feet; (3) North 50 degrees 41' 30" West, 4.10 feet to the point of BEGINNING.

Containing 7.8164 acres of land, more or less. Being the property of Chadwick Manor, Inc. as shown on plat plan filed with the Zoning Department.

By Order Of
John G. Rose
Zoning Commissioner Of Baltimore County

Sept. 21

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. September 21, 19 62.

THIS IS TO CERTIFY. That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 8th

day of October 19 62, the first publication appearing on the 20th day of September 19 62.

THE TIMES

John M. Martin
Manager
John M. Martin

Cost of Advertisement \$ 28.00
Purchase order no. R 31171
Requisition no. M 3333

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Maryland in Plat Book W.J.R. 28 at folio 4; thence binding on the outline of said Section II-B the three (3) following courses and distances: (1) South 39 degrees 18' 30" West, 120.00 feet; (2) South 40 degrees 10' 01" West, 60.01 feet; (3) North 50 degrees 41' 30" West, 4.10 feet to the point of BEGINNING.

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By Order Of
John G. Rose
Zoning Commissioner Of Baltimore County

Sept. 21

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

September 25 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 SUCCESSFULLY before the 25th day of September 19 62 that is to say the same was inserted in the issues of

September 20, 1962

THE BALTIMORE COUNTIAN

By *Robert J. McGowan*
Editor and Manager, V.D.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st
Posted for: *Ans. R-6 to R-A zone*
Petitioner: *Chadwick Manor, Inc.*
Location of property: *S.S. of Elsey Circle, 105 ft. from the E.S. of Fairbrook Road, 70 ft. wide.*
Location of Sign: *On sign at the end of Elsey Circle, another sign at the end of Elsey Circle.*
Remarks: *George R. Hummel*
Posted by: *George R. Hummel*
Date of return: 9-20-62

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

No. 12957
DATE 7/11/62

To: Messrs. Proctor, Royston & Mueller
Campbell Building
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
01622		Petition for Reclassification for Chadwick Manor, Inc.	\$0.00
			\$2.00

CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
RETURN OF THIS BILL WITH YOUR REMITTANCE.

DENSITY DATA

GROSS AREA	24.15 ACRES ±
ROADS	01.47 ACRES ±
NET AREA	22.68 ACRES ±
GROSS DENSITY	16 UNITS/ACRE
NET DENSITY	18 UNITS/ACRE
TOTAL UNITS ALLOWABLE	386 UNITS
PROPOSED APARTMENT UNITS	386 UNITS
PARKING SPACES	579 SPACES
EXISTING ZONING	R.A.

4" HIGH COMPACT PLANTINGS

DEVELOPER

ROLLING ROAD APARTMENT CO.
SUN LIFE BLDG. CHARLES CENTER
BALTIMORE MD. 21201

VICINITY MAP
SCALE: 1"=500'

TENTATIVE PLAN ROLLING ROAD APARTMENTS

FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MD.

JUNE 17, 1966
SCALE: 1"=100'
REVISED JULY 12, 1966

AUG. 26, 1966 - ADDED HOUSE NUMBERS

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *8/31/66*

CHARLES D. GRACE
ENGINEER & SURVEYOR
191 ALLEGHENY AVENUE - TOWSON 4, MARYLAND