

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert J. Goss, Jr. legal owner... of the property situate in Baltimore #9
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 zone to an "X"
zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for... In R-3 Zone for an Elevator Apartments

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 be bound by the zoning
regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore
County.

Contract purchaser
Address John J. Goss, Jr.
Willetts, Md.
Address John J. Goss, Jr.
Willetts, Md.
Address John J. Goss, Jr.
Willetts, Md.

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 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 31st day of October, 1962, at 1:00 o'clock
P.M.



(over)

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 be had; and it further appearing that by reason of...

a Special Exception for a... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this...
day of..., 196..., that the herein described property or area should be and
the same is hereby reclassified, from a... zone to a...
zone, and/or a Special Exception for a... should be and the same is
granted, from and after the date of this order.

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... location, the safety, health and general welfare...
of the locality, being detrimentally affected, and the fact that the petition...
did not meet the requirements of Section 506.1 of the Baltimore County Zoning
Regulations, the special exception should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day
of October, 1962, that the above described property or area be and the same is hereby
reclassified, from a... zone to a...
zone, and/or a Special Exception for a... should be and the same is hereby DENIED.
Elevator Apartments

Zoning Commissioner of Baltimore County

KNECHT, LLOYD & HUMAN

February 7, 1961

Page 2.

Description of 17 Acre Tract of Land in Ninth Election District
of Baltimore County Lying Northeast of the Intersection of
Roland Avenue and the Northern Boundary of Baltimore City

(Continued)

tract reversely the following two courses and distance: South
87°-30'-00" East 324.00 feet and South 0°-27'-16" East 411.04
feet to a point on the west side of the right-of-way of the
Maryland and Pennsylvania Railroad; thence binding on the west
side of said Railroad right-of-way the following nine courses
and distances: (1) South 0°-09'-01" West 168.58 feet, (2) South
0°-24'-50" East 200.09 feet, (3) South 0°-16'-10" East 134.04
feet, (4) South 0°-26'-08" East 100.01 feet, (5) South 0°-26'-
10" East 100.38 feet, (6) South 0°-42'-42" East 100.02 feet,
(7) South 0°-26'-08" East 100.01 feet, (8) South 0°-21'-14"
East 100.00 feet, (9) South 0°-17'-24" East 22.12 feet to the
point of beginning being the property of Lakehurst, Inc. as shown on plat plan
filed with the Zoning Department.

Containing 16.780 acres of land, more or less;

Being the same tract of land comprised of the parcels of land
obtained by Lakehurst, Inc. from the following:
(1) Eleanor J. Thwebes, et al. by deed dated February 7, 1959,
and recorded in the land records of Baltimore County in
Libor 9.1.5, No. 6556, folio 140;
(2) Nancy Lament and Austin Lament, her husband, by deed dated
August 15, 1947, and recorded among the land records of Baltimore
County in Liber 2.8.2, No. 1582, folio 172; and
(3) Baltimore Transit Company by deed dated November 24, 1953,
and recorded among the land records of Baltimore County in Liber
6.1.5, No. 441, folio 247.

KNECHT, LLOYD & HUMAN

February 7, 1961

Description of 17 Acre Tract of Land in Ninth Election District
of Baltimore County Lying Northeast of the Intersection of
Roland Avenue and the Northern Boundary of Baltimore City

Beginning for the same at the intersection of the west right-
of-way line of the Maryland and Pennsylvania Railroad and the
northern boundary of Baltimore City as established in 1918, East
more City North 0°-00'-00" West 483.85 feet to the west side
of the abandoned right-of-way of the Baltimore Transit Company,
formerly the Lake Roland Elevated Company; thence binding on
said west side of the Baltimore Transit Company right-of-way the
following sixteen courses and distances: (1) North 10°-56'-00"
West 21.40 feet, (2) South 88°-25'-00" East 2.15 feet, (3) North
10°-56'-00" West 282.05 feet, (4) 340.88 feet binding on an arc
subtended by a chord bearing North 180°-31'-15" East 184.42
feet, (5) North 38°-04'-30" East 180.34 feet, (6) North 38°-04'-
30" East 180.34 feet, (7) North 0°-21'-15" East 184.42
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INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 14244
DATE 10/26/62

To: Lakehurst, Inc.
2 W. University Parkway
Baltimore 18, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Advertising and posting of your property		64.50
		64.50

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.

5679

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4th Oct., 1962.
THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 24 successive weeks before the 24th day of October, 1962., the first publication appearing on the 4th day of Oct., 1962.

THE COUNTY NEWS WEEK

W. F. Hays
Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#5679-X

District... 24th
Date of Posting... Oct. 3, 1962
Posted for: Special Exception for Elevator Apartments
Petitioner: Lakehurst, Inc.
Location of property: N.E. Int. of Roland Ave. and the northern boundary of Balto. City, Md.
See plat.
Location of Signs: One sign at the end of Hunt Club Lane; another sign at the end of Roland Avenue
Remarks: George R. Hummel
Signed
Date of return: Oct. 4, 1962

5679

FOR ZONING SPECIAL EXCEPTION - 24TH DISTRICT
PUNING: Petition for Special Exception for Elevator Apartments.
LOCATION: Northeast of intersection of Roland Avenue and the Northern Boundary of Baltimore City.
DATE AND TIME: Wednesday, October 2, 1962 at 2:00 P.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland.

The Zoning Commission 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 Ninth District of Baltimore County.

Beginning for the same at the intersection of the west right-of-way line of the Maryland and Pennsylvania Railroad and the northern boundary of Baltimore City as established in 1918, and running thence binding on the northern boundary of Baltimore City North 20° 00' 00" West 483.25 feet to the west side of the abandoned right-of-way of the Baltimore Transit Company, formerly the Lake Roland Elevated Company, thence binding on said west side of the Baltimore Transit Company right-of-way the following sixteen courses and distances: (1) North 15° 00' 00" West 4.00 feet; (2) South 88° 25' 00" East 2.15 feet; (3) North 13° 24' 00" West 262.25 feet; (4) 246.89 feet binding on an arc curving to the right with a radius of 312.25 feet which are is subtended by a chord bearing North 06° 02' 15" East 229.25 feet; (5) 186.55 feet binding on an arc curving to the left with a radius of 281.35 feet which are is subtended by a chord bearing North 22° 01' 55" East 121.08 feet; (6) 186.55 feet binding on an arc curving to the left with a radius of 281.35 feet which are is subtended by a chord bearing North 22° 01' 55" East 121.08 feet; (7) North 88° 25' 00" East 144.83 feet; (8) South 288° 00' East 120.25 feet; (9) North 88° 25' 00" East 120.25 feet; (10) 72.32 feet binding on an arc curving to the right with a radius of 872.60 feet which are is subtended by a chord bearing North 07° 11' East 154.77 feet; (11) North 09° 24' 00" East 12.00 feet; (12) North 88° 28' 00" on an arc curving to the left with a radius of 380.20 feet which are is subtended by a chord bearing North 07° 00' East 14.00 feet; (13) North 29° 10' 00" East 14.00 feet; (14) North 29° 10' 00" East 14.00 feet; (15) North 29° 10' 00" East 14.00 feet; (16) 122.97 feet binding on an arc curving to the left with a radius of 257.70 feet which are is subtended by a chord bearing North 27° 06' 00" East 122.72 feet thence South 30° 19' 00" thence North 30° 19' 00" East 14.00 feet to the east side of said right-of-way, thence binding on the east right-of-way of the Baltimore Transit Company east side of the Baltimore Transit Company right-of-way South 20° 47' 00" East 84.00 feet to a point being the end of the third line of the land leased to Elizabeth M. Sutton by Joseph Reynolds and described in deed dated March 12, 1961, and recorded among the land records of Baltimore County in Liber J.L.R. No. 44, folio 232, thence binding on the outlines of said tract reversely the following two courses and distances: South 87° 20' 00" East 224.00 feet and South 09° 27' 16" East 121.04 feet to a point on the west side of the right-of-way of the Maryland and Pennsylvania Railroad; thence binding on the west side of said Railroad right-of-way the following nine courses and distances: (1) South 15° 00' 00" West 182.25 feet; (2) South 02° 54' 00" East 200.00 feet; (3) South 01° 16' 00" East 100.00 feet; (4) South 01° 28' 00" East 200.00 feet; (5) South 01° 28' 00" East 200.00 feet; (6) South 03° 17' 00" East 100.22 feet; (7) South 03° 17' 00" East 100.22 feet; (8) South 09° 21' 44" East 100.00 feet; (9) South 09° 21' 44" East 100.00 feet; (10) 23.32 feet, the point of beginning. Being the property of Lakehurst, Inc., as shown on plat plan filed with the Zoning Department.

Containing 16,780 acres of land, more or less.
Being the same tract of land comprised of the parcels of land obtained by Lakehurst, Inc., from the following:
(1) Eleanor C. Whitcomb, et al. by deed dated February 7, 1952, and recorded among the land records of Baltimore County in Liber G.L.R. No. 255, folio 142.
(2) Nancy Lamont and Austin Lamont, her husband, by deed dated August 12, 1941, and recorded among the land records of Baltimore County in Liber J.W.R. No. 1842, folio 172, and
(3) Baltimore Transit Company by deed dated November 24, 1922, and recorded among the land records of Baltimore County in Liber G.L.R. No. 211, folio 247.
Being the property of Lakehurst, Inc., as shown on plat plan filed with the Zoning Department.

By Order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 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., once in each of 24 successive weeks before the 24th day of October, 1962., the first publication appearing on the 4th day of October, 1962.

THE JEFFERSONIAN

Richard H. Smith
Manager

Cost of Advertisement, \$

Being the same tract of land comprised of the parcels of land obtained by Lakehurst, Inc., from the following:
(1) Eleanor C. Whitcomb, et al. by deed dated February 7, 1952, and recorded among the land records of Baltimore County in Liber G.L.R. No. 255, folio 142.
(2) Nancy Lamont and Austin Lamont, her husband, by deed dated August 12, 1941, and recorded among the land records of Baltimore County in Liber J.W.R. No. 1842, folio 172, and
(3) Baltimore Transit Company by deed dated November 24, 1922, and recorded among the land records of Baltimore County in Liber G.L.R. No. 211, folio 247.
Being the property of Lakehurst, Inc., as shown on plat plan filed with the Zoning Department.

By Order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#5679 X

TO Mr. John G. Rose, Zoning Commissioner Date October 11, 1962

FROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #5679-X. Special Exception for Elevator Apartments.
Northeast of intersection of Roland Avenue and the
Northern Boundary of Baltimore City. Being property
of Lakehurst, Inc.

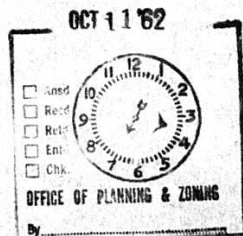
9th District

HEARING: Wednesday, October 24, 1962 (3:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception and has the following advisory comments to make with respect to pertinent planning factors:

1. The subject property differs from a previous request for a Special Exception for elevator apartments in that six-story buildings now are requested and the density is slightly over twenty-one units per acre. From a planning viewpoint, the difference in density between that permitted per garden apartment and that being sought for elevator apartments is so small as to be inconsequential. Moreover, high-rise development with enclosed parking leaves a greater portion of the site open than would be possible with garden apartment development.
2. If granted, the granting should be conditioned upon final approval of site plans by the appropriate County agencies and provision of any necessary widening and improvements thereto for the Roland Avenue extension. Granting should also be conditioned upon provision and improvement of rights-of-way for the possible extension of Stevenson Lane. Granting should be conditioned further upon maintaining the total number of apartments and the building height as shown on the petitioner's site plan.

GEG:bms



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 9th Date of Posting #5679 10-3-62
 Posted for: Special Exception for Elevator Apartments
 Petitioner: Lakehurst, Inc.
 Location of property: N.E. intersection of Roland Ave. and the Northern boundary of Balto. City, etc. See plat.
 Location of Signs: Signs at the end of Hunt Club Lane, another sign at the end of Roland Avenue.
 Remarks: _____
 Posted by: George R. Hummel Date of return: 10-4-62
 Signature

OVERLOOK ROAD

COUNTY PARCEL
17.077 ACRES
ZONED R-A

Property Line

NOTES:

- APARTMENT BUILDING - 170 X 56 1/2 - 6 FLOORS
- 8 APARTMENTS PER FLOOR - 44 PER BLDG.
- 16.71 ACRES GROSS
- 16.34 ACRES NET
- DENSITY - 211 PER ACRE GROSS
- DENSITY - 215 PER ACRE NET

PRELIMINARY SITE PLAN
THE TERRACES

ROLAND AVE. NORTH OF COUNTY LINE
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND.
LAKEHURST, INC. 2 W UNIVERSITY PARKWAY
BALTIMORE 19, MARYLAND
KNECHT AND HUMAN
LAND PLANNERS AND ENGINEERS
1528 YORK ROAD, LUTHERVILLE, MARYLAND

