

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Severn River Construction Co., Inc. 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-3 zone to an R-4 zone, for the following reasons:

Change in conditions creating a demand for apartments

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:

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.

THE SEVERN RIVER CONSTRUCTION CO., INC.

Contract purchaser

Address

ROBERT J. GERSTUNG

Petitioner's Attorney

Address 2 W. University, Pkwy.

Baltimore, Md.

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of September, 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 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 3:00 o'clock.

P. M.



Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION
from an "R-G" Zone to an "R-A" Zone,
Northern Boundary of Baltimore City,
353.30' east of Ferring Parkway and
W/S Hillway - 9th District
Severn River Construction Co.,
Petitioners

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 5684

ORDER OF DISMISSAL

Petition of Severn River Construction Company for reclassification from an "R-G" Zone to an "R-A" Zone on the Northern Boundary of Baltimore City, 353.30 feet east of Ferring Parkway and west side of Hillway in the Ninth District of Baltimore County.

Whereas the Board of Appeals convened for hearing on March 26, 1964 in Room 301 of the County Office Building in reference to the above captioned case.

Whereas the attorney for the protestants, Ernest C. Trimble, Esq., prior to the commencement of the proceedings moved that his appearance as attorney for the protestants be dismissed and informed the Board that his clients no longer wish to press their appeal.

Therefore, the County Board of Appeals in open hearing accepted the counsel for the protestants' motion and dismissed the appeal in the instant case and affirmed the decision of the Zoning Commissioner.

It is hereby ORDERED this 28th day of March, 1964 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Matthew Austin
ACTING CHAIRMAN

W. H. Parker

Note: Mr. Kaufman did not sit at this hearing.

RE: PETITION FOR RECLASSIFICATION
FROM "R-G" ZONE TO "R-A" ZONE -
Northern Boundary of Baltimore
City 353.30' E. Ferring Parkway
and W.S. Hillway Ave.,
9th Dist. The Severn River
Construction Co., Petitioner

BEFORE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 5684

At a hearing held on October 31, 1962, the petitioner asked for a reclassification of all the property described in the petition from "R-G" Zone to an "R-A" Zone. The petitioner has since amended his request and asked that all said property now zoned "R-G", "B-1" or "B-M" not be reclassified and be considered not a part of the petitioner's application for reclassification. The petitioner did present a case sufficient to warrant reclassification of the property.

For the above reasons the above reclassification should be had.

It is this 24th day of December, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that all that portion of the petitioner's property now zoned "R-G", "B-1" or "B-M" remain "R-G", "B-1" and "B-M" and the remainder of the property is reclassified "R-A".

Site plans and comments thereon approved by the Office of Planning and Zoning on December 21, 1962, are attached and made a part of this Order. Also subject to the future approval of the Division of Land Development.

Andrew H. Knecht
Zoning Commissioner of
Baltimore County

TRIMBLE & ALDERMAN

ATTORNEYS AT LAW
JEFFERSON BUILDING
COURT HOUSE SQUARE
TOWSON 4, MARYLAND

January 15, 1963

John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson 4, Maryland

Re: Petition of The Severn River Construction Co.
No. 5684

Dear Mr. Rose:

Please enter an appeal on behalf of the Protestants in the above caption case from your decision dated December 24, 1962, to the Board of Appeals for Baltimore County.

Enclosed please find my check in the amount of \$70.00 to cover the cost of the appeal.

Very truly yours,

Ernest C. Trimble

ECT:jel
enc.

cc: Robert J. Gerstung, Esq.
501 Keyser Bldg., Balto. 2.

KNECHT AND HUMAN

LANDSCAPE ARCHITECTS AND ENGINEERS

1228 YORK ROAD LUTHERVILLE, MARYLAND 21113

Description of proposed Northbrook Apartments tract:

Beginning for the same at the point of intersection of the northern boundary of Baltimore City with the eighth or North 130'-46" East 148.5 feet line of a parcel of land which by deed dated July 20, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2541, folio 322 was conveyed by Glenn F. Gall and wife to the Severn River Construction Company, said point of beginning being South 130'-46" West 103.39 feet from the end of said eighth line, and running thence with and along said northern boundary of Baltimore City South 90'-00" West 636.10 feet to the east side of Ferring Parkway, a proposed State Road of variable width; thence binding on said east side the following six courses and distances, viz: North 43'-29"-43" East 43.89 feet North 61'-02" East 96.82 feet North 52'-14"-14" East 96.77 feet North 53'-11"-42" East 144.56 feet North 57'-13"-16" East 15.14 feet, and South 73'-52"-11" East 129.36 feet to the west side of McLean Blvd., 80 feet wide; thence North 64'-00"-16" East 40.00 feet to the center-line of said Blvd.; thence binding on said center-line the following two courses and distances, viz: North 25'-59"-44" West 190.92 feet, and northerly by a line curving to the right having a radius of 954.93 feet for a distance of 130.96 feet; thence South 71'-51"-44" West 35.00 feet to a point; thence South 87'-29"-19" West 22.70 feet to a point on the west side of Hillway Avenue, variable width, being an extension of McLean Blvd.; thence binding on said west side the following eight courses and distances, viz: North 05'-51"-12" West 469.70 feet, northerly by a line curving to the right having a radius of 1467.40 feet for a distance of 296.79 feet, North 33'-31"-45" East 16.78 feet, North 07'-24"-07" East 60.00 feet, North 49'-19"-59" East 16.78 feet, northerly by a line curving to the right having a radius of 1467.40 feet for a distance of 109.18 feet, North 13'-17"-33" East 278.62 feet, northerly by a line curving to the left having a radius of 696.44 feet for a distance of 370.12 feet to intersect the fifth or South 81'-00"-00" West 150.19 feet line of the first parcel of land which by deed dated July 25, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1231, folio 184 was conveyed by the Severn River Construction Co. to the Eastaven Company; thence binding on the outlines of said first parcel to the end of said fifth line and running with and binding on the sixth and seventh lines being the following three courses and distances as now surveyed, viz: South 81'-03"-18" West 114.87 feet, North 60'-11"-42" West 21.23 feet and North 21'-26"-42" West 100.36 feet to intersect the fourteenth line of the land described in the aforesaid deed from Gall to Severn River; thence binding reversely on said fourteenth line as now surveyed

KNECHT AND HUMAN

LANDSCAPE ARCHITECTS AND ENGINEERS

1228 YORK ROAD LUTHERVILLE, MARYLAND 21113

Page Two of Description of proposed Northbrook Apartments Tract:

South 74'-42"-33" West 8.04 feet to the point of beginning of the first parcel of land which by deed dated July 2, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1231, folio 176 was conveyed by the Eastaven Company to the Severn River Construction Company; thence binding on the outlines of the last aforesaid first parcel reversely the following three courses and distances being the fourth, third and second lines respectively of said first parcel, viz: North 21'-26"-42" West 7.37 feet, North 68'-56"-42" West 11.51 feet, and South 63'-13"-18" West 79.26 feet to intersect the fourteenth line of the land described in the aforesaid deed from Gall to Severn River; thence binding reversely on said fourteenth line as now surveyed South 74'-42"-33" West 566.97 feet to the center of Cloister Road, 60 feet wide, being also the end of the second line of a parcel of land which by deed dated August 25, 1959 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2541, folio 322 was conveyed by the Severn River Construction Company to Baltimore County; thence binding on the center of said Road and the third line of said Baltimore County parcel South 15'-17"-27" East 455.57 feet; thence binding on the outlines of said Baltimore County parcel the following three courses and distances being the fourth, fifth and sixth lines respectively of said Baltimore County parcel, viz: South 74'-42"-33" West 10.00 feet, westerly by a line curving to the left having a radius of 323.01 feet for a distance of 122.95 feet, and South 52'-53"-58" West 200.82 feet to intersect the twelfth line of the aforesaid parcel described in deed from Gall to Severn River; thence binding on the outlines of said parcel described in deed from Gall to Severn River reversely the following five courses and distances, viz: South 00'-52"-27" East 796.36 feet, South 01'-03"-00" East 412.50 feet, South 43'-30"-00" West 55.30 feet, South 18'-46"-00" West 112.00 feet and South 13'-46"-00" West 103.39 feet to the point of beginning;

Containing 41.535 acres of land, more or less, being a portion of the parcel of land which by deed dated July 20, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2541, folio 322 was conveyed by Glenn F. Gall and wife to the Severn River Construction Company and the first parcel of land which by deed dated July 2, 1957 and recorded in said Land Records was conveyed by the Eastaven Company to the Severn River Construction Company in Liber G.L.B. No. 1231, folio 176.



KNECHT AND HUMAN

LANDSCAPE ARCHITECTS AND ENGINEERS

1228 YORK ROAD LUTHERVILLE, MARYLAND 21113

ANDREW H. KNECHT
THEODORE H. HUMAN

The description of the 43.535 acre tract for proposed Northbrook Apartments should be amended to include the following statement for purposes of clarification:

"Said point of beginning being South 00'-00"-00" West 1404.99 feet from the intersection of the north side of Ferring Manor Road, 50 feet wide, and the east side of McLean Blvd., 80 feet wide."

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 19, 1962
FROM: Mr. George E. Garvalis, Deputy Director
SUBJECT: #5684, R-G to R-A, Northern Boundary of Baltimore City line, 636.10 feet East to the East side of Ferring Parkway and the West side of Hillway Avenue, Balto. Property of Severn River Construction Company.
9th District
RECEIVED: Wednesday, October 31, 1962 (3:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-G to R-A zoning. It has the following advisory comments to make with respect to pertinent planning factors:

- In light of changes in housing needs brought about by changes in the composition of our population and in light of the future extension of Ferring Parkway, the Planning staff feels that apartment zoning here is appropriate. It questions, however, the timing of this petition for reclassification with respect to the adequacy of access at this time. Apartments usually produce less school children per family than does group housing. If school children per family are reduced, the need for present schools to absorb this increase in population might occur. The petitioner should clarify this situation at the hearing.
- The prime physical reason which justify apartment zoning here is its location at the intersection of proposed Ferring Parkway and Hillway Avenue. Possible granting of this petition should exclude the rights-of-way for Ferring Parkway.



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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date December 21, 1962
FROM Mr. Malcolm H. Dill, Director
SUBJECT #5684. Apartment Zoning, Severn River Construction Company.

The Planning staff has reviewed the plans of the Severn River Construction Company pertinent to the subject zoning petition. It is transmitting to you a copy of the approved site plans in accordance with your request and as conditioned by the following factors:

1. Approval of the apartment plan does not apply to those portions of the overall tract which now are zoned R-6. The area not approved is outlined in red.
2. The public street pattern is approved as shown on the plan.
3. The arrangement of apartments and the appurtenant off-street parking areas are approved subject to further revision as may be required in processing the plans with County agencies.
4. The apartment buildings are to be staggered in the manner indicated in red on the plan.

The architectural plans have been reviewed and indicate to our satisfaction that the Severn River Construction Company proposes to construct garden apartments rather than rental group housing.

MHD

CHG:bms

cc: Mr. H.J. Knott
Mr. Robert J. Gersting
Keyser Building
Baltimore 2, Md.

Malcolm H. Dill

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON 4, MARYLAND
VA. 3-3000

MALCOLM H. DILL
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

November 15, 1962

Mr. Malcolm H. Dill, Director
Office of Planning and Zoning
County Office Building
Towson 4, Maryland

Re: Petition No. 5684 property
of Severn River Construction
Company

Dear Mr. Dill:

A hearing was held on the above subject matter on October 31, 1962 at 3:00 P.M. At the hearing it developed that the Planning Staff felt lack of information as to adequacy as to access and also that the Staff had inadequate information as to the type of apartments proposed to be constructed by the petitioner.

In accordance with Section 500.9 of the Baltimore County Zoning Regulations I have required Mr. Henry J. Knott to produce plans to be submitted to the Office of Planning for approval or disapproval.

The plans are attached and I am withholding any decision until I receive an answer from you.

Very truly yours,

John G. Rose
JOHN G. ROSE
Zoning Commissioner

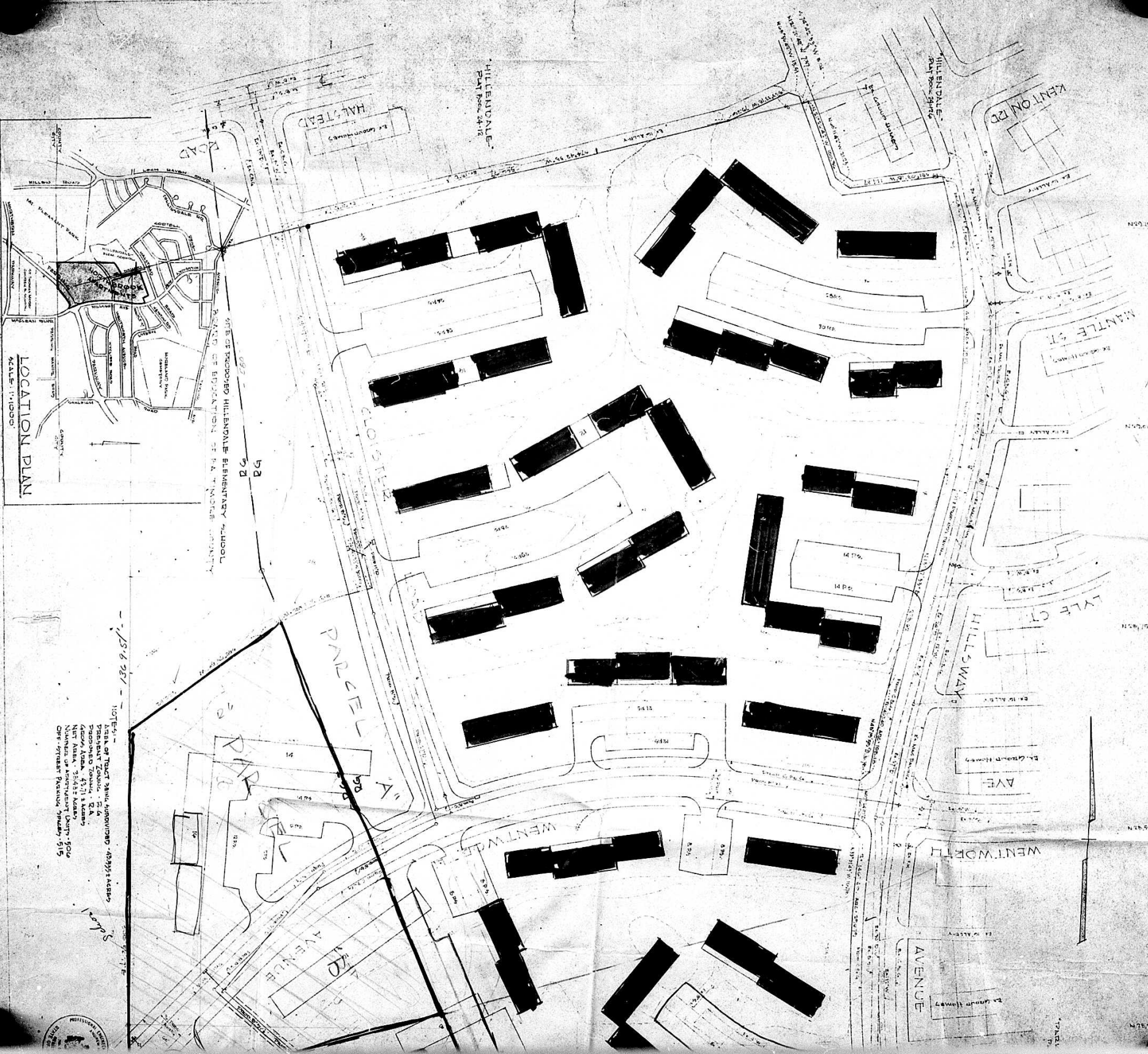
C.C: Ernest C. Trimble, Esq.
Jefferson Building
Towson 4, Md.

Mr. George Gavrelis

Mr. Robert J. Gersting
Keyser Building
Baltimore 2, Maryland

LOCATION PLAN

SCALE: 1" = 100'



NOTES: 1. OF TRACT MAP, APPROVED - 12/29/1965

2. PRESENT ZONING - R.A.

3. PROPOSED ZONING - R.A.

4. LOT AREA - 43,711 sq. ft.

5. LOT AREA - 25,635 sq. ft.

6. NUMBER OF RESIDENTS - 100

7. CITY STREET PAVING - 515



RECORDED - 45395 ACB-7
 DATED - 1950
 COUNTY - BALTIMORE
 PLAT - 515



**DETERMINED SUBDIVISION PLAT
 NORTHBROOK APARTMENTS**

HILLWAY AVENUE AT DEERING PARKWAY
 NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
 THE ASHER RIVER CONSTRUCTION COMPANY
 210 UNIVERSITY PARKWAY, BALTIMORE, MARYLAND
 KNEELAND & HADYMAN, LANDSCAPE ARCHITECTS & ENGINEERS
 1928 YORK ROAD, LUTHEVILLE, MARYLAND
 SCALE: 1"=35'

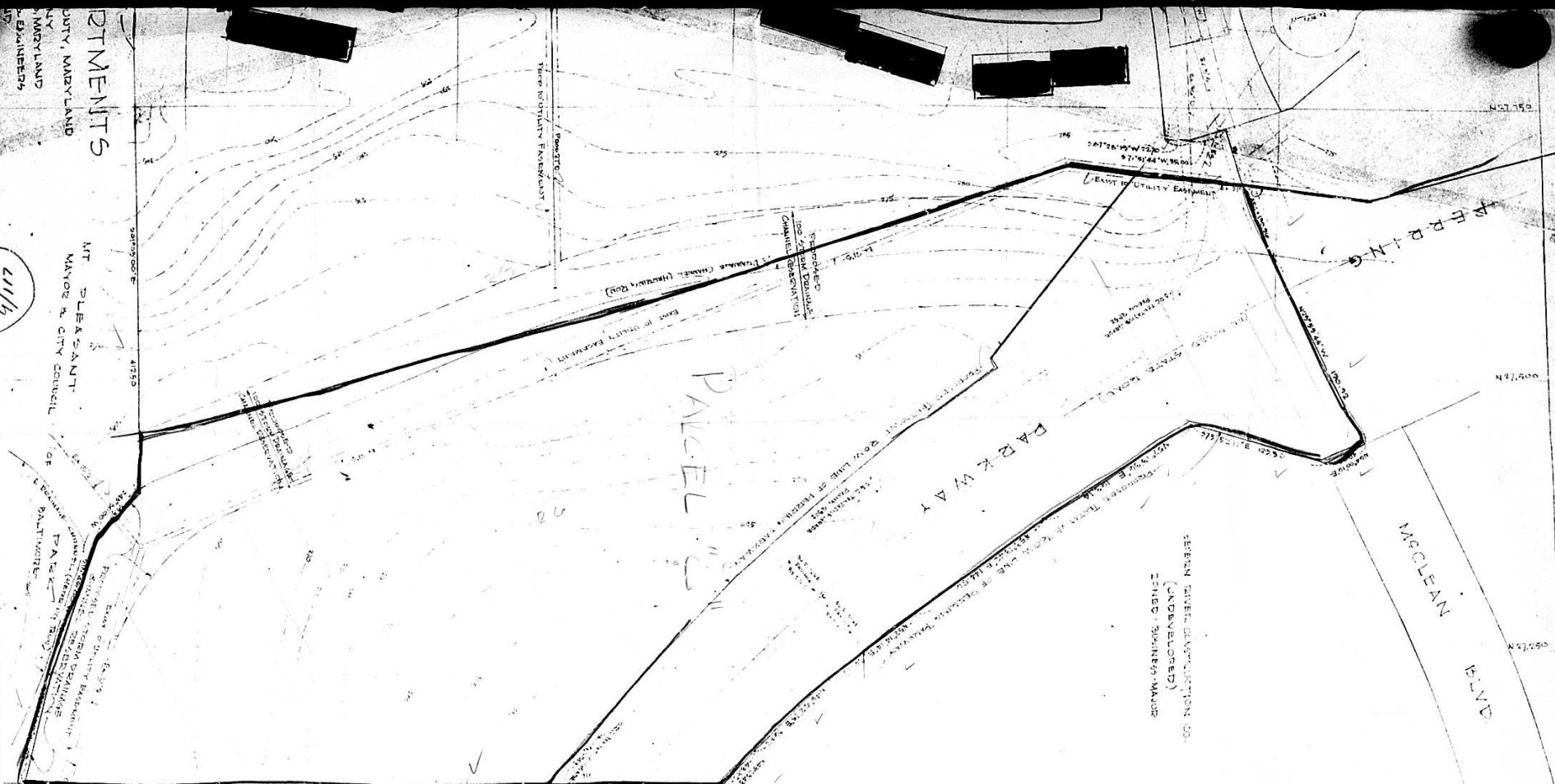
MT. PLEASANT
 MAYOR & CITY COUNCIL

4/1/6
 9/5/3



GREEN RIVER CONSTRUCTION CO.
 (UNDEVELOPED)
 ZONED - BUSINESS-MAJOR

MCCLEAN BLVD.



4/1/6
7/53

MT. PLEASANT
MAYOR & CITY COUNCIL

DEPTMENTS
COUNTY, MARYLAND
BALTIMORE

SITE PLAN APPROVED
SUBJECT TO WRITTEN &
ATTACHED MEMO,
OFFICE OF PLANNING & ZONING
Jorge S. Garcia 12/21/62

(NORTH ARROW)