

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, STANFORD LAND COMPANY, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-2 zone to an RA zone, for the following reasons:

CHANGES HAVE OCCURRED IN THE NEIGHBORHOOD AFFECTING THE USE OF THIS PROPERTY. IT IS IDEALLY LOCATED FOR THE CONSTRUCTION OF CHURCH APARTMENTS WITH ABUNDANT OPEN SPACE AROUND IT. SUCH REZONING WOULD BE OF GREAT BENEFIT TO THE NEIGHBORHOOD AND THE ENTIRE COMMUNITY AND WOULD SATISFY A GREAT NEED.

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.

STANFORD LAND COMPANY, a corporation, County

Contract purchaser Address 6301 Reisterstown Road Baltimore 15, Maryland

Postmaster's Attorney
SAMUEL M. TRIVAS
Address 6301 Reisterstown Road Baltimore 15, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 28th day of December, 1962, at 10:00 o'clock

By John G. Rose, 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 changes in the area and error on the Zoning Map, an error in the localities,

the above Reclassification should be had; and it further appearing that the reasons of the

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of December, 1962, that the herein described property or area should be and the same is hereby reclassified; from a R-2 zone to a RA zone, and the same is hereby DENIED from and after the date of this order, subject to approval of the site plan by the Division of Land Development and the Office of Planning and Zoning, 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 28th day of December, 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-2 zone, and/or the Special Exception for

Zoning Commissioner of Baltimore County

MICROFILMED

11/20/62

PARCEL TO BE RECORDED FROM A-2 TO R-2
TWELFTH ELECTION DISTRICT
BALTIMORE CO., MD.

Beginning for the same at a point on the easternmost side of Melbourne Road, 60 feet wide, at the northernmost end of a fillet curve connecting said easternmost side of Melbourne Road with the northernmost side of North Boundary Road, and running thence binding on said easternmost side of Melbourne Road, North 26° 46' 20" East 75.00 feet to a point thereon at the south side of an alley 20 feet wide, there situate, thence binding on said south side of said alley South 69° 18' 40" East 58.00 feet to a point thereon, thence leaving said alley North 30° 46' 20" East 120.00 feet to a point on the southernmost side of Del Haven Road, 60 feet wide, thence binding on the southernmost and westernmost sides of Del Haven Road the following three (3) courses and distances, viz.: (1) South 69° 18' 40" East 82.00 feet, (2) 39.27 feet in a southeasterly direction along an arc of a curve to the right having a radius of 25.00 feet and (3) South 29° 46' 20" East 170.00 feet, thence 39.27 feet in a southeasterly direction along an arc of a curve to the right having a radius of 25.00 feet to the northernmost side of North Boundary Road, thence binding on said northernmost side of North Boundary Road, North 69° 18' 40" East 615.00 feet, thence 39.27 feet in a northeasterly direction along an arc of a curve to the right having a radius of 25.00 feet to the place of beginning, containing 1.86 acres of land, more or less.

Wilson F. Cullen
WILSON F. CULLEN
Land Surveyor
Reg. No. 2498

TELEPHONE VALLEY 3-3000		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 15331 DATE 11/21/62
To: <u>Stanford Land Company</u> <u>6301 Reisterstown Rd.</u> <u>Baltimore 15, Md.</u>		BILLED BY <u>RA</u> <u>12/17/62</u>		Zoning Department of Baltimore County
REPORT TO ACCOUNT NO. <u>01622</u>		TOTAL AMOUNT <u>150.00</u>		
QUANTITY		DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST
Petition for reclassification				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.				

TELEPHONE ALBY 3-3000		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 15427 DATE 1/6/63
To: <u>Stanford Land Company</u> <u>6301 Reisterstown Rd.</u> <u>Baltimore 15, Md.</u>		BILLED BY <u>RA</u> <u>1/6/63</u>		Zoning Department of Baltimore County
REPORT TO ACCOUNT NO. <u>01622</u>		TOTAL AMOUNT <u>38.30</u>		
QUANTITY		DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST
Advertising and posting of property				38.30
				1830
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 PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. 12 1962

THIS IS TO CERTIFY, that the announcement advertisement of Stromberg Publications, Inc. was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 2 successive weeks before the 28th day of December, 1962; that is to say, the same was inserted in the issues of

Stromberg Publications, Inc.
Publisher.

By Betty Jones

PETITION FOR ZONING RECLASSIFICATION

ZONING: From R-2 to R-2A

LOCATION: East side of Mel-

bourne Road and the North side

of Boundary Road

DATE & TIME: DECEMBER

28, 1962 at 10:00 A.M.

PUBLIC HEARING: Room

108, County Office Building, 111

W. Charles Avenue, Towson,

Maryland.

The Zoning Commissioner of

Baltimore County, by authority

of the Zoning Act and Regula-

tions of Baltimore County, will

hold a public hearing:

Concerning all that parcel of

land in the Twelfth District of

Baltimore County.

Beginning for the same at a

point on the easternmost side of

Melbourne Road, 60 feet wide, at

the northernmost end of a fillet

curve connecting said eastern-

most side of Melbourne Road

with the northernmost side of

North Boundary Road, and run-

ning thence binding on said east-

ernmost side of Melbourne Road,

feet to a point thereon at the

south side of an alley 20 feet

wide, there situate, thence bind-

ing on said south side of said

alley South 69° 18' 40" East

58.00 feet to a point thereon,

thence leaving said alley North

30° 46' 20" East 120.00 feet to

a point on the southernmost side

of Del Haven Road, 60 feet wide,

thence binding on the southern-

most and westernmost sides of

Del Haven Road the following

three (3) courses and distances,

viz.: (1) South 69° 18' 40" East

82.00 feet, (2) 39.27 feet in a

southeasterly direction along an

arc of a curve to the right hav-

ing a radius of 25.00 feet to the

northernmost side of North

Boundary Road, thence binding

on said northernmost side of

North Boundary Road, North 69°

18' 40" East 615.00 feet, thence

39.27 feet in a southeasterly di-

rection along an arc of a curve

to the right having a radius of

25.00 feet to the place of begin-

ning, containing 1.86 acres of

land, more or less.

Being the property of Stan-

ford Land Company, as shown on

plat filed with the Zoning

Department.

By order of

JOHN G. ROSE

Zoning Commissioner of

Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. 6th Dec. 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 one successive weeks before the 28th day of December, 1962, the first publication appearing on the 6th day of December, 1962.

THE COUNTY NEWS WEEK

W. F. Cullen

Editor

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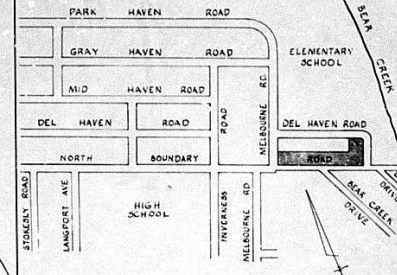
JOHN G. ROSE

Zoning Commissioner of

Baltimore County

DEAR CREEK ELEMENTARY SCHOOL
BOARD OF EDUCATION

VICINITY MAP
Scale: 1"=500'



DENSITY TABULATION

Present Zoning	-----R-4
Gross Area (including 1/2 of Street & Alley)	271 Acres
Gross Residential Area	2.71 Acres
Net Residential Area	1.81 Acres
Number of Units	35
Gross Residential Density	12.2
Net Residential Density	18.2
Number of Parking Spaces	35

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 3/5/63

PLOT PLAN
"HOLIDAY GATE APARTMENTS"
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30'
JANUARY, 1963

DEVELOPMENT BY
ROBERT & HARRY MEYERHOFF BUILDING COMPANY
6301 REISTERSTOWN ROAD
BALTIMORE 15, MARYLAND

NOTE:
Existing Contours Shown Thus (22' interval)
Proposed Contours Shown Thus (22' interval)

HOLIDAY GATE APTS.
W.J.R. 12/21

RESUBDIVISION
OF LOTS 15-26
BLOCK "M" SECTION 3
"GRAY HAVEN"
W.J.R. 27-137



WILSON P. OOTEN
REGISTERED CIVIL ENGINEER
BALTIMORE 15, MARYLAND

ROAD
MELBOURNE

DEL HAVEN ROAD

NORTH

"ROSEWALD BEACH"
L.M.C.M. 10-06

BOUNDARY

"ROSEWALD BEACH"
L.M.C.M. 10-06

ROAD

BEAR CREEK DR.

