

# WESTVIEW APARTMENTS, INC. AREA MAP SEC. 2-B 3/27/63 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Inc. Western Area MAP SEC. 2-B 3/27/63

Westview Apartments, Inc., legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition the Zoning Commissioner of Baltimore County to re-classify the property from its present zoning of Office Building to Office Building and Office Buildings.

See Attached Description

under a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Office and Office 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 am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

WESTVIEW APARTMENTS, INC. By: M. William Adelson, Attorney

Address: 300 First National Bank Bldg. Baltimore 2, Maryland

1035 Maryland National Bank Bldg. Baltimore 2, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of January, 1963, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of April, 1963, at 11:00 o'clock a.m.



## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 29, 1963

FROM: Mr. George E. Garrelis, Deputy Director

SUBJECT: Special Exception for Offices and Office Buildings, West side of Ingleside Avenue and Southeast side of Craftswood Road, Being property Westview Apartments, Inc.

1st District

REMARKS: Monday, April 8, 1963 (11:00 A.M.)

The Planning staff will offer no comment on the subject petition.

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 the general welfare of the locality involved not being detrimentally affected, a special exception for Offices and Office Buildings should be granted.

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this 28th day of April, 1963, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of April, 1963, at 11:00 o'clock a.m.

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| INVOICE                                                                                                                                                                                                |                                                | BALTIMORE COUNTY, MARYLAND                            |       | No. 17703    |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------|-------|--------------|--|
| OFFICE OF FINANCE                                                                                                                                                                                      |                                                | Division of Collection and Receipts                   |       | DATE 4/27/63 |  |
| COURT HOUSE                                                                                                                                                                                            |                                                | TOWSON 4, MARYLAND                                    |       |              |  |
| TO: Westview Apartments, Inc.                                                                                                                                                                          | BILL TO: Zoning Department of Baltimore County |                                                       |       |              |  |
| 300 First National Bank Building                                                                                                                                                                       | 1035 Maryland National Bank Building           |                                                       |       |              |  |
| Baltimore 2, Md.                                                                                                                                                                                       |                                                |                                                       |       |              |  |
| REPORT TO ACCOUNT NO. 01622                                                                                                                                                                            | QUANTITY                                       | DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE | COST  |              |  |
| Advertising and posting of property                                                                                                                                                                    | 5811-X                                         |                                                       | 75.61 |              |  |
|                                                                                                                                                                                                        |                                                |                                                       | 561   |              |  |
| 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. 15478    |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------|-------|--------------|--|
| OFFICE OF FINANCE                                                                                                                                                                                      |                                                | Division of Collection and Receipts                   |       | DATE 1/28/63 |  |
| COURT HOUSE                                                                                                                                                                                            |                                                | TOWSON 4, MARYLAND                                    |       |              |  |
| TO: Eugene F. Smith, Esq.                                                                                                                                                                              | BILL TO: Zoning Department of Baltimore County |                                                       |       |              |  |
| 300 First National Bank Building                                                                                                                                                                       | 1035 Maryland National Bank Building           |                                                       |       |              |  |
| Baltimore 2, Md.                                                                                                                                                                                       |                                                |                                                       |       |              |  |
| REPORT TO ACCOUNT NO. 01622                                                                                                                                                                            | QUANTITY                                       | DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE | COST  |              |  |
| Petition for Special Exception for Westview Apartments, Inc.                                                                                                                                           |                                                |                                                       | 50.00 |              |  |
|                                                                                                                                                                                                        |                                                |                                                       | 3000  |              |  |
| 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. |                                                |                                                       |       |              |  |

CHARLES D. GRACE  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
181 ALLEGANY AVENUE  
TOWSON 4, MARYLAND  
VALLEY 8-6000

### WESTVIEW APARTMENT ZONING

The beginning point of the following zoning description is located on the West side of Ingleside Avenue as now relocated and widened said point being distant 218.45 feet North 0 degrees 04 minutes 26 seconds West from the intersection formed by the North side of Craigmont Road with the said West side of Ingleside Avenue as now widened and relocated.

Charles D. Grace

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 15, 1963

FROM: Gilbert M. Nelson

SUBJECT: Special Exception for Offices and Office Buildings on Ingleside Avenue west of Craigmont Road

Investigation of the traffic conditions in this area result in the following comments:

- There are no parking restrictions on Ingleside Avenue in the block in which these buildings are located. Increasing use of Ingleside Avenue and the consequent increase in hazards resulting from parking in this area indicate the desirability of emphasis on off-street parking facilities for any existing or proposed uses.
- Parking facilities indicated on the plat submitted is presently utilized to serve apartment units which are not shown on the submitted plats. These units do not have other parking facilities available.

Gilbert M. Nelson, Acting Chief  
Division of Traffic Engineering

GKN:ach

CHARLES D. GRACE  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
181 ALLEGANY AVENUE  
TOWSON 4, MARYLAND  
VALLEY 8-6000

### WESTVIEW APARTMENT ZONING

BEGINNING for the same at the intersection formed by the West side of Ingleside Avenue as now relocated and widened with the tenth or North 44 degrees 34 minutes 00 seconds West 224.36 foot line of that tract of land firstly described in a deed dated November 3, 1958 and recorded among the Land Records of Baltimore County in Liber G. L. B. #3142 folio 281 etc. was conveyed by Westview Land Company, Inc. to Westview Apartments, Inc. thence running with and binding on part of said line and on part of the eleventh line of said conveyance the two following courses and distances North 44 degrees 34 minutes 00 seconds West 161.28 feet and South 45 degrees 26 minutes 00 seconds West 1.00 feet thence for lines of division the fourteen following courses and distances North 44 degrees 34 minutes 00 seconds West 42.50 feet, North 45 degrees 26 minutes 00 seconds East 31.10 feet, North 0 degrees 04 minutes 26 seconds West 29.64 feet, South 89 degrees 55 minutes 34 seconds West 18.00 feet, North 0 degrees 04 minutes 26 seconds West 51.00 feet, North 89 degrees 55 minutes 34 seconds East 18.00 feet, North 0 degrees 04 minutes 26 seconds West 19.11 feet, North 44 degrees 34 minutes 00 seconds West 38.00 feet, North 45 degrees 26 minutes 00 seconds East 17.50 feet, South 44 degrees 34 minutes 00 seconds East 20.19 feet, North 0 degrees 04 minutes 26 seconds West 60.92 feet, South 89 degrees 55 minutes 34 seconds West 18.00 feet, North 0 degrees 04 minutes 26 seconds West 59.50 feet and North 44 degrees 34 minutes 00 seconds West 10.00 feet to intersect the Southeast side of Craftswood Road 60.00 feet wide and to intersect the second or North 45 degrees 26 minutes 00 seconds East 279.62

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-2-

foot line of said conveyance thence running with and binding on part of said second line and binding on the said Southeast side of Craftswood Road as relocated and widened and on the said West side of Ingleside Avenue as relocated and widened the four following courses and distances North 45 degrees 26 minutes 00 seconds East 80.01 feet, Northeastly by a line curving to the East with a radius of 170.00 feet for a distance of 74.39 feet, Northeastly by a line curving to the South with a radius of 20.00 feet for a distance of 38.19 feet and South 0 degrees 04 minutes 26 seconds East 495.03 feet to the place of beginning.

CONTAINING 1.27 Acres of land more or less.

BEING part of that tract of land firstly described in a deed dated November 3, 1958 and recorded among the Land Records of Baltimore County in Liber G. L. B. #3142 folio 281 etc. was conveyed by Westview Land Company, Inc. to Westview Apartments, Inc.

1/9/63

# PETITION FOR ZONING SPECIAL EXCEPTION 1st District

ZONING: Petition for Special  
Exception for Offices and  
Office Building  
LOCATION: West side of  
Ingleside Avenue and the  
Southeast side of Craftswood  
Road  
DATE & TIME: MONDAY,  
APRIL 8, 1963 at 11:00 A.M.  
PUBLIC HEARING: Room  
106, County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland

The Zoning Commissioner of  
Baltimore County, by authority  
of the Zoning Act and Regu-  
lations 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  
the intersection formed by the  
West side of Ingleside Ave-  
nue as now relocated and  
widened with the South of  
North 44 degrees 34 minutes  
00 seconds West 224.36 feet  
line of that tract of land  
firstly described in a deed  
dated November 3, 1958 and  
recorded among the Land  
Records of Baltimore County  
in Liber G.L.B. #3442 folio  
281 etc. was conveyed by  
Westview Land Company, Inc.  
to Westview Apartments, Inc.  
thence running with and bind-  
ing on part of said tenth line  
and on part of the eleventh  
line of said conveyance the  
following courses and  
distances North 44 degrees  
34 minutes 00 seconds West  
24 minutes 00 seconds West  
161.28 feet and South 45  
degrees 26 minutes 00 seconds  
West 1.00 feet thence for  
lines of division the four-  
teen following courses and dis-  
tances North 44 degrees 34  
minutes 00 seconds West  
42.50 feet, North 45 degrees  
26 minutes 00 seconds East  
31.10 feet, North 0 degrees  
04 minutes 26 seconds West  
29.64 feet, South 89 degrees  
55 minutes 34 seconds West  
18.00 feet, North 0 degrees  
04 minutes 26 seconds West  
51.00 feet, North 89 degrees  
55 minutes 34 seconds East  
18.00 feet, North 0 degrees  
04 minutes 26 seconds West  
19.11 feet, North 44 degrees  
34 minutes 00 seconds West  
38.00 feet, North 45 degrees  
26 minutes 00 seconds East  
17.50 feet, 45 degrees 34  
minutes 00 seconds East  
19.11 feet, North 0 degrees  
04 minutes 26 seconds West  
60.92 feet, South 89 degrees  
55 minutes 34 seconds West  
18.00 feet, North 0 degrees  
04 minutes 26 seconds West  
53.50 feet and North 44 de-  
grees 34 minutes 00 seconds  
West 10.00 feet to intersect  
the southeast side of Crafts-  
wood Road 60.00 feet wide  
and to intersect the second  
or North 45 degrees 26 min-  
utes 00 seconds East 279.62  
foot line of said conveyance  
thence running with and bind-  
ing on part of said second  
line and binding on the said  
Southeast side of Craftswood  
Road as relocated and wide-  
ned and on the said West side  
of Ingleside Avenue as re-  
located and widened the four  
following courses and dis-  
tances North 45 degrees 26  
minutes 00 seconds East  
86.01 feet, Northwesterly by a  
line curving to the East with  
a radius of 170.00 feet for a  
distance of 74.39 feet, North-  
easterly by a line curving to  
the South with a radius of  
20.00 feet for a distance of  
38.19 feet and South 0 degrees  
04 minutes 26 seconds East  
495.03 feet to the place of  
beginning.

CONTAINING 1.27 Acres of  
land more or less.

BEING part of that tract of  
land firstly described in a  
deed dated November 3, 1958  
and recorded among the Land  
Records of Baltimore County  
in Liber G.L.B. #3442 folio  
281 etc. was conveyed by  
Westview Land Company, Inc.  
to Westview Apartments, Inc.  
The beginning point of the  
following zoning description  
is located on the West side  
of Ingleside Avenue as now  
relocated and widened said  
point being distant 218.42  
feet north 0 degrees 04 min-  
utes 26 seconds West from  
the intersection formed by  
the North side of Craftswood  
Road with the said West side  
of Ingleside Avenue as now  
relocated and widened.

Being the property of West-  
view Apartments, Inc. as  
shown on plat plan filed with  
the Zoning Department.  
By Order Of  
John G. Rose  
Zoning Commissioner Of  
Baltimore County

March 22,

## OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS  
Roldersdown, Md.

THE COMMUNITY PRESS  
Dundalk, Md.

THE HERALD - ARGUS  
Catonville, Md.

CATONVILLE, MD.

No. 1 Newburg Avenue

March 22, 1963.

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, Mary-  
land, once a week for One Week successive weeks before  
the 25th day of March 1963, that is to say  
the same was inserted in the issues of  
March 22, 1963.

## THE BALTIMORE COUNTIAN

By Paul J. Mayan  
Editor and Manager

ORIGINAL

5814

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District SI Date of Posting 3/22/63  
Posted for: Petition for Special Exception to Offices & Office Bldg  
Petitioner: Westview Apartments, Inc.  
Location of property: W. Ingleside Ave. & S. of Craftswood Rd.  
Location of Signs: at 1st & 3rd corners - 1 sign Middle of 3rd corner  
Remarks: John G. Rose Date of return: 3-28-63  
Posted by: John G. Rose Signature

2 signs

## PETITION FOR ZONING SPECIAL EXCEPTION 1st District

ZONING: Petition for Special  
Exception for Offices and  
Office Building  
LOCATION: West side of  
Ingleside Avenue and the  
Southeast side of Craftswood  
Road

DATE & TIME: MONDAY,  
APRIL 8, 1963 at 11:00 A.M.  
PUBLIC HEARING: Room  
106, County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland

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Road with the said West side  
of Ingleside Avenue as now  
relocated and widened.

Being the property of West-  
view Apartments, Inc. as  
shown on plat plan filed with  
the Zoning Department.

## CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 8, 1963.

THIS IS TO CERTIFY, That the annexed advertisement was  
published in THE TIMES, a weekly newspaper printed and pub-  
lished in Baltimore County, Md. once in each of one  
successive weeks before the 25th  
day of April 1963, the first publication

appearing on the 21st day of March  
1963.

THE TIMES.

John M. Martin  
Manager.

John M. Martin

Cost of Advertisement \$ 37.00  
Purchase order- S 5277  
Requisition No. M 8212

5814



1<sup>ST</sup> ELECTION DISTRICT  
SCALE 1" = 20'

BALTIMORE COUNTY, MD  
JANUARY 9, 1963

Paul H. Grace  
REG. PROF. ENGINEER & LAND SURVEYOR LIC. NO. 128



# 5814 XA

EXISTING GRADE CONTOURS  
FINISHED GRADE CONTOURS  
FINISHED SPOT GRADES  
WALKS AND TERRACE STEPS

BUILDINGS 9140 SQ FEET - 1<sup>ST</sup> FLOOR  
ONE PARKING SPACE FOR EACH 300 SQ FT  
30 PARKING SPACES REQUIRED  
BUILDING 9140 SQ FEET - 2<sup>ND</sup> FLOOR  
ONE PARKING SPACE FOR EACH 500 SQ FT  
18 PARKING SPACES REQUIRED  
48 PARKING SPACES EXISTING

"X

|                                    |                        |                 |
|------------------------------------|------------------------|-----------------|
| KENNETH CAMERON MILLER - ARCHITECT |                        | REVISIONS       |
| WESTVIEW PARK APARTMENTS           | DWG NO.                | AUGUST 11, 1958 |
| GRADING AND LOCATION PLAN          | GR-117                 | NOV. 12, 1958   |
|                                    | DRAWN BY<br>D.C.M.     | DEC. 17, 1958   |
| SCALE<br>1" = 20'                  | DATE<br>AUGUST 5, 1958 |                 |



