

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Regester Realty Co., 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-5 zone to an RA zone; and for the following reasons:

There has been a change in conditions in the area and there is a present need therein for additional apartment dwellings, a use to which the subject property is most adaptable.

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

Resister Realty Co., Inc.
by Harvey R. Bull Legal Owner
Address 1300 1st Nat'l Bank Bldg
Baltimore 2, Maryland

William A. Adelman Attorney
Address 1035 Maryland National Bank Bldg.
Baltimore 2, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 26th 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 throughout Baltimore County, 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 1st day of May, 1963, at 10:00 o'clock

Harvey R. Bull
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, and the changes which have taken place in the area warrant the change in classification as requested,

the above Reclamation should be had; and it doth appearing that by reason of...

A Special Exception for... is granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of January, 1963, that the herein described property or area should be and the same is hereby reclassified; from a R-5 zone to a RA zone.

and a Special Exception for... is granted from and after the date of this order, subject, however, to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 26th day of January, 1963, 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-5 zone and/or the Special Exception for...

William A. Adelman
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 11, 1963

FROM: George E. Garveris, Deputy Director

SUBJECT: #5835, R-5 to R-4, Southeast side of Trappe Road 518.77 feet East of Overbrook Road. Being property of Regester Realty Company.

12th District

REMARKS: Wednesday, May 1, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and offers no adverse comment.

TELEPHONE
VALLEY 3-3000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 15479

DATE 1/26/63

TO: Eugene P. Smith, Esq.
28. William Adelman, Esq.
1035 Maryland National Bank Building
Baltimore 2, Md.

MAIL TO: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	REMARKS	AMOUNT
01622		Petition for Reclamation for Regester Realty Co.	50.00
			50.00

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.

Regester Realty Company
28. William Adelman
1035 Maryland National Bank Building
Baltimore 2, Maryland

Re: Petition for Reclamation from R-5 to R-4, located on Trappe Road and Wallford.

Gentlemen:

- The Zoning Advisory Committee has reviewed the subject petition and have the following comments to make:
- The density calculations are incomplete. The number of dwelling units per acre, net and gross, should be indicated on the plan.
 - The loop street, which is the only access to the Charlesmonte Elementary School and Battle Run School for crippled children, should be extended as a public road for 1/4 mile length.
 - The Board of Education is interested in purchasing 3.78 acres of the subject property. Enclosed is a sketch of the 3.78 acres and a copy of the Board of Education's comments.
 - The Office of Planning will reserve further comments on the site plan until such time as the reclassification has been completed.

Yours very truly,

JEB/ha

JAMES H. DEER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12 Date of Posting 4/11/63
Posted for Reclamation May 1, 1963 at 10:00 a.m.
Petitioner: Regester Realty Co.
Location of property: 518.77 ft. E. of Trappe Rd. S. of Wallford Rd.
Location of Signs: 6 ft. x 4 ft. signs on both sides of Trappe Rd. at intersection with Wallford Rd.
Remarks: and see also survey and plat on file in the Planning and Zoning Department
Posted by: Robert Dean Bull Signature Date of return: 4/11/63

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 17785

DATE 5/21/63

TO: Regester Realty Company, Inc.
1300 First National Bank Building
Baltimore 2, Md.

MAIL TO: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	REMARKS	AMOUNT
01622		Advertising and posting of your property	90.01
		#5835	90.01
			90.01

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2nd. May 19 1963.
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 5 days, commencing with the date of publication appearing on the face hereof, to wit: 1963, day of May, 1963.

THE COUNTY NEWS WEEK
Robert Dean Bull

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGHANY AVENUE
TOWSON 4, MARYLAND
VALLEY 5-9080

ZONING DESCRIPTION

#5835
MAP #12 ✓
SEC. 4A
RA
4/17/63

BEGINNING for the same on the Southeast side of Trappe Road, 30 feet wide, distant 1465.64 feet measured Southwesterly along the said side of Trappe Road from the intersection formed by the intersection of the Southwest side of Old North Point Road with the said Southeast side of Trappe Road and at the end of the eighth or North 57 degrees 26 minutes 53 seconds East 4.03 foot line of that tract of land which by deed dated November 30, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2830 folio 297 etc. was conveyed by The Overbrook Land Company to Board of Education of Baltimore County thence binding on the said Southeast side of Trappe Road and running with and binding on part of the eighth and on the ninth through the twelfth lines inclusive and on part of the thirteenth line of that tract of land which by deed dated November 30, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2830 folio 187 etc. was conveyed by Janet H. Hughes, widow, to The Overbrook Land Company the six following courses and distances North 57 degrees 26 minutes 53 seconds East 99.22 feet, North 38 degrees 42 minutes 53 seconds East 104.00 feet, North 26 degrees 38 minutes 53 seconds East 399.92 feet, North 39 degrees 16 minutes 53 seconds East 98.16 feet, North 40 degrees 46 minutes 53 seconds East 98.84 feet, and North 48 degrees 04 minutes 53 seconds East 457.58 feet thence for a line of division South 68 degrees 57 minutes 10 seconds East 655.54 feet to intersect the sixteenth or South 6 degrees 03 minutes 36 seconds East 518.77 foot line of the said Hughes to Overbrook conveyance thence running with and binding on part of said sixteenth line and on the seventeenth line of said Hughes to Overbrook conveyance South 6 degrees 03 minutes 36 seconds

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGHANY AVENUE
TOWSON 4, MARYLAND
VALLEY 5-9080

-2-

#5835
MAP #12 ✓
SEC. 4A
RA
4/17/63

East 408.12 feet to the beginning of the third or South 42 degrees 33 minutes 36 seconds East 247.50 foot line of that tract of land which by deed dated January 4, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2872 folio 128 etc. was conveyed by The North Point Land Company to The Overbrook Land Company thence running with and binding on said third line and on the last line of said North Point to Overbrook conveyance the two following courses and distances South 42 degrees 33 minutes 36 seconds East 247.50 feet and South 35 degrees 41 minutes 58 seconds East 258.89 feet to the beginning of the twentieth or South 26 degrees 17 minutes 19 seconds East 73.25 foot line of the said Hughes to Overbrook conveyance thence running with and binding on the said twentieth and on the twenty first line of the said Hughes to Overbrook conveyance the two following courses and distances South 26 degrees 17 minutes 19 seconds East 73.25 feet and South 42 degrees 26 minutes 07 seconds East 100.00 feet to the end of the twentieth or North 63 degrees 11 minutes 18 seconds East 161.02 foot line of the said Overbrook to Board of Education conveyance thence running reversely with and binding on the said twentieth through the sixteenth lines inclusive of said Overbrook to Board of Education conveyance the five following courses and distances South 63 degrees 11 minutes 18 seconds West 161.02 feet, South 85 degrees 19 minutes 43 seconds West 80.00 feet, Southwesterly by a line curving to the West with a radius of 150.00 feet for a distance of 199.07 feet, (the chord of said arc being South 33 degrees 20 minutes 43 seconds West 184.78 feet), South 71 degrees 21 minutes 53 seconds West 375.00 feet and Northwesterly by a line curving to the North with a radius of 150.00 feet for a

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGHANY AVENUE
TOWSON 4, MARYLAND
VALLEY 5-9080

-3-

#5835
MAP #12 ✓
SEC. 4A
RA
4/17/63

d'stance of 127.78 feet (the chord of said arc being North 84 degrees 13 minutes 35 seconds West 123.96 feet), thence for lines of division the three following courses and distances Northwesterly by a line curving to the North with a radius of 150.00 feet for a distance of 75.11 feet (the chord of said arc being North 45 degrees 28 minutes 49.5 seconds West 74.33 feet) North 31 degrees 08 minutes 07 seconds West 400.00 feet and Southwesterly by a line curving to the West with a radius of 550.00 feet for a distance of 524.46 feet (the chord of said arc being South 86 degrees 10 minutes 56.5 seconds West 504.81 feet) to the end of the ninth line of the said Overbrook to Board of Education conveyance thence running reversely with and binding on said ninth line Northwesterly by a line curving to the North with a radius of 1000.00 feet for a distance of 365.08 feet (the chord of said arc being North 56 degrees 02 minutes 28 seconds West 363.05 feet) to the place of beginning.

CONTAINING 36.0 Acres of land more or less.

BEING part of that tract of land which by deed dated November 30, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2830 folio 187 etc. was conveyed by Janet H. Hughes, widow, to The Overbrook Land Company and being all of that tract of land which by deed dated January 4, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2872 folio 128 etc. was conveyed by The North Point Land Company to The Overbrook Land Company.

2/26/63

CELLS

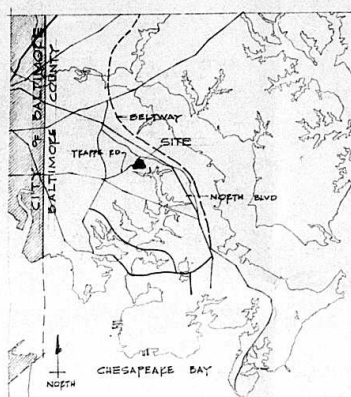
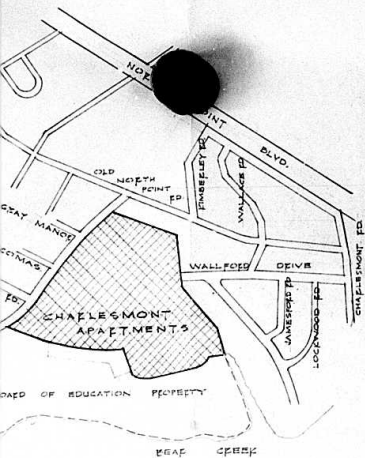
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 5/15/64



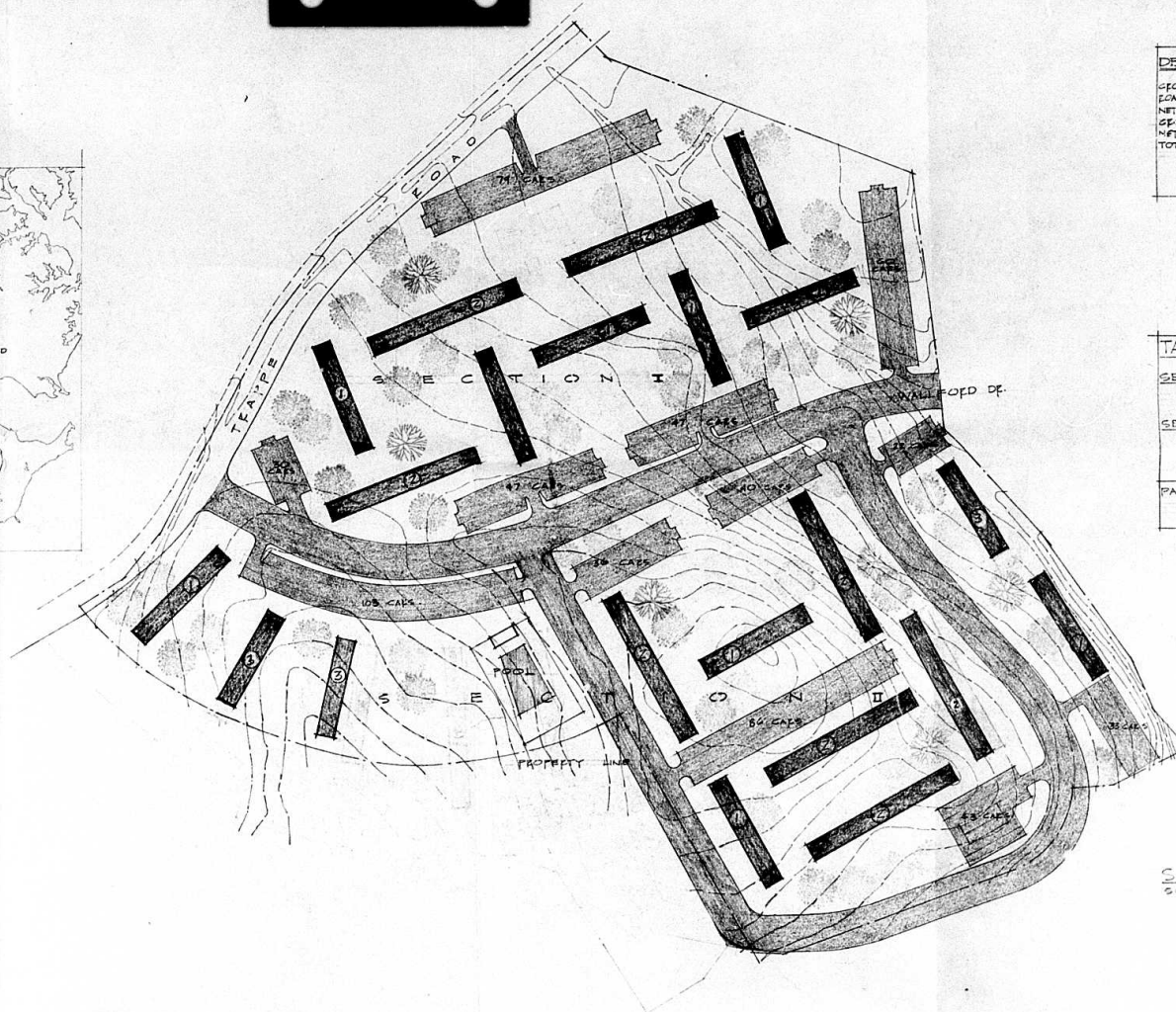
EXISTING CROSS SECTION - CONCRETE
GUTTERS AT GRADE OF 2.100 M
10 SCALE



SECTION 2
APT APARTMENTS
TRIST BALTIMORE CO, MD
APRIL 24, 1964



LOCATION MAP
DO NOT SCALE



DENSITY DATA	
GROSS AREA	36 ± ACRES
ROADS	4 ±
NET AREA	32 ± ACRES
GROSS DENSITY	10 UNITS/AC.
NET DENSITY	18 ±
TOTAL UNITS ALLOWABLE (32 ± ACRES) × (18 ± UNITS/AC)	576 UNITS

TABULATION		
SECTION I		
① OF UNITS	② OF UNITS	TOTAL
126	124	252
SECTION II		
112	140	252
③: BLOCKS × 22 UNITS		570
PARKING SPACES		
SECTION I		106
SECTION II		105
		211



SITE PLAN
SCALE 1" = 100' ±

SITE PLAN
PROPOSED CHARLES MONT APTS.
BALTIMORE COUNTY, MD.
REGESTER REALTY CO., INC. OWNER
DATE 11-1-66
SCALE 1" = 100' ±

COLLINS · KRONSTADT & ASSOCIATES
architects · planners · engineers
1106 spring street silver spring, maryland