PETITION FOR ZONING RE-CLASSIFICATION \ AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

MAPY xxxxx we Mardo Homes, Inc. legal owners, of the property situate in Balti to the Zoning Law of Baltimore County, from an M-L & R-6 RA R-A zone; for the following reasons: 4/17/63

To construct 224 Garden Apartment Units

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 N/A

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

An

Address 2 W. University Pkwy.

Zoning Commissioner of Baltimore County.

Protestant's Attorney

Mardo Homes, Inc. Henry W Knot) Fres. 1 94 Address 2 W. University Pkwy.

Joseph M Hyatt Address 501 Keyser Bldg. #2

ORDERED By The Zoning Commissioner of Baltimore County, this. 15th of February 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 property be posted, and that the public hearing be had before the Zoning issioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore . 1962 at 11:00. o'clock 1st day of May County, on the FE8 15 63 4 21 Ge 11:10A

i. Expression 13th

KNECHT AND HUMAN 1528 YORK ROAD . LUTHERVILLE

February 12, 1963

OFFICE OF PLANT A CHEST

DESCRIPTION OF 13.79 AGRE TRACT NORTH OF HIGHORY ROAD BETWEEN BALTHORE-WASHINGTON EXPRESSIVAY AND OAK ROAD

DESCRIPTION OF 18.70 ACRE TRACT ROUTE OF BIRCHTY AND CAR ROAD
ESTIMATE ONE-TAMBLEOTON EXPRESSION AND CARRY THE CARRY OF T #5836

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,

IT IS ORDERED by the Zoning Commissioner of Baltimore County this. day of May, 1963., that the herein described property or area should be and

the same is hereby reclassified; from #."%-L" and "R-6" zone® to a R. "R-a" Appears, from and after the date of this order, subject, however, to approval of the plot plan for the development of said property by the State Modely Continuous, Bureau of Public Services and the Office of Planning Commissioner of Indianous County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it oppearing that by reason of----

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this....., 196...., that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and ____zone; and/or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimere County

CENTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 13 76	Date of Posting 11-11-6-3
Posted for: Acaremy west	may 1 1963 at 11:00
Petitioner: Gullicks Illk	twee HEIS One stat
68 W 1 606 RC	of Salt wall Sept Expusing
Location of Signs: Loss Carrier	food Ket + Nickory Ket I donate Michelle projecting on Otal Pl
Remarks:	Date of return (3)24 18 196

BALTMORE COUNTY, MARILAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE TOWSON 4. MARYLAND

No. 17746 DATE5/6/63

POSIT TO A	ссоинт но. 01622	198.62°
UANTITY	DETACH UPPER TECTION AND RETURN WITH YOUR REMITTANCE	
	Advertising and poeting of property #5836	98.62
	PAD Eabliness County, SEC Chica of Electric	
	>-763 1961 * * * 11L-	98.62

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

MAP

#13

RA

4/17/63

BALTIMORE COUNTY, MARY ND

FROM H. B. Staab Mr. John Rose

HBS-cm

Mr. John Kose
Zoning Cemmissioner
Zoning Petition-Guilford Manor
SUBJECT Apps. & The Erdman Company
E/S Washington-Baltimore-Park
way - 650' West of Oak Road - 13th
Election Districe - 13.79 acres

- NED-618311 -OF THE 9 Y .+ 11 NING DEPARTMENT

Date March 5, 1963

. We feel that the effect of increased density in population on the apartments proposed for this development would prevent presently zoned industrial land from development in this area. Likewise, the restrictions that would be imposed on the remaining land by Section 255, 1 of the Zoning Code would be undesirable and the small section of M. L. Zone remaining on Hickory Road would be almost impossible to develop.

We strongly recommend that this petition be denied.

pos H. B. STAAB, Director Industrial Development Commission

Mr. John G. Rose, Zoning Cosmissioner Date April 11, 1963 #13 SEC 2-A

#5836

#5836, N-L & R-6 to R-4, East side might-of-way of the Baltimore Mashington Expressway 656 feet West of Oak Road, Peing property of Guilford Manor Apartments

13th District

*Rest Mr. George E. Gavrelis, Deputy Director

HEARING: Wednesday, May 1, 1963 (11:00 A.M.)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

4/17/63 The staff of the Office of Flanning and Zoning has reviewed to subject petition for reclassification from N-L & R-6 to R-A to the Staff of the Staff

1. The Flanning staff is of the opinion that that portion of the subject property bounded by the streem, Yingfala Aremme, and parameter for the property for the property and the property and the property and the property and the subject of the property and the subject of the balance of the Rickery Read frontage to spartness two sizes of the Rickery Read frontage to spartness two sizes would serve as a transitional series, the Planning staff offers no adverse as the property of the Planning staff offers no adverse of the Planning staff offers no adverse or a transitional series, the Planning staff offers no adverse or a transitional series, the Planning staff offers no adverse or the property of the Planning staff of of the planning st

Nevertheless, apartment soning is not necessarily valid on the balance of the petitioner's property. There are questions and prolless pertaining to access from Annapolis Road.

3. Although the petitioner's site plan is not at terms here, the Planning staff takes this oppositive and mind that the property of the property of the property of the property and that the buildings as planned result in grouping which are too long and sometonous. The site plan is not indicative of the kind of plan which the Planning staff would approve if the sening



5836

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 12 .19 63 THIS IS TO CERTIFY. That the annexed advertisement was DAY, MAY 1, 1963 at 11:00 published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one

> successive weeks before the 1st day of May appearing on the 11th day of April "

The Zoning Commissof Baltimore County

g for the same

Mart John M. Manager

Cost of Advertisement, \$42.00 urchase order - 3612: Requisition No. #8234

Y, MARYAN INANCE



