

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Gorn Bros., Inc. & Penn Motors with Harold Miller, Irvin Miller & Harry S. Miller, (Partners) owners 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-4 zone; for the following reason:
There has been a substantial change in conditions in the area and the original zoning was in error.

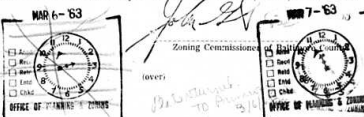
See Attached Description

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 follows: Zoning Regulations.
I, or we, agree to pay expenses of above mentioned 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.

Contract purchaser
Address
SMITH AND HARRISON
By W. Lee Harrison
W. Lee Harrison
Address The Jefferson Building
Towson 4, Maryland VA 3 6200

ORDERED BY The Zoning Commissioner of Baltimore County, this 7th day of March, 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 15th day of May, 1963, at 11:00 o'clock A.M.



GORN BROS., INC. & PENN. MOTORS, INC. 100 E. BALTIMORE AVE. BALTIMORE, MD. 21202

5851

RE: PETITION FOR RECLASSIFICATION:
From "R-6" Zone to "R-4" Zone
N. E. Right-of-Way of Western Maryland Railroad, 407.18' N.W. Milford Mill Road, 3rd Dist.,
Gorn Bros., Inc., et al.,
Petitioners
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5851

The petitioners in the above matter have requested reclassification of property, from an "R-6" Zone to an "R-4" Zone, on the northeast right-of-way of Western Maryland Railroad 407.18 feet northwest of Milford Mill Road, in the Third District of Baltimore County.

Mr. George E. Gervais, Deputy Director of the Office of Planning, has summarized the proposal as follows:

"The subject property is situated along the easterly side of Western Maryland Railroad. To the north, there exists a County maintenance facility to the south there exists industrial zoning which has been developed within the potentials of that zone. Immediately adjacent to the subject property at Slade and Military Avenues there exists apartment zoning with special exception for high rise apartments. The property will be traversed by the proposed extension and relocation of Slade Avenue southwesterly from Reisterstown Road to the Northwest Expressway and thence to Milford Mill Road.

In the long run, the subject property will enjoy superior access to the region and to sources of employment by means of the proposed interchanges of Slade Avenue and the Northwest Expressway. At the same time, access now is possible by private drives from either Slade Avenue or Milford Mill Road. Creation of apartment zoning here would be responsive to the premises of the superior access in the near future and a trend towards apartment zoning in the immediate neighborhood. At the same time, apartment zoning here would serve as a transition between the railroad on the west and the non-residential uses to the north and south. Apartment zoning here also would provide a practical means of developing the subject property in accordance with the severance and grading problems that will accrue with the extension of Slade Avenue through it."

This request fits in the pattern of proposed and present uses in the general area.

For the above reasons the reclassification should be granted.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 2, 1963
FROM: Mr. George E. Gervais, Deputy Director
SUBJECT: #5851, R-6 to R-4, Northeast of the right-of-way of the Western Maryland Railroad 407.18' Northwest of Milford Mill Road, Being property of Gorn Brothers, Inc.
1st District
HEARING: Wednesday, May 22, 1963 (11:00 A.M.)
Friday, May 17, 1963

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-4 zoning and has the following advisory comments to make with respect to pertinent planning factors:

- The subject property is situated along the easterly side of Western Maryland Railroad. To the north, there exists a County maintenance facility to the south there exists industrial zoning which has been developed within the potentials of that zone. Immediately adjacent to the subject property at Slade and Military Avenues there exists apartment zoning with special exception for high rise apartments. The property will be traversed by the proposed extension and relocation of Slade Avenue southwesterly from Reisterstown Road to the Northwest Expressway and thence to Milford Mill Road.
- In the long run, the subject property will enjoy superior access to the region and to sources of employment by means of the proposed interchanges of Slade Avenue and the Northwest Expressway. At the same time, access now is possible by private drives from either Slade Avenue or Milford Mill Road. Creation of apartments in the near future and a trend towards apartment zoning in the immediate neighborhood. At the same time, apartment zoning here would serve as a transition between the railroad on the west and the non-residential uses to the north and south. Apartment zoning here also would provide a practical means of developing the subject property in accordance with the severance and grading problems that will accrue with the extension of Slade Avenue through it.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COUNT HOUSE TOWSON 4, MARYLAND

TO: Messrs. Smith & Harrison
Jefferson Building
Towson 4, Md.
DATED: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	CERT
Petition for Reclassification for Gorn Bros., Inc.	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.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: May 1, 1963
Posted for: Petition for Reclassification from R-6 to R-4
Petitioner: Gorn Brothers, Inc.
Location of property: N.E. of the R.W. of the W.M. R.R. 407.18' N.W. of Milford Mill Rd.
Location of Signs: Signway entrance on Slade Ave. Highway entrance on Milford Mill Rd.
Remarks: Date changed, date signs posted for 15 days
Posted by: J. G. Rose Date of return: July 1, 1963

OFFICE OF W. H. PRIMROSE

March 7, 1963

DESCRIPTION OF PARCELS EMPROBED BY APPLICATION FOR REZONING FROM R-6 to R-4

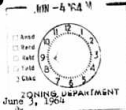
Beginning for the same at a point on the northeast right of way line of the Western Maryland Railway said point being located 407.18 feet northwesterly from the intersection of said right of way line and the centerline of Milford Mill Road, running thence and binding on said right of way line northwesterly by a curve to the left with a radius of 1943.08 feet for a distance of 481.85 feet and N 40° 24' 38" W - 162.59 feet, thence N 06° 32' E - 697.25 feet and N 36° 36' 30" W - 299.08 feet to the southeast side of Slade Avenue, thence binding thereon N 53° 23' 30" E - 75.00 feet, thence S 36° 36' 30" E - 282.75 feet, S 38° 04' 17" E - 407.23 feet, S 31° 58' 10" E - 454.32 feet and S 55° 45' 15" W - 59.84 feet to the northeast side of an existing N-L zoned parcel, thence binding thereon and on the northeast side of said N-L zoned parcel N 22° 01' 03" W - 1.88 feet and S 57° 35' 00" W - 660.91 feet to the place of beginning.

Containing 13.26 acres of land, more or less.

W. H. Primrose

LEGENDARY 9-4438

MARTIN BEERMAN
ATTORNEY AT LAW
THE KAY BUILDING
111 N. CHARLES STREET
BALTIMORE, MD.



John G. Rose, Esquire
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Warren Park Apartments
Planning & Zoning File No. 5851 - 3d District
Plans approved 7.31.63 by G. E. Gervais

Dear Mr. Rose:

On behalf of Mr. and Mrs. Theodore J. Phillips, who own a number of properties on Dreher Avenue, complaint is hereby made that Gorn Bros., Inc. have failed to comply with the above zoning requirements by failure to erect a "4" high compact planting on the easternmost line of the lot of the "Warren Park Apartments" development. The approval of the zoning was predicated on said requirement.

Request is made that your Office take prompt steps to require compliance and that I be advised of the progress thereof.

Very truly yours,
M. J. Beerman

mb/t

0201 lines

25191

AVE.

SLADE

DREHER AVE.

MILL RD.

MILFORD

PLAT SHOWING
PROPOSED
"PAVING AND SIDEWALKS"
P.S.
WARREN PARK APARTMENTS
3RD ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
Scale: 1"=50'
Revised: June 25, 1963

FILE #5851

DENSITY CALCULATIONS
GROSS AREA OF TRACT 13.25
ACREAGE-RESIDENTIAL USE - None
GROSS RESIDENTIAL ACREAGE 13.25
NET RESIDENTIAL ACREAGE 11.22
TOTAL NO. UNITS 250 (202 ALLOWABLE)
GROSS RESIDENTIAL DENSITY 18.9
NET RESIDENTIAL DENSITY 203 (200 ALLOWABLE)
TOTAL NO. PARKING SPACES
ZONED - R.A.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *George J. Smith*
DATE: *7/1/63*

J.B. ENGINEERING & ASSOC.
1336 LUMMIT AVENUE
BALTIMORE 12, MD.
Phone: 377-9341

