

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the legal owner(s) 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-10 zone to an R-A zone for the following reasons:

- Change in neighborhood since the date of adoption of original comprehensive Land Use Map
- Error in original zoning

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 RECREATION

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.

Wm. F. Chew and Dorothea A. Chew
Owens Mills, Balto. Co., Md.
By William F. Chew
Contract purchaser
Address 131 Lowergate Rd.
Address 131 Lowergate Rd.
Address 131 Lowergate Rd.

John Warfield Armistead, Attorney
406 Jefferson Building
Baltimore 4, Md. VA 87666

Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th 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 throughout 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 19th day of May, 1963, at 1:00 o'clock.

By William F. Chew
Zoning Commissioner of Baltimore County

OFFICE OF PLANNING & ZONING

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RE: PETITION FOR RECLASSIFICATION
From an "R-10" Zone to an "R-A" Zone
Zone - E. S. South Ritters Lane 119.85' N. Lowergate Road,
Wm. F. Chew and Dorothea A. Chew,
Petitioners - No. 5852

Pursuant to the advertisement, posting of property and public hearing on the above entitled matter for reclassification of property, from an "R-10" Zone to an "R-A" Zone, on the east side of South Ritters Lane 119.85 feet north of Lowergate Road, in the Fourth District of Baltimore County, the Office of Planning and Zoning indicated that apartment zoning new will be appropriate for the subject property because the property is situated in close proximity to the northeastern extremity of an industrial area which has been expanded since the adoption of the applicable zoning map. On the east, and on the north, there exists electric power transmission facilities. To the extent that the subject property is at the edge of a residential area with adjacency to non-residential uses, and with good relationship to possible sources of employment.

On the other hand, the Planning staff notes that the very entrance to the proposed apartment project at Lowergate Road remains committed to single family residential uses as does the property along Ritters Lane southerly to Dolfield Road. With these facts, it would appear that land use potentials would be created for the subject property which are not consistent with those of other lots in the same subdivision.

This apartment zoning is at the very end of a development being constructed by the same developer who now proposes to build residential apartments on land, the topography of which is of such a nature that it would be difficult, but not impossible, to build single family houses.

There have been sufficient changes in the area to warrant reclassifying the subject property for the above reasons.

It is this 27th day of May, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area shall be and the same is hereby reclassified from an "R-10" Zone to an "R-A" Zone, subject to approval of the site plan by the Bureau of Public Service and the Office of Planning and Zoning.

By William F. Chew
Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an "R-10" Zone to an "R-A" Zone, : COUNTY BOARD OF APPEALS
E/S South Ritters Lane, 119.85' N. :
Lowergate Road : OF
Fourth District : BALTIMORE COUNTY
William F. Chew and Dorothea A. :
Chew, Petitioners : No. 5852

ORDER OF DISMISSAL

Petition of William F. Chew and Dorothea A. Chew for reclassification from an "R-10" Zone to an "R-A" Zone on the east side of South Ritters Lane, 119.85 feet north of Lowergate Road, in the Fourth District of Baltimore County.

Whereas the Board of Appeals is in receipt of an Order of Dismissal filed January 20th, 1964 from the attorney representing the protestants in the above entitled matter.

Whereas the said attorney for the said protestants requests that the appeal filed on behalf of said protestants, be dismissed and withdrawn as of January 20th, 1964.

It is thereby ORDERED this 27th day of January, 1964 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles H. Hoff
ACTING CHAIRMAN

In Re: Petition for Reclassification : BEFORE THE
from an R-10 Zone to an R-A : BOARD OF APPEALS
Zone - E. S. South Ritters :
Lane 119.85' N. Lowergate : OF
Road, William F. Chew, and : BALTIMORE COUNTY
Dorothea A. Chew, Petitioners : No. 5852

Mr. Clerk:
Please dismiss the within appeal.

Wyllie L. Ritchey
Attorney for Appellants
203 West Chesapeake Avenue
Towson 4, Maryland

MULLER, RAPHEL & ASSOCIATES, INC.
201-405 COLUMBIA AVENUE, TOWSON 4, MARYLAND
VALLEY 8-2000

CONTAINING 6.2 acres of land, more or less.
BEING all of lots 7, 8, 9, 10, 11, 12, 13, 14, 19, 21, and 22 and part of lots 15, 16, 17, 18 and 23 as shown on the plat of Section "Ten" part of plat of TOLLGATE, which plat is recorded among the Land Records of Baltimore County in Liber GLB 20, Folio 97.

SAVING and excepting all that portion of Lowergate Road that lies within the above described parcel.

Eugene F. Raphael
E. F. Raphael #2846

MULLER, RAPHEL & ASSOCIATES, INC.
201-405 COLUMBIA AVENUE, TOWSON 4, MARYLAND
VALLEY 8-2000

DESCRIPTION TO ACCOMPANY ZONING PETITION IMPERIAL HILLS

BEGINNING for the same at a point on the east side of South Ritters Lane (60' wide) at a distance of 119.85' north of Lowergate Road (50' wide) said point being also at the division line between Lots 20 and 21, as shown on a plat of Block "I", Section "Ten" part of plat of TOLLGATE, and recorded among the Land Records of Baltimore County in Liber G.L.B. 20, Folio 97, running thence and binding on Lots 21, 22 and 23 and the east side of South Ritters Lane as shown on aforesaid plat N2°13'20"W 155.00', thence by a curve to the left with a radius of 470.00' for a distance of 61.66' (the chord of said arc being N5°58'51"W 61.62') to intersect the southern right of way line of the Consolidated Gas & Electric Company, thence leaving the easternmost right of way line of South Ritters Lane and binding on the southernmost right of way line of the Consolidated Gas & Electric Company N82°46'16"E 434.96' to intersect the 50' drainage right of way, as shown on the aforesaid plat, running thence and binding on the aforesaid 50' drainage right of way S55°45'44"E 226.79', thence leaving the aforesaid 50' drainage right of way and binding on the outline as shown on the aforesaid plat of Block "I", Section "Ten" TOLLGATE, the four following courses and distances: (1) S6°01'26"W 375.21'; (2) S71°15'21"W 236.33'; (3) N21°02'57"W 78.05'; (4) S71°06'03"W 208.75' to the division line between Lot 5 and Lot 7, Block "I", as shown on the aforesaid plat, running thence and binding on the division line between Lot 5 and Lot 7 and continuing on the division line between Lot 6 and Lot 7, as shown on the aforesaid plat N8°58'29"W 139.83' to the southside of Lowergate Road (50' wide) running thence and crossing Lowergate Road N1°51'49"W 50.43' to the northernmost right of way line of Lowergate Road and to the division line between Lot 19 and Lot 20 Block "I", as shown on the aforesaid plat, running thence and binding on the aforesaid division line N2°13'20"W 115.61' to the division line between Lots 20 and 21, Block "I", running thence and binding on the aforesaid division line S87°46'40"W 90.00' to the place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. George Reiter Date: 10-2-64
FROM: Mr. Joseph H. Howell
SUBJECT: Blkg. App. #100-64

The Office of Planning and Zoning has reviewed the subject application and is endorsing it with the following comments:
Screening must be provided where the proposed buildings do not screen the parking areas from the adjacent residential zoning. Screening should be in the form of a 4' high compact, lasting.

JCH/cn
cc: File
Zoning File
Blkg. Engr.

BALTIMORE COUNTY, MARYLAND

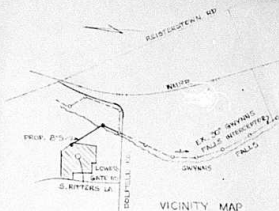
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 3, 1963
FROM: Mr. George F. Garmella, Deputy Director
SUBJECT: #2852, R-10 to R-A, East side of South Ritters Lane 119.85 feet north of Lowergate Road. Being property of William F. Chew.

4th District
HEARING: Wednesday, May 29, 1963 (1:00 P.M.)
Friday, May 17, 1963

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-A zoning and has the following advisory comments to make with respect to pertinent planning factors:

- The subject property is situated in close proximity to the northeastern extremity of an industrial area which has been expanded since the adoption of the applicable zoning map. On the east, and on the north, there exists electric power transmission facilities. To the extent that the subject property is at the edge of a residential area with adjacency to non-residential uses, and with good relationship to possible sources of employment, apartment zoning might be appropriate here.
- On the other hand, the Planning staff notes that the very entrance to the proposed apartment project at Lowergate Road remains committed to single family residential uses as does the property along Ritters Lane southerly to Dolfield Road. With these facts, it would appear that land use potentials would be created for the subject property which are not consistent with those of other lots in the same subdivision.



109 APARTMENT UNITS - 162 BR.
AVE. SEWAGE FLOW: 109 x 2.35 x SC
17,100 GPD
PEAK SEWAGE FLOW: 4 x 17,100
68,400 GPD

BLDS	UNITS			LENGTH	FUTURE	
	2-BR	1-BR	TOTAL		2-BR	1-BR
A	11	2	13	174'-6"	6	2
B	12	4	16	209'-0"	—	—
C	9	4	13	135'-0"	—	—
D	6	4	10	125'-0"	—	—
E	11	2	13	174'-6"	5	2
F	9	4	13	163'-0"	—	—
G	12	4	16	209'-0"	—	—
TOTALS	70	24	94		11	4

ALL BUILDINGS - 2 FLOORS
EX. R-A AREA INCL 2 LOTS W R-A APPL.

Net Acreage	57	6.2
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NUMBER OF UNITS: 93 109

GROSS DENSITY	150	15.8
NET DENSITY	163	17.3

ADJACENT PROPERTIES ALL ZONED R-10

PARKING SPACES REQUIRED = 93; PROV.

— 526 —

PROPOSED WATER MAIN DATE

OFFICE OF PLANNING & ZONING

~~PLANS APPROVED~~

BRIGHT APARTMENTS

ONEGAL CONSTRUCTION CO. ELECTION DIST. No. 4

IKESVILLE, MARYLAND

AUGUST 5, 1964

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P.N. 206

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: James E. Gaudin
DATE: 10/1/84

OWNER: DONEGAL CONSTRUCTION CO. ELECTION DIST. No. 4
BOX 5839 BALTIMORE COUNTY
PIKESVILLE, MARYLAND MARYLAND

SCALE 1" = 50'

AUGUST 5, 1964

PRINT DATE 9-29-64

