

RE: PETITION FOR RECLASSIFICATION
From R-4 to R-4.5
1. S. Potomac Ave., 130' from
N. S. Arbutus Ave., 13th Dist.,
Carl Julio Petitioner -
No. 63-48

CERTIFICATE OF DISMISSAL

The petitioner in the foregoing case has withdrawn
his petition and the matter is dismissed without prejudice.

W. J. H. H. H.
Zoning Commissioner of
Baltimore County

Date: August 18, 1963

SOL C. BERENHOLTZ
ATTORNEY AND COUNSELLOR AT LAW
409-410 COURT SQUARE BUILDING
BALTIMORE 10, MD. 21202
TELEPHONE LEONARD 9-8807

August 28, 1963

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Mr. John O. Rose
Zoning Commissioner of Baltimore County
County Office Building
Towson 4, Maryland

Re: Case No. 63-48
Carl Julio - Petition for Reclassification
from R-4 to R-4.5 - East Side Potomac Avenue
430 feet from North Side of Arbutus Avenue
in 13th District of Baltimore County

Dear Mr. Rose:

This is to confirm our telephone conversation of today at
which time I informed you that Mr. Julio was not available
in order to proceed with the hearing today and accordingly,
the petition is being withdrawn at this time.

Thank you for your cooperation.

Very truly yours,

SOL C. BERENHOLTZ

By: Solomon Kaplan
Solomon Kaplan

SK:cm

Page 2

Description of Apartment Site at Potomac Avenue & Waelchill Avenue

Continued:

more or less, to the end of said Waelchill Avenue, thence leaving said Waelchill
Avenue and running and binding reversely on part of the first line of the first
parcel of the land which by deed dated December 11, 1951 and recorded among the Land
Records of Baltimore County in Liber G.L.B. No. 2061 folio 1 was conveyed by Richard
Howard King to Mary Millin McKay, South 49 degrees 37 minutes 50 seconds East 192
feet, more or less, to intersect said northwest side of Maryland State Route I - 95,
thence running and binding on said northwest side of said Route I - 95 southwesterly
762 feet, more or less, to the place of beginning.

Containing 7.0 acres of land, more or less.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 19269

DATE 8/23/63

TO: Claire Construction Co., Inc.
300 Spaulding Ave.
Baltimore 15, Md.

BILLED BY: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT
00622		Advertising and posting of property	76.53
			76.53

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.

PETITION FOR ZONING RE-CLASSIFICATION #5931 AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Carl Julio, 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,
herby petition (1) that the zoning status of the herein described property be reclassified, pursuant
to the Zoning Law of Baltimore County, from an R-4 zone to an R-4.5 zone to an
RA zone; for the following reasons:

Changes have occurred in the immediate area and neighborhood
affecting the use of this property. It is ideally located
for the erection of garden apartments with abundant open
spaces surrounding it. Such rezoning would be of great benefit
to the neighborhood and surrounding area, and would satisfy
a great need.

See Attached Descriptions

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 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

Petitioner's Attorney

Address

Legal Owner

Address

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day
of August, 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 108, County Office Building in Towson, Baltimore
County, on the 28th day of August, 1963, at 2:00 o'clock
P.M.



(OVER)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Rose, Zoning Commissioner August 16, 1963

FROM: Mr. George H. Gavrellis, Deputy Director

SUBJECT: #5931. Reclassification from R-4 to R-4.5 Zone,
East side of Potomac Avenue 430 feet from the
North Side of Arbutus Avenue. Being the property
of Carl Julio.

13th District

REMARKS: Wednesday, August 28, 1963 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the
subject petition for reclassification from R-4 to R-4.5 zoning.
It has the following advisory comments to make with respect to
pertinent planning factors:

1. The subject property falls within a corridor linking
residentially three separate sub-communities. Non-residential
zoning had been sought within this corridor; the County
Council finally established its residential future when it
adopted the 13th District Zoning Map.
2. To the extent that reclassification of the subject property
to apartment zoning would still retain residential character
in accordance with the intent of the Zoning Map, and to the
extent that apartment zoning here would be responsive to both
physical fact and a general need for rental housing, the
Planning staff finds it difficult to agree against the re-
classification. On the other hand, this property does not
meet the locational criteria for apartments which the Planning
Board has applied elsewhere.

L. ALAN EVANS SURVEYORS AND CIVIL ENGINEERS

4200 ELSMOORE AVENUE - BALTIMORE 14, MARYLAND - HAMILTON 6-2144

BRANCH: 8 POPULAR STREET - CAMBRIDGE, MARYLAND - AC 8-1300

June 14, 1963.

DESCRIPTION OF APARTMENT SITE AT POTOMAC AVENUE & WAELEHILL AVENUE

BEGINNING for the same at the intersection of the east side of Potomac Avenue,
60 feet wide, as laid out and shown on Baltimore County Right of Way Plat No. 79-121-1
and No. 79-121-2 with the northwest side of the proposed State of Maryland Route I - 95
as laid out and shown on Maryland State Roads Commission Right of Way Plat No. 10111,
said place of beginning also being situate 430 feet, more or less, measured northerly
along said east side of Potomac Avenue from its intersection with the north side of
Arbutus Avenue, 50 feet wide, thence leaving said place of beginning and running and
binding on said east side of Potomac Avenue the two following courses and distances, viz:
00 degrees
North 49 minutes 52 seconds East 202 feet, more or less, and North 01 degree 18 minutes
00 seconds East 132.10 feet to the end of said Potomac Avenue, 60 feet wide, thence
North 89 degrees 10 minutes 08 seconds West 21.00 feet to the east side of Potomac Avenue
40 feet wide, thence running and binding on said east side of Potomac Avenue, 40 feet
wide, and in part of irregular width as shown on Baltimore County Right of Way Plat No.
59-121-4, the two following courses and distances, viz: North 49 minutes 52 seconds East
603.20 feet to a point of curve, thence by a curve to the right in a northeasterly di-
rection with the radius of 200.0 feet for a distance of 45.66 feet to the end of said
curve and to the southwest side of Waelchill Avenue, 40 feet wide, thence running and
binding on said southwest side of Waelchill Avenue South 49 degrees 17 minutes 58 seconds
East 113.62 feet, thence continuing on the Southwest side of Waelchill Avenue by a line
curving to the right in a northeasterly direction with the radius of 15.0 feet for a
distance of 18 feet, more or less, to the end of said curve and to the southwest side of
Waelchill Avenue, 30 feet wide, thence running and binding on said southwest side of
Waelchill Avenue, 30 feet wide, South 46 degrees 17 minutes 58 seconds East 400 feet,

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

No. 17862

DATE 6/27/63

TO: Claire Construction Co., Inc.
300 Spaulding Ave.
Baltimore 15, Md.

BILLED BY: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO. 00622
QUANTITY DETAIL UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	Petition for Reclassification for Carl Julio	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.

251808

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