

63-76 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Property Investors, 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-10 zone to an R-10 zone, for the following reasons:

1. Error in original zoning in the adoption of 3rd and 4th District land use maps as exemplified by;
2. Changes in neighborhood.

See Attached Description

and for a special exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for residential

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

Builders Land Development Co., Inc., Property Investors, Inc.
Contract purchaser Legal owner
 Address 6110 Milford Mill Rd. Address 6110 Milford Mill Rd.
Baltimore 8, Md. Baltimore 8, Md.
Jefferson Building - Towson
 Address Jefferson Building - Towson

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of September, 1963, at Towson Maryland, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of September, 1963, at 10:00 o'clock.

John G. Rose
 Zoning Commissioner of Baltimore County
 10/25/63
 MICROFILMED

BEFORE
 COUNTY BOARD OF APPEALS
 OF
 BALTIMORE COUNTY
 No. 63-76
 ORDER OF DISMISSAL

Petition of Property Investors, Inc. for a reclassification from an "R-10" Zone to an "R-A" Zone on the southwest side of proposed Northwestern Expressway and Dolfield Road in the Third and Fourth Districts of Baltimore County.

Whereas the Board of Appeals is in receipt of an Order of Dismissal dated March 5th, 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 the said protestants, be dismissed and withdrawn as of March 5th, 1964.

It is hereby ORDERED this 5th day of March, 1964 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY
William Harlan
 CHAIRMAN
W. Mitchell Austin

LAW OFFICES
 W. LEE HARRISON
 THE LOYOLA BLDG.
 TOWSON, MD. 21204
 County Board of Appeals
 County Office Building
 Towson, Maryland 21204

Re: Petition for Reclassification from "R-10" zone to "R-A" zone - SW/3 of Proposed Northwestern Expressway and Dolfield Road, 4th Dist., Property Investors, Inc., Petitioner - Builders Land Development Co., Inc., Cont. Pur.

Gentlemen:

Enclosed is an Order of Dismissal of the appeal on the above entitled matter which has been signed by my clients.

Very truly yours,

W. Lee Harrison
 W. Lee Harrison

WLLh
 Enc.
 CC: John G. Rose, Esq.
 John W. Arminger, Esq.
 Ward B. Coe, Esq.

MICROFILMED

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
 from "R-10" zone to "R-A" zone : COUNTY BOARD
 SW/3 of Proposed Northwestern : OF APPEALS
 Expressway and Dolfield Road, :
 4th Dist., Property Investors, Inc., :
 Petitioner - Builders Land Develop- :
 ment Co., Inc., Cont. Pur. : FOR BALTIMORE COUNTY

ORDER OF DISMISSAL

Please dismiss the appeal in the above entitled matter which was filed on behalf of Thomas W. Offutt and Josephine B. Offutt, his wife,

Thomas W. Offutt
Josephine B. Offutt
 W. Lee Harrison
 The Loyola Building
 Towson, Maryland 21204
 823-1206
 Attorney for Protestants

MICROFILMED

63-76R
 MAP
 #4
 SEC. 2-C
 RA

RE: PETITION FOR RECLASSIFICATION
 From "R-10" Zone to "R-A" Zone
 S.W. Side of Proposed North-
 western Expressway and Dolfield
 Road, 4th Dist., Property
 Investors, Inc., Petitioner -
 Builders Land Development Co.,
 Inc., Cont. Pur.
 BALTIMORE COUNTY
 No. 63-76

The petitioner, in the above matter, has requested a reclassification from an "R-10" Zone to an "R-A" Zone of property on the southwest side of the proposed Northwestern Expressway and Dolfield Road, in the Fourth District of Baltimore County.

There have been numerous changes in the immediate vicinity which would warrant consideration for a change in zone of the subject property. The requested zone is a logical request and the sewer and water facilities are adequate to sustain the proposed apartments together with the existing manufacturing uses which adjoin the subject property. The only possible objection is the present traffic pattern which, of necessity, must be changed by Baltimore County if the land in question is to be used for anything.

Attention was made of the inadequacy of a road built to handle industrial traffic in that it would not be satisfactory in handling traffic from an apartment development. Such a road is built more substantially and is wider than roads usually built to serve apartment areas.

Attention was also made of the fact that a lot of traffic would pour into Reisterstown Road. This would be no matter what type of development should be placed on the land in question. Another concern was made that certain interests on adjoining properties wished to prepare a comprehensive land use plan for the subject property and adjoining property. While this is most commendable it is not an actuality. Furthermore, under our present laws responsibility for such plans belong to the Planning Staff and the Planning Board. No evidence was introduced to indicate that any new plans have been contemplated.

For the above reasons the reclassification should be had.

MICROFILMED

63-76R
 MAP
 #4
 SEC. 2-C
 RA

Section 500.10, provides as follows:

"Any person or persons, jointly or severally, or any corporation or any officials, partnership, firm or bureau of Baltimore County, failing to comply with any decision of the Zoning Commission shall have the right to appeal therefrom to the County Board of Appeals. Appeals of such decisions shall be filed in writing with the Zoning Commission within thirty days from the date of any final action appealed from, together with the required fee as provided in the zoning regulations. Such appeals shall be heard and disposed of by the County Board of Appeals as may be provided in the Charter and the Board's own rules and procedure. Any reclassification when granted by the County Board of Appeals shall, in the absence of an appeal therefrom, have the force and effect of law. Still No. 80, 1960."

It is this 7th day of October, 1963, by the Zoning Commissioner of Baltimore County, that the herein described property or area should be and the zone is hereby reclassified from an "R-10" Zone to an "R-A" Zone, subject, however, to approval of the site plan for the development of said property by the State House Commission, Bureau of Public Services and the Office of Planning & Zoning.

John G. Rose
 Zoning Commissioner of Baltimore County

LAW OFFICES
 SMITH AND HARRISON
 MICHAEL PAUL SMITH
 W. LEE HARRISON
 MICHAEL J. HARRIS
 JACQUE MARRETT-JONES
 MARION S. BECK
 DONALD J. BLUMBERG
 THE JEFFERSON BLDG.
 TOWSON, MARYLAND
 OCTOBER 28, 1963

John G. Rose, Esq.
 Zoning Commissioner
 County Office Building
 Towson 4, Maryland

Re: Reclassification of property on S.W. Side of Proposed Northwestern Expressway and Dolfield Road, 4th District - Property Investors, Inc., Petitioner - Builders Land Development Co., Cont. Pur. No. 63-76

Dear Mr. Rose:

Please enter an appeal to the County Board of Appeals on behalf of the Protestants in connection with the above captioned matter from your Order dated October 7, 1963.

I enclose herewith check in the amount of \$70.00 to cover the costs in filing the same.

Very truly yours,

SMITH AND HARRISON

By W. Lee Harrison
 W. Lee Harrison

b
 CC: Ward B. Coe, Esq.
 John W. Arminger, Esq.

MICROFILMED

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE
 #63-76

TO: Mr. John G. Rose, Zoning Commissioner Date: September 11, 1963
 FROM: Mr. George E. Saville, Deputy Director
 SUBJECT: 63-76, Recl to R-A, Southwest side of proposed Northwestern Expressway and Dolfield Road, being property of Property Investors Inc.

1st and 4th Districts
 HEARING: Wednesday, September 25th, 1963 (10:00 A.M.)
 Due to the exigencies of time the Planning staff is unable to make comment on this petition within the limits prescribed by law.

MICROFILMED

UNITS PER BUILDING	NO. OF BUILDINGS	"X"	"Y"
32	21	302'	48'
22	42	246'	202'
16	151	151'	48'
TOTAL	76	1842'	

EXISTING ZONING - R-10
 PROPOSED ZONING - R-10
 PROPOSED USE - APARTMENTS
 NET AREA - 10810 A.C.
 GROSS DENSITY - 16.0 UNITS PER A.C.
 NET DENSITY - 16.0 UNITS PER A.C.
 PARKING SPACES PROVIDED - 1962
 PUBLIC WATER AND SEWER AVAILABLE
 UNITS PERMITTED: 16.0 x 116.16' 1842'
 GROSS AREA BASIS: 10810 x 108.10' 1946'
 NET AREA BASIS: 10810 x 108.10' 1946'



VICINITY MAP
 SCALE 1" = 1000'

SITE PLAN
 SCALE 1" = 100'



#63-76 R
 MAP #4
 SEC. 2-C
 RA

LYCETT
 PROPERTY
 EX. ZONING: R-10
 EX. USE: AGRICULTURE

LYCETT
 PROPERTY
 EX. ZONING: R-10
 EX. USE: AGRICULTURE

PLAT TO ACCOMPANY ZONING PETITION
 NORTHWESTERN APARTMENTS
 OWNER: PROPERTY INVESTORS INC. SCALE 1"=100'
 4319 MILFORD MILL ROAD JULY 8, 1965
 PIKESVILLE 8 MARYLAND 1401263-B
 CONVEYING ENGINEER AND LAND SURVEYOR
 CRICHTON, SMITH AND ASSOCIATES

ELECTION DISTRICT NO. 4
 BALTIMORE COUNTY, MD.

OFFUTT
PROPERTY
EX ZONING - R-10
EX USE - AGRICULTURE

4' HIGH COMPACT EVERGREENS
10' PLANTING STRIP

N 07° 13' 00" W 1409.88'

N 04° 56' 12" W 638.51'

DOLFELD ROAD

N 68° 28' 48" E 84.04'

R-7180.4
CH 56.43'
CH 806.52' ± 18.20E

EXIST. PAVEMENT
42' ±
WIDENING STRIP
TREE

12" WATER

RECREATIONAL AREA
PRIVATE 34' ROAD
TREES

PROPOSED 60' R/W
PRIVATE 30' ROAD

POND

PROPOSED 60' R/W
36' C&G

S 86° 45' 00" W 580.71'

STONE 14

OFFUTT
PROPERTY
EX ZONING - R-10
EX USE - AGRICULTURE

10' PLANTING STRIP
4' HIGH COMPACT EVERGREENS

SITE PLAN
SCALE 1" = 40'

