

RE: PETITION FOR RECLASSIFICATION :
from an "R-6" Zone to an "R-A" Zone
E/S Westmoreland Avenue, 29.81'
S. of Briarcliff Road,
9th District
Perring Park Land Co., Inc.
Petitioner

BEFORE
COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 63-88

ORDER OF DISMISSAL

Petition of Perring Park Land Company, Inc., for
reclassification from an "R-6" Zone to an "R-A" Zone on the
east side of Westmoreland Avenue, 29.81 feet south of Briar-
cliff Road in the Ninth District of Baltimore County.

Whereas the Board of Appeals is in receipt of a letter
dated April 20th, 1964 from the attorneys representing the
protestant-appellant in the above entitled matter.

Whereas the said attorneys for the said protestant-
appellant requests that the appeal filed on behalf of said pro-
testant, be dismissed and withdrawn as of April 20th, 1964.

It is thereby ORDERED this 21 day of May,
1964 that said appeal be dismissed with prejudice as of the
aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Chairman

W. Lee Harrison

W. Lee Harrison

W. Lee Harrison

W. Lee Harrison

W. Lee Harrison

W. Lee Harrison

W. Lee Harrison

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W. Lee Harrison

W. Lee Harrison

W. Lee Harrison

W. Lee Harrison

Will receive a letter
very soon to show
the screening is complete
M. L. Harrison

#63-88
OLD
APP
#9
RA

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Reclassification from "R-6" to "R-A" zone - E. S. Westmoreland
Avenue 29.81 feet South Briarcliff Road, Ninth District, Perring
Park Land Company, No. 63-88

Gentlemen:

I enclose a letter from William F. McDonald and John W. Pfeiffer, Esqs.
requesting dismissal of the above entitled appeal.

It would be appreciated if you would send me a copy of your Order dismissing
the same at your earliest convenience.

Very truly yours,

W. Lee Harrison

WLH:bh
Enc.
CC: William F. McDonald, Esq.
Jack L. Grossman, Esq.

Rec'd 4-23-64
8:55 am

#63-88

RE: PETITION FOR RECLASSIFICATION :
from "R-6" Zone to "R-A" Zone -
E. S. Westmoreland Ave., 29.81'
S. of Briarcliff Road, 9th Dist.,
Perring Park Land Company,
Petitioner

BEFORE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 63-88

The petitioner in the above matter seeks reclassification
of property on the east side of Westmoreland Avenue 29.81 feet south
of Briarcliff Road, from an "R-6" Zone to an "R-A" Zone.

The petitioner's testimony indicated sufficient change
in the immediate area to warrant a reclassification of the subject
property from "R-6" Zone to "R-A" Zone. Testimony indicating that
sewer and water facilities are available was unrestricted.

The access to Westmoreland Avenue would not serve this
property as well as the access to Harven Road. Upon leaving the
subject property the left hand side of the road borders on a flood-
plain where it is unlikely that any structure will be erected.
This should definitely lessen the amount of parking on this portion
of Harven Road. Proceeding northwesterly on Harven Road and making
a left turn on Putty Hill Avenue (which right-of-way is now
widened), it is possible to proceed in either direction on Putty
Hill Avenue or make a left turn west on Perring Parkway and thence
northwesterly to the highway. This traffic pattern provided an
excellent access to the proposed site. The proposed use is an
excellent transitional one from group home use and cottage use.

For the above reasons the reclassification should
be granted.

It is this 22nd day of October, 1963, by the
Zoning Commissioner of Baltimore County, GEORGE C. GAVELL, that the herein
described property or area should be and the same is hereby re-
classified from an "R-6" Zone to an "R-A" Zone, subject, however
to approval of the site plan by the Bureau of Public Services and
the Office of Planning and Zoning.

George C. Gavell
Zoning Commissioner of
Baltimore County

#63-88
OLD
APP
#9
RA

McDONALD, JONES, FREEZE & PFEIFFER

WILLIAM F. McDONALD
JAMES E. JONES
ROBERT F. FREEZE
JOHN W. PFEIFFER

April 20, 1964

Baltimore County Board of Appeals
County Office Building
Towson, Maryland 21204

RE: Reclassification from "R-6" to "R-A" zone -
E. S. Westmoreland Avenue 29.81 feet South
Briarcliff Road, Ninth District, Perring
Park Land Company, No. 63-88

Gentlemen:

Please dismiss the appeal on the above entitled
matter.

Very truly yours,

John L. Mueller
2101 Pitney Road
Baltimore, Maryland 21204

WILLIAM F. McDONALD
JOHN W. PFEIFFER
Attorneys for Protestants

PETITION FOR RECLASSIFICATION
from "R-6" Zone to "R-A"
Zone - E. S. Westmoreland Ave.,
29.81' S. of Briarcliff Road, 9th
Dist., Perring Park Land Co.
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 63-88

ORDER FOR APPEAL

Please enter an appeal in behalf of John L. Mueller, 2101
Pitney Road, Baltimore, Maryland 21204, concerning the above ap-
pealed matter to the Baltimore County Board of Appeals from the
order of the Zoning Commissioner of Baltimore County dated October
22, 1963.

John W. Pfeiffer
and
William F. McDonald
200 Equitable Building
Baltimore, Maryland 21202
SA 7-5700
Attorneys for Appellee

John L. Mueller
2101 Pitney Road
Baltimore, Maryland 21204
Appellant

I HEREBY CERTIFY, that on this 21st day of May, 1964,
a copy of the foregoing Order for Appeal was mailed to W. Lee
Harrison, Esquire, The Jefferson Building, Towson, Maryland 21204,
Attorney for Perring Park Land Company, Petitioner.

John W. Pfeiffer

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. EUSTACE AVE.
TOWSON, MD. 21204
PL. 2000

November 22, 1966

George C. GAVELL,
ZONING COMMISSIONER

Mr. Tilman E. Rosenblatt, Vice-President
Perring Park Land Company, Inc.,
8307 Morven Road
Baltimore, Maryland 21204

Re: Zoning File #63-88

Dear Sir:

Enclosed is a copy of the approved site plan.

Very truly yours,

John L. Mueller
Planner III

JG/AM
8821

Phone 668-9128

Perring Park Land Co., Inc.

SEP 21 1966
ZONING DEPARTMENT
BALTIMORE, MARYLAND 21204

Mr. John Rose
Commissioner of Zoning
Baltimore County Office Building
Baltimore, Maryland 21204

RE: PERRING VILLAGE APARTMENTS

Dear Mr. Rose:

Reference is made to your inspection of the above
noted premises on September 19, 1966.

This is to inform you that Perring Park Land Company,
Incorporated will comply with our prior County agreement
on fencing on or before December 1st of this year.

Very truly yours,

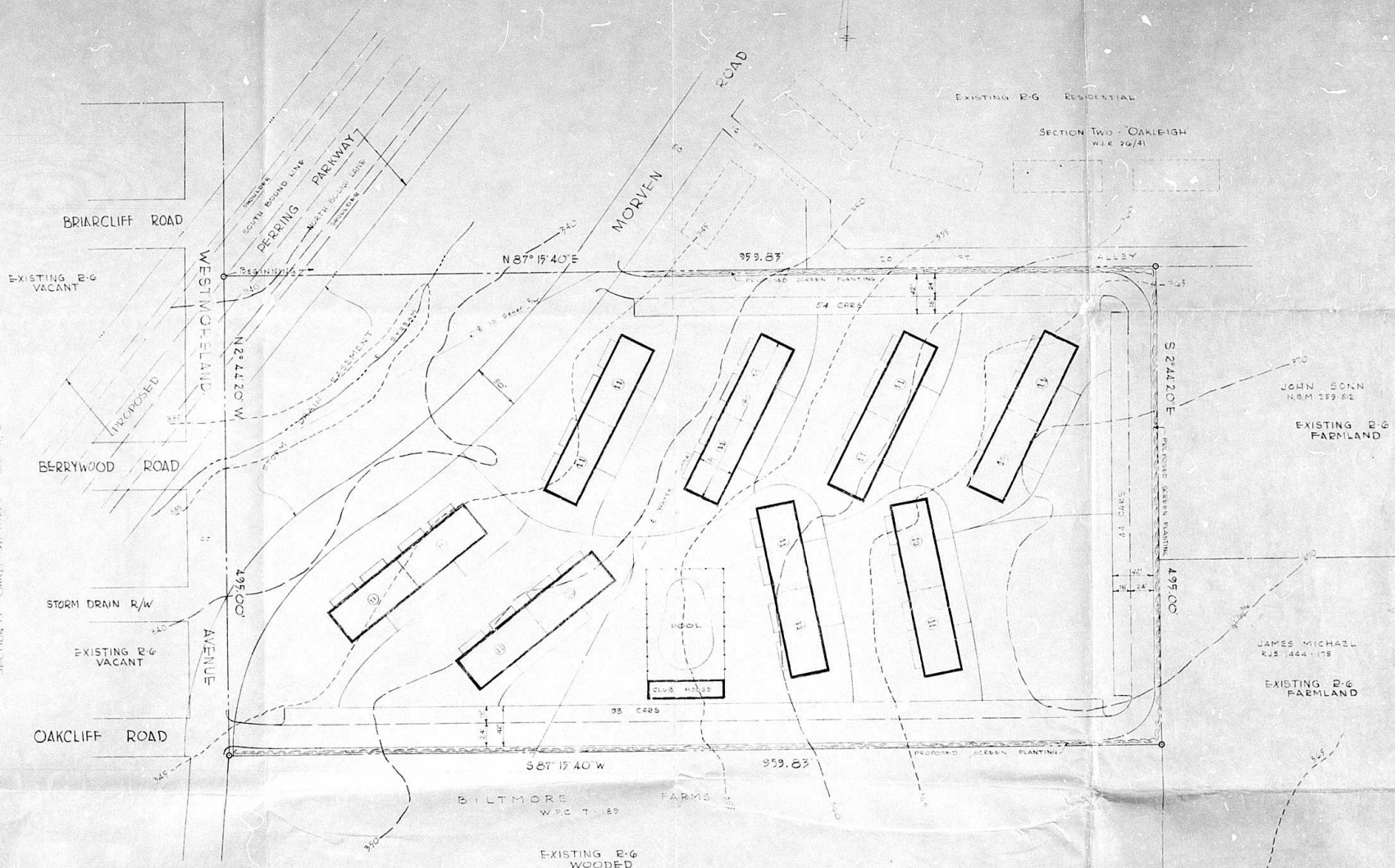
TILMAN E. ROSENBLATT
Vice President

TER/ml

Rec.
Sept 23
JH/pt

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
ATTACH RETURN SLIPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

SECTION TWO - OAKLEIGH
W.R. 76/41



TABULATIONS

EXISTING USE OF PROPERTY	VACANT
PROPOSED USE OF PROPERTY	APARTMENTS
EXISTING ZONING OF PROPERTY	R-6
PROPOSED ZONING OF PROPERTY	R-6A
GROSS RES AREA OF PROPERTY	10,907 AC. 1
NET RES AREA OF PROPERTY	10,907 AC. 2
TOTAL NO. OF APTS. ALLOWED (GROSS)	14,511
TOTAL NO. OF APTS. ALLOWED (NET)	15,000
TOTAL NO. OF APTS. PROPOSED	174
TOTAL NO. OF PARKING SPACES REQUIRED	174
TOTAL NO. OF PARKING SPACES PROPOSED	191

GEORGE WILLIAM PHENIX, JR.
AND ASSOCIATES, INC.
PLANNERS
333 ALLEGHENY AVE.
TOWSON, MARYLAND



BALTO. CO. MD.
SCALE 1"=50'

EFFECT DIST. NO. 9
JUN 28, 1968
REV. JULY 23, 1968

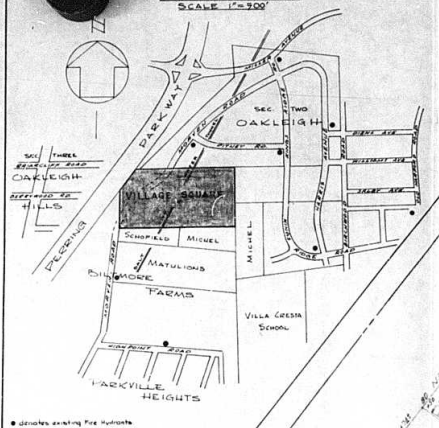
FLAT TO ACCOMPANY
PETITION FOR REZONING
FROM R-6 TO R-6A

ORIGINAL DO NOT PHOTO.

#63-88
OLD MAP
#9

LOCATION MAP

SCALE 1"=300'



SECTION TWO OAKLEIGH

Existing R-9 Residential

Existing R-6
Vacant

SECTION-3
OAKLEIGH HILLS
S.W. 17 FOLIO 62

Existing R-6
Vacant

OAKCLIFF

ROAD

WESTMORELAND
AVENUE

PERRING PARKWAY

EASEMENT AND
DRAINAGE
PARK AREA

PHASE - 1

PHASE - 2

BILTMORE FARMS
W.P.C. 7 Folio 189
Existing R-6 Wooded

JOHN SONNI
N.B.M. 299 Folio 512

Existing R-6
Farmland

JAMES MICHAEL
R.L.S. 1444 Folio 119
Existing R-6 Farmland



DENSITY CALCULATIONS

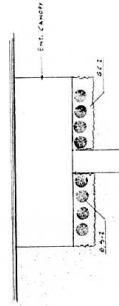
GROSS ACREAGE 11.19 Ac.
UNITS PERMITTED 119.15
NET ACREAGE 10.12 Ac.
UNITS PERMITTED 101.21
GARDEN APARTMENTS 104
TOWN HOUSES 73
TOTAL UNITS 179 + 2 OFFICES

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

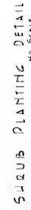
VILLAGE SQUARE
FORMERLY
GARDEN AND TOWN HOUSE
APARTMENTS
BALTO. CO. UP. ELECT. DIST. NO. 9
SCALE: 1"=50' Nov. 1964
DEVELOPER
PERRING LAND COMPANY

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 6/19/65
Plan 1 of 2

Revised
12/2/64
1/7/65



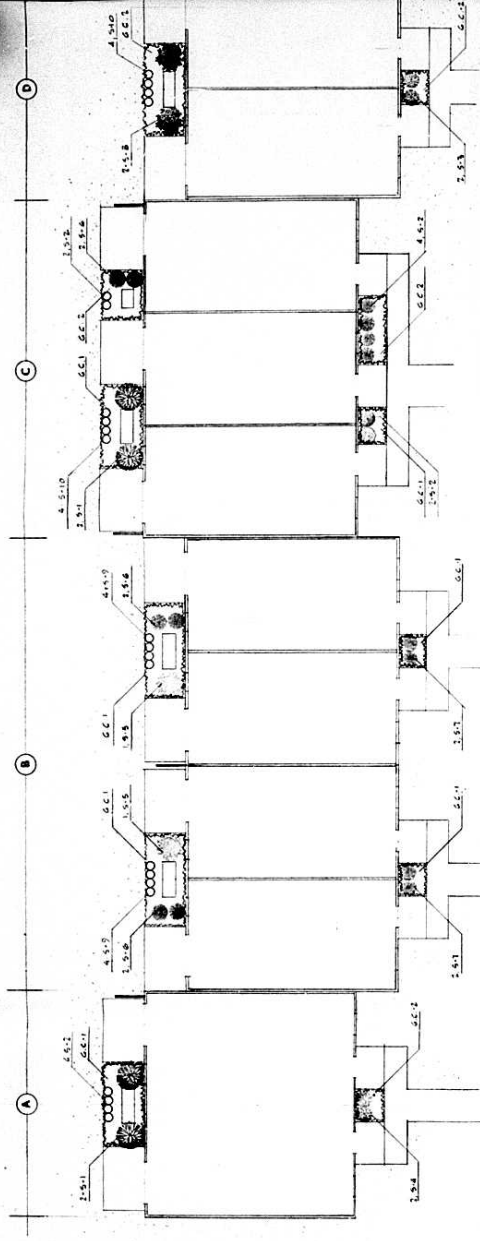
EXTRAORDINARY BUILDINGS 145



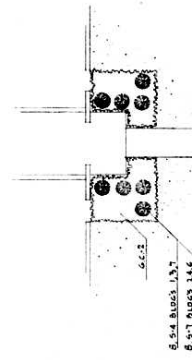
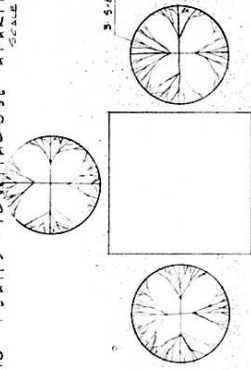
omit.

Approval for detail of
screen planting only.

lloyd associates landscape architects • part 4 renovation construction



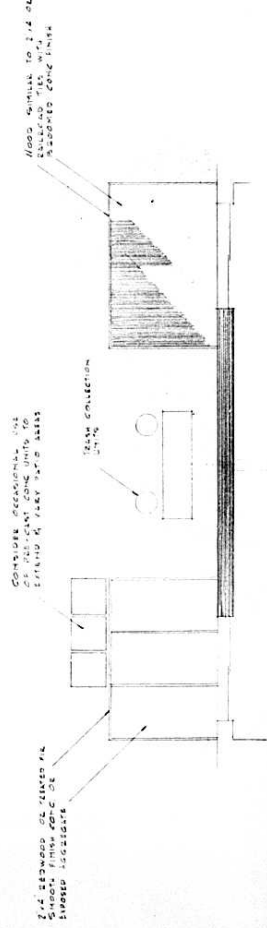
TYPICAL PLANTING PLANS - TOWNHOUSE APARTMENTS
SCALE 1/10.0'



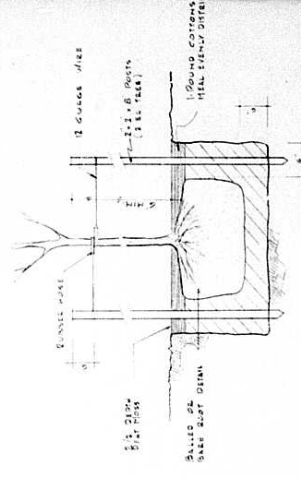
TYPICAL ENTRANCE GARDEN APARTMENTS
SCALE 1/10.0'

TRANSFORMER STATION

ENTRANCE

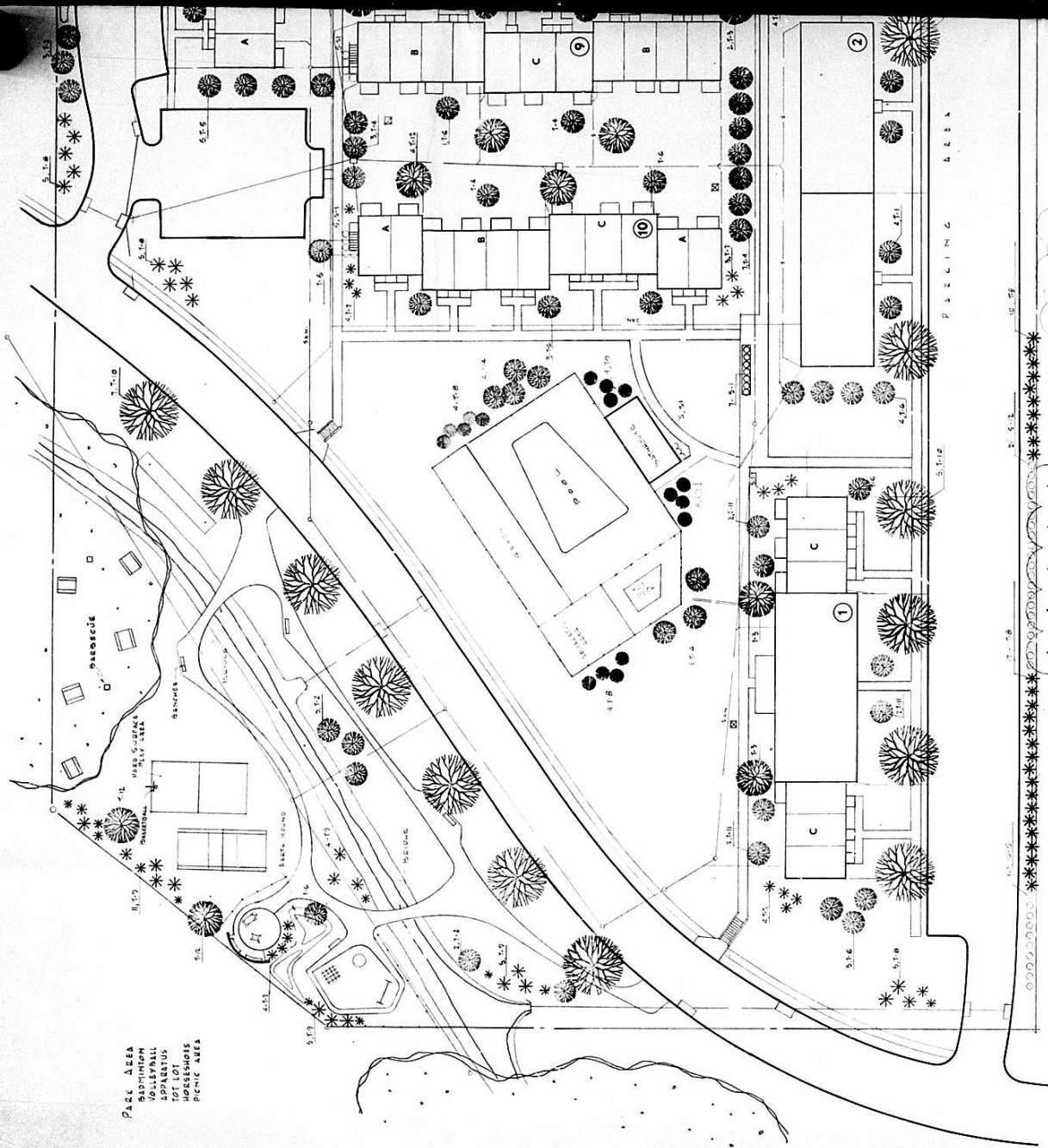


SUBURB PLANTING DETAIL
NO SCALE



TYPICAL SCORING PATTERNS FOR PATIO AREAS
SCALE 1/4.10'

TREE PLANTING



PARK AREA
 BASEBALL FIELD
 TENNIS COURT
 PICNIC AREA
 HORSESHOES

PARKING AREA

