

CERCE CE PE

JAMES CROCKETT ASSOCIATES

DESCRIPTION OF BLOWSBURY APARTMENT SITE

BEGINNING at the intersection of the westerly right of way line of Bloomsbery

Tailyond as shown on a plat prepared by S. J. Martenet & Coupany, dated 192

1951 and recorded among the Land Records of Baltimore County in Liber G.L.B.

No. 1970 folio 498 was conveyed from Howard B. Brawner and wife to Francis R.

by the Baltimore County Hetropolitan District, by a curve to the right having

wadius of 725.0 feet an arc distance of 89.23 feet, said curve having a chord

West 99.31 feet; thence leaving said West side of Bloomsbury Avenue North 83

and wife, thence leaving said place of beginning and running and binding

anid westerly right of way line of Bloomsbury Avenue the following two course

scen, viz: referring all courses to the true meridian as established

South 03 degrees 28 minutes 12 seconds West and a chord length of 89.17

end of said curve; thence South 06 degrees 59 minutes 43 seconds

35 pingres 00 seconds West 84.78 feet; thence South 70 degrees 38 minute

nds West 44.27 feet; thence South 06 degrees 27 minutes 00 seconds West

44.00 feet; thence South 83 degrees 33 minutes 00 seconds East 44.95 feet; thence

South 06 degrees 27 minutes 00 seconds West 14.72 feet; thence South 83 degrees

seconds East 42.38 feet to the West side of Bloomsbury Avenue; thence along the

33 minutes 00 seconds East 37.00 feet; thence South 89 degrees 30 minutes 24

west side of Bloomsbury Avenue South 06 degrees 51 minutes 36 seconds West

and the beginning of the last line of the land which by Deed dated Jan

Avenue, 50 feet wide, as shown on the Baltimore County Right of Way Plat for 500

we recorded in Highway Liber No. 15-B. folio 242, where said

is intersected by the Southwest Right of May line of the Catonsville Short Line

CONSULTING ENGINEERS - LAND SURVEYORS

2453 MARYLAND AVENUE

of Bloo

Aves.

\*63-131XV

RE: PETITION FOR SPECIAL EXCEPTION ING AND VARIANCES TO Sections 216 and 217.7 of Zoning Regula-tions - N.W. Cor. Bloomsbury Av TOWNER COMMUNICATION OF tions - N.W. Cor. Bloomsbury A & Heller Ave., 1st District -Ernest J. Hesse and Audrey L. Hesse, Petitioners BALTINO E COUNTY No. 63-131-XV The politicors, in the above matter, seek a special exception for an elavator-apartent building to be arested at the northest counce of Elecombury and Mellor Avenues, in the Trust District of Baltimore Ocentry, and variances to Scottens 215 and 217.7 of the Baltimore Ocentry Scotting Septiation, as follows: To permit a height of 119 feet at a setback of 80 feet from the 5 700 38 00 west property line instead of the permitted 90 feet. To permit a height of 119 feet at a setback of 76.5 feet from the S k70 k9! 32" east property line instead of the permitted 86.5 feet. permit a height of 119 feet at a setback of feet from the N 16° 19' 23" west preparty line toad of the permitted 90 feet. To permit an increase in density from the permitted 22.5 families per sere gross and 24.5 families per sere net to 36.62 families per sere gross and 30.31 families per net for a 13 story apertment building. hearing on News years and the secondaries of the bearing on News and the secondaries of the secondaries of the bearing on News and the secondaries of the bearing on News and not be descriminant to be enotey, beath and the general referred the lessify involved, the special exception and variances should be comicil. It is this day of November, 1963, by the Zoning Commissioner of Balthmer Sommy, COMPAND that the special exception for an elevate apartent building, and the variances requested, be and the same are hereby DENIED.

INTER-OFFICE CORRESPONDENCE TO Mr. John G. Ross, Zoning Commissioner Date. Nov. 1, 1963 FROM Mr. George E. Gavrelis, Deputy Director SUBJECT. 45:1-11-17. Special Reception for Howater Agarbent Smithing and Variance to Beast's shight of 135 feet at a suthack of 0 feet from the South 70 degrees, 35 minutes of second well represtly the instead of porntiets of prest, and to prest a bight of 135 feet at a setback of 76.5 feet from the South of degrees, 16 minutes a proper of the property of the property of the property of the property time instead of the prest from the South of 55 feet from 1st District Wadnesday, November 13, 1963 (11:00 A.H.) The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for clevator spartnent together with height, setback, and density variances. It has the following advisory comment to make with respect to pertinent planning factors: In October of 1966, the Planning staff made commonts with respect to the agarteent soming petition which in estension stated that questions the staff of the staf GEG: bm

BALTIMORE COUNTY, MARYLAND

OF ---- 545 702 #63-131XV JAMES CROCKETT ASSOCIATES JAMES E. GROCKETT CONSULTING ENGINEERS - LAND SURVEYORS 2453 MARYLAND AVENUE DAL THURSE IN MARY AND MA DESCRIPTION OF BLOCKSBURY APARTMENT SITE t of 551.2 A 21.90 feet to intersect the third line of the aforementioned Beed, thence leaving said West side of Bloomsbury Avenue and running and binding on a said third line, as now surveyed, North 39 degrees 30 minutes 24 seconds west 149.92 feet, thence leaving said third line and running and binding on the putting of a parcel of ground to be conveyed to Baltimore County the following three courses and distances, viz: (1) North 00 degrees 29 minutes 26 seconds East 11.00 feet. (2) North 89 degrees 30 minutes 24 seconds West 40.00 feet, and (3) South 00 decrees 29 minutes 35 seconds West 11.00 feet to intersect said third line; thence North 59 degrees 30 minutes 24 seconds West 19.07 feet to the Northeast side of Hellor Avenue, 50 feet wide, as shown on the aforementioned right of way plat; thence running and binding on said Northeast side of Mellor Avenue North 49 degrees 25 minutes 17 seconos West 34.09 feet; thence leaving said Northeast side of Mellor Avenue and running with and binding on a part of the fourth line of the aforementioned Doed North 13 degrees 27 minutes 24 seconds West 8.16 feet to the end of said fourth line, theme running with and binding on the fifth and part of the sixth line of the aforementioned Deed, as now surveyed, the following two courses and distances, viz: (1) North 41 degrees 49 minutes 36 seconds East 32.47 feet, and (2) North 16 degrees 19 minutes 23 seconds West 418.97 feet to the East side of said Mellor Avenue, thence running and binding on said East side of Mellor Avenue the following two courses and distances, viz: (1) North 04 degrees 39 minutes 48 seconds East 1.23 feet to a point of curve; thence by a curve to

MAP DESCRIPTION OF BLOOMSBURY APARTMENT SITE to intersect the seventh line of the aforementioned Beed; thence leaving said linese ( 2-1 East side of Hellor Avenue and running and binding on a part of said sevents as now surveyed, South 83 degrees 04 minutes 23 seconds East 5.89 feet to the end XV thereof and to intersect the Southwest right of way line of said Catonsville Shord 0 Line Railroad, thence running and binding on the last line of the aforementioned Deed and on the southwest right of way line of said Catonsville Short Line Railroad the following fourteen courses and distances, viz: as now surveyed, (1) South 20 degrees 54 minutes 24 seconds East 13.03 feet, (2) South 25 degrees 39 minutes 28 seconds East 53.24 feet, (3) South 28 degrees 08 minutes 55 seconds East 53.16 feet, (4) South 39 degrees 21 minutes 05 seconds East 53.37 feet, (5) South 42 degrees 13 minutes 09 seconds East 52.73 feet, (6) South 32 degrees 14 minutes 51 seconds East 53.16 feet, (7) South 37 degraes 54 minutes 27 seconds East 53.44 feet, (3) South 41 degrees 44 minutes 36 seconds East 53.88 feet, (9) South 43 degrees 18 minutes 23 seconds East 54.72 feet, (10) South 47 degrees 44 minutes 32 seconds East 28.58 feet, (11) South 54 degrees 58 minutes 48 seconds East 26.26 feet, (12) South 58 degrees 20 minutes 59 seconds East 54.78 feet, (13) South 61 degrees 59 minutes 42 seconds East 17.55 feet, and (14) South 67 decrees 16 minutes 39 seconds East 19.11 feet to the place of beginning; containing 2.92 acres of

RE-MONT 5-5292

#63-131XV

BALTIORE COUNTY, MARY AND No. 20284 OFFICE OF FINANCE DATE 12/1/63 Orision of Collection and Recei COURT HOUSE TOWSON 4, MARYLAND

1917.00 um DETACH UPPER SECTION AND RETURN WITH YOUR REMITTAN COST rtising and posting of property for Ernect Hesse 11.7-00 12-465 7446 . . HL-IMPORTANTI 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.

vm1-6'63"

TELEPHONE

INTER-OFFICE CORRESPONDENCE Baltimore County, Maryland

Date November 6, 1963

FROM: Buccone J. Clifford

SUBJECT: Zoning Petition 63-131-XV North Side of Bloomsbury Augnus East of Mollor Augnus

Review of the plan dated 7-2-63 accompanying subject petition results in the following comments:

1. The access drive should be not less than 24 feet

Arrangement of the parking spaces west of the access drive is such as would restrict circulation.

3. The number of parking places is minimum.

EJC:GNN:nr

TELEPHONE

BALTIN RE COUNTY, MARY AND OFFICE OF FINANCE

No. 19248 DATE 8/7/63

COURT HOUSE
TOWSON 4, MARYLAND



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.

-2-

the left having a radius of 747.01 feet on a distance of 259.36 feet, said curve having a chord bearing North 05 degrees 17 minutes 00 seconds West 258.06 feet

JAMES CROCKETT ASSOCIATES

CONSULTING ENGINEERS - LAND SURVEYORS

2453 MARYLAND AVENUE

- 1 of 1 -

eare County, Margland FIRE BUREAU Townen 4, Maryland

#63-131XV

Mr. James Dyer Chairmen of Zoming Advisory Committee

Comments on properties presented at meeting angust 23, 1963

The influx of proposed soning for R-4 and special exceptions to construct elevator spartment buildings will require a reliable water supply properly distributed. These water mains shall be of adequate size under substantial pressure to supply domestic uses and have a reserve available for emergency use by the Fire Bureau.

The Entimal Board of Fire Underwriters conducted a survey of the water supply repets in 1957 and recommended major revisions to the system. A supplementary repet concerning this remains a construction of the survey construction of the survey construction of the survey of the survey

The Fire Burean his been advised by the Director of Public Safety, General James P. S. Devreums, to proceed with castine and evaluate the requirements of mach proposal. Public approach by the Sailtanero counts on a restrict the public publi

Following is a standard adopted by our bureau and recommended by eminent fire protection organisations.

Residential R b0, R 20 - 600 feet distance spart measured by the road and an overlapping radius of 300 feet.

Residential R 10, R 6 - One (1) hydrant at or near each street intersection and apartments RA, RO by the road exceeds 350 to 100 for the between intersections.

Apartments (High Rise) - The Fire Burean reserves the right to survey each individual building to determine the amount and the location of hydrants.

Located on public roads same authority as granted under the fire prevention code Section 28.18 A, B, C, D, and R.

Israel Shapiro #/5 Old Court Rd. 3957' E of Stevenson Rd.

Annie Stein M/S Wilker Ave. 60° W of Hoerner Ave. District: 6-h

Ernst J. Hesse Mi/cor. of Bloomsbury & Hellor Aves. Districts let

I sincerely keps the Fire Bureau's requirements shall be included in the forthcoming soming revisions. Until this matter is resolved, the Fire Bureau exmestly requests your support. Thank you very such and I remain;

Respectfully yours,

faul H Ruche Paul H. Reincke, Captain Fire Prevention Division BALTIMORE COUNTY FIRE BUREAU

PHR/go

163-131-AV CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland Date of Posting .. 00% .. 76, 1963 ... Posted for Polition for Special Exception for Elevator Apt, Blds.
Polition for Variances
Petition: Stress J. Hesse. Location of property: NW/cor...of.Bloomsbury.& Mcllor.Aves... Location of Sirar 121,60', N/S. of Montoner Ave. on S/side of Mellor Ave. (1) Spec. Nx. 72' S of Holmes Ave. (4),11. Spec. Nx. 90'. S/Holmes Ave. on MW/side of Bloomsbury Ave. ulus Boss Data et return Catabor 31, 1963. CEMPAICAN OF AUALICATION

