PETITION FOR ZONING RE-CLASSIFICATION #62-123 RXV AND/OR SPECIAL EXCEPTION AND VARIANCE mp9 \$4

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: mai Leon Horowitz, Contract Purchase and Leon Horowitz, Contract Purchase we, the Smarthsore Company ...legal owner, of the property situate in Baltimore County and which is described in the description and plat attached bereto and made a part hereof. hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an ... R.20 and R.10 zone to an

There is a present mod in the area for apartment dwellings, a use twint the subject property is most adaptable. December of the established road patterns and grades of the subject property is most adaptable. December of the established road patterns and grades of the subject property to in not remainly of present patterns and property and the established present patterns and property and the establish property and the control of the present of of the pre

See Attached Descritoion

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a 10 story elevator apartment building containing 200 units and (3) - See Sheet two which is made part hereof.

Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above re-classification 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

Leon Morowitz Jan Mueny Leon Horowitz Centract purchaser Address c/o M. William Adelson, Esq. Address c/o M. William Adelson, Esq. 1035 Maryland Mational Benk Bldg. Baltimore 2, Maryland

M. William Adelson, Esq.

Address 1035 Ma.yland National Bank Bldg.
Baltimore 2, Maryland 68 1

ORDERED By The Zoning Commissioner of Baltimore County, this. 27th of September 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 Balt: nore County in Room 106, County Office Building in Towson, Baltimore 13th day of November 1963 at 2199 o clock

John IV soes Zoning Commissioner of Baltimore County 1.

PETITION FOR RECLASSIFICATION uses P=20 and P=10 ropes to P=A rope

and SPECIAL EXCEPTION for Ele Apartment Building, and VARIANCE from Section 217.7 NW comer Hillen Road and Goucher Leon Horowitz Contract Purchase

BEFORE COUNTY BOARD OF APPEALS BALTIMORE COUNTY

ORDER OF DISMISSAL

ropes to go ReA zone. Special Exception for a ten story elevator apartment building, and Variance from Section 217.7, on the Northwest corner of Hillen Road and Goucher Boulevard, in the Ninth District of Baltimore County.

Whereas, the Board of Appeals is in receipt of a letter of dismissal filed January 16, 1967 from the attorney representing the petitioner-appellant in the above

Whereas, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of January 16, 1967

It is hereby ORDERED this 17th day of January, 1967, that said appeal he and the same is dismissed

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chalina

W. Giles Parker

M. WILLIAM ADDISON

January 13, 1967

Mr. William 5. Baldwin, Chairman County Beard of Appeals County Office Building 111 W. Chesamente Avenue Towson, Maryland 21204

The Swarthmar its right, title and in in the above case, and reclassification of the property in an zone, so that the appeal involves only it exception for a high-rise marriest built was denied by the Zoning Courts loner.

In view of the faregoing, steame enter the appeal dismissed, without steam ice.

#63-133PX

REF POITTIES FOR REDISCIPLIATION from 78-20° and 78-10° Zees at a an 78-4 Zees and a Special Respition for a 10 stery Merater Aper team is Building - NM. Cor-Hillem Read and Goother Benlavard to the Name Company, but it was the Deem Servetts, Contrast Purchaser

BEFORE ZONING COMPLESTONING OP BALTDRONE COUNTY

No. 63-133-RI

The politicar in the store nation has requested reclassifica-tion of property at the northwest corner of Hillen Rect and denths Boule-ward, from "Rock" and "Roll" Zenes to un "Rock" Zene and a special emap-tion for a 10 story elevator apartment building.

The positioner submitted a new plan on Keyenber 13, 1963, access into me access to the property from Hillen Mand but three le access into and cut of the property on Puty Hill Road but will switch with the property on Puty Hill Road with the less than the west have of each property on the property of the west have of each property on the west have of deather Saudarant.

Ir. Walter V. Reill, Riginser, instified that there would be no compaction whatevers smalling from the import of the whiteless with sheelily are the said fit is send for spartness. The proposed spartness to make the little send for the state of the said of the state of the said of

The property consists of approximately h sores, more crises, and this definitely is not satisfied for development as \$7-00 er \$7-10 soning, and the County Consistence were definitely in error in learning this track of land as \$7-00 error of \$7-10 error.

For the above reasons the reclassification should be

Section 502.1 of the Baltimere density the requirements of special exception for an elevator sparing Regulations as to the the special exception for an elevator spartment building, therefore, the special exception is denied.

the special computes in center!

John portal computes the center of the control of the center of the

Philip Corvines and the Senior governments and according for the Control of the C

BALTIMORE COUNTY, MARYLAND

SURBET. #50-137-EUT. B-20 to B-10 to B-4. Special Exception for a 10 story alevator contracts building containing 200 units and a Wariance to permit 200 faulties instead of the permitted 97 similars. Northwest corner of militan Road and Ocucher Boulevard. Being property of the Swarthener Company.

9th District

HEARING: Wednesday, November 13, 1963 (2:00 P.M.)

The staff of the Office of Flanning and Zoning has reviewed the subject petition for reclassification from R-20 and R-10 to R-1 soning together with a petition for Special Exception for an elevator apartment building with a density variance. It has the following savisory comments to make with respect to pertunnet planning

- 1. It is the recollection of the Planning staff that Goucher Boulevard or It is the recollection of the Planning staff that Goscher Scalerad cocquied a position merthaly from its present locator at the tits the Flarning staff and position partnership from the present locator at the tits the Planning staff that the present staff of the st
- From a Planning viewpoint, use of the subject property for institutional purposes, such as a church, would be ideal. The Planning staff notes that the church use is permitted under the present zoning.
- If the church use is abbon not to be feasible, the Planning staff would embertain the concept of apartment soning here. In accordance with recent Planning Board policy apartment soning would serve a transitional function and would nest the locational criteria which the Planning Board has sought to apply in the recommendations for more recent comprehensive
- i. The Planning staff is not in scored with the concept of an elevator sportment that the context of the context that the context that the context of the context is to context, with Spoil Repulsion Assembly spreadly written it to provide, with Spoil Recognion, for elevator spariness in a subordan context at the centitue stipulated in the Sagulations. In the opinion of context at the centitue stipulated in the Sagulations, in the opinion of context at the centre of the context of the spoil spariness from which is not in accordance with the spirit and intent of the Soning Sagulations and contraveness a basic requirement of the Sagulation to oply; the submaries without seak post of the Sagulation.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Hr. James Dyer, Chairman Zoning Advisory Constitue FROM Capt. Paul H. Reincke

Joucher Blvd.

SUBJECT The Swarthmore Co., District S N/W corner of Hillen Road and

Date October 24, 1963 #9 SE1.3 RA-XV

#63-133 PXV

1. Fire hydrants shall be located by fire bureau officials after a water flow test has been made. Owner shall conform to the Fire Prevention Code, Section 28.13 A,B,C,D, and E.

PHR/bab

vmi −6 '83 "

INTER-OFFICE CORRESPONDENCE Baltimore County, Maryland Towson 4, Maryland

Date November 6, 1963

Mr. John G. Rose

FROM: Eugene J. Clifford

SUBJECT: Zoning Petition 63-133-RXV Northwest Corner Goucher Boulevard & Hillen Road

Review of the plan accompanying this petition results in the following comments:

1. The location of this site precludes reasonable access from the westbound lames of Goucher Boulevard and from either direction on Putty Hill Road.

The points of access shown on the plan are not at reasonable locations on the eastbound lanes of Goucher

The number of parking spaces is minimum for a development of this size.

EJC:GMN:nr

#63-133 EX VOENE P SHIT

MAP

M WILLIAM ADELSON BALTIMORE, MARTLAND 21202

December 20 1963

Sec. 3 Mon. John G. Rose
2001ng Commissioner of Baltimore County
County Office Building
RA Towson 4, Maryland



Case No. 63-133-RX-Petition filed by The Swarthmore Company, Legal Owner, and Leon Horovetts, Contract Purchaser, for Special Exception under the Coming Laws and Regu-acre parcel of Ind Iceated at the north-west corner of Hillen Hond and Goucher-vest corner of Hillen Hond and Goucher ment building, containing 200 mits, and for a variance from the density regulation set forth in Section 217.7 of the Zoning set forth and Section 217.7 of the Zoning anxious density of 200 families

Please enter an appeal to the County Board of Appeals from the Please enter an appeal to the County Board of Appeals From the Please to the County Board of Appeals November 22, 1953, denying the special configuration of the County appeals of the Please to the County appeal to the C

Respectfully yours,

Received for John S. Rose, 200 da of December, 1963 John G. Rose 210P.M M. William Adelson M. *Billiam Adelson Attorney for Petitioners, The Swarthmore Company, Legal Owner and Leon Horowitz, Contract Purchaser 1035 Maryland National Bank Building Baltimore, Maryland 21202 Plaza 2-6682

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District. 93 Date of Posting 10-25-63 Posted for Hearing Wed Nov. 13-63 AT 2:00 Pm Petitioner The SWARTH MORE Co Location of property NW/EUR. OF HILLEN S.d. AND GOUCHER Blud.

Decition of Signs 3 Mpp 20 5 FROM PUTTY Hir Rd And APP 46 5 FROM HILLEN KU SIGN FACING PUTTY HILLEN AND ARE APR SE APART. Possed by Performance Present and Merces From Money " 631

Possed by Robert Le Break Base of return 0 21 63

Possed by Robert Le Break Base of return 10 21 63

Hiller RV AND AND for a nice From The insection of PAINT OF PROPERTY OF HILLOW Rd. AND Gouchen Bood.

SIGNS FREEING HILLOW RIJ.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland Date of Posting 6/11/64

63-133

COUNTY BOARD OF APPEALS

BALTIMORE COUNTY

No. 63-133-RXV

District 9 th Petitioner The Swarthmore Co.

Location of property reper Corner Hillan Rd a Joucher Block.

Location of Signal Copper 65 th from Green torail and grand 50th from Hillen ted sign freeing outty Hel ad " Helm red.

Posted by Pro but Les Bull Date of return 4/18/64 Repostine

PETITION FOR RECLASSIFICATION from R-20 and R-10 zones to R-A zone, and SPECIAL EXCEPTION for Elevator Apartment Building, and VARIANCE from Section 217.7 NW comer Hillen Road and Goucher Boulevard.

The Swarthmore Company, Petitioner Leon Horowitz, Contract Purchaser

> ORDER OF DISMISSAL

Petition of The Swarthmore Company for reclassification from R-20 and R-10 zones to an R-A zone, Special Exception for a ten story elevator apartment building, and Variance from Section 217.7, on the Northwest comer of Hillen Road and Goucher Boulevard, in the Ninth District of Baltimore County.

Whereas, the Board of Appeals is in receipt of a latter of dismissal filed January 16, 1967 from the attorney representing the petitioner-appellant in the above

Whereas, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of January 16. 1967.

It is hereby ORDERED this _____ 17th __day of January, 1967, that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman W. Giles Parker

TELEPHONE

BALTIMORE COUNTY, MARYLOND

OFFICE OF FINANCE

No. 20148 DATE 9/27/63

Division of Collection and Recei COURT HOUSE TOWSON 4. MARYLAND

*50.00 ON AND RETURN WITH YOUR REMITTANCE Fetition for Reclassification, Special Exception & Variance for The Swarthners Co. 9-3063 4340 . . . TIL+ IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

INFORMATI MARE 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.

TELEPHONE

BALTIN ORE COUNTY, MARY AND OFFICE OF FINANCE

DATE 12/26/63

Firision of Collection and Recei COURT HOUSE TOWSON 4, MARYLAND

\$70.00 Cost of Appeal for The Sw 70.00 #63-133-IX 102663 8144 . . . III-2000

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE

M WILLIAM ADELSON BALTIMORE MARYLAND 21202

EUGENE P. SMITH

January 13, 1967

Mr. William S. Baldwin, Chairman County Board of Appeals County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

the right title and interest in the land involved in the right title and interest in the land involved in the right title and interest in the land involved in the right title and right title

In view of the foregoing, please enter the appeal dismissed, without prejudice.

EPS:mel

In William Poller

TELEPHONE

PETITION FOR ZONING RECLASSIFICATION.
RECLASSIFICATION.
SPECIAL EXCEPTION AND VARIANCE 97H District
ZONING: From R.20 and R.10 Zones to R.A. Zone, Petition for Special Exception for a 10 story circular apartment building containing 200 units. The country of the Company of the Control Special 200 families instead of the permitted 99 families.

lies.

LOCATION: Northwest cor-

tood of the permitted 90 manifestal 9

BALTOIORE COUNTY, MARSLAND OFFICE OF FINANCE Ovision of Collection and Receip COURT HOUSE TOWSON 4, MARYLAND

No. 20240 DATE 11/12/63

TOTAL AMOUNT Adverticing and poeting of your pro 61.50 663-133-FXV 11-1263 +528 · · · DL-150

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.

> OFFICE CO THE BALTIMORE COUNTIAN THE HERALD - ARGUS

No. I Newburg Avenue

CATONSVILLE, MD.

October 28, 19 63.

THIS IS TO CERTIFY, that the annexed advertisement of John C. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week MUKREMING, WROLLS, before the 28th day of October, 1963, that is to say the same was inserted in the issues of

October 25, 1963. THE BALTIMORE COUNTIAN

By Paul J Morgany

Rec d 1-16-17



