

PETITION FOR ZONING RE-CLASSIFICATION 43-168 AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: I, or weSevern River Construction Co. legal owner. of the property sit County and which is described in the description and plat attached hereto and made a part hereof Ac. 3 to the Zoning Law of Baltimore County, from an _____R-6 tone: for the following reasons

To conform with properties adjacent to these parcels. (Trese parcels, through a plotting error, were not originally record to

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore

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

SEVERN HELES CONSTRUCTION COM 2 W. University Pkny.

ORDERED By The Zoning Commissioner of Baltimore County, this.... of October ..., 196.3., that the subject matter of this petition be advertised, as centired 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 Baltimore County in Room 106, County Office Building in Towson, Baltimore OCT 28 838th ___ of December ..., 1953 , at 10:00 o'clock

12/18/63 300

63-168-R

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNT

94	Wed. Dec. 18 4 63	11/3/1/2
District.	Date of Por	ting
Posted for: Hearing	Wed. Dec 18263	AT. 10:00 AM
Petitioner: Deverio	KIUEL CONSTRUCTION	C 0-
Location of property: NOF	BALTIMIKE CITY LINE	on 14= 4/50
Hillsway Nu	J. OF Perring PAT	tuny
Location of Signs: 1 AT TA-	dead and of maries 3	1 and app 35
122 on Propty	2 at the dead and of	Westworth and
Remark and apported of	on sugality and	P. 15 6. from
Posted by Robert Le	Fred In Date of return	12/5/63
Jage wooden sign ner	about social hours) #3.	Atho ded and 4.
Clarate tel and ages	30 Pt from the celly right	yeway and gree 6
See seed of sederal for	cartill line.	

BALTIMO COUNTY, MARYLAND Ma. 20218 OFFICE OF FINANCE on of Collection and Receipts
COURT HOUSE
WSON 4. MARYLAND

DETACH UPPER BECTION AND RETURN WITH YOUR REMITTANCE 10 2865 5736 . . TIL- KNECHT AND HUMAN LANDSCAPE ASCRITECTS AND ENGINEERS

1929 YORK ROAD . LUTHERVILL TRARBLAN! ***** THEODORE H. KUMAN

SE1.3-C

MORTHBROOK APARTMENTS, Hillsway Avenue at Perring Parkway Winth Election District. Baltimore County, Maryland

Description of 3.4342 Acres Tract and 9.949 & Acres Tract Proposed RA to be Rezoned from r-6 to R-A

Description of 3.434 Agree Tract and 9.940 a Arres Tract Proposed to be Second Trees - Two Carlot and the Second Trees - Two Carlot and the Second Trees - Two Carlot and Carlot a 12/3/6

Beginning for the second theyear at the point of intersection of the northern boundary of initiarce (ity with the eighth or North 19-40) must 18-6. For line of the storage depending of the storage of t

KNECHT AND HUMAN

Page 2.

#63-168R

#9

MAP

October 17, 1963

SE1.3.6 3.80 feet, (2) North 46°-52'-13" East 96.86 feet, (3) North 52°-14'-14' East 96.76 feet, (4) North 55°-13'-42' East 184.86°-52'-14'-14' East 184.86°-52'-14' East 184.86°-52'-12/3/63 ORIGINAL. 63-168

THE BALTIMORE COUNTIAN

1963.

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

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryand, once a weak for One Week the 2nd day of December, 1963, that is to say the same was inserted in the issues of November 29, 1963.

THE BALTIMORE COUNTIAN

By Paul J. Moyay Editor one Manager () BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James Dyer, Zoning Advisory	Chairman Committee	Date November 14, 1963

Captain Paul H. Reincke FROM Baltimore County Fire Bureau

Northbrook Apartments
Set 3 Subject The Severn River Construction Co.
District So

14/3/63 (1) Buildings attached together on the interior of proposed development will cause a serious delay in stretching hose lines, raising ladders for rescue, placing other emergency equipment where needed and generally impede a coordinated attack on a fire. Lack of an access read to serve these buildings will make it necessary to rearrange buildings to alleviate this condition.

> Parking areas of 60 foot width with right angle parking and lack of turn around are not designed to handle fire bureau emergency vehicles. When hose stretches exceeding 300 feet from an approved road are necessary to reach any part of a building, roads shall be properly designed to enable emergency equipment to move freely.

The Fire Prevention Code under Section 28.18 A,B,C,D, and E. require water mains of aufficient size and hydrants to be installed. Hydrant spacing for residential apartments is 500 feet distance apart measured by the road with an overlapping radius of 250 feet.

Contact Captain Paul H. Reincke, plans review officer at Valley 5 - 7310 for information.

PHR/jk

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Date: January 15, 1965
 Subject: Approved Site Plans Zoning file Bldg.
Bldg.

C.Edward Jones, Esq., 501 Keyser Buileding, Baltimore, Haryland 21202

Gentlemen:

JED/h

111 W. CHEGAPEAKE AV

JOHN G. ROSE

Res Reclassification of property of Severn River Construction Co.

The Office of Planning and Zoning has approved the above referenced site plan, as conditioned in the Zoning Commissioner's Order # 68-168-

This plan has been inserted in our Zoning file

If you are desirous of obtaining a signed plan for your file, please forward a copy of the site plan to this office.

Very truly yours,

Petition and Permit Processing

ZONING: From R-6 to R-A Zone LOCATION: North of the Baltimore City Line, on the West side of Hilloway Ave-nue, northwest of Perring Parkway DATE & TIME: Wednesday, December 18, 1953 at 10:90 AM. PUBLIC HEARING: Room 108, County Office Bullding, 111 W. Chesapeake Ave-nue, Towson, Maryland.

nue, Towson, Maryland
The Zoning Commissioner of Baltimore
County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold
a public hevring concerning all that parcel
of land in 've Ninth District of Baltimore

County:

Beginning for the first thereof at a point on the fifth line of a parcel of land which by deed dated August 25, 1959, and recorded among the Land Records of Baltimore County in Liber timore County in Liber
folio , ass conveyed from the Severn
River Construction. Company to Baltimore
County, said point of beginning being the
following four courses and distances from
the point of Intersection of the centerlines
of Halstead and Cloister Roads: (1) South
15: 17: 27: East 17:0.0 feet binding on the
centerline of said Cloister Road, (2) South
15: 17: 27: East 15:0.5 feet binding on convertise of and Cichicar Read, 173 South Controlled of an extra data of the third line of a controlled and on the third line of the controlled of the cont day of ______ December_____, 19_63_, the steet publication lowing two courses and distances: North 78° 44° 51" East 398.60 feet and North 20° 58° 37" West 532,92 feet to the point of beginning; containing 3.424 acres of land, more or less, being a portion of the aforesaid parcel described in deed from Gall to Severn River Construction Com-

THE JEPFERSONIAN. Manager.

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., concentrated

of 1 time _____ become before the 18th

appearing on the____ 2th__day of___ November

Cost of Advertisement, \$_____

Bedinning for the second threed at the point of intersection of the northern boundary of Battloore City with the eighth or point of intersection of the northern boundary of Sattloore City with the control part of the northern boundary of the northern boundary of the northern boundary of failures we said northern boundary of failures on said northern boundary of failures we have been controlled to the control part of the co ourses and distances: (1) North 42° 12° East 43.89 feet, (2) North 46° 52° 137 East 13.59 Feet, (2) North 167 527 157
243 56.32 Feet, (3) North 217 118 East
243 56.32 Feet, (3) North 217 118 East
14.15.6 Feet, (5) North 277 117 267 East
14.15.6 Feet, (5) North 377 117 267 East
14.15.6 Feet, (6) North 377 117 267 East
14.15.6 Feet, (6) North 377 117 267
East 17.25.6 Feet to the vext side of said
McClean Blvd, thence binding on said
McClean Blvd, thence distance of 130.96 feet; thence Sout 11° 51' 44" West 25.90 feet to a point bence South 87° 28' 19" West 22.70 fee to a point on the west side of Hillswa o a point on the west side of Hilks wrenue, variable width, being an extensi f McCieon Bivd.; thence for lines of di fon previously established between R and R-4 zones and as now surveyed I slike in the course and distances: (slike in the course and distances: (outh 11 of 12 of 15 of 16 of 18 of 1 two courses and distances from the 27" East 271,30 feet binding reversely on the twelfth line of sald Severn River parcel, and South 01" 02" 00" East 272,50 feet binding reversely on the eleventh line of said Severn River Parcel; thence con-tinuing to bind on said eleventh line re-versely South 01" 02" 00" East 10,00 feet to a point; thence binding on the outlines of said Severn River parcel the following

Being the property of Severn River Co. struction Company, as shown on plat plan filed with the Zoning Department.

> JOHN G. ROSE ning Commissioner Baltimore County

CERTIFICATE OF PUBLICATION November 29, 19 63











