

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. John G. Rose, Zoning Commissioner Date: August 30, 1963

FROM: Mr. George A. Gavallia, Deputy Director

SUBJECT: #5915-RV, R-6 to R-4, Special Exception for Elevator Apartments and Variance to permit a density of 38 families per acre instead of allowed 24; to permit front yard - a height of 150 feet instead of permitted 120 feet at a setback of 28 feet and to permit rear yard - height of 153 feet instead of permitted 65 feet at a setback of 25 feet; west side yard - Charles Street to permit a height of 150 feet instead of the permitted 90 feet at a setback of 85 feet. Northeast corner of Kenilworth and Charles Street Avenue. Being the property of John Strickland.

9th District

MAIL: Wednesday, September 11, 1963 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception and Variance. It has the following advisory comments to make with respect to pertinent planning factors:

- In light of the reclassification to apartment zoning which were accomplished on the west side of Charles Street and on the south side of Kenilworth Drive, the Planning staff is in accord with the concept of apartment zoning for the subject property. It is in accord with the basic idea of an elevator apartment also. It questions however, the scale of the variances being requested with the comment that extraordinary facts are needed to justify them.

INTER-OFFICE CORRESPONDENCE

DIVISION OF TRAFFIC ENGINEERING

Baltimore County, Maryland

Towson 4, Maryland

Date: October 4, 1963



TO: Mr. John G. Rose, Zoning Commissioner

FROM: Eugene J. Clifford

SUBJECT:

We have received your letter of September 26, 1963 concerning the intersection of Charles Street, Bellona Avenue and Kenilworth Avenue. As a result of your letter and other requests, a joint investigation of this matter will be conducted by this Division and the State Roads Commission. We will, of course, inform you of the results of this investigation.

I would like to point out, however, that the installation of a traffic signal at a location of this type may very well increase the possibilities of rear end collisions due to the existing grades on Charles Street. I feel it should also be mentioned that the installation of such a signal will have little effect upon any hazards which may now be faced by school children who congregate at this intersection in the manner to which they have become accustomed.

Eugene J. Clifford, Chief
Division of Traffic Engineering

EJC:ach

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
8 HIGGINS AVENUE, TOWSON 4, MARYLAND

Description of Strickland Property
Northeast corner of Kenilworth & Charles Street

April 11, 1963

Beginning for the same at the intersection formed by the North side of Kenilworth Avenue 80 feet wide and the east side of Charles Street Avenue and running thence binding on the North side of said Kenilworth Avenue North 86° 03' 20" East 530.92 feet to the northeast corner of a plat of Orchard Hills dated August 1956, and filed among the Land Records of Baltimore County in Plat Book G.L.B. 23, folio 71, thence northerly and binding for part of the distance on the western-most outline of said Orchard Hills North 14° 08' 40" East 311.57', thence North 60° 53' 20" West 450.15 feet to the southeast side of said Charles Street Avenue, thence binding on the southeast and east side of Charles Street Avenue, as shown on State Roads Commission of Maryland Right-of-Way Plat #10607 the three following courses and distances viz: first South 83° 39' 00" West 3.80 feet, second South 85° 47' 11" West 147.19 feet and third South 17° 54' 32" West 436.65 feet, thence South 38° 09' 20" East 83.25 feet to the place of beginning.

Containing 5.8 acres of land more or less.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 94 Date of Posting: Aug 24, 1963
Posted for: Mary: 1111 Aug. Sept. 11, 1963 2:00 PM - 5:00 PM
Petitioner: John Strickland
Location of property: NE corner of Kenilworth and Charles St. East
Location of Sign: Spec. Sign
Ver. 1-144 of Kenilworth Ave. on East side of Charles
Remarks: 1111
Posted by: J. Rose Date of return: Aug. 29, 1963
Signature: J. Rose

TOTAL 5 signs

TELEPHONE
VALLEY 3-3000BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 20111

DATE 9/13/63

John L. Strickland
To: 207 Farm
Ridgely, MarylandBILLED BY: Zoning Department of
Baltimore County

01622

EXPENDITURE TO ACCOUNT NO. DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY COST

Advertising and posting of your property 135.50

4-1653 3678 * * * TIL - 11954

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.

TELEPHONE
VALLEY 3-3000BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 16599

DATE 4/18/63

To: The Seaboard Engineering & Constr. Co.
2107 Maryland Ave.
Baltimore 15, Md.BILLED BY: Zoning Department of
Baltimore County

01622

EXPENDITURE TO ACCOUNT NO. DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY COST

Petition for Reclassification, Special Exception & Variance for
John Strickland 50.00

4-1653 7354 * * * TIL - 30.00

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.

TELEPHONE
VALLEY 3-3000BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 19929

DATE 9/21/63

To: A. Owen Hennigan, Jr., Esq.,
Jefferson Building
Towson 4, MarylandBILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Md.

01622

EXPENDITURE TO ACCOUNT NO. DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY COST

Cost of a seal in matter of property of John Strickland, et al,
No. 63-32 876.00

4-1653 4351 * * * TIL - 70.00

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.

PETITION FOR RECLASSIFICATION
SPECIAL EXCEPTION AND
VARIANCE
110 DISTRICT

ZONING: From R-6 to R-4 Zone

Petition for Reclassification, Special Exception and Variance for

John Strickland

LOCATION: Northeast corner of Kenilworth and Charles Street Avenue.

HALL & TELL, Towson 4, Maryland

PUBLIC HEARING: Room 100, Capitol Office Building, 111 N. Chesapeake Avenue, Towson, Maryland.

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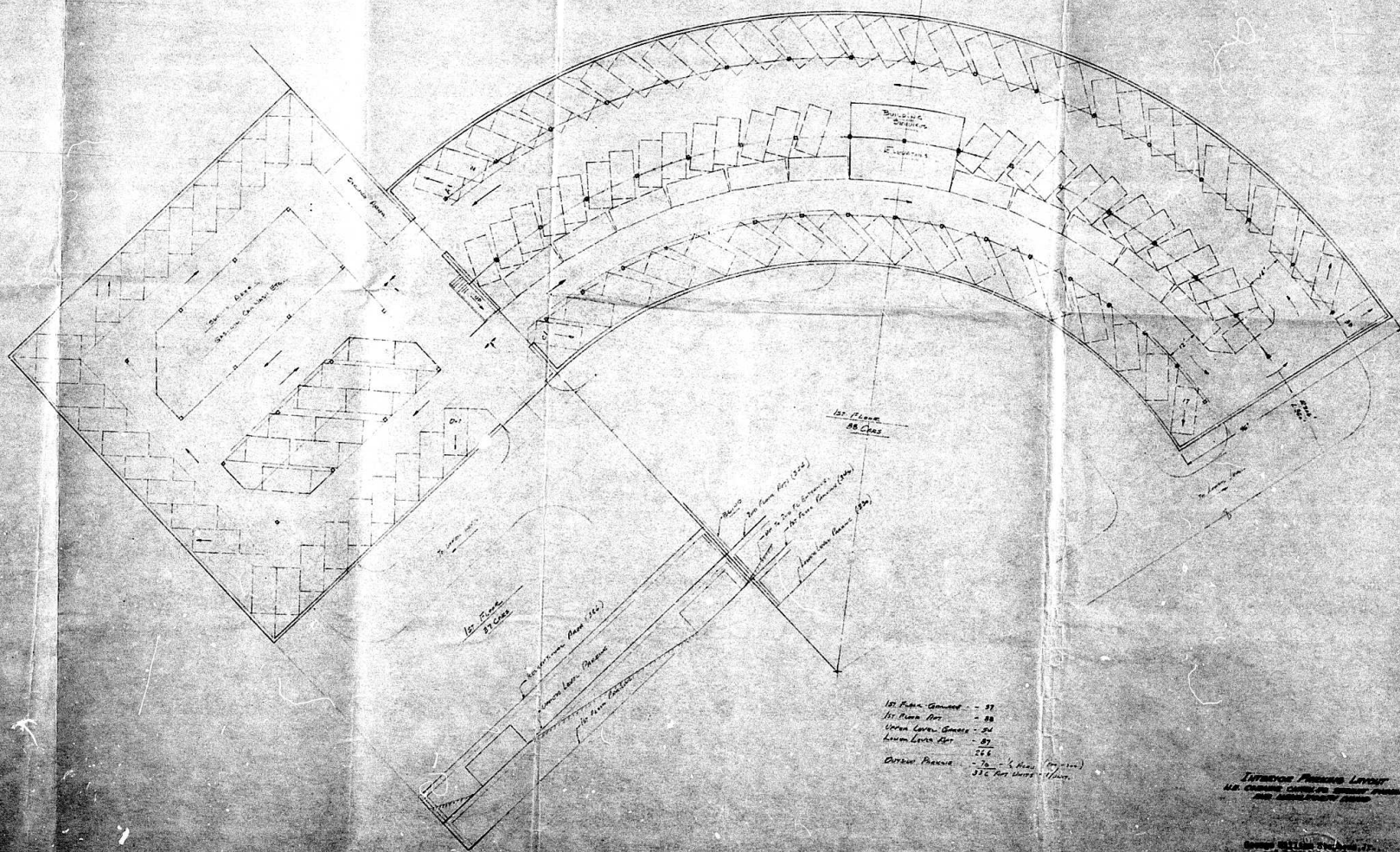
CERTIFICATE OF PUBLICATION

TOWSON, MD. August 21, 1963

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on August 21, 1963, at 11:00 A.M., before the 15th day of September, 1963, the first publication appearing on the 21st day of August, 1963.

THE JEFFERSONIAN
David M. Smith
Manager

Cost of Advertisement, \$.....



INTEGRITY PLATOON LAYOUT
U.S. MARINE CORPS, 1ST MARINE DIVISION
AND ASSOCIATED FORCES

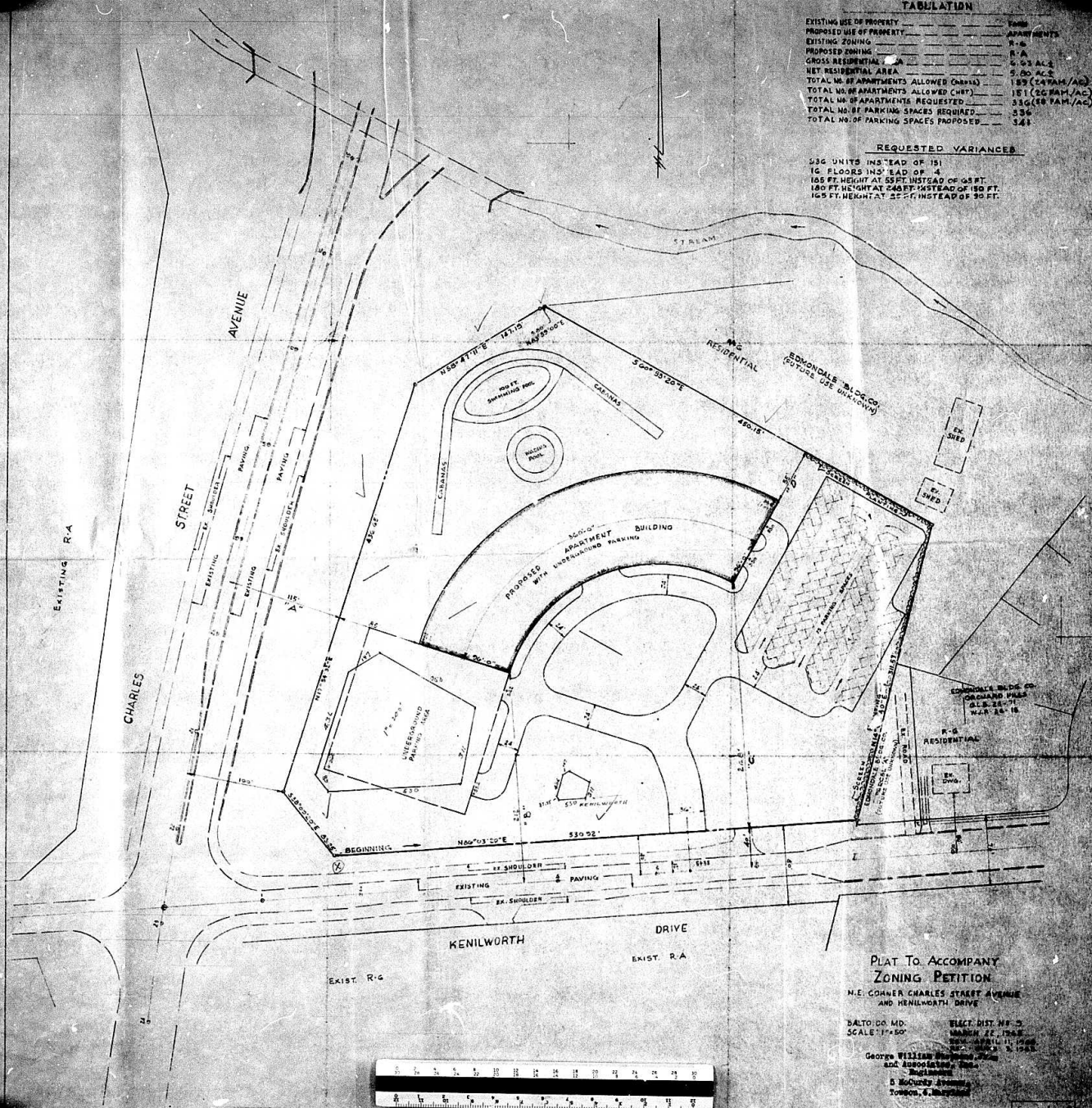
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TABULATION

EXISTING USE OF PROPERTY	Yards
PROPOSED USE OF PROPERTY	APARTMENTS
EXISTING ZONING	R-6
PROPOSED ZONING	R-6
GROSS RESIDENTIAL AREA	4.93 AC.±
NET RESIDENTIAL AREA	5.30 AC.±
TOTAL NO. OF APARTMENTS ALLOWED (ORD.)	189 (247 S.F./A.C.)
TOTAL NO. OF APARTMENTS ALLOWED (M.P.)	151 (247 S.F./A.C.)
TOTAL NO. OF APARTMENTS REQUESTED	336 (247 S.F./A.C.)
TOTAL NO. OF PARKING SPACES REQUIRED	336
TOTAL NO. OF PARKING SPACES PROPOSED	341

REQUESTED VARIANCES

536 UNITS INSTEAD OF 151
 15 FLOORS INSTEAD OF 4
 165 FT. HEIGHT AT 53 FT. INSTEAD OF 65 FT.
 180 FT. HEIGHT AT 240 FT. INSTEAD OF 150 FT.
 165 FT. HEIGHT AT 22 FT. INSTEAD OF 30 FT.



PLAT TO ACCOMPANY ZONING PETITION

N.E. CORNER CHARLES STREET AVENUE AND KENILWORTH DRIVE

SALE TO CO. MD.
 SCALE 1"=50'
 DATE: APRIL 11, 1968
 BY: GEORGE WILLIAM BARNES, JR.
 AND ASSOCIATES, INC.
 5 McQuinn Avenue
 Towson, Md. 21204

FILED DIST. NO. 3
 TOWSON, MD.
 DATE: APRIL 11, 1968
 BY: J. H. A. S. 1968

