

RE: PETITION FOR RECLASSIFICATION
 From R-6 to R-4 Zone -
 1. S. Potomac Ave., 130' from
 N. S. Arbutus Ave., 13th Dist.,
 Carl Julio Petitioner -
 No. 63-48

COUNCIL OF DISMISSAL

The petitioner in the foregoing case has withdrawn
 his petition and the matter is dismissed without prejudice.

[Signature]
 Zoning Commissioner of
 Baltimore County

Date: August 10th 1963

5391
 63-48
 DATE RECEIVED
 8/13/63
 13th
 11th

SOL C. BERENHOLTZ
 ATTORNEY AND COUNSELLOR AT LAW
 408 W. OF COURT SQUARE BUILDING
 BALTIMORE, MD., 21202
 TELEPHONE LEADON 7-8087



August 28, 1963

CERTIFIED MAIL
 RETURN RECEIPT REQUESTED

Mr. John G. Rose
 Zoning Commissioner of Baltimore County
 County Office Building
 Towson 4, Maryland

Re: Case No. 63-48
 Carl Julio - Petition for Reclassification
 from R-6 to RA - East Side Potomac Avenue
 430 feet from North Side of Arbutus Avenue
 in 13th District of Baltimore County

Dear Mr. Rose:

This is to confirm our telephone conversation of today at
 which time I informed you that Mr. Julio was not available
 in order to proceed with the hearing today and accordingly,
 the petition is being withdrawn at this time.

Thank you for your cooperation.

Very truly yours,
 SOL C. BERENHOLTZ

By *[Signature]*
 Solomon Kaplan

SK:cm

PETITION FOR ZONING RE-CLASSIFICATION #5931
 AND/OR SPECIAL EXCEPTION 63-48

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Carl Julio, legal owner... of the property situate in Baltimore
 County and which is described in the description and plat attached hereto and made a part hereof,
 hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant
 to the Zoning Law of Baltimore County, from an... R-6... zone to an
 RA... zone; for the following reasons:

Changes have occurred in the immediate area and neighborhood
 affecting the use of this property. It is ideally located
 for the erection of garden apartments with abundant open
 spaces surrounding it. Such rezoning would be of great benefit
 to the neighborhood and surrounding area, and would satisfy
 a great need.

See Attached Descriptions

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
 County, to use the herein described property, for...

Property is to be posted and advertised as prescribed by Zoning Regulations.
 I, or we, agree to pay expenses of above reclassification 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
 County.

Contract purchaser: Carl Julio Legal Owner
 Address: 302A Spaulding Ave.
Baltimore 15, Md.
 Petitioner's Attorney: _____
 Proponent's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this... day
 of... 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 through-
 out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
 Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore
 County, on the... day of August, 1963, at 2:00 o'clock
 P.M.



[Signature]
 Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner August 16, 1963
 FROM: Mr. George H. Gavrellis, Deputy Director

SUBJECT: #5931. Reclassification from R-6 to R-4 Zone,
 East side of Potomac Avenue 430 feet from the
 North Side of Arbutus Avenue. Being the property
 of Carl Julio.

13th District
 HEARING: Wednesday, August 28, 1963 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the
 subject petition for reclassification from R-6 to R-4 zoning.
 It has the following advisory comments to make with respect to
 pertinent planning factors:

- The subject property falls within a corridor lining
 residential three separate sub-communities. Non-residential
 zoning had been sought within this corridor; the County
 Council finally established its residential future when it
 adopted the 13th District Zoning Map.
- To the extent that reclassification of the subject property
 to apartment zoning would still retain residential character
 in accordance with the intent of the Zoning Map, and to the
 extent that apartment zoning here would be responsive to both
 physical fact and a general need for rental housing, the
 Planning staff finds it difficult to agree against the re-
 classification. On the other hand, this property does not
 meet the locational criteria for apartments which the Planning
 Board has applied elsewhere.

Page 2

Description of Apartment Site at Potomac Avenue & Washchill Avenue

Continued:
 more or less, to the end of said Washchill Avenue, thence leaving said Washchill
 Avenue and running and binding reversely on part of the first line of the first
 parcel of the land which by deed dated December 11, 1951 and recorded among the Land
 Records of Baltimore County in Liber G.L.S. No. 2064 folio 1 was conveyed by Richard
 Howard King to Mary Lillian McKay, South 49 degrees 57 minutes 50 seconds East 192
 feet, more or less, to intersect said northeast side of Maryland State Route I - 95,
 thence running and binding on said northwest side of said Route I - 95 southwesterly
 762 feet, more or less, to the place of beginning,
 Containing 7.0 acres of land, more or less.

#5931
 63-48
 MAP #13
 SEC 2-A
 RA
 8/16/63

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

No. 19269
 DATE 8/23/63

TO: Claire Construction Co., Inc.
 302A Spaulding Ave.
 Baltimore 15, Md.

BILLED BY: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DESCRIPTION	AMOUNT
01622		Advertising and posting of property	76.53
		TOTAL	76.53

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.

State Registration
L. ALAN EVANS
 SURVEYORS AND CIVIL ENGINEERS
 4200 ELSMOORE AVENUE - BALTIMORE 14, MARYLAND - HAMILTON 6-2144
 BRANCH: 8 POPULAR STREET - CAMBRIDGE, MARYLAND - AC 6-1310

June 14, 1963.

DESCRIPTION OF APARTMENT SITE AT POTOMAC AVENUE & WASHCHILL AVENUE

RESIDING for the same at the intersection of the east side of Potomac Avenue,
 60 feet wide, as laid out and shown on Baltimore County Right of Way Plat No. 59-121-1
 and No. 59-121-2 with the northwest side of the proposed State of Maryland Route I - 95
 as laid out and shown on Maryland State Roads Commission Right of Way Plat No. 10111,
 said place of beginning also being situate 430 feet, more or less, measured northerly
 along said east side of Potomac Avenue from its intersection with the north side of
 Arbutus Avenue, 50 feet wide, thence leaving said place of beginning and running and
 binding on said east side of Potomac Avenue the two following courses and distances, viz:
 00 seconds East 132.10 feet to the end of said Potomac Avenue, 60 feet wide, thence
 North 49 minutes 52 seconds East 202 feet, more or less, and North 01 degree 18 minutes
 00 seconds East 132.10 feet to the end of said Potomac Avenue, 60 feet wide, thence
 North 89 degrees 10 minutes 08 seconds West 21.00 feet to the east side of Potomac Avenue
 40 feet wide, thence running and binding on said east side of Potomac Avenue, 40 feet
 wide, and in part of irregular width as shown on Baltimore County Right of Way Plat No.
 59-121-4, the two following courses and distances, viz: North 49 minutes 52 seconds East
 60.20 feet to a point of curve, thence by a curve to the right in a northeasterly di-
 rection with the radius of 20.0 feet for a distance of 45.66 feet to the end of said
 curve and to the southwest side of Washchill Avenue, 40 feet wide, thence running and
 binding on said southwest side of Washchill Avenue South 48 degrees 17 minutes 58 seconds
 East 13.62 feet, thence continuing on the Southwest side of Washchill Avenue by a line
 curving to the right in a northeasterly direction with the radius of 15.0 feet for a
 distance of 18 feet, more or less, to the end of said curve and to the southwest side of
 Washchill Avenue, 30 feet wide, thence running and binding on said southwest side of
 Washchill Avenue, 30 feet wide, South 48 degrees 17 minutes 58 seconds East 400 feet,

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

No. 17862
 DATE 6/17/63

TO: Claire Construction Co., Inc.
 302A Spaulding Ave.
 Baltimore 15, Md.

BILLED BY: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DESCRIPTION	TOTAL AMOUNT
01622		Petition for Reclassification for Carl Julio	50.00
		TOTAL	50.00

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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District.....133h..... Date of Posting.....August 9, 1963.
 Posted for.....Reclassification from R-6 to R-4
 Petitioner.....Carl Julia
 Location of property.....E/S Potomac Ave. 530' from S/S of Arbutus Ave.
 Location of Signs: 1. E/S Potomac Ave. 75' S. of Washhill Ave.
 2. S/S Washhill Ave. 300' E. of Potomac Ave.
 Remarks.....
 Posted by.....*Julius J. Rose* Date of return August 15, 1963.
 Signature

Zeigens

PETITION FOR RECLASSIFICATION
 133h District
 ZONING: From R-6 to R-4
 LOCATION: East side of Potomac Avenue 430 feet from the North Side of Arbutus Avenue
 DATE/TIME: WEDNESDAY, AUGUST 21, 1963 at 2:00 p.m.
 PUBLIC HEARING: Room 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County, will hold a public hearing on the above described property at the time and place specified herein.

DESCRIPTION OF PROPERTY
 BEGINNING for the same as the intersection of the east side of Potomac Avenue, 40 feet wide, on land not shown on Baltimore County Right of Way Plan No. 29-121-1 and No. 29-121-2 with the southeast side of the proposed State of Maryland Route 196 on the east side shown on Maryland State Road Commission Right of Way Plan No. 19611, said piece of beginning also being situate 430 feet, more or less, measured northerly along said east side of Potomac Avenue from the intersection with the north side of Arbutus Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on said east side of Potomac Avenue, 40 feet wide, the following courses and distances, viz: North 00 degrees 43 minutes 11 seconds East 202 feet, more or less, to the end of said curve and to the southeast side of Washhill Avenue, 40 feet wide, thence running and binding on said east side of Potomac Avenue, 40 feet wide, to a point of curve, thence by a curve to the right in a north-easterly direction with the radius of 20.0 feet for a distance of 45.6 feet to the end of said curve and to the southwest side of Washhill Avenue, 40 feet wide, thence running and binding on said southwest side of Washhill Avenue South 43 degrees 17 minutes 58 seconds East 12.41 feet, thence continuing on the Southwest side of Washhill Avenue by a line curving the right in a north-easterly direction with the radius of 18.0 feet for a distance of 18 feet, more or less, to the end of said curve and to the southwest side of Washhill Avenue, 30 feet wide, thence running and binding on said southwest side of Washhill Avenue, 30 feet wide, South 43 degrees 17 minutes 58 seconds East 480 feet, more or less, to the end of said Washhill Avenue, thence leaving said Washhill Avenue and running and binding reversely on part of the first line of the first parcel of the land which by deed dated December 11, 1951 and recorded among the Land Records of Baltimore County in Liber C.L.R. No. 2061 folio 1 was conveyed by Elizabeth Howard Blue to Mary Lillian Mckay South 43 degrees 17 minutes 58 seconds East 192 feet, more or less, to the east side northwesterly side of Maryland State Route 1-95, thence running and binding on said northwesterly side of said Route 1-95 southeasterly 741 feet, more or less, to the place of beginning.

Containing 7.0 acres of land, more or less.
 BEING THE PROPERTY OF CARL JULIA, as shown on plan filed with the Zoning Department.

BY ORDER OF
 JOHN C. ROSE
 ZONING COMMISSIONER OF BALTIMORE COUNTY.

Containing 7.0 acres of land, more or less.
 BEING THE PROPERTY OF CARL JULIA, as shown on plan filed with the Zoning Department.

BY ORDER OF
 JOHN C. ROSE
 ZONING COMMISSIONER OF BALTIMORE COUNTY.

Containing 7.0 acres of land, more or less.
 BEING THE PROPERTY OF CARL JULIA, as shown on plan filed with the Zoning Department.

BY ORDER OF
 JOHN C. ROSE
 ZONING COMMISSIONER OF BALTIMORE COUNTY.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. August 8, 1963

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 29th day of August 1963, the first publication appearing on the 8th day of August 19 63

THE TIMES
John M. Martin
 John S. Manappet (S. 2)

Cost of Advertisement \$ 55.00
 Publisher's Order # 1009
 Requisition No. 1189

PETITION FOR RECLASSIFICATION
 133h District
 ZONING: From R-6 to R-4
 LOCATION: East side of Potomac Avenue 430 feet from the North Side of Arbutus Avenue.
 DATE/TIME: WEDNESDAY, AUGUST 21, 1963 at 2:00 P.M.
 PUBLIC HEARING: Room 111, Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County, will hold a public hearing on the above described property at the time and place specified herein.

DESCRIPTION OF PROPERTY
 BEGINNING for the same as the intersection of the east side of Potomac Avenue, 40 feet wide, as laid out and shown on Baltimore County Right of Way Plan No. 29-121-1 and No. 29-121-2 with the north side of the proposed State of Maryland Route 1-95, as laid out and shown on Maryland State Road Commission Right of Way Plan No. 19611, said piece of beginning also being situate 430 feet, more or less, measured northerly along said east side of Potomac Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on said east side of Potomac Avenue, 40 feet wide, the following courses and distances, viz: North 00 degrees 43 minutes 11 seconds East 202 feet, more or less, to the end of said curve and to the southwest side of Washhill Avenue, 40 feet wide, thence running and binding on said southwest side of Washhill Avenue, 40 feet wide, to a point of curve, thence by a curve to the right in a north-easterly direction with the radius of 20.0 feet for a distance of 45.6 feet to the end of said curve and to the southwest side of Washhill Avenue, 40 feet wide, thence running and binding on said southwest side of Washhill Avenue South 43 degrees 17 minutes 58 seconds East 12.41 feet, thence continuing on the Southwest side of Washhill Avenue by a line curving the right in a north-easterly direction with the radius of 18.0 feet for a distance of 18 feet, more or less, to the end of said curve and to the southwest side of Washhill Avenue, 30 feet wide, thence running and binding on said southwest side of Washhill Avenue, 30 feet wide, South 43 degrees 17 minutes 58 seconds East 480 feet, more or less, to the end of said Washhill Avenue, thence leaving said Washhill Avenue and running and binding reversely on part of the first line of the first parcel of the land which by deed dated December 11, 1951 and recorded among the Land Records of Baltimore County in Liber C.L.R. No. 2061 folio 1 was conveyed by Elizabeth Howard Blue to Mary Lillian Mckay South 43 degrees 17 minutes 58 seconds East 192 feet, more or less, to the east side northwesterly side of Maryland State Route 1-95, thence running and binding on said northwesterly side of said Route 1-95 southeasterly 741 feet, more or less, to the place of beginning.

Containing 7.0 acres of land, more or less.
 BEING THE PROPERTY OF CARL JULIA, as shown on plan filed with the Zoning Department.

BY ORDER OF
 JOHN C. ROSE
 ZONING COMMISSIONER OF BALTIMORE COUNTY.

Containing 7.0 acres of land, more or less.
 BEING THE PROPERTY OF CARL JULIA, as shown on plan filed with the Zoning Department.

BY ORDER OF
 JOHN C. ROSE
 ZONING COMMISSIONER OF BALTIMORE COUNTY.

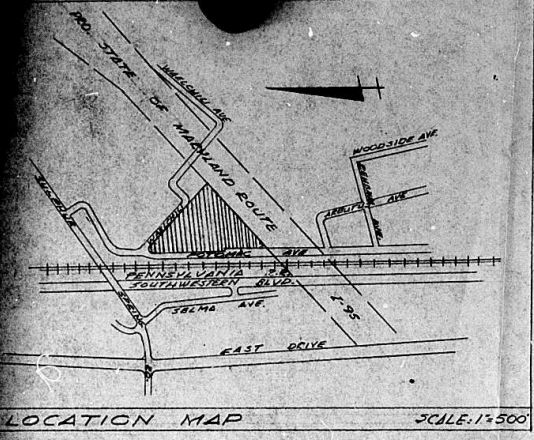
OFFICE OF ORIGINAL
THE BALTIMORE COUNTIAN
 THE COMMUNITY NEWS
 THE HERALD - ARGUS
 No. 1 Newburg Avenue CATONSVILLE, MD.

August 13, 1963.

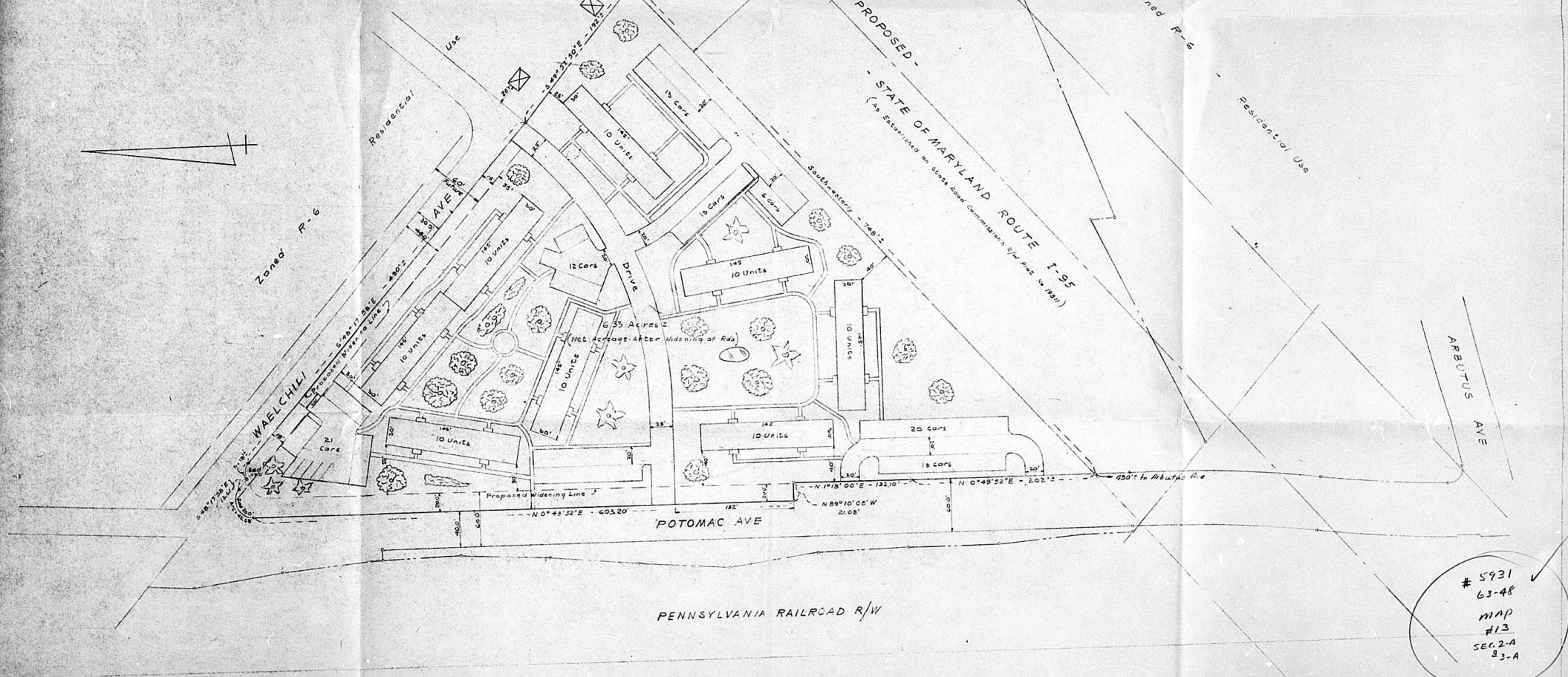
THIS IS TO CERTIFY, that the annexed advertisement of John C. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week successive weeks before the 12th day of August, 1963, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN
 By Paul J. Morgan
 Editor and Manager



LOCATION MAP SCALE: 1"=500'



Notes: 80 Units
 111 Parking Spaces (9'x20')
 13th Election District
 Net Area - 6.53 Acres ±
 Present Zoning - R-6
 Proposed Zoning - R-A
 Existing Use - Unimproved
 Proposed Use - APARTMENTS

DENSITY CALCULATIONS
 No. of units - 80
 Gross area - 7.68 Acs ±
 Net area - 6.53 Acs ±
 Gross density - 10.42 units per acre
 Net density - 12.25 units per acre
 Max No. of Units permitted - 118

Zoned M-L Use Industrial

5931
 63-48
 MAP
 #13
 SEC. 2-A
 83-A



DATE	REVISION	BY

E. ALAN EVANS
 SURVEYORS & CIVIL ENGINEERS
 4200 ELWOOD AVE. - PHONE HA 6-2144
 BALTIMORE 14, MARYLAND
 - BETHESDA OFFICE -
 10 WOODLAW STREET - PHONE AC 8-3350
 GAITHERSBURG, MARYLAND
 STATE OF MARYLAND REG. NO. 2827
 DATE: June 15, 63 SCALE: 1"=50'
 E. Alan Evans