

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Walter J. Crismer &

I, or we, Son, Inc., a legal cons., 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ to an _____; for the following reasons:

Error in map.

See Attached Description

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

WALTER J. CRISMER & SON, INC.

By Walter J. Crismer
Walter E. Crismer, Legal Owner President
Address 3800 Southern Cross Drive
Baltimore 7, Maryland

A. Owen Hennegan, Jr., Petitioner's Attorney

Plaintiff's Attorney

Address 406 Jefferson Building, Towson 4, Md.
Valley 9-7980

ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ day of _____, 1964, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1964, at _____ o'clock A. M.

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts

TO: Walter J. Crismer, Chairman & Board
1444 Southern Cross Drive
Towson 4, Md.

RECEIVED
Zoning Department of Baltimore County

REPORT TO ACCOUNT NO. _____ QUANTITY _____

Advertising and posting of property for Walter J. Crismer

64-21

PAID - Baltimore County, Md., Office of Finance

1-2164 8372 • 21564 11P-

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COUNTY HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____, the above described property should be re-classified _____

the above Re-classification should be had; and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County this _____ day of _____, 1964, that the herein described property or area should be and the same is hereby reclassified, from _____ to _____, and/or the Special Exception should NOT BE GRANTED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____, the above described property should be re-classified _____

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ day of _____, 1964, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain _____, and/or the Special Exception for _____, and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

OFFICE OF W. H. PRIDMORE

September 24, 1963

DESCRIPTION OF PARCEL DEPOSITED BY APPLICATION FOR RECLASSIFICATION FROM R-6 AND R-10 TO R-4

Beginning for the same at the intersection of the centerlines of Piedmont Avenue and Flannery Lane running thence and binding on the centerline of Piedmont Avenue N 68° 50' 37" W - 259.20 feet, thence S 16° 39' 21" W - 167.27 feet, S 85° 25' 04" W - 231.57 feet and N 5° 47' 59" E - 1150.31 feet to the centerline of Gayndale Avenue, thence binding thence southeasterly by a curve to the right with a radius of 1010.00 feet for a distance of 268.36 feet to the centerline of Kelso Road, thence binding thence N 59° 00' 00" E - 98.02 feet and north-easterly by a curve to the right with a radius of 1505.00 feet for a distance of 65.10 feet thence S 28° 23' 50" E - 313.32 feet, S 34° 21' 03" E - 116.96 feet, S 16° 16' 25" E - 117.40 feet, S 58° 00' 52" E - 77.42 feet and S 15° 09' 23" W - 165.00 feet to a point in the bed of Gayndale Avenue, thence S 16° 50' 37" E - 121.53 feet to the centerline of Flannery Lane, thence binding thence S 50° 11' 13" W - 352.65 feet to the place of beginning.
Containing 18.562 acres of land, more or less.

W. H. Pridmore

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John S. Rose, Zoning Commissioner Date: January 10, 1964
FROM: George S. Duvall, Deputy Director

SUBJECT: 64-21, R-4 to R-6 Zone, West side of Gayndale Avenue and the north side of Flannery Lane, being property of Walter Crismer

2nd District

REMARKS: Monday, January 20, 1964. (11:00 A.M.)

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

1. The Western Planning Area Master Plan carefully sought to identify the need for apartment zoning and to recommend appropriate locations for apartment use. Apartment zoning was proposed to be located principally along Route 104 Security Boulevard, Mondawmin Boulevard, Liberty Road, and Clark Boulevard. The subject property was not defined in the plan's accompanying report as either a prime or a secondary apartment location. Access to the subject property is limited to Gayndale, Flannery Lane, Talia Road, and Kelso Road. In the Master Plan there is a proposed connection between Patterson Avenue and Gayndale Avenue. In the future, the property will have thoroughfare access to Liberty Road by means of this connection. It also will have proximity to the proposed extension of Northern Parkway westerly from Reisterstown Road to Liberty Road and, possibly Gayndale Avenue in the city.
2. Until such time as these improved accessways are completed, it appears that reclassification to a more intense residential use may be premature.

SDS:mas

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

TO: A. Owen Hennegan, Jr., Rep.
Address 406 Jefferson Building
Towson 4, Md.

RECEIVED
Zoning Department of Baltimore County

REPORT TO ACCOUNT NO. _____ QUANTITY _____

Petition for Reclassification from R-6 to R-4 for Walter J. Crismer

64-21

PAID - Baltimore County, Md., Office of Finance

1-2164 8372 • 21564 11P-

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COUNTY HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

THE BALTIMORE COUNTEAN THE COMMUNITY NEWS Baltimore, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

January 9, 1964

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

was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week: _____ before the 6th day of January, 1964, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTEAN

By Paul J. Murphy
Editor and Manager

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 22, 1964

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., _____ of _____, 1964, _____ before the _____ day of _____, 1964, the first publication appearing on the _____ day of _____, 1964.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ _____

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Error in map.

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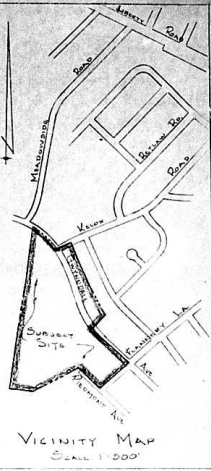
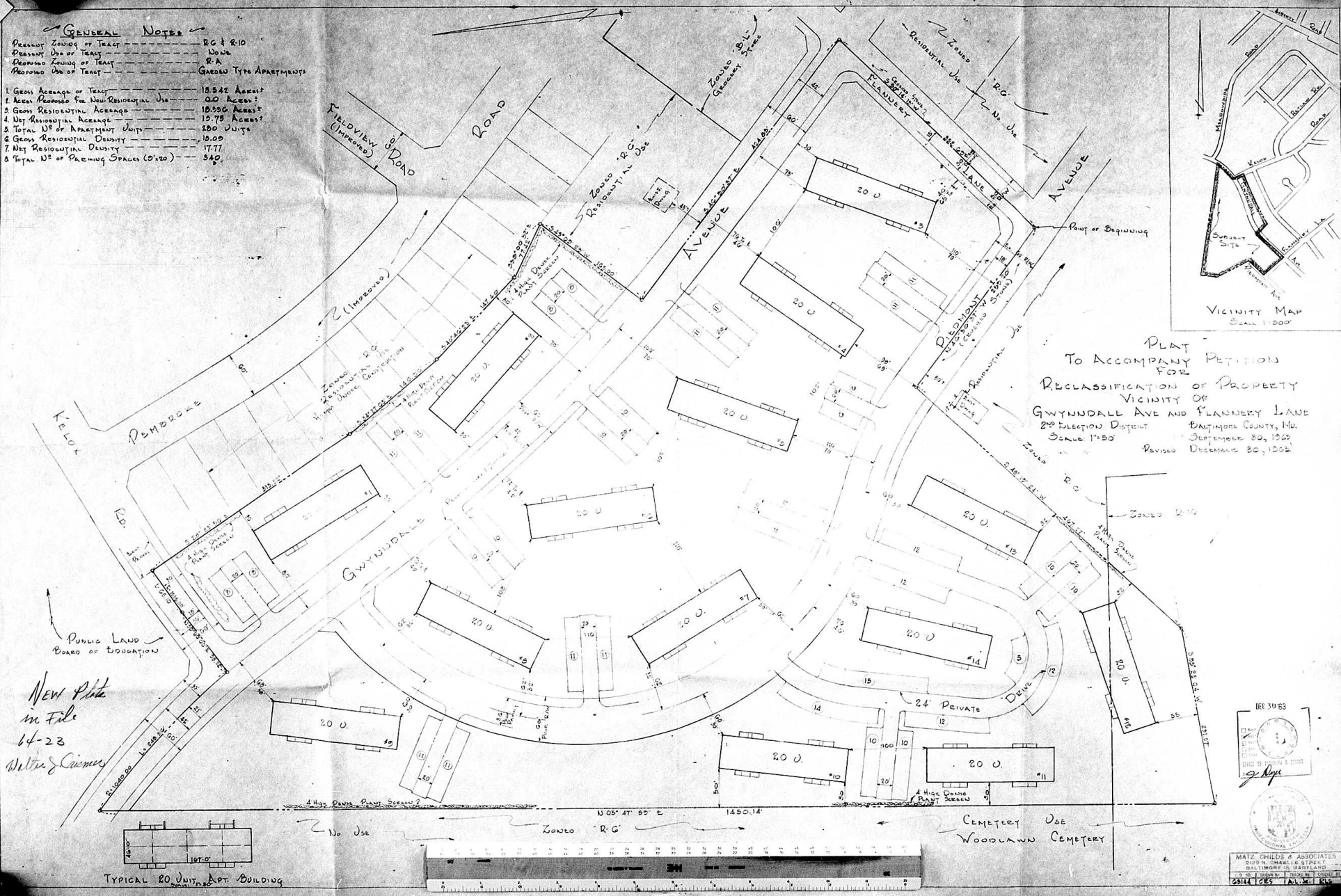
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GENERAL NOTES

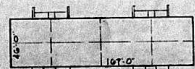
Present Zoning of Tract — RG & R-10
 Present Use of Tract — None
 Proposed Zoning of Tract — R-1A
 Proposed Use of Tract — Greenish Type Apartments

1. Gross Acreage of Tract — 13.542 Acres
2. Acres Reserved for Non-Residential Use — 0.0 Acres
3. Gross Residential Acreage — 13.542 Acres
4. Net Residential Acreage — 12.75 Acres
5. Total No. of Apartment Units — 280 Units
6. Gross Residential Density — 18.00
7. Net Residential Density — 17.77
8. Total No. of Parking Spaces (0.20) — 560



PLAT
 TO ACCOMPANY PETITION
 FOR
 RECLASSIFICATION OF PROPERTY
 VICINITY OF
 GWYNNDALE AVE AND FLANNERY LANE
 2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE 1"=50' SEPTEMBER 30, 1962
 Revised DECEMBER 30, 1962

New Plate
 in File
 64-23
 Matz & Childs



TYPICAL 20 UNIT APT. BUILDING



MATZ, CHILDS & ASSOCIATES
 2010 N. CHARLES STREET
 BALTIMORE 12, MARYLAND
 2014 CES AL-54-PL