ORDERED By The Zoning Commissioner of Baltimore County, this. 5th required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property he posted, and that the public hearing he had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of ebruary 196 h at 10:00 o'clock - NGV 5-183 -1 10 2 2 9 44 3

64-35 R

ANDREW H. KNECHT

MAP

SEC.3-C

P.A

KNECHT AND HUMAN

STORE OF PLEMENT & PURISE

October 20, 1963

Address

Proposed Lock Glen Apartments Tract

Page Tro

distances: (1) North 10°-26'-07" East 427.67 feet, (2) South 60°-40'-16" East 778.70 feet, and (3) South 47°-54'-26" East 778.70 feet to a point at the state of the state of

ISSE TORK HOAD . LUTHERVILLE . MARYLAND . 823-5365

BALTIMORE COUNTY, MARYLAND

Zoning Commissioner of Baltimore County

INTER-OFFICE CORRESPONDENCE

TO Hr. John G. Rose, Zoning Commissioner Date February 4, 1964 FROMER. George E. Gavrelis, Deputy Director

SURJECT 564-15-R. R-G. to R-A. Rest side of Falkirk Road and the North side of Limit Avenue. Being property of the Severn River.

Construction Co.

9th District

to remain a.

Wednesday, February 5, 1964 (10:00 A.M.)

The Flamming staff as of this date has been informed by the Assessment and Transfer people that profiless of the subject property as in Gound on the particular of the subject property as a Gound on the particular of the subject property as a constant assessment, This was transferred to the Gounty in February of 1959 and is deed referenced as oil, h. 312/2008, Although Gounty concretably small ont affect the issues involved in the releast-floation, Gound you constitute of the control of the following the control of the control

- a. Adequacy and properlety of the advertisement of the
- b. A reduced number of apartment units if granted because of a smaller net and gross area.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date January 17, 1964

FROM Mr. George E. Cavrelis, Deputy Director

SURJECT #69-35-R. Reclassification from R-O to R-A Zone.
East side of Falkirk Road and the North side of Limit
Avenue. Being property of The Severn River Construction Co.

9th District

HEARING: Wednesday, February 5, 196k (10:00 A.M.)

The staff of the Office of Flamming and Zoning has reviewed the subject petition for reclassification from M-G to N-A soning and has the following advisory comments to make with respect to pertinent planning factors:

- pertinent planning fasters:

  1. The subject property was comed for markenest variety by the year large to the property was comed for markenest variety was republished to study [higher development in a manner consistent with the soning potentials insendistely to the south in Baltimure once city. The Timning staff notes that an larger the subject property is its unique location and its absolute dependency upon access via the street system in the city. The only occase to the subject property staff and the staff of the subject property in the city of the city of the city of the city. Development and topography to the north of the subject property in Baltimore County precludes the establishment of read consequent subject property is dependent upon Baltimore City for its access while receiving its services by Baltimore County.
- 2. From a Flamming viewpoint, the concept of reclassifing the subject property to spartness toning is attractive for this reason spartness typically would pell far frees capical california would group house development. If must of development benefit would be instanted. Moreover, the very difficult problem of physically getting achool children to the maxest County Elementry Bohol would also be minimal. Group house development in accordance with the existing tending would another them to the county Elementry Bohol would also be minimal. Group house development in accordance with the existing tending would another these problems.

TELEPHONE VALLEY 3-3000

TELEPHONE 823-3000

BALTMORE COUNTY, MATLAND OFFICE OF FINANCE

No. 20232 DATE 11/6/63

Division of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND

Bullingre County

Petition for Reclassification 11-601 0737 # 4 + 1H-0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND INFORMATI MANE CHECAS PATABLE ID SACTIMONS. COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

> BALT FORE COUNTY MAR AND OFFICE OF FINANCE

DATE 2/3/64

Dirition of Collection and Receip COURT HOUSE TOWSON 4, MARYLAND

Baltimore County

10178.50 01622 DEPOSIT TO ACCOUNT NO. Advertising and posting of property 78.50 #6b-35-1 PAID - Subsecte County, Not. - Office of Per-2--364 9477 . 21582. TIP-7850

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CATION FOR ZONING RECLASSIFI

20XPRO. FITTI DELIVERAL.

20XPRO. FITRIS ING to B.A Base and LOCATION. East side of Faith/ Knod and In Worths died of Taith/ Knod and In Worths died of Taith/ Knod and Taith (Annual Control of Taith (Annual Control of Taith (Annual Control of Taith)). Inc. of Taith (Annual Control of Taith (Annual Control)). In Control of Taith (Annual Control) in Control of Taith (Annual Control). In Control of Taith (Annual Control) in Control of Taith (Annual Control) in Control of Taith (Annual Control).

a challe necessary conservation of this Record Conservation of the Section Conservation Conser

● 64-35-R

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 17., 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., nuce december day of \_\_\_\_ February \_\_\_\_, 19.6h , the first publication

appearing on the 17th day of January 1954...

Cost of Advertisement, \$\_\_\_\_\_

THE JEFFERSONIAN,

PETITION FOR ZONING
RECLASSIFICATION
9th DISTRICT
ZONING: From R-G to R-A

Zone. LOCATION: East Side of Fal-

LOCATION: East Side of Palthirk Rand and the North side of
Limit Avenue,
DATT & THRE: VECREDAY,
DATT & THRE: VECREDAY
PUBLIC HEARING; ROON 104,
COMMY Office Building; III W.
Chesapashs Avenue, Towton,
Maryland.
Maryland.
Goomisticore of
Baitimere County, by subscrived
and Zoning Act and Regulations
of Baitimere County, by subscrived
and Zoning Act and Regulations
of Baitimere County, by subscrived
to the County will had a
polic bastring
to the County of the County of
land in the Numb District of Baitimere
County.

land is the Nick District of Balti-more County.

Beginning for the same at a point on the same state of Palkirk Road, 50 feet wide, said point four courses and distances bind-ing on the south and east sides of Limit Avene, variable width, and the said east side of Falkirk Road, being an extension of Limit Avenes, from the point of inser-faced, being an extension of Limit Avenes, from the point of inser-dayenes. So feet wide, and the east Awthon, cross the point of sourceAwthon, cross the point of sourceAwthon, So feet with, author sair
side of Lochmeda Read, 50 feet
wider (1) South 18 degrees-1932° East 54.37 feet, (2) sourcetell of the sourcefeet for a distance of 501.25 feet, (3)
sourchity by a line coverige to
feet for a distance of 501.62 feet, (3)
sourchity by a line coverige to
feet for a distance of 501.62 feet, (3)
sourchity by a line coverige to
feet for a distance of 501.62 feet, (3)
sourchity by a line covering to
feet for a distance of 501.62 feet, (3)
sourchity for the degrees 15500° lives 13.50 feet, (3) south
following three courses and distances; (3) North 4 degrees 1500° lives 13.50 feet, (3) south
following three courses and distances; (3) North 4 degrees 15th with a radius of 275.00 feet, and
(5) North 4 degrees 1510° lives 15° degre

(3) North 47 degrees - 54' - 32" West 9.00 feet; thence South 42 de-grees - 05' - 28" West 151.00 feet

grees – 03°–28" West 181,00 feet to a point on the north side of a 10-foot alley; thence running with and binding on said north side the following four occurses and dist-19° feet of the feet of the feet of the 19° feet of the feet of the feet of the 19° feet of the feet of the feet of the feet (3) South 68° degrees – 47°–20" West 18.00 (seet, and (4) south-westerly by a line curving to the left with a radius of 775,00° at feet five the feet of the feet of

feet for a distance of account to a point at the northeast corner of Lot No. 24, Block A, Lock

Gles Suddivision, recorded among the Plate Dook Records of bilatine plate 10 to 12 t

more or less.

Being the property of the Severn
River Construction Company, as River Construction Company, as abown on plat plan filed with the Zoning Department. BY ORDER OF OFFICE 64-35

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

THE HERALD - ARGUS

No. I Newburg Avenue

CATONSVILLE, MD.

January 21. 19 64.

THIS IS TO CERTIFY, that the annexed 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, Maryland, once a week for One Week xxxxxxxive made before the Elst day of January, 1964 , that is to say

the same was insorted in the issues of January 17, 1964.

THE BALTIMORE COUNTIAN

By Paul J Morgay Editor and Manager.

64-35-R 2 2 SiGNS

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland

District 9 d	Date of Posting 1/18/64  Feb. 5, 64. AT 10:00 A.M.  T. CONSTRUCTION GO.
Magaziela Waled	Est E (1) AT (A) Am
Posted for: /1 english for	1-69. 3, 64 77 / 10:00/7///
reunoner:	J
Location of property E/S FALKII	RK Rd N/S OF Limit Ave
in the property and the	
(2)_ 4/5	
Location of Signs: DON LIMIT A	ue APP. 35' FRO- City Line AND
APP 10 FT ON PROPICELY	( a on Limit Ave APP 15th
ONPENETURITY BY TH	G - CURVE AND ACRUSS FROM
Hemarks:	

FIRE PLUS AND CREST ON M/2 OF LIM & AUG.

## 135 R PETITION FOR ZONING RE-CLASSIFICATION V AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

and an experimental control of the c	01111
I, or wesevern River Senstmetion Seclegal owner of the property situate in Builtim	ore # 4
County and which is described in the description and plat attached hereto and made a part here	of, 4C, 3
hereby petition (1) that the zoning status of the herein described property be re-classified, pursu.	ant Span
to the Zoning Law of Baltimore County, from an R-C zone to	an RM
zone; for the following reasons:	11161

.0 4

R-A .....zone; for the following reasons:

To seet the need for spartment units in this changing neighborhood.

See Attached Description

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 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

The Sayans Styan Scrattmetton Co. Address 2 No university Pkey. Address

Baltimore, Md. 21218 BE 5-6321 C. Edward Jones
Protestant's Attorney Keyser Bldg.

ORDERED By The Zoning Commissioner of Baltimore County, this. 5th ..., 196.3., 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 106, County Office Building in Towson, Baltimore 5th day of February 7 ... 196.4 at 10:00 o'clock

SER YORK HOAD . LUTHERVILLE . MARYLAND . 823-5365

NOV 5-183 -1 12 2 2 2 3 SHIRE OF PURSOES & PERSON

KNECHT AND HUMAN

Proposed Lock Clen Apartments Pract

October 30, 1963

Page Two

Petitioner's Attorney

John 29 Johing Commissioner of Baltimore Com-

ANDREW H. KNECHT-THEODORE H. JICHAN

MAP

# 9

SEC.3-C

1/14/64

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date February 4, 1964

9th District

Wednesday, February 5, 1964 (10:00 A.M.)

- a. Adequacy and prepetety of the advertisement of the bearing.
- b. A reduced number of apartment units if granted because of a smaller net and gross area.

March 19, 1964

The Severn River Construction Co., 2 West University Parkery, Baltimore 18, Naryland

Re: Potition for Reclassi-fication - No. 6h-15-R Att. Mr. Henry J. Knott, Pres.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date January 17, 1964

SUBJECT. #60-55-8. Reclassification from R-G to R-A Zone.
East side of Falkirk Road and the North side of Limit
Avenue. Being property of The Severn River Construction Co.

HEARING: Wednesday, February 5, 1964 (10:00 A.M.)

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

personner planning issuerist

1. The mbject property was somed for apartment zoning by the

9th District Zening [hem (0-24-15), Subsequently it was reclassified for group house development in a namer consistent

with the zoning potentials insemisately to the mouth in matter

in the consideration of new load was potential, for the subject

property is to unique location and its shoults dependency

upon access with no traver system in the city. The only access

to the smbject property is by means the state of the subject

to the smbject property is by mean to the city. Development

and tepography to the north of the smbject property in salitance

County precludes the establishment of road connections to either

forstroom load on Sepitate Avenue. Therefore, by meading those ty
is dependent upon buttoner city for its access valid receiving its

services by Salitanor Sought.

2. From a Thursing risopoint, the concept of reclassifing the subject property to aparteent souther is attractive for this reason aparteents typically would yield far fewer school children than would group hous development. If the sparteents were constructed with no three-deriven with a big in the property of the pro

FROM Mr. George E. Gavrelis, Deputy Director

GIG-hen

with the above put then for reclassification from "Moderate to "Moderate the state of Lant's America in the set also of Falkith Road and outh side of Lintia America, in the 9th District of Baltimere Country, was approved by the Office of Elaming in March 18, 1964, a

Very truly yours

James E. Dwer

## BALTMORE COUNTY, MATTLAND OFFICE OF FINANCE

No. 20232 DATE 11/6/63

No. 21582

DATE 2/3/64

64-35R

11 11 P

......

ENDREW H. KNEDST

audrew Thuself

DESCRIPTION OF TRACT OF LAND IN KINTH ELECTION DISTRICT, BALTINGTHE SEC. 3.C.

December, see Perform Local Park INTHI ELECTION DISTRICT, BALTIETT COUNTY, STATE OF PERFORMANCE OR SHAPE PARK THE PROPERTY LOCAL PROPERTY OF THE PARK THE PA

Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND The Severn River Construction Co. 2 W. University Farlway

KNECHT AND HUMAN

LANDSCAPE ARCHITECTS AND ENGINEER

1520 YORK ROAD . LUTHERVILLE

October 30, 1963

BILLED Zening Department of

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$500.00
7/18/18	Petition for Reclassification	50.00
	Page - Commentary	
	11-603 6237 # 0 + TEE-	0.00
	•	1

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.

INVOICE BALTMORE COUNTY, MARCLAND OFFICE OF FINANCE

Dirition of Collection and Receip COURT HOUSE TOWSON 4, MARYLAND

To: The Severn River Con 2 W. University Parksty Baltimere 18, Md. BILLED Zening Department of

OBIT TO	ACCOUNT NO. 01622	878.50
	Advertising and posting of property	78.50 -
	#6k-35-R	
	PAUL - Software County his O'hor et	Perance
	2364 9417 * 21582* TIP-	7850
	9	

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

BALTIMORE COUNTY, MARYLAND

Pursuant to the advertisement, posting of property, and public hearing on the above petition and

it appearing that by reason of location and the patitioner having proven an error in

day of \_\_\_\_\_\_\_\_ Fobruary \_\_\_\_\_\_, 196 4 \_\_\_ that the herein described property or area should be and

pended from and after the date of this order, subject, to approval of the site plan by the Bureau of Public Services and the Office of Planying and Zortag.

Zoning Confinisioner of Editioner County

Pursuant to the advertisement, posting of property and public hearing on the above petition

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

DENIED and that the above described property or area be and the same is hereby continued as and

....zone: and/or the Special Exception for \_be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.....

the same is hereby reclassified: from an "R-Q" zone to an "R-A"

the adoption of the Land Use Map

and it appearing that by reason of ...

GRANTED.

the above Reclassification should be had; and it further conti-

FROMER. George E. Cavrelis, Deputy Director

SUBJECT. #54-15-E. R-G. to R-A. Rest side of Falkirk Road and the North side of Limit Avenue. Being property of the Severn River Construction Co.

AMENDED COMMENT

The Planning staff as of this date has been informed by the Assessment and Transfer people that portions of the smbject property are in County ownerships. The property are in County ownerships. The property of the smbject property are as a storm detail easement. This was transferred to the County in February of 1958 and is deed referenced as cl.1.3, 312/208. Although County countrally would not affect the issues involved in the reclassification, country ownership would cause these problems.