

Address _____
ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____, 196____, 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
County, on the _____ day of _____, 196____, at _____ o'clock
A.M.



Zoning Commissioner of Baltimore County

_____ and/or the Special Exception for _____
_____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

KNECHT AND HUMAN

1222 YORK ROAD • LUTHERVILLE • MARYLAND • 21113

October 20, 1963

Proposed Loch Glen Apartments Tract

Page Two

Distances: (1) North 10°-26'-07" East 437.07 feet, (2) South
69°-40'-40" East 778.76 feet, and (3) South 47°-34'-26" East
307.60 feet to a point at the northwest corner of lot 10, 10,
Block 3, of said Loch Glen Subdivision; thence running with
and blending on the west lot line of said lot 10, 10, South
42°-08'-28" West 81.98 feet to a point on the east side or a
10-foot alley; thence South 76°-11'-28" West 40.00 feet to a
point on the west side of said alley; thence South 80°-43'-58"
West 95.27 feet to a point; thence South 76°-48'-00" West 126.07
feet to the point of beginning; containing 9.40 acres of land,
more or less.

ANDREW H. KNECHT
THEODORE H. HUMAN

MAP
#9
SEC. 3-C
RA
11/4/64

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Mr. George R. Garverli, Deputy Director

SUBJECT: 66A-35-A, A-C to R-A 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, 1964 (10:00 A.M.)

AMENDED CONSENT

The Planning staff as of this date has been informed by the
Assessment and Transfer people that portions of the subject
property are in County ownership. Specific reference is made
to the area designated on the petitioner's plan as a storm drain
easement. This was transferred to the County in February of
1958 and is dead referenced as C.R.B. 3312/208. Although County
ownership would not affect the issues involved in the reclassi-
fication, County ownership would cause these problems -

- Adequacy and propriety of the advertisement of the
hearing.
- 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 R. Garverli, Deputy Director

SUBJECT: 66A-35-A, A-C to R-A 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, 1964 (10:00 A.M.)

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

- The subject property was zoned for apartment zoning by the
9th District Zoning Map (9-3A-10). Subsequently it was re-
classified for group house development in a manner consistent
with the zoning potentials immediately to the south in Balti-
more City. The Planning staff notes that an important factor
in the consideration of new land use potential for the subject
property is its unique location and its absolute dependency
upon access via the street system in the city. The only access
to the subject property is by means of streets connecting with
Loch Haven Boulevard or the Alameda in the city. Development
and topography to the north of the subject property in Baltimore
County precludes the establishment of road connections to either
Overbrook Road or Bogister Avenue. Therefore, the subject property
is dependent upon Baltimore City for its access while receiving the
services by Baltimore County.
- From a Planning viewpoint, the concept of reclassifying the subject
property to apartment zoning is attractive for this reason -
apartments typically would yield far fewer school children than
would group house developments. If the apartments were constructed
with no three-bedroom units, the impact of development here on
school capacity would be minimized. However, the very difficult
problem of physically getting school children to the nearest
County Elementary School would also be minimal. Group house
development in accordance with the existing zoning would maximize
these problems.

022/208

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 20232
DATE 11/6/63
The Severn River Construction Co.
2 W. University Parkway
Baltimore 18, Md.
BILLED BY Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	022/22	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
			Petition for Reclassification	50.00
				0.00

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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 21582
DATE 2/3/64
The Severn River Construction Co.
2 W. University Parkway
Baltimore 18, Md.
BILLED BY Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	022/22	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
			Advertising and posting of property	78.50
				78.50

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.

[illegible]

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., ~~successive weeks~~ 86. 1 time ~~successive weeks~~ before the 5th day of February, 1964, the first publication appearing on the 17th day of January 1964.

THE JEFFERSONIAN

Cost of Advertisement, \$-----

PETITION FOR ZONING RECLASSIFICATION
9th DISTRICT
ZONING: From R-G to R-A
LOCATION: East Side of Falkirk Road and the North side of Limit Avenue.
DATE & TIME: WEDNESDAY, FEBRUARY 5, 1964 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Concerning all that parcel of land in the Ninth District of Baltimore County.

[illegible]

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER OF
BALTIMORE COUNTY

THE COMMUNITY NEWS
Roisterstown, Md

No. 1 Newburg Avenue

THE COMMUNITY PRESS
San Jose, Calif.

CATONSVILLE, MD

January 21, 1964.

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 ~~XXXXXXXXXXXX~~ before the 31st day of January, 1964, that is to say

January 17, 1964.

THE BALTIMORE COUNTIAN

By Paul T. Morgan
Editor and Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7 Date of Posting: 7/18/64
 Posted for: Hearing Wed Feb 5 64 at 11:00 AM
 Petitioner: SEVERN RIVER CONSTRUCTION CO.
 Location of property: ELs FAHLECK RD. - N/4 of LIMB AVE.
 Location of Signs: (1) ON LIMIT AVE APP. 35' FROM CITY LIMIT AS
444.0 FT ON ROADWAY (2) ON LIMIT AVE APP. 15
REMARKS: CONVEYANCE AT THE CURVE AND ACROSS FROM
 Posted by: Robert Paul S Date of return: 7/23/64
 Signature: _____
 RE PLANT AND CROSS IN N/4 of LIMB A AVE

FIRE PLUG AND CREST ON N/2 OF L1/4 c A11/4

