

RE: PETITION FOR RECLASSIFICATION
from a "B-L" Zone to an "R-A" Zone,
NE/S Martin Boulevard, 783.82'
from E/S Compass Road,
15th District
A. V. Williams, Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 64-74-R

ORDER OF DISMISSAL

Petition of A. V. Williams for reclassification from a "B-L" Zone to an "R-A" Zone, property located on the northeast side of Martin Boulevard, 783.82 feet from the east side of Compass Road in the Fifteenth District of Baltimore County.

Whereas the Board of Appeals is in receipt of a letter dated November 19, 1964 from the attorney representing the protestants-appellants in the above entitled matter.

Whereas the said attorney for the said protestants-appellants requests that the appeal filed on behalf of said protestants, be dismissed and withdrawn as of November 19, 1964.

It is hereby ORDERED this 24 day of November, 1964 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

G. Mitchell Austin, Chairman

W. Glen Parker

William S. Baldwin

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
181 ALLEGHENY AVENUE
TOWSON, MD. 21204
VALLEY 5-2080

ZONING DESCRIPTION
for property of
A. V. WILLIAMS

BEGINNING for the same on the Northeastmost side of Martin Boulevard (150 feet wide) at a point distant 783.82 feet measured Southeastward along said side of said Boulevard from the intersection of said side of said Boulevard with the Easternmost side of Compass Road (100 feet wide) as shown on a Plat of Victory Villa Section 1 filed among the Plat Records of Baltimore County in Plat Book G. L. D. #22 folio 97 said beginning point being at the beginning of the slink or North 11 degrees 13 minutes 45 seconds East 10.1 foot line of that tract of land which by deed dated March 26, 1952 and recorded among the Land Records of Baltimore County in Liber G. L. B. #3090 folio 48 etc. was conveyed by The Title Guarantee Company to Albert V. Williams and wife thence binding on the said Northeastmost side of Martin Boulevard and running reversely with and binding on part of the eighth line of said conveyance Southeastward by a line curving to the East with a radius of 3456.6 feet for a distance of 1016 feet more or less to the Northwestermost side of Windlass Boulevard (70 feet wide) as shown on Baltimore County Highway Right of Way Plans Numbers 62-183-2 and 62-183-4 thence leaving said side of said Martin Boulevard and said eighth line and binding on the said Northwestermost side of Windlass Boulevard as shown on said Plans the three following courses and distances:

North 61 degrees more or less East 56 feet more or less
North 14 degrees more or less East 289 feet more or less and

Northwesterly by a line curving to the East with a radius of 368 feet for a distance

Law Office
Leonard A. Vadala
Attorney

TELEPHONE 36-5026
36-5026

1201 EASTERN BOULEVARD
BALTIMORE 21, MARYLAND

November 19, 1964

Mr. John G. Rose
Zoning Commissioner
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Re: Petition for reclassification from a
"B-L" Zone to an "R-A" Zone, NE/S
Martin Boulevard, 783.82' from E/S
Compass Road, 15th District
A. V. Williams, Petitioner - No. 64-74-R

Dear Mr. Rose:

My clients, Mr. Cecil C. Funk, et al, have decided to withdraw their appeal against Mr. A. V. Williams, Petitioner, in the above entitled matter. Please mark your records accordingly.

This matter has been scheduled by the Board of Appeals on Tuesday, November 24, 1964 at 10:00 a.m. in Room 301.

Very truly yours,

Leonard A. Vadala
Attorney for Protestants

LAV:js
cc: John N. Maguire, Esq.
County Board of Appeals



CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
181 ALLEGHENY AVENUE
TOWSON, MD. 21204
VALLEY 5-2080

-2-

of 314 feet more or less to intersect the sixteenth or South 10 degrees 49 minutes 49 seconds East 306.2 foot line of said conveyance thence leaving said side of said Windlass Boulevard and running reversely with and binding on part of said sixteenth and reversely with and binding on the fifteenth through the said slink line inclusive of said conveyance the seven following courses and distances:

North 10 degrees more or less West 181 feet more or less,
South 88 degrees more or less West 220 feet more or less,
South 10 degrees more or less East 306 feet more or less,
South 88 degrees more or less West 487 feet more or less,
North 1 degree more or less West 393 feet more or less
South 88 degrees more or less West 461 feet more or less and
South 11 degrees more or less West 410 feet more or less to the place of beginning.

This description compiled from deeds and plats and not an actual survey.
CONTAINING 11.7 Acres of land more or less.

BEING part of that tract of land which by deed dated March 26, 1952 and recorded among the Land Records of Baltimore County in Liber G. L. B. #2090 folio 48 etc. was conveyed by The Title Guarantee Company to Albert V. Williams and wife.

1/17/64

LAW OFFICES
Leonard A. Vadala
Attorney



1720 EASTERN BOULEVARD
BALTIMORE 21, MARYLAND

April 7, 1964

Baltimore County Office of Zoning
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Re: Petition No. 74-74-R

Attention: Mrs. Harris:

Dear Mrs. Harris:

Please note and find the enclosed Appeal on behalf of my client, Mr. Cecil C. Funk, Sr.

Enclosed, please find my check in the amount of \$80.00 covering the cost of Appeal and Posting as per our telephone conversation of today's date.

Thank you for your help and cooperation in this matter.

Very truly yours,

Leonard A. Vadala
Attorney

LAV:js
enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 24, 1964
FROM: Mr. George B. Gervelle, Acting Director
Office of Planning and Zoning
SUBJECT: Subdivided, Plat to Sub, Baltimore side of
Martin Boulevard 783.82 feet east of Compass
Road. Being property of A.V. Williams
HEARING: Monday, March 15, 1964 at 11:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from B-L to R-A zoning. The proposal for apartment use here is in accord with the master plan studies of this office. The Planning Staff offers no objection to the proposed reclassification.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dwyer, Chairman Date: February 19, 1964
Zoning Advisory Committee
FROM: Capt. Paul H. Reinkens
Fire Bureau
SUBJECT: A. V. Williams
1020 Martin Blvd. 783.82' W. Compass Rd.
District 15 - 2/14/64

Water mains, meters and fire hydrants shall be of an approved type and installed in accordance with the Baltimore County Standard Design Manual. Spacing of hydrants shall be 500 feet distance apart as measured along an improved road, and within 300 feet from any building. Hydrants shall be located in a pattern approved by the Baltimore County Fire Bureau.

Contact Capt. Paul H. Reinkens at Valley 5-7310 for information concerning above comments.

PHR:br
cc: file



PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, A. V. Williams, 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-L zone to an R-A zone; for the following reasons:

Character of the neighborhood has changed.

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 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 Box 3045, Baltimore, Md. 21220
Legal Owner
Address John B. Gervelle
125 E. Enoch Ave. (21)
Petitioner's Attorney
Address
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of January, 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 19th day of March, 1964, at 11:00 o'clock A.M.



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of change in the character of the neighborhood

the above Reclassification should be had; and it further appearing that by reason of

Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16 day of March, 1964, that the herein described property or area should be and the same is hereby reclassified, from an R-L zone to an R-A zone, and/or a Special Exception zone, should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification 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 March, 1964, that the above reclassification 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 a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

64-74R

TO: Mrs. Edith Eisenhart, Secretary
Board of Appeals
FROM: George E. Gavrelis, Director

Date: November 18, 1964

SUBJECT: Hearing, Tuesday, Nov. 24, 1964 @ 10:00 A.M.
Petition 64-74-R

I have just received a subpoena to testify at the above Hearing. As I have a previous commitment in Washington D.C. on that day, can arrangements be made to catch my testimony at some other time?

Mr. Leslie Graef will be in Washington D.C. at the same meeting on the 24th.

George E. Gavrelis
George E. Gavrelis
Director
Office of Planning and Zoning

GEG:bbs

64-74R
MAP 15-13
RA
Mr. A. V. Williams
Box 5045
Baltimore, Maryland 21220
3/4/64

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND
February 29, 1964

Dear Sirs: SUBJECT: Petition for Reclassification from R-1 to R-1A, located on NE/4 of Martin Blvd. 703' from 5/4 Compass Rd.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OFFICE OF PLANNING & ZONING: No comment

TRAFFIC DEPARTMENT: The development need some alternative access

BUREAU OF ENGINEERING: No comment

HEALTH DEPARTMENT: No comment

STATE TREAS COMMISSION: The access point located on the W/4 of Windlass Drive, approx. 75' North of Juring Blvd. should be omitted.

REDEVELOPMENT COMMISSION:

FIRE DEPARTMENT: See Attached Comment

INDUSTRIAL DEVELOPMENT: No comment

BUILDINGS DEPARTMENT: No comment

BOARD OF EDUCATION: No comment

cc: John L. Querr-State Roads Commission

Yours very truly,
James S. Jones
JES/ba

PETITION FOR RECLASSIFICATION
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

FROM: Mr. A. V. Williams
Box 5045
Baltimore, Maryland 21220

TO: Mr. A. V. Williams
Box 5045
Baltimore, Maryland 21220

DATE: 3/26/64

SUBJECT: Petition for Reclassification from R-1 to R-1A, located on NE/4 of Martin Blvd. 703' from 5/4 Compass Rd.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OFFICE OF PLANNING & ZONING: No comment

TRAFFIC DEPARTMENT: The development need some alternative access

BUREAU OF ENGINEERING: No comment

HEALTH DEPARTMENT: No comment

STATE TREAS COMMISSION: The access point located on the W/4 of Windlass Drive, approx. 75' North of Juring Blvd. should be omitted.

REDEVELOPMENT COMMISSION:

FIRE DEPARTMENT: See Attached Comment

INDUSTRIAL DEVELOPMENT: No comment

BUILDINGS DEPARTMENT: No comment

BOARD OF EDUCATION: No comment

cc: John L. Querr-State Roads Commission

Yours very truly,
James S. Jones
JES/ba

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 23, 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., once a week of 1 issue, successive weeks before the 1964 day of February, 1964, the first publication appearing on the 23rd day of February, 1964.

THE JEFFERSONIAN
James S. Jones
Manager

Cost of Advertisement, \$.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. Feb 28 1964

THIS IS TO CERTIFY, that the annexed advertisement of H. V. Williams was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 25 days of Feb. 1964; that is to say, the same was inserted in the issues of 2-26-64

Stromberg Publications, Inc.
Publisher.

By: *Betty Paine*

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

No. 21682
DATE 3/26/64

TO: Messrs. Maguire & Brennan
825 Eastern Ave.
Baltimore 21, Md.

SENT BY: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for A. V. Williams No. 64-74-R	63.00
3	3-2664 1:00 = 21682 * TYP- 3-2664 1:00 = 21682 * TYP-	63.00
3	3-2664 1:00 = 21682 * TYP- 3-2664 1:00 = 21682 * TYP-	63.00
3	3-2664 1:00 = 21682 * TYP- 3-2664 1:00 = 21682 * TYP-	63.00

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. 21573
DATE 3/29/64

TO: A. V. Williams
Box 5045
Baltimore, Md. 21220

SENT BY: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Reclassification	50.00
1	1-2964 9:00 = 21573 * TYP-	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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson 4, Maryland

No. Petition for Reclassification

Your petition has been received and accepted for filing this 29th day of January, 1964.

James S. Jones
JES/ba
Zoning Commissioner

64-74-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Date of Posting: 1/29/64

Posted for: Hearing Mon. MAR. 16, 64 9:00 A.M.

Petitioner: A. V. Williams

Location of property: NE/4 of Martin Blvd. 703' from 5/4 Compass Rd.

Location of Sign: 21682 1:00 = 21682 * TYP-
21682 1:00 = 21682 * TYP-

Remarks: 21682 1:00 = 21682 * TYP-
21682 1:00 = 21682 * TYP-

Posted by: *James S. Jones*
JES/ba
Date of return: 3/26/64

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

No. 23244
DATE 4/27/64

TO: Leonard A. Madala, Esq.
1760 Eastern Boulevard
Baltimore 21, Md.

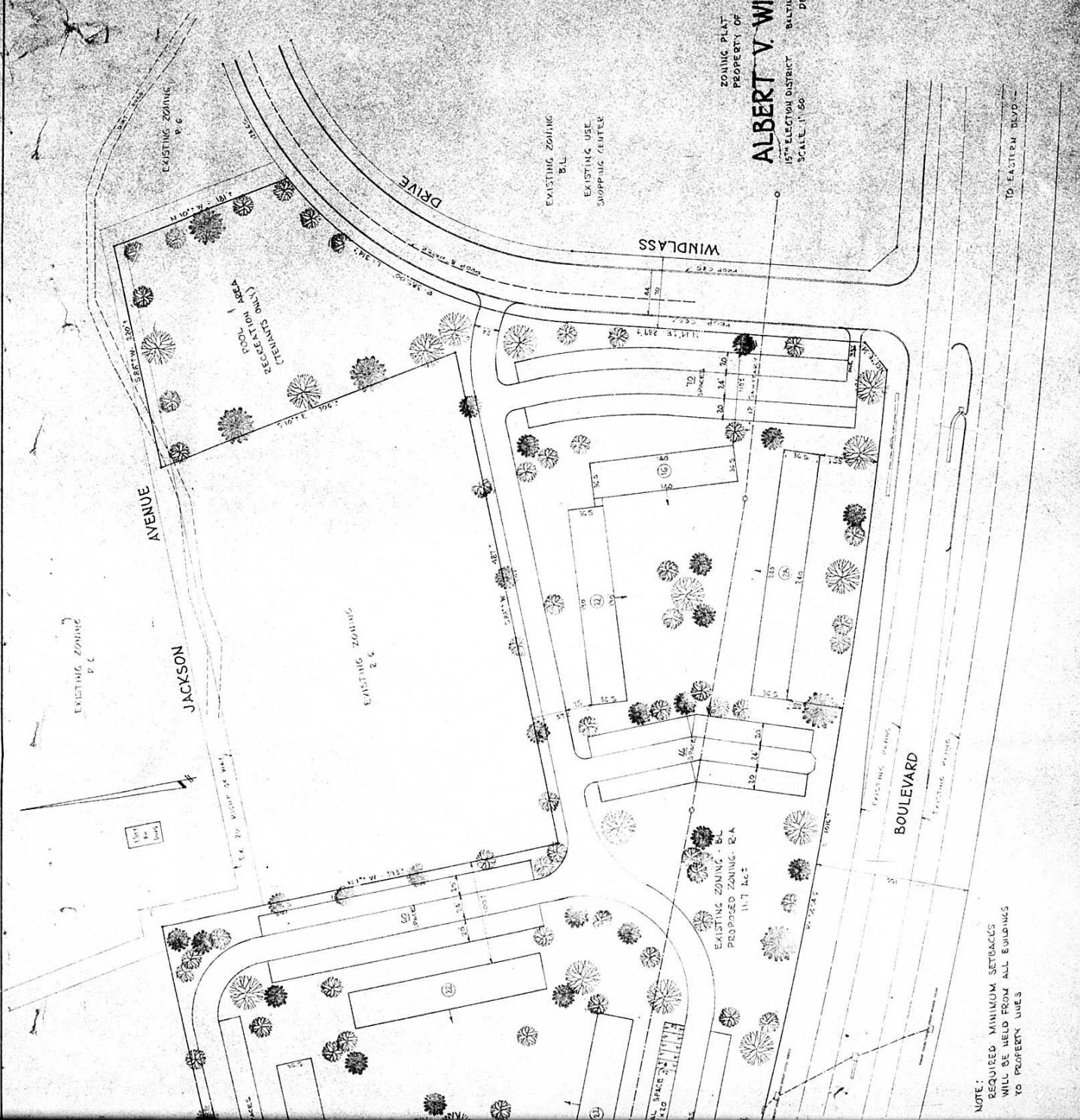
SENT BY: Office of Planning & Zoning
111 County Office Building
Towson 4, Maryland

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of appeal - A. V. Williams No. 64-74-R	80.00
1	posting 10.00	80.00
1	4-3064 3:21 = 23244 * TYP-	80.00

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.

ZONING PLAN
PROPERTY OF
ALBERT V. WILLIAMS
15TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
DECEMBER 11, 1963
SCALE 1" = 60'



NOTE:
REQUIRED MINIMUM SETBACKS
WILL BE HELD FROM ALL BUILDINGS
TO PROPERTY LINES

EXISTING ZONING
B.L.
EXISTING USE
SHOPPING CENTER

EXISTING ZONING
R.C.

EXISTING ZONING
R.C.

EXISTING ZONING
R.C.

DENSITY CALCULATIONS

EXISTING ZONING	B.L.
PROPOSED ZONING	R.K.
900000 A21A	12.2
NET A21A	11.7
PERMITTED DENSITY	
NET FAMILY UNITS PER ACRE	18.0
GROSS FAMILY UNITS PER ACRE	14.0
PROPOSED DENSITY	
NET FAMILY UNITS PER ACRE	15.1
GROSS FAMILY UNITS PER ACRE	12.6

TOTAL UNITS ALLOWED NET	211
TOTAL UNITS ALLOWED GROSS	195
TOTAL UNITS FORWARDED	154

PARKING	
SPACES REQ'D 1418 WITH 24 MILE	154
SPACES FOR 1400 WITH 24 MILE	232

NOTE:
REQUIRED MINIMUM SETBACKS
WILL BE HELD FROM ALL BUILDINGS
TO PROPERTY LINES

