

RE: PETITION FOR RECLASSIFICATION
from R-6 to R-4 & R-2
NW/8 Deamwood Road, 135' W of
Linkside Drive - 9th District
Mark Hall Company-Owner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 64-77-R

RECEIVED

The petitioner's property consists of some 52 acres situated on the northwest side of Deamwood Road, 135 feet west of Linkside Drive. The plat accompanying the petition separated the tract into two parcels: Parcel A consists of 26 acres for which R-4 zoning is requested and Parcel B, consists of 15 acres which R-2 zoning is requested. The balance of the overall tract is to remain R-6 to serve as a necessary buffer.

Several expert witnesses testified as to the changes in the area and as to the reasonableness and the appropriateness of the requested zoning. There was also testimony that sewer and water are available.

Plans call for the construction of 139 group homes, 18 individual homes and 182 garden type apartment units. The Deputy Zoning Commissioner was advised at the hearing that the overall plans were discussed with interested neighbors and/or improvement associations, and those groups sanctioned the requested zoning. No one appeared in protest at the hearing held on April 16, 1964.

For the foregoing reasons, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of April, 1964, that Parcel A should be and the same is hereby reclassified from an R-6 zone to an R-4 zone; Parcel B should be and the same is hereby reclassified from an R-6 zone to an R-2 zone; and the remaining property is hereby continued as and to remain an R-6 zone, 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 Planning and Zoning.

Edward D. Harwitz
Deputy Zoning Commissioner
of
Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1. or we, MARK HALL COMPANY, legal owner, of the property situated 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 R-4 and R-2 zone; for the following reasons:

1. Change in character of neighborhood
2. Error in original map.

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 the Zoning Law of Baltimore County.

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.

MARK HALL COMPANY

By: Nathan Posner, Pres., Legal Owner
Contract purchase
Address: 299 E. Fayette Street, Balto. 2, Md.

Hennagan, Chipman & Kimmel
A. Owen Hennagan, Jr.
Petitioner's Attorney

Address: 508 & 508 1/2 Jefferson Building
Townsend 4, Md., VA. 1-7800
ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of April, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of March, 1964, at 2:00 o'clock P. M.

RECEIVED FOR
PROCESSING
BY Harwitz
DATE 11/14/64
OFFICE OF
PLANNING & ZONING

(over)

Description of land to be rezoned
from R-6 to R-4, Millendale

December 4, 1963
Sheet 2

feet to intersect the northwest side of Deamwood Road 60.00 feet wide, thence binding on said northwest side of Deamwood Road the two following courses and distances viz: first southwesterly along a curve to the left with a radius of 926.00 feet, for a distance of 249.70 feet, said curve being subtended by a chord bearing South 60° 08' 14" West 248.94 feet, and second South 52° 24' 44" West 170.55 feet, thence for lines of division the eight following courses and distances viz: first North 37° 35' 16" West 73.04 feet, second North 13° 07' 09" West 378.89 feet, third North 2° 50' 15" East 98.13 feet, fourth North 80° 05' 14" West 104.56 feet, fifth North 60° 38' 32" West 73.43 feet, sixth North 25° 02' 50" East 455.87 feet, seventh North 11° 06' 14" West 109.04 feet and eighth North 6° 52' 04" East 147.77 feet to intersect the seventh or North 80° 05' 14" East 163.20 foot line of the above hereinmentioned deed at a point distant 71.52 feet from the beginning of said seventh line thence North 80° 46' 10" East, binding for part of the distance on the remainder of said seventh line, in all 202.00 feet, thence North 9° 13' 50" West 95.23 feet, thence North 81° 58' 46" East, binding for part of the distance on the tenth line of said deed, in all 182.00 feet to the end of said tenth line, thence binding on the eleventh and twelfth lines of said deed the two following courses and distances viz: first North 39° 24' 53" East 219.99 feet, and second South 11° 13' 21" East 207.98 feet to the place of beginning.

Containing 15.377 acres of land more or less.

Being part of the land described in a deed from Ralph W. Simmers and Son, Inc. to The Mark-Hall Company, dated October 1, 1963, and recorded among the Land Records of Baltimore County in Liber R.R.G. 4211, folio 576.

R-6-RG
Parcel B

Description of Land to be rezoned
from R-6 to R-4, Millendale

December 4, 1963

Beginning for the same at a point on the northwest side of Deamwood Road 60.00 feet wide, said point of beginning being distant 435 feet more or less measured southwesterly along said northwest side of Deamwood Road from the west side of Linkside Drive 60 feet wide, and running thence binding on said northwest side of Deamwood Road South 52° 24' 44" West 187.17 feet, thence South 37° 35' 16" East binding for part of the distance on the twenty fourth or South 37° 35' 16" East 452.00 feet line of the land conveyed by Ralph W. Simmers and Son, Inc. to The Mark-Hall Company, by deed dated October 1, 1963, and recorded among the Land Records of Baltimore County in Liber R.R.G. 4211, folio 576, in all 482.00 feet to the end of said twenty fourth line, thence binding on the twenty fifth line of said deed and binding on the last line of the land conveyed by Ralph W. Simmers and Son, Inc. to the Board of Education of Baltimore County, by deed dated June 27, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3718, folio 229, South 51° 38' 20" West 414.49 feet, thence binding on the twenty sixth through the thirty fifth and part of the thirty sixth line of the above first mentioned deed the eleven following courses and distances viz: first South 70° 37' 56" West 195.66 feet, second South 75° 01' 22" West 176.01 feet, third North 40° 41' 12" West 1054.47 feet, fourth North 78° 39' 40" East 292.34 feet, fifth North 43° 12' 36" East 52.85 feet, sixth North 55° 57' 15" East 44.65 feet, seventh North 51° 50' 34" East 106.83 feet, eighth North 8° 01' 15" East 111.09 feet, ninth North 12° 04' 16" East 146.51 feet, tenth North 49° 11' 51" West 152.05 feet, and eleventh North 14° 06' 26" East 170.00 feet, thence for lines of division the seven following courses and distances viz: first South 81° 07' 00" East

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 4/22/64
Posted for: MARSHALL MAR. 16. 64. AT 2:00 P.M.
Petitioner: MARK HALL CO.
Location of property: W/S of Deamwood Rd. 435' W of Linkside Dr.
Date of Sale: 12/10/63
Name: W/S of Deamwood Rd. 435' W of Linkside Dr.
Posted by: Robert J. Smith Date of return: 3/17/64
#3 on Linkside Dr. App 15' on Property Map
Address from House #122-1233-

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

TO: Hennagan, Chipman & Kimmel
105-40 Jefferson Building
Towson 4, Md.

REPORT TO ACCOUNT NO. 64-77-R QUANTITY 1 DETACH UPPER SECTION & RETURN WITH YOUR REMITTANCE 1

Advertising and posting of property for Mark-Hall Co.
#64-77-R
BALTIMORE COUNTY, MD. - Office of Finance
4-154 2387 • 23333 TYP- 17950

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.

Description of Land to be rezoned
from R-6 to R-4, Millendale

December 4, 1963
Sheet 2

495.45 feet, second North 56° 53' 19" East 27.46 feet, third South 60° 38' 32" East 73.43 feet, fourth South 80° 05' 14" East 104.56 feet, fifth South 2° 50' 15" West 98.13 feet, sixth South 13° 07' 09" East 378.89 feet, and seventh South 37° 35' 16" East 73.04 feet to the place of beginning.

Containing 26.010 acres of land more or less.

Being part of the land described in a deed from Ralph W. Simmers and Son, Inc. to The Mark-Hall Company, dated October 1, 1963, and recorded among the Land Records of Baltimore County in Liber R.R.G. 4211, folio 576.

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

TO: Hennagan, Chipman & Kimmel
105-40 Jefferson Building
Towson 4, Md.

REPORT TO ACCOUNT NO. 64-77-R QUANTITY 1 DETACH UPPER SECTION & RETURN WITH YOUR REMITTANCE 1

Petition for Reclassification for Mark-Hall Company
#64-77-R
BALTIMORE COUNTY, MD. - Office of Finance
1-764 8666 • TYP- \$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.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reinecke
Fire Bureau
SUBJECT: Mark-Hall Co.
W/S Deamwood Rd. 435' from W/S Linkside Drive
District 9 - 2/14/64

Date: February 19, 1964

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 away as measured along an improved road, and within 300 feet from the Baltimore County Fire Bureau.

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



ZONING: From R-6 to R-A and R-G Zoning
LOCATION: Northwest side of Deanwood
Road 415 feet from the West side of
Linkside Drive
DATE & TIME: Monday, March 16, 1964
at 2:00 P. M.
PUBLIC HEARING: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD.,.....February 28,., 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 in each of _____ successive weeks before the _____ day of _____ March, 19____, the first publication appearing on the _____ day of February 19____.

THE JEFFERSONIAN.

Cost of advertisement, \$-----

[illegible][illegible]

Being part of the land described in deed from Ralph W. Simmers and Sons, Inc. to The Mark-Hall Company, dated October 1, 1963, and recorded among the Land Records of Baltimore County in Liber B.H.G. 4211, folio 17C.

Being the property of Mark-Hall Company, as shown on plat plan filed with the Zoning Department.

By Order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County

**PETITION FOR
RECLASSIFICATION
9th DISTRICT**
ZONING: From R-6 to R-A
and R-G Zone.
LOCATION: Northwest side of
Deanwood Road 435 feet from the
West side of Linkside Drive.
DATE & TIME: MONDAY,
MARCH 16, 1964 at 2:00 P.M.
PUBLIC HEARING: Room 109,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

[illegible]

Being part of the land described in a deed from Ralph W. Simmer and son, Inc. to the Mark-Hall Company, dated October 1, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4211, folio 576.

Description of land to be rezoned from R-6 to R-C, Hillendale.

[illegible]

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Rollerstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD

March 2, 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. One week before the 1964, that is to say in the issues of MAY 29, 1964, BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager
Rm

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 3-3000

GEORGE E. GAVRELIS
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

Date: 5/19/67

Subject: Approved Site Plans
Zoning file # 64-77
Bldg. # 223-67

A. Owen Hennegan, Jr.
Hennegan, Chipman & Kimmel
406-408 Jefferson Building
Towson, Maryland 4

Gentlemen:

The Office of Planning and Zoning has approved the above referenced site plan, as conditioned in the Zoning Commissioner's Order # _____.

This plan has been inserted in our Zoning file # _____.

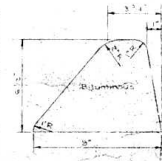
If you are desirous of obtaining a signed plan for your file, please forward a copy of the site plan to this office.

Very truly yours,


JAMES E. DYER, Chief
Petition and Permit Processing

JED/h

LOCATION MAP
SALT LAKE CITY

[illegible]

MOUNTABLE CURB SECTION
NO. SCALE

Zoning File No. 64-77

STAKE-OUT PLAT
PELHAM WOOD
APARTMENTS
PHASE TWO

BALTO. CO. MD. ELECT. DIST. 5
SCALE: 1"=70' DEC. 3, 1965

JEFFREY B. WOLF & ASSOCIATES, INC.

JOHN WILLIAM STUBBS, JR. & ASSOCIATES, INC.

CONSULTING ENGINEERS & LAND SURVEYORS

1990年12月14日

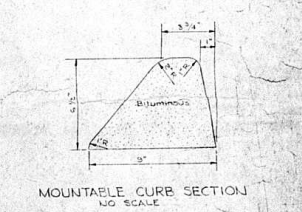
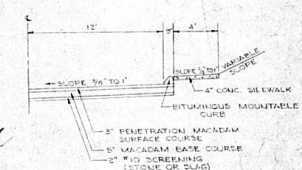
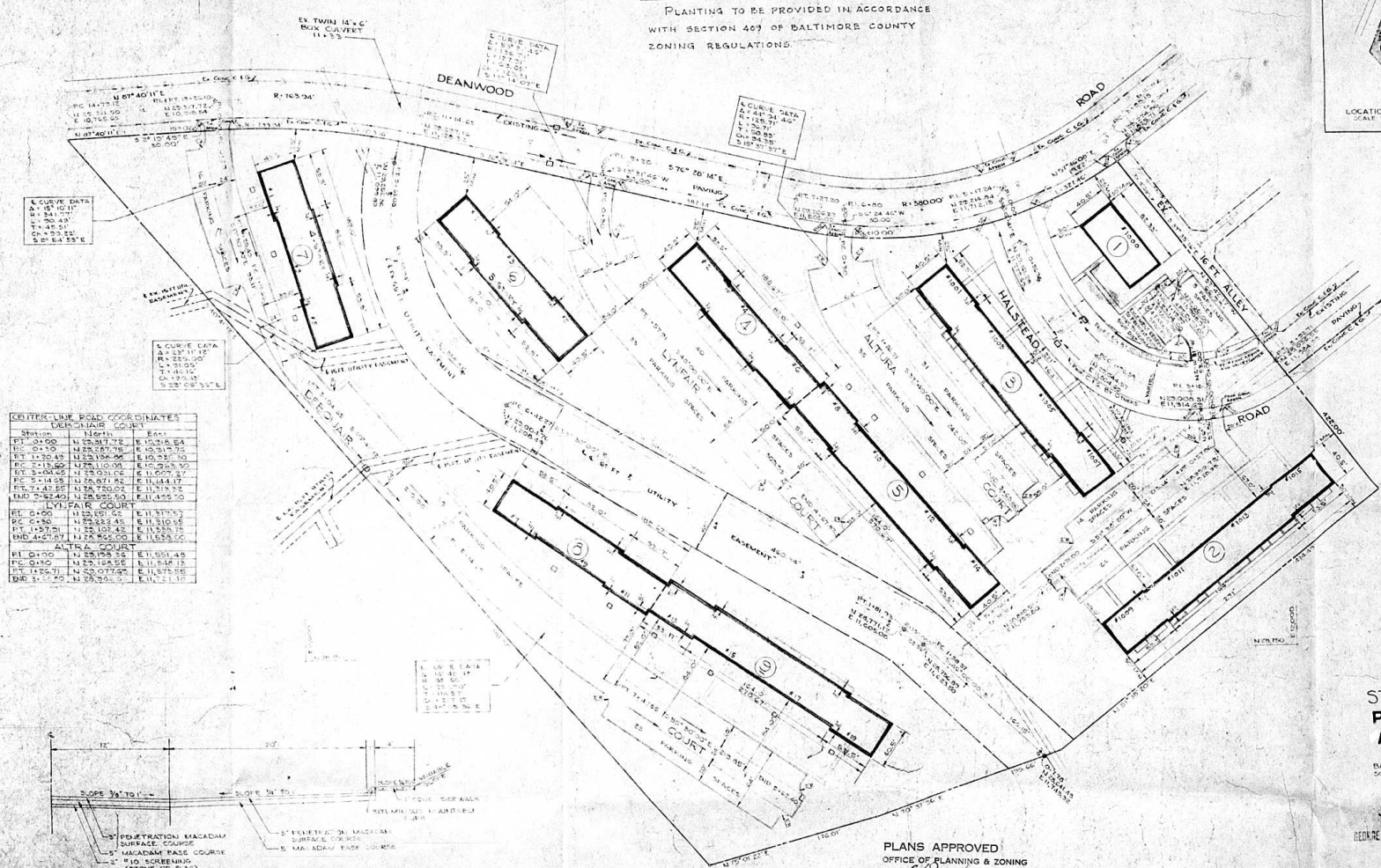
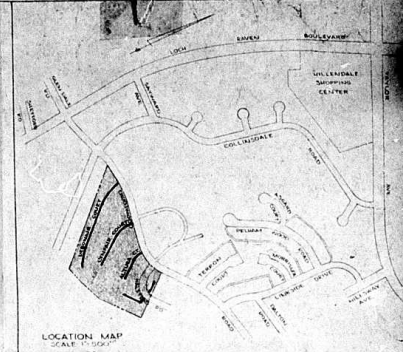
REVISED: FEB. 8, 1968.

PN 0935

TABULATION
 GROSS AREA: PHASE ONE = 14,747 ACRES
 GROSS AREA: PHASE TWO = 17,411 ACRES
 TOTAL = 32,158 ACRES
 NET AREA: PHASE ONE = 12,110 ACRES
 NET AREA: PHASE TWO = 14,885 ACRES
 NET = 26,995 ACRES
 GROSS DEN (12,110 X 6) = 72,660 APTS
 NET DEN (26,995 X 6) = 161,970 APTS
 TOTAL = 234,630 APTS
 TOTAL = 400 APTS PER ACRE
 NO APTS PHASE ONE = 216
 NO APTS PHASE TWO = 216

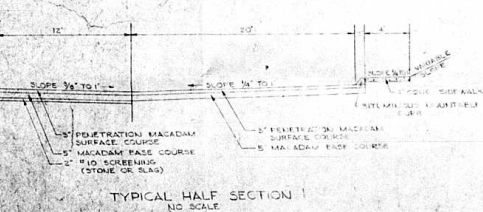
	Net Area	No. of Apts	No. of Laundry Rooms	No. of Parking Spaces
Parcel East of Halstead Road	0.915 A.	11	1	10
Halstead Road 1/4 & S5 Easement	0.488 A.	195	0	177
1/4 S5 Easement to West R.	0.895 A.	80	4	91
TOTAL	11.892 A.	255	15	280
Halstead Road	0.505 A.			
1/4 Deanwood Road	0.951 A.			
GROSS AREA	13.152 A.			

NOTE:
PLANTING TO BE PROVIDED IN ACCORDANCE
WITH SECTION 409 OF BALTIMORE COUNTY
ZONING REGULATIONS.



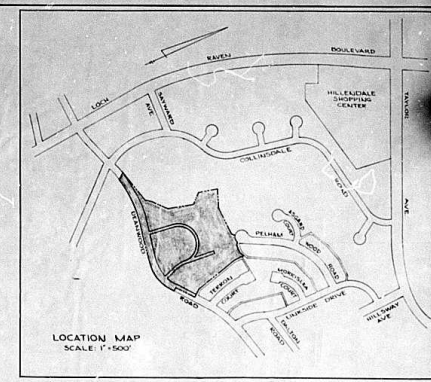
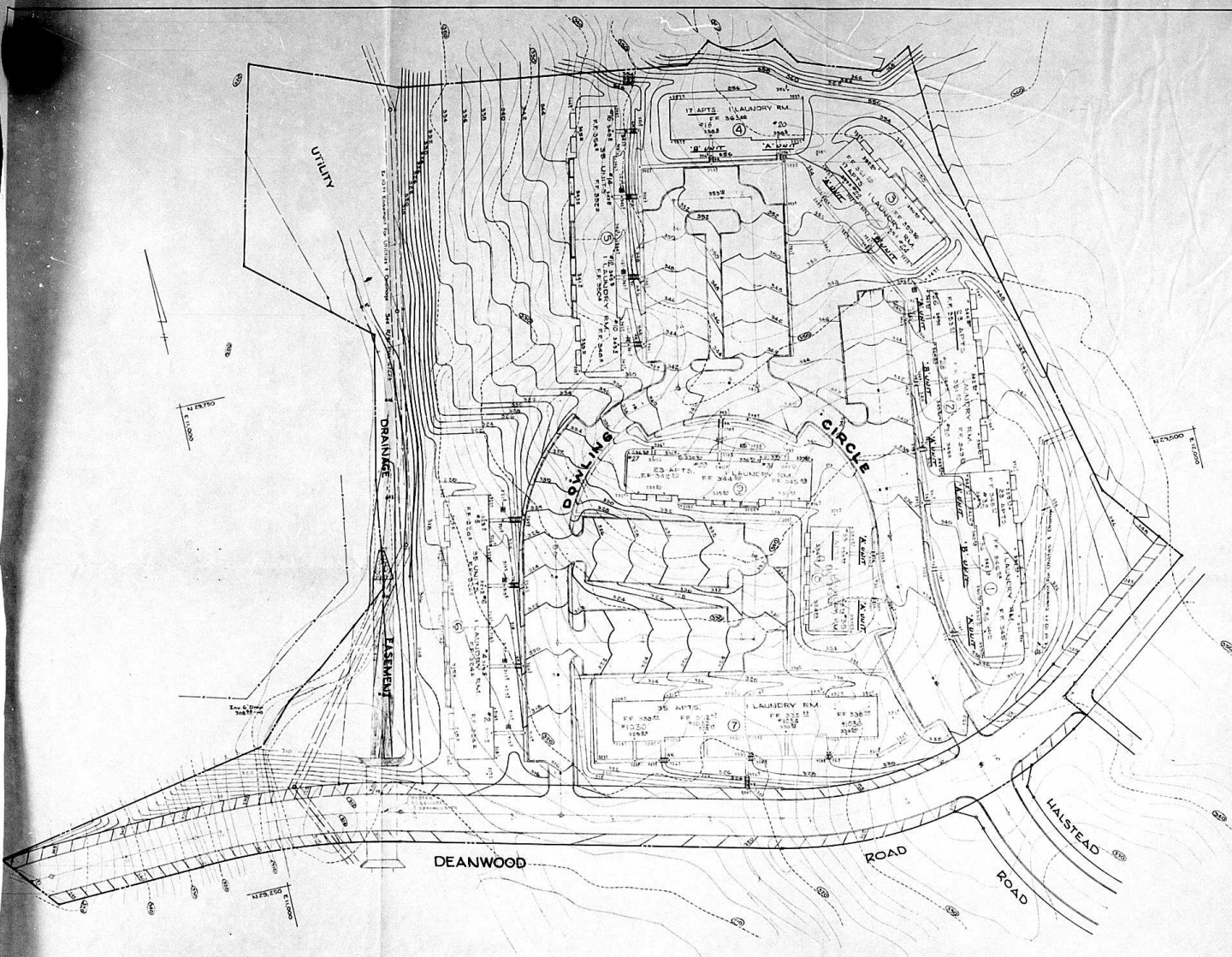
CENTER LINE ROAD COORDINATES
DECAIR COURT

Station	North	East
PT 0+00	N 23° 31' 12" E	E 153.816 A
PT 0+10	N 23° 31' 12" E	E 153.816 A
PT 1+20.42	N 23° 31' 12" E	E 153.816 A
PT 1+30.42	N 23° 31' 12" E	E 153.816 A
PT 1+40.42	N 23° 31' 12" E	E 153.816 A
PT 1+50.42	N 23° 31' 12" E	E 153.816 A
PT 1+60.42	N 23° 31' 12" E	E 153.816 A
PT 1+70.42	N 23° 31' 12" E	E 153.816 A
PT 1+80.42	N 23° 31' 12" E	E 153.816 A
PT 1+90.42	N 23° 31' 12" E	E 153.816 A
PT 2+00.00	N 23° 31' 12" E	E 153.816 A
PT 2+10.00	N 23° 31' 12" E	E 153.816 A
PT 2+20.00	N 23° 31' 12" E	E 153.816 A
PT 2+30.00	N 23° 31' 12" E	E 153.816 A
PT 2+40.00	N 23° 31' 12" E	E 153.816 A
PT 2+50.00	N 23° 31' 12" E	E 153.816 A
PT 2+60.00	N 23° 31' 12" E	E 153.816 A
PT 2+70.00	N 23° 31' 12" E	E 153.816 A
PT 2+80.00	N 23° 31' 12" E	E 153.816 A
PT 2+90.00	N 23° 31' 12" E	E 153.816 A
PT 3+00.00	N 23° 31' 12" E	E 153.816 A
PT 3+10.00	N 23° 31' 12" E	E 153.816 A
PT 3+20.00	N 23° 31' 12" E	E 153.816 A
PT 3+30.00	N 23° 31' 12" E	E 153.816 A
PT 3+40.00	N 23° 31' 12" E	E 153.816 A
PT 3+50.00	N 23° 31' 12" E	E 153.816 A
PT 3+60.00	N 23° 31' 12" E	E 153.816 A
PT 3+70.00	N 23° 31' 12" E	E 153.816 A
PT 3+80.00	N 23° 31' 12" E	E 153.816 A
PT 3+90.00	N 23° 31' 12" E	E 153.816 A
PT 4+00.00	N 23° 31' 12" E	E 153.816 A



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 5/16/77

STAKE-OUT PLAT
PELHAM WOOD
APARTMENTS
PHASE TWO
BALTO CO MD
SCALE 1"=50'
ELECT DIST 3
DEC 3, 1976
JEROME B. WOLFF & ASSOCIATES, INC.
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
POTOMAC, MARYLAND 20854



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 4/9/65

GRADING STUDY PHASE ONE PELHAM WOOD APARTMENTS

BALTO CO, MD ELECT DIST 3
SCALE: 1" = 50' FEB 26, 1965
REV 1/17/65 12.0000 IN SQUARE ADDED
REV 5/15/66 GRADING (D) STREAM AREA

LEGEND:
ORIGINAL GRADE SHOWN THIS: *[Symbol]*
FINISHED GRADE SHOWN THIS: *[Symbol]*
SPOT ELEVATIONS SHOWN THIS: *[Symbol]*

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 4/9/65
BY: *[Signature]*
DATE: 4/9/65

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 4/9/65
BY: *[Signature]*
DATE: 4/9/65

