

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Albert A. and Edna F. Daum, owner(s) 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 as-R-6 to as-RA and (2) for the following reason:

- Substantial changes in immediate neighborhood, evidencing
- Error in original Land Use Map of the First Election District.

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.

Sunny-side Homes, Inc.
By Albert A. Daum
Agent Contract purchaser
Address 406 Jefferson Building
Baltimore 4, Maryland
Edna F. Daum
Legal Owner
Address 2300 Rockwell Avenue
Baltimore 4, Maryland
Protestant Agency
1117 Towns 13th

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th day of March, 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 104, County Office Building in Towson, Baltimore County, on the 19th day of March, 1964, at 2:00 o'clock.



Zoning Commissioner of Baltimore County.
(over)

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 21685	
OFFICE OF FINANCE		DATE 3/24/64			
Division of Collection and Receipts		COUNT HOUSE		TOWSON 4, MARYLAND	
TO: John Warfield Swiger, Rep., 406 Jefferson Building, Towson 4, Md.		BY: [Signature]		Selling Department of Baltimore County	
DEPOSIT TO ACCOUNT NO. 0188		DATE 3/24/64		77.00	
QUANTITY		DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE		77.00	
Advertising and posting of property for Albert Daum		64-91R		77.00	
3-2664 1700		21685 TW-		7700	
3-2664 1700		21685 TW-		7700	
3					
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.					

Puruant to the advertisement, posting of property, and public hearing on the above petition made on March 19, 1964, at 2:00 o'clock, the following was determined:

The above Reclamation should be had; and it further appearing that by reason of:

a Special Exception for a RA should be granted.

IT IS ORDERED BY the Zoning Commissioner of Baltimore County, this 20th day of March, 1964, that the herein described property or area should be and the same is hereby reclassified; from as-R-6 to as-RA; and a Special Exception for a RA should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Puruant to the advertisement, posting of property and public hearing on the above petition made on March 19, 1964, at 2:00 o'clock, the following was determined:

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 20th 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 as a R-6; and the Special Exception should NOT BE GRANTED.

Zoning Commissioner of Baltimore County

MICROFILMED

L. ALAN VANS SURVEYORS AND CIVIL ENGINEERS

BALTIMORE 14, MARYLAND - HAMMON 6-2144

POPLAR STREET - CAMBRIDGE, MARYLAND - AC 4-3300

January 21, 1964.

DESCRIPTION OF 2.626 ACRE, MORE OR LESS, TRACT OF LAND

OWNED BY ALBERT A. DAUM

BEGINNING for the same at a point on the north side of Edmondson Avenue, 70 feet wide, as laid out and shown on Baltimore County Right of Way plate No. 15W 63-20-2 and 63-092-3, said point being situate 173.59 feet from the corner formed by the intersection of said north side of Edmondson Avenue with the east side of Chalfonte Drive, 50 feet wide, said place of beginning also being situate at the southeast corner of lot No. 26 as shown on the plat of Chalfonte Manor recorded among the Land Records of Baltimore County in Plat Book GLB No. 23 folio 98, sa' place of beginning also being situate at the end of the second line of the land which by deed dated April 16, 1949 and recorded among the Land Records of Baltimore County in Liber TIS No. 1755 folio 513 was conveyed by Gordon S. Durrell to Albert A. Daum, thence leaving said place of beginning and running and binding on said north side of Edmondson Avenue and reversely on said second line of the aforementioned deed, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, by a curve to the right in an easterly direction with the radius of 1340.10 feet for a distance of 389.12 feet the arc of which is subtended by a chord bearing South 45 degrees 16 minutes 42 seconds East 368.47 feet to the westernmost outline of the plat of Oak Lodge recorded among the Land Records of Baltimore County in Plat Book GLB No. 17 folio 84, thence leaving said north side of Edmondson Avenue and running and binding on said westernmost outline of Oak Lodge and in part reversely on the first line of the aforementioned deed and in part on part of the last line of the land which by deed dated April 6, 1943 and recorded among the Land Records of Baltimore County in Liber TIS No. 1384 folio 60 was conveyed by Frank U. Peach and wife to Albert A. Daum and wife, in all, North 13 degrees

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John S. Rose, Zoning Commissioner Date: March 31, 1964
FROM: Mr. George E. Gervelle, Acting Director
SUBJECT: 64-91R, R-6 to RA zoning. North side of Edmondson Avenue 173 feet East of Chalfonte Drive. Being the property of Albert A. Daum and Edna F. Daum.
1st District
HEARING: Thursday, March 26, 1964 (2:00 P.M.)

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

- The subject petition is completely out of character with its surroundings and is inconsistent with both the Master Plan and the zoning map. It attempts to create a spot of apartment zoning sandwiched in between single family residences. From a planning viewpoint, creation of apartment zoning here would be completely wrong.

030386

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 135 Date of Posting: 3/17/64
Posted for: Petition for Reclassification from R-6 to RA. 3 signs
Petitioner: Albert Daum
Location of property: N/S Edmondson Ave. 173' E of Chalfonte Dr.
Location of Sign: N/S Edmondson Ave. 185' E of Oak Lodge Rd. (N/S of Edmondson Ave. 180' E of Chalfonte Dr.) (S) Near of 309 Chalfonte Dr. on fence.
Remarks: [Signature]
Posted by: [Signature] Date of return: 3/12/64

3 signs

Page 2

Description of 2.626 Acre, more or less, Tract Continued:
54 minutes 54 seconds East 452.83 feet, thence leaving the westernmost outline of Oak Lodge and running for a new line of division through the land described in the second heretofore mentioned deed North 74 degrees 05 minutes 06 seconds West 395.25 feet to intersect the easternmost outline of the first heretofore mentioned plat and to intersect the second line of said second heretofore mentioned deed, thence running and binding on said easternmost outline of Chalfonte Manor and in part on part of said second line of said second heretofore mentioned deed and in part reversely on the third line of said first heretofore mentioned deed, in all, South 13 degrees 31 minutes 00 seconds West 338.53 feet to the place of beginning.

Containing 2.626 acres, more or less, of land.



#64-91R

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND
February 17, 1964
John Warfield Swiger, Rep., 406 Jefferson Building, Towson 4, Md.
Dear Sir:
The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
OFFICE OF PLANNING & ZONING: No comment
TRAFFIC DEPARTMENT: No comment
BUREAU OF ENGINEERING: water and sewer available. No other comment to make at this time
HEALTH DEPARTMENT: No comment
STATE ROADS COMMISSION: No comment
RECREATION COMMISSION: No comment
FIRE DEPARTMENT: No comment
INDUSTRIAL DEVELOPMENT: No comment
BUILDING DEPARTMENT: No comment
BOARD OF EDUCATION: No comment
Get George E. Gervelle Director of Engineering
Yours very truly,
[Signature]
JHG

**PETITION FOR
RECLASSIFICATION**

1st District

ZONING: From R-8 to R-A
Location: North side of Edmondson Avenue 173 feet East of Chalfonte Drive
DATE & TIME: THURSDAY, MARCH 28, 1964 at 2:00 P.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 First District of Baltimore County.

BEGINNING for the same at a point on the north side of Edmondson Avenue 70 feet wide, as laid out and shown on Baltimore County Right of Way plate No. HRW 63-092-2 and 63-092-3, said point being situate 173.59 feet from the corner formed by the intersection of said north side of Edmondson Avenue with the east side of Chalfonte Drive, 50 feet wide, said place of beginning also being situate at the southeasternmost corner of lot No. 18 as shown on the plat of Chalfonte Manor recorded among the Land Records of Baltimore County in Plat Book GLB No. 23 folio 98, said place of beginning also being situate at the end of the second line of the land which by deed dated April 18, 1949 and recorded among the Land Records of Baltimore County in Liber TBS No. 1755 folio 513 was conveyed by Gordon S. Duvall to Albert A. Daum, thence leaving said place of beginning and running and binding on said north side of Edmondson Avenue and reversely on said second line of the aforementioned deed, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, by a curve to the right in an easterly direction with the radius of 1940.10 feet for a distance of 389.12 feet the arc of which is subtended by a chord bearing South 85 degrees 16 minutes 42 seconds East 388.47 feet to the westernmost outline of the plat of Oak Lodge recorded among the Land Records of Baltimore County in Plat Book GLB No. 17 folio 84, thence leaving said north side of Edmondson Avenue and running and binding on said westernmost outline of Oak Lodge and in part reversely on the first line of the aforementioned deed and in part on part of the last line of the land which by deed dated April 6, 1943 and recorded among the Land Records of Baltimore County in Liber RJS No. 1284 folio 80 was conveyed by Frank W. Peach and wife to Albert A. Daum and wife, in all, North 15 degrees 54 minutes 54 seconds East 262.83 feet, thence leaving the westernmost outline of Oak Lodge and running for a new line of division through the land described in the second hereinmentioned deed North 74 degrees 05 minutes 06 seconds West 395.25 feet to intersect the easternmost outline of the first hereinmentioned plat and to intersect the second line of said second hereinmentioned deed, thence running and binding on said easternmost outline of Chalfonte Manor and in part on part of said second line of said second hereinmentioned deed and in part reversely on the third line of said first hereinmentioned deed, in all, South 13 degrees 31 minutes 00 seconds West 338.53 feet to the place of beginning.

Containing 2.626 acres, more or less, of land.

Being the property of Albert A. Daum and Edna F. Daum, as shown on plat plan filed with the Zoning Department.

By Order Of
John G. Rose
Zoning Commissioner Of
Baltimore County

Mar. 6,

ORIGINAL

OFFICE OF

THE BALTIMORE COUNTIAN

64-91

THE COMMUNITY NEWS
Reisterstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

March 10, 1964.

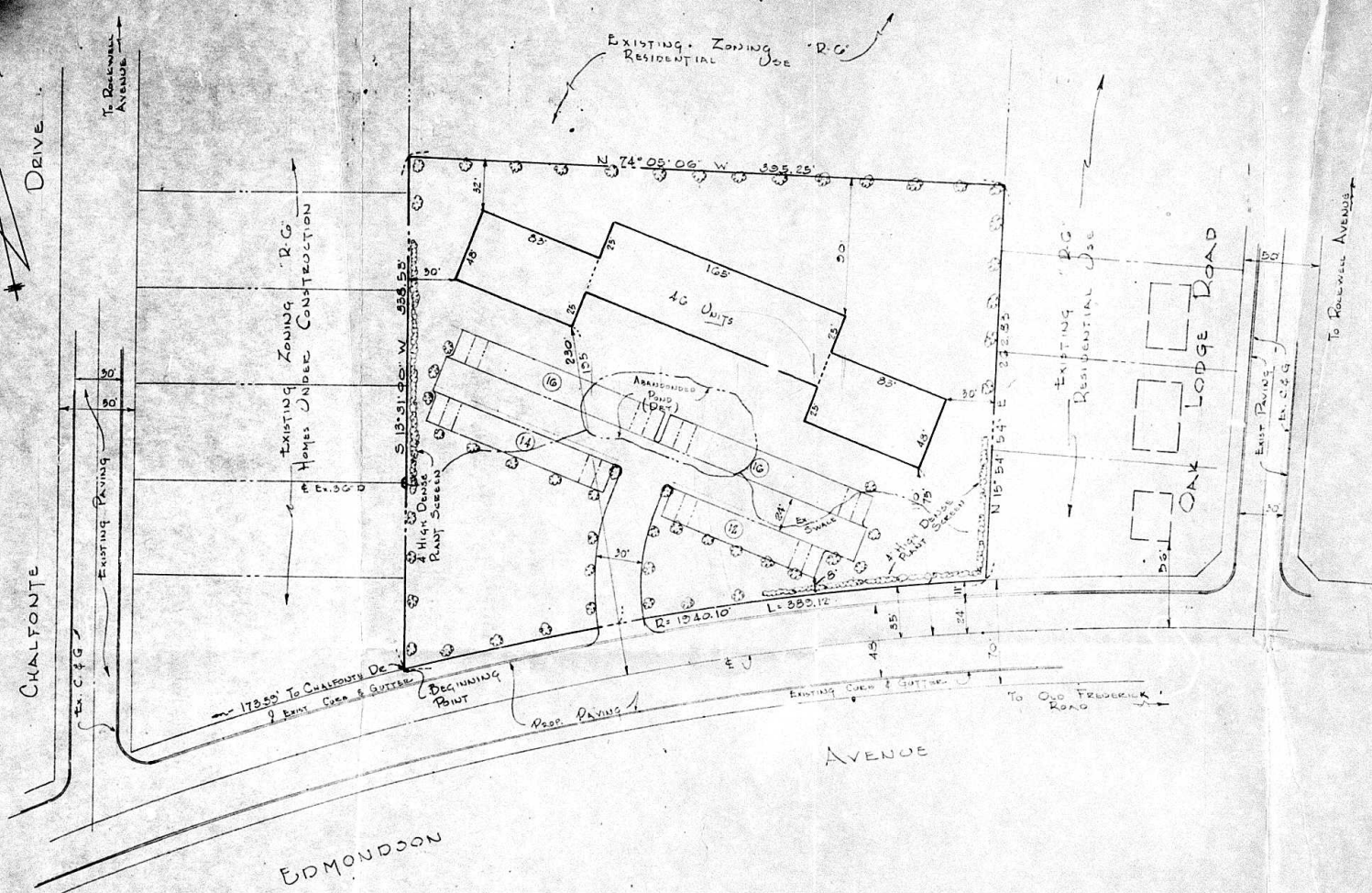
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week ~~successive weeks~~ before the 10th day of March, 1964, that is to say the same was inserted in the issues of

March 6, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager *R.M.*



GENERAL NOTES

1. TOTAL AREA OF TRACT EQUALS 2.626 ACRES ±
2. PRESENT ZONING OF TRACT "R-G"
3. PRESENT USE OF TRACT - NO USE
4. PROPOSED ZONING OF TRACT "R-A"
5. PROPOSED USE OF TRACT "GREEN APARTMENTS"
6. GROSS AREA EQUALS 2.804 ACRES ±
7. NET AREA EQUALS 2.626 ACRES ±
8. GROSS DENSITY (2.804 x 10) EQUALS 40 UNITS
9. NET DENSITY (2.626 x 10) EQUALS 47 UNITS
10. APARTMENTS PROPOSED THIS PLAN EQUALS 40 UNITS
11. REQUIRED OFF-STREET PARKING (7420) EQUALS 40 UNITS
12. PROPOSED OFF-STREET PARKING (7420) EQUALS 58 UNITS

PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
OAK LODGE ROAD & EDMONDSON AVENUE
ELECTION DISTRICT 1 BALTIMORE COUNTY, MD.
SCALE 1"=50' JAN. 27, 1964



MATZ CHILDS & ASSOCIATES
3129 N. CHARLES STREET
BALTIMORE 18, MARYLAND
1"=50' DRAWN BY TRACED BY CHECKED BY
65204 C.C. RLS