

RE: Petition for Reclassification from R-10 Zone to RA Zone, N.E. Cor. Morris and Front Aves., 5th District, W. Donald Hooper and Mary L. Hooper, Petitioners - No. 64-129-R

CURIAL OF DISCUSSION

The petitioners in the foregoing case have withdrawn their petition and the matter is dismissed without prejudice.

[Signature]
Zoning Commissioner of Baltimore County

Date: May 2, 1964

64-129-R

W. DONALD HOOPER
Petitioner, of Morris & Front Aves., 5th District

64-129-R



JOHN J. GARLIN
ATTORNEY AT LAW
FIRST NATIONAL BANK BUILDING
TOWSON, MARYLAND
VALLEY 7-2886

May 11, 1964

Mr. John O. Rose
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification from R-10 Zone to RA Zone, N.E. Corner of Morris and Front Avenues, 5th District, W. Donald Hooper and Mary L. Hooper, Petitioners, Case No. 64-129-R

Dear Mr. Rose:

The Petitioners in this case desire that the above captioned application be withdrawn, and it would be appreciated if you would enter such withdrawal on your records.

Thank you for your cooperation in this matter, I am

Yours very truly,

[Signature]
John J. Garlin

JJG/pab

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

We, W. Donald Hooper and Mary L. Hooper, 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-10 zone to an RA zone; for the following reasons:

- (1) Due to Zoning changes which have taken place in this area since the adoption of the 5th District Zoning Map
- (2) Need for apartments for senior citizens in this area

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 County.

Contract purchaser: W. Donald Hooper
Address: 220 Oakmeade Rd., Towson, Md. 21204

Address: 220 Oakmeade Rd., Towson, Md. 21204
Petitioner's Attorney: R.C. Murray, Esq., 417/64

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of May, 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 100, County Office Building in Towson, Baltimore County, on the 25th day of May, 1964, at 3:00 o'clock P.M.



John J. Garlin
Petitioner's Attorney

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Filed: 8:16 Date of Posting: April 18, 1964
Posted for: Reclassification from R-10 to RA
Petitioner: W. Donald Hooper
Location of property: N.E. Corner of Morris & Front Aves.
Location of Sign: 3/4 Morris Ave. 125' E. of Front Ave.
Remarks: 3/4 Morris Ave. 125' E. of Front Ave.
Posted by: J. J. Garlin Date of return: April 22, 1964

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Iyer, Chairman
FROM: Capt. Paul H. Retzke, Fire Bureau
SUBJECT: W. Donald Hooper, N.E. corner of Morris & Front Aves., District 8 - 1/3/64

Spacing of fire hydrants shall be 500 feet distance apart as measured along an improved road, and within 300 feet from any dwelling. Hydrants shall be located in a pattern approved by the Baltimore County Fire Bureau.
Contact Capt. Paul H. Retzke at Valley 5-7310 for information concerning above comments.

PER/bur
cc: File

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 1, MARYLAND
April 9, 1964

Dear Sir:

SUBJECT: Petition for Reclassification from R-10 to RA, located on the N.E. corner of Morris and Front Aves.

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

OFFICE OF PLANNING & ZONING: Will comment at a later date.

TRAFFIC DEPARTMENT: No comment

BUREAU OF ENGINEERING: Water and sewer are available

HEALTH DEPARTMENT: No comment

STATE ROAD COMMISSION: No comment

REDEVELOPMENT COMMISSION: No comment

FIRE DEPARTMENT: Will comment at a later date.

INDUSTRIAL DEVELOPMENT: No comment

BUILDINGS DEPARTMENT: No comment

BOARD OF EDUCATION: No comment

cc: Albert Oshay, Office of Planning & Zoning

Yours very truly,

[Signature]
John J. Garlin

JED/ba

MULLER, RAPHAEL & ASSOCIATES, INC.
ZONING DESCRIPTION
BEGINNING for the same at a point formed by the intersection of the easternmost right-of-way line of Front Avenue and the centerline of Morris Avenue, said point being also at the beginning of the 4th or 568'± 495' line of the land which by deed dated October 1, 1963 and recorded among the Land Records of Baltimore County in Liber RRG 4209, Folio 537, was conveyed by Edward M. Beasley and wife to W. Donald Hooper and wife, running thence and binding on the 4th line of the aforesaid deed and on the centerline of Morris Avenue 568'± 495.00' to the end thereof and to the beginning of the 1st line of the aforesaid deed, thence leaving the centerline of Morris Avenue and binding on the 1st and 2nd lines of the aforesaid deed, the two following courses and distances: N20°30'E 223.00' and N69°30'W 354.00' to the easternmost right-of-way line of Front Avenue, running thence and binding on the easternmost right-of-way line of Front Avenue to the 3rd line of the aforesaid deed 550'± 60'W 265.00' to the beginning.
CONTAINING 1.87 acres of land more or less exclusive of all that portion of the above described land which lies in the bed of Morris Avenue.
BEING all of that lot of ground which by deed dated October 1, 1963 and recorded among the Land Records of Baltimore County in Liber RRG 4209, Folio 537, was conveyed by Edward M. Beasley and wife to W. Donald Hooper and wife.
A. J. Muller #1391

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 21675
DATE: 4/24/64
TO: United Insurance Co., 220 Oakmeade Road, Towson, Md.
BILLED BY: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO. 64-129-R
QUANTITY: 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for Reclassification for W. Donald Hooper
TOTAL AMOUNT: \$2.00
3-564 1422 • 21675 • TIP- 5000
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. 23366
DATE: 4/24/64
TO: United Insurance Co., 220 Oakmeade Road, Towson, Md.
BILLED BY: Zoning Department of Baltimore County
REPORT TO ACCOUNT NO. 64-129-R
QUANTITY: 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Advertising and posting of your property
TOTAL AMOUNT: \$2.00
3-564 3314 • 23366 • TIP- 5200
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.

RECORDS FROM R-10 to R-A Zone
 LOCATION: Northeast corner of
 Morris and Front Ave.
 TOWSON TOWN: Wednesday, May 6,
 1964 at 11:00 A. M.
 PUBLIC HEARING: Room 108,
 County Office Building, 111 W.
 Chesapeake Avenue, Towson, Md.

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 Eighth District of Baltimore County:
 Beginning for the same at a point formed by the intersection of the easternmost right-of-way line of Front Avenue and the centerline of Morris Avenue, said point being also at the beginning of the 4th or S 495.00' E 495.00' line of the land which by deed dated October 1, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4209, Folio 537, was conveyed by Edward H. Beazley and wife to W. Donald Hooper and wife, running thence and binding on the 4th line of the aforesaid deed and on the centerline of Morris Avenue S 59° 30' E 495.00' to the end thereof and to the beginning of the first line of the aforesaid deed, thence leaving the centerline of Morris Avenue and binding on the 1st and 2nd lines of the aforesaid deed, the two following courses and distances: N 20° 30' E 223.00' and N 69° 30' W 354.00' to the easternmost right of way line of Front Avenue, running thence and binding on the easternmost right-of-way line of Front Avenue and on the 1st line of the aforesaid deed S 50° 00' W 265.00' to the beginning.
 Containing 1.87 acres of land more or less exclusive of all that portion of the above described land which lies in the bed of Morris Avenue.
 Being all of that lot of ground which by deed dated October 1, 1962 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4209, Folio 537, was conveyed by Edward H. Beazley and wife to W. Donald Hooper and wife.
 Being the property of W. Donald Hooper and Mary L. Hooper as shown on plat plan filed with the Zoning Department.
 By Order of
 JOHN G. ROSE,
 Zoning Commissioner of Baltimore County
 Apr. 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 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~~ at 1 time ~~successive weeks~~ before the 6th day of May, 1964, the first publication appearing on the 17th day of April 1964.

THE JEFFERSONIAN,

Frank Thurston
 Manager.

Cost of Advertisement, \$-----

PETITION FOR
 RECLASSIFICATION
 8th DISTRICT
 ZONING: From R-10 to R-A
 Zone.

LOCATION: Northeast corner of Morris and Front Avenues.
 DATE & TIME: WEDNESDAY, May 6, 1964 at 11:00 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 Eighth District of Baltimore County.

BEGINNING for the same at a point formed by the intersection of the easternmost right-of-way line of Front Avenue and the centerline of Morris Avenue, said point being also at the beginning of the 4th or S 495.00' E 495.00' line of the land which by deed dated October 1, 1963 and recorded among the Land Records of Baltimore County in Liber RRG 4209, Folio 537, was conveyed by Edward H. Beazley and wife to W. Donald Hooper and wife, running thence and binding on the 4th line of the aforesaid deed and on the centerline of Morris Avenue S 59 degrees 30' E 495.00' to the end thereof and to the beginning of the 1st line of the aforesaid deed, thence leaving the centerline of Morris Avenue and binding on the 1st and 2nd lines of the aforesaid deed, the two following courses and distances: N 20 degrees 30' E 223.00' and N 69 degrees 30' W 354.00' to the easternmost right-of-way line of Front Avenue, running thence and binding on the easternmost right-of-way line of Front Avenue and on the 3rd line of the aforesaid deed S 50 degrees 00' W 265.00' to the beginning.

CONTAINING 1.87 acres of land more or less exclusive of all that portion of the above described land which lies in the bed of Morris Avenue.

BEING all of that lot of ground which by deed dated October 1, 1963 and recorded among the Land Records of Baltimore County in Liber RRG 4209, Folio 537, was conveyed by Edward H. Beazley and wife to W. Donald Hooper and wife.

Being the property of W. Donald Hooper and Mary L. Hooper as shown on plat plan filed with the Zoning Department.

BY ORDER OF
 JOHN G. ROSE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Apr. 17

ORIGINAL

OFFICE THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
 Roisterstown, Md

~~THE COMMUNITY NEWS~~
~~Prattville, Md~~

THE HERALD - ARGUS
 Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

Apr 11 20, 19 64.

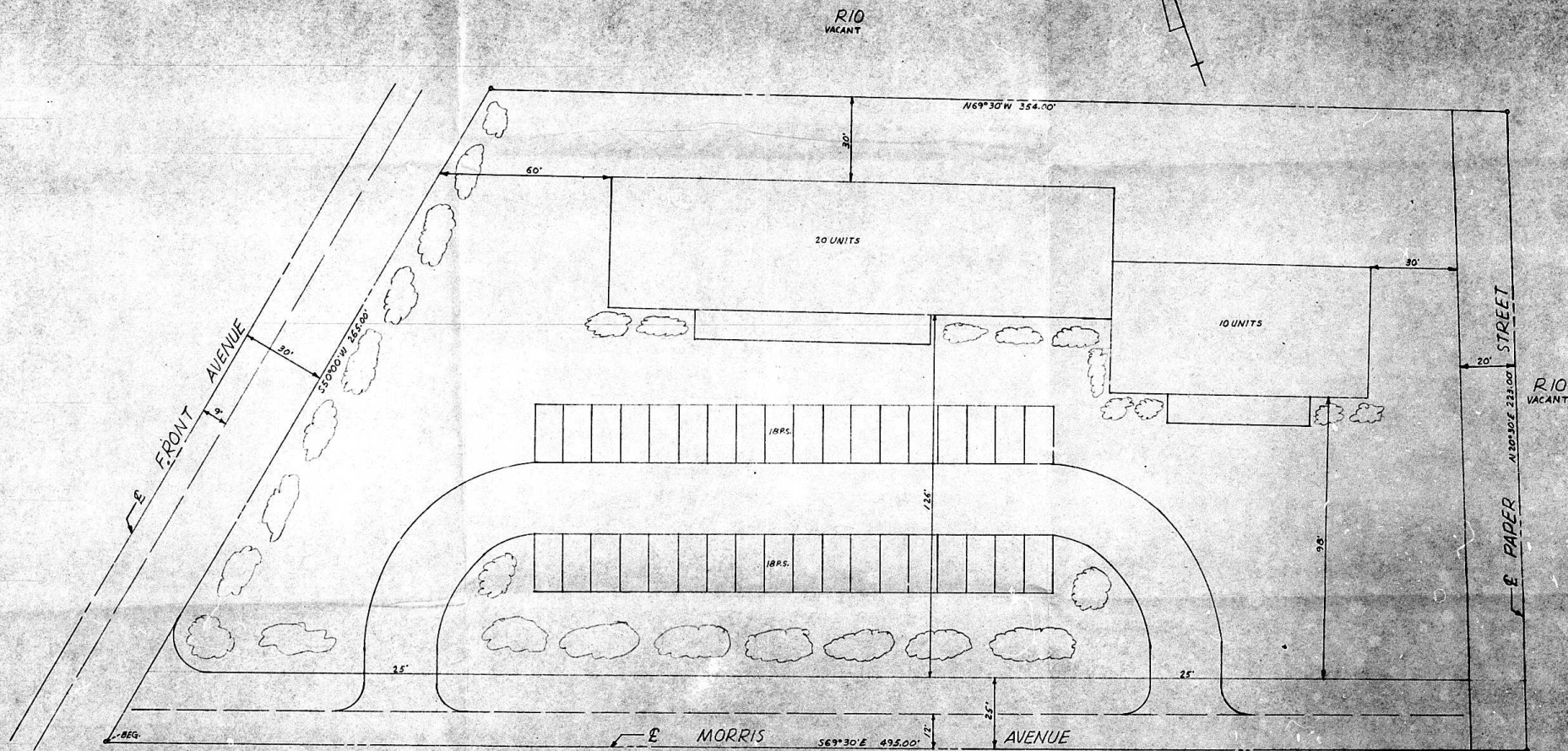
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week ~~successive weeks~~ before the 20th day of April, 1964, that is to say the same was inserted in the issues of

April 17, 1964.

THE BALTIMORE COUNTIAN

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



MULLER, RAPHEL & ASSOCIATES, INC.
 REG. ENGINEERS & SURVEYORS
 201 COURTLAND AVE
 TOWSON 4, MARYLAND



NO. OF APTS. - 30
 NO. OF P.S. - 36
 AREA OF PROP. - 2.17A[±]
 EXIST. USE OF PROP. - VACANT
 PROP. USE OF PROP. - APARTMENTS
 EXIST. ZONING OF PROP. - R10
 PROP. ZONING OF PROP. - RA
 SEWER & WATER AVAILABLE

GROSS AREA - 2.17A[±]
 NET AREA - 1.87A[±]
 PERMITTED DENSITY - 35
 NET FAMILY UNITS PER ACRE - 18
 GROSS FAMILY UNITS PER ACRE - 16
 PROPOSED DENSITY - 18
 NET FAMILY UNITS PER ACRE - 18
 GROSS FAMILY UNITS PER ACRE - 16
 TOTAL UNITS PROPOSED - 30

PLAT TO ACCOMPANY ZONING PETITION
 8TH ELECT. DIST. BALTO. CO. MD
 SCALE: 1" = 20' MARCH 27, 1964

