

LOW OFFICES
NATHAN PATZ



THIRTY FIRST FLOOR
MATHERSON BUILDING
BALTIMORE 2, MD

May 26th, 1964

John G. Rose, Esquire
Zoning Commissioner of Baltimore
County Office Building
Towson 4, Maryland

Application of Waitman B. Zinn
No. 64-1368
For reclassification to RA

Dear Mr. Rose:

Though the Petitioner-Applicant, Waitman B. Zinn, and I, as his Counsel, feel that the Petition for Zoning Reclassification filed by him, and numbered as above, is proper, and that such reclassification should now be granted, and further, that it is in the best interests of the particular area in which his property is located, I have obtained Mr. Zinn's permission, without prejudice, to withdraw that application at this time, on the ground that it might be deemed, perhaps, slightly premature.

For this reason I hereby respectfully ask that the application be marked as temporarily withdrawn prior to any determination or decision thereon.

We appreciate your courtesy and shortly it will be Mr. Zinn's intention to present to you a new Application for reclassification to the RA status, at which time we will undertake to present report and other testimony, and facts which we are satisfied will merit and earn the requested reclassification.

Sincerely,
Nathan Patz
Nathan Patz

NP:ms

TELEPHONE 812-3000

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

No. 21689
DATE 4/14

TO: Nathan Patz, Esq.,
2110 Mathison Bldg.
Baltimore 2, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 0122

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for Reclassification for Waitman B. Zinn	50.00
1	RA-164 1632 * 21689 IIP-	50.00
1	RA-164 1632 * 21689 IIP-	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.

PETITION FOR ZONING RE-CLASSIFICATION 64-1368 AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Waitman B. Zinn, 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 that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from RA-164 zone to an RA-164 zone, for the following reasons:

1. That there was error in the original zoning of this property, as referred to, at the time of the adoption of the original zoning ordinance and classification, since this property (more particularly described on the attached plat and description) should really have been zoned for light manufacturing or commercial use, in view of the fact that the property across Greening Avenue from this property, now being used and utilized as a stone quarry, and such other property is now zoned or classified for industrial or manufacturing purposes (this, in addition to other reasons to be developed at the hearing hereof);

2. That there have been changes in the area and neighborhood which the Petitioner's above mentioned property is located, since the original zoning, and such changes, among other reasons, also are grounds for the requested reclassification.

This petition for zoning reclassification rather than for commercial or manufacturing classification, would also be a specific to the neighborhood.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or my agent, agree to pay expense 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.

Waitman B. Zinn
2110 Mathison Bldg., Balto. 2, Maryland
Petitioner's Attorney

Waitman B. Zinn
2110 Mathison Bldg., Balto. 2, Maryland
Petitioner's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th 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 13th day of May, 1964, at 1:00 o'clock P.m.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reincke
Fire Bureau
SUBJECT: Waitman B. Zinn
8/5 Greening Ave., 1800 Feet N. Smith Ave.
District 3 - 5/16/64

1. Layout design is poor, mainly because of right angle parking on a main service road of inadequate width.
2. 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 a part 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.
3. Contact Capt. Paul H. Reincke at Valley 5-7310 for information concerning above comments.

PMH/bbr
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reincke
Fire Bureau
SUBJECT: Waitman B. Zinn
8/5 Greening Ave., 1800 Feet N. Smith Ave.
District 3 - 5/16/64

The revised site plan is satisfactory to the Fire Bureau.

PMH/bbr

CHILDS & ASSOCIATES, INC.
210 N. Charles St. - Baltimore 10, Maryland
Page Two

thereof and to a point in the center line of said Greening Avenue, thence binding along said center line and along the ninth, tenth, eleventh, twelfth, thirteenth and fourteenth lines of the aforementioned parcel of land, the six following courses and distances, (1) S. 12° 15' W., 64.8 feet, (2) S. 16° 45' W., 566.50 feet, (3) S. 09° 45' E., 230.50 feet, (4) S. 04° 00' E., 218.00 feet, (5) S. 13° 30' E., 288.50 feet and (6) S. 19° 30' E., 169.83 feet to the place of beginning.

RS:abr 3/20/64 J. O. #6159



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

April 20, 1964

Subject: Petition for Reclassification
for Waitman B. Zinn, located
7/5 Greening Ave., 1800' N of
Smith Ave. - RA-164

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

OFFICE OF PLANNING & ZONING: The development scheme does not reflect adequate parking and also does not reflect the existing proposed road pattern of the surrounding properties to the south. The plan also eliminates the possibility of public road circulation between this and TRAFFIC DEPARTMENT: the surrounding properties to the north
same comment as Office of Planning & Zoning

BUREAU OF ENGINEERING: No comment

HEALTH DEPARTMENT: No comment

STATE ROADS COMMISSION: No comment

REDEVELOPMENT COMMISSION: No comment

FIRE DEPARTMENT: See Attached

INDUSTRIAL DEVELOPMENT: No comment

BUILDINGS DEPARTMENT: No comment

BOARD OF EDUCATION: Will comment at a later date

cc: Albert Gushy - Office of Planning & Zoning
Gilbert Nelson-Traffic
David Hahn-Board of Education

JED/ba

Yours very truly,
James A. Dyer
JAMES A. DYER

CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
210 N. Charles St. - Baltimore, Maryland 21201
LOU 5-5598

ZONING DESCRIPTION

**PART OF WAITMAN B. ZINN PROPERTY, EAST SIDE
GREENSPRING AVENUE, THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

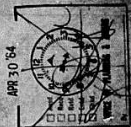
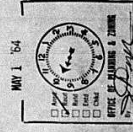
Present Zoning: R 10
Proposed Zoning: R A

Beginning for the same at a point in the center line of Greening Avenue at the distance of 1800 feet, more or less, as measured northerly along said center line from Smith Avenue, said point of beginning being located also at the beginning of that parcel of land described in a deed from Waitman F. Zinn and wife to Waitman B. Zinn, dated January 22, 1946 and recorded among the Land Records of Baltimore County in Liber J. W. B. 1645, Folio 121, running thence and binding along a part of the first line of said parcel of land and along the Northernmost outline of the two following plats - (1) "Section III - Summit Park of Mount Washington", recorded among said land records in Plat Book G.L.B. 22, Folio 19, and (2) "Section II - Summit Park of Mount Washington", recorded among said Land Records in Plat Book G.L.B. 20, Folio 115, S. 88° 45' E., 2029 feet, more or less, to the center line of Diana Road as shown on said last mentioned plat, thence for a new line of division across said parcel of land, and at right angles to said first line, N. 01° 15' E., 1450 feet, more or less, to intersect the eighth line of said parcel of land, thence binding on the said said eighth line, N. 87° 15' W., 2060 feet, more or less, to the end



VICINITY MAP
Scale: 1"=500'

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
IN THE
VICINITY OF
GREEN SPRING AVE. ~ LIGHTFOOT DR.
3RD ELECTION DISTRICT BALTIMORE COUNTY, MD
MARCH 30, 1964
Revised: APRIL 22, 1964



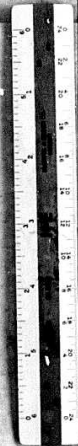
MARY DILLON & ASSOCIATES
BALTIMORE, MARYLAND

2222	252	108	108
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GENERAL NOTES

Present Zoning of Tract	R10
Proposed Zoning of Tract	No Use From 1964
Proposed Use of Tract	Garden Apts
Gross Acreage of Tract	7.62 AC
Gross Residential Acreage	7.62 AC
Net Residential Acreage	7.62 AC
Total No. of Apartment Units	1100
Gross Residential Density	122.5
Net Residential Density	122.5
Total No. of Parking Spaces Required (Off St.)	1170



Existing Zoning: R-40 No Use ✓

Existing Zoning R-10 Residential Use

SYLVAIE

GENERAL 7

Present Zoning Of Tract -
Present Use Of Tract -
Proposed Zoning Of Tract -
Proposed Use Of Tract -

Gross Acreage Of Tract
Gross Residential Acreage -
Net Residential Acreage -
Total No. Of Apartment Units
Gross Residential Density
Net Residential Density
Total No. Of Parking Spaces
Total No. Of Parking Spaces

$$\frac{.45 \cdot 0}{.65 \cdot 0} \left(\frac{34 \text{ units}}{22 \text{ units}} \right)$$

PROPOSED APARTMENT BUILDING

20.0
TYPICAL 34 & 22 UNIT BLDGS.

Scale: 1:50'



Additional Property Owned By Petitioner
Existing Zoning R-10 Farm Use

5/1/20

Failure	20 R/M
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Exist. Dwellings
and Farm Bldgs

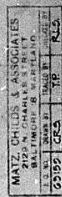
VICINITY MAP
Scale: 1" = 500'

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
IN VICINITY OF
GREEN SPRING AVE. ~ LIGHTFOOT DR.
BALTIMORE COUNTY, MARCH 30,
1900.
SCALE: 1"=100'

GENERAL NOTES

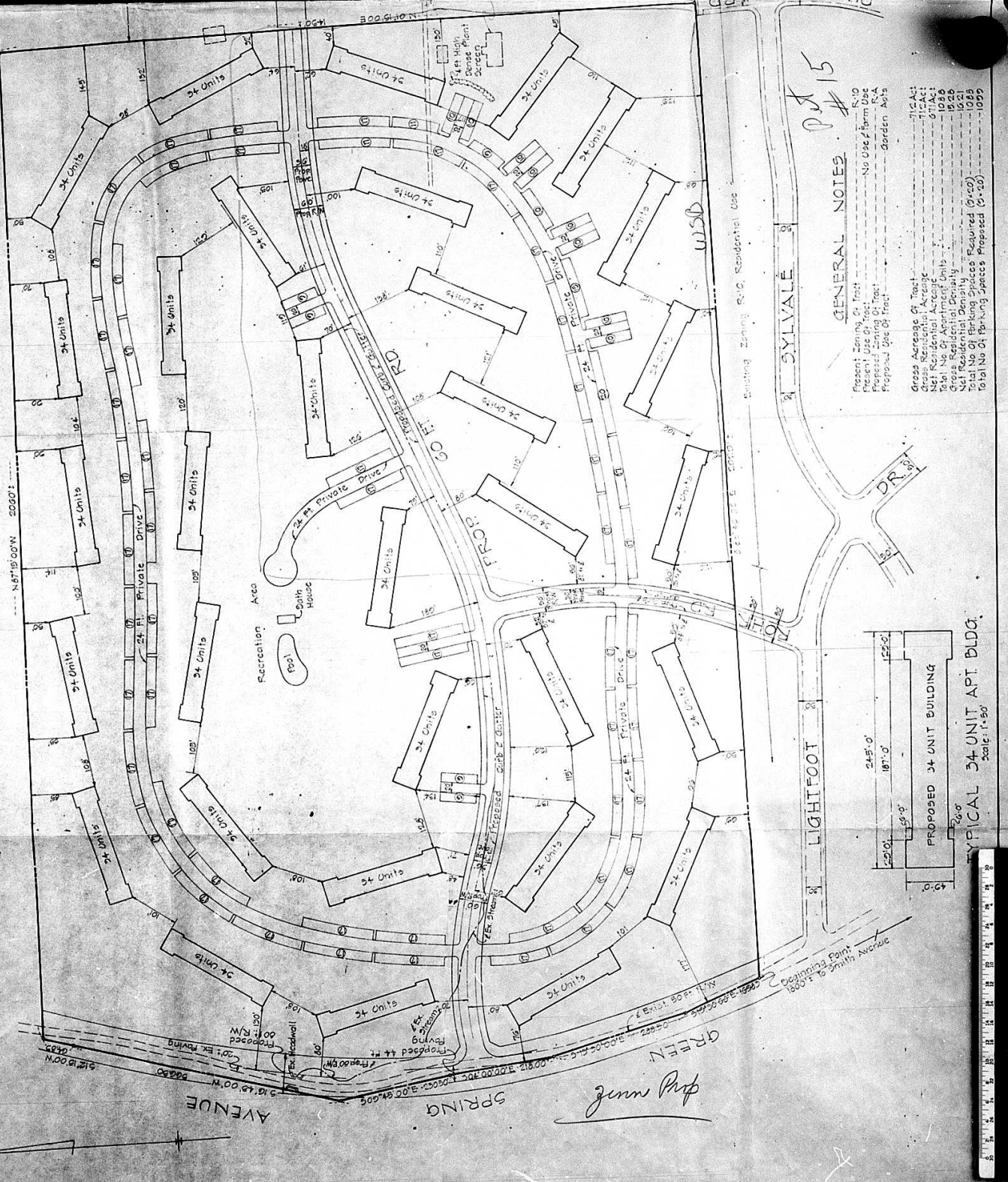
Present Zoning Of Tract	R-10
Present Use Of Tract	No Use Form Use
Proposed Zoning Of Tract	RA
Proposed Use Of Tract	Garden Apts

Gross Acreage Of Tract	11.2 Ac.
Gross Residential Acreage	11.2 Ac.
Total No. of Residential Lots	108
Total No. of Actual Dwellings	102
Gross Residential Density	10.2
Net Residential Density	10.5
Total No. of Parking Spaces Provided	105
Total No. of Parking Spaces Required	105



11-136-2

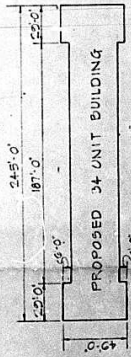
Existing Zoning R40 No Use



Pd 15

GENERAL NOTES

Present Zoning Of Tract	R10
Present Use Of Tract	No Use of Farm Use
Proposed Zoning Of Tract	R40
Proposed Use Of Tract	Garden Apt's
Gross Acreage Of Tract	11.641
Net Residential Acreage	11.641
Total No. of Apartments	1088
Gross Residential Density	1928
Net Residential Density	1928
Total No. of Parking Spaces	1088
Total No. of Parking Spaces Required	1088



TYPICAL 34 UNIT APT BLDG
Scale: 1"=30'