#64-175-R

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an "M-L" Zone to an "R-A" Zone, E/S Baltimore-Washington Expressway, North of Virginia Avenue, 13th District : COUNTY BOARD OF APPEALS
Mardo Homes, Inc., Petitioner : OF
: BALTIMORE COUNTY
: No. 64-175-R

ORDER OF DISMISSAL

Petition of Mardo Homes, Inc. for reclassification from an "M-L" Zone to an "R-A" Zone on the east side of Baltimore-Washington Expressway north of Virginia Avenue in the 13th District of Baltimore County.

Whereas the Board of Appeals is in receipt of a letter dated September 3, 1964 from the attorney representing the protestants in the above entitled matter.

Whereas the said attorney for the said protestants requests that the appeal filed on behalf of said protestants, be dismissed and withdrawn as of September 3, 1964.

It is hereby ORDERED this 10th day of September, 1964 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

J. Mitchell Austin
CHAIRMAN

W. Giles Parker

William S. Baker

#64-175-R

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MARDO HOMES, INC. 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an M-L zone to an R-A zone; for the following reasons:

To satisfy the need for rental units in this immediate neighborhood.

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.

MARDO HOMES, INC.

Contract purchaser

Henry J. Knott, Pres. Legal Owner

Address

Address 2 W. University Pkwy.
Baltimore 18, Md.

C. Edward Jones
Petitioner's Attorney

Protestant's Attorney

Address Keyser Bldg., Baltimore 2, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of April, 196 4, 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 17th day of June, 196 4, at 11:00 o'clock A. M.

APR 30 '64

Zoning Commissioner of Baltimore County.

(over)

11:00AM 6/17/64

MAP #13 SEC. 2-A 3-A RA

6-17-64 R

LAW OFFICES
COOK, MUDD & HOWARD
LOYOLA FEDERAL BUILDING
22 WEST PENNSYLVANIA AVE.
TOWSON 4, MARYLAND
TELEPHONE VALLEY 3-4011

JAMES H. COOK
JOHN E. MUDD
JOHN B. HOWARD

#64-175R

MAP #13 SEC. 2-A 3-A RA

September 3, 1964

County Board of Appeals
Towson, Maryland

Re: Petition for Reclassification from M-L to R-A Zone -East Side - Baltimore-Washington Expressway North of Virginia Avenue - 13th District
Mardo Homes, Inc., Petitioner
#64-175-4

Gentlemen:

Please dismiss the appeal taken on behalf of James Price and Audrey P. Toth in the above entitled matter from the decision of the Zoning Commissioner for Baltimore County.

Very truly yours,

James H. Cook

JHC:rm

Rec'd 9-3-64
2:30 PM.

MAP #13 SEC. 2-A 3-A RA

#64-175-R

KNECHT AND HUMAN
LANDSCAPE ARCHITECTS AND ENGINEERS
1828 YORK ROAD • LUTHERVILLE • MARYLAND • 823-5355

ANDREW H. KNECHT
THEODORE W. HUMAN

April 28, 1964

Description of presently zoned M-L tract, proposed to be zoned R-A for HIGHLAND VILLAGE APARTMENTS - SECTION TWO, 13th. Election District, Baltimore County, Maryland

Beginning for the same at a point on the centerline of McDowell Lane, 60 feet wide, said point of beginning being North 07°-01'-30" West 139.41 feet from the point of intersection of said centerline with the centerline of Virginia Avenue (formerly Hickory Road), 60 feet wide, and running thence North 71°-22'-00" West 173.16 feet to a point; thence North 46°-39'-55" West 134.57 feet to a point; thence North 82°-58'-30" West 167.00 feet to a point on the east side of the Baltimore-Washington Expressway, 300 feet wide; thence binding on said east side of the Expressway North 06°-20'-06" East 2264.89 feet to a point; thence South 61°-09'-41" East 356.19 feet to a stone; thence South 03°-14'-12" East 648.47 feet to a point; thence South 70°-39'-40" East 410.25 feet to a point; thence South 86°-47'-06" East 340.81 feet to a point; thence South 14°-21'-40" West 454.30 feet to a stone; thence South 38°-58'-45" East 313.30 feet to a point; thence South 65°-15'-15" West 247.36 feet to a stone; thence South 090-53'-15" West 207.71 feet to a stone; thence South 76°-07'-45" West 90.34 feet to a point; thence North 48°-18'-32" West 315.71 feet to a point on the centerline of the aforesaid McDowell Lane; thence binding on said centerline the following three courses and distances to the point of beginning: (1) South 46°-24'-00" West 260.00 feet, (2) southwesterly binding on an arc curving to the left with a radius of 380.00 feet for a distance of 261.14 feet, and (3) South 07°-01'-30" West 137.00 feet;

Containing 38.65 acres of land, more or less.

PROFESSIONAL ENGINEER AND LAND SURVEYOR ANDREW H. KNECHT No. 576 REGISTERED STATE OF MARYLAND

Andrew H. Knecht
April 28, 1964

#64-175R

LAW OFFICES
COOK, MUDD & HOWARD
LOYOLA FEDERAL BUILDING
22 WEST PENNSYLVANIA AVE.
TOWSON 4, MARYLAND
TELEPHONE VALLEY 3-4011

JAMES H. COOK
JOHN E. MUDD
JOHN B. HOWARD

MAP #13 SEC. 2-A 3-A RA

July 16, 1964

Mr. John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson 4, Maryland

RE: Petition for Reclassification from M-L to R-A Zone -East Side - Baltimore-Washington Expressway North of Virginia Avenue - 13th District
Mardo Homes, Inc., Petitioner
#64-175-R

Dear Mr. Rose:

I would like for you to note an Appeal on behalf of James Price and Audrey P. Toth to the County Board of Appeals from your decision in the above Petition, number 64-175-R and enter my appearance as attorney representing these Appellants; and for this purpose, I am enclosing herewith my check payable to Baltimore County in the amount of $70.00.

Very truly yours,

James H. Cook

JHC/mpd
Enclosure

RECEIVED JUL 17 1964
ZONING DEPARTMENT
By

#64-175R

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

MAP #13 SEC. 2-A 3-A RA 6/16/64

TO Mr. John G. Rose, Zoning Commissioner Date June 5, 1964

FROM Mr. George H. Gavrelis, Acting Director

SUBJECT #64-175-R. Petn. to R.A. East side of Baltimore Washington Expressway North of Virginia Avenue. Being property of Mardo Homes Inc.

13th District

HEARING: WEDNESDAY, JUNE 17, 1964 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M-L to R-A zoning. In connection with the preliminary processing of this petition, the Planning staff adopted the position that lack of proper vehicular connection to the Washington Expressway made the subject property suitable for industrial development. At the same time the Planning staff took a position that apartment zoning would be appropriate if adequate and alternative points of access could be provided for this project. These issues have not been resolved.

GHG:bms

#64-175-R

PETITION for Reclassification from "M-L" Zone to "R-A" Zone E. S. Baltimore-Washington Expressway North of Virginia Ave., 13th District - Mardo Homes, Inc., Petitioner

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY

No. 64-175-R

MAP #13 SEC. 2-A 3-A RA

The petitioner in the above matter seeks reclassification of property on the east side of Baltimore-Washington Expressway north of Virginia Avenue, in the Thirteenth District of Baltimore County, from "M-L" Zone to "R-A" Zone.

The subject property was zoned "M-L" in error. The access to the property is not sufficient for "M-L" use but there is access via Virginia Avenue to Old Annapolis Road. The additional access shown on the plat via Myrtle Avenue is extremely poor. However, any use of this property would have to use the available road system. There are apartments in existence and new under construction immediately adjacent to the subject property and there seems to be a demand for apartments in this price range. This change will connect two "R-A" zones one to the north and one to the south.

For the above reasons

For the above reclassification should be granted.

It is this 17th day of June, 1964, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified; from "M-L" Zone to "R-A" Zone, subject to approval of the site plan for the development of said property by the Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13TH Date of Posting May 29 1964

Posted for: Reclassification from M-L to RA

Petitioner: Mardo Homes Inc

Location of property: E/S BALTO. WASH. EXPRESSWAY N. OF VIRGINIA AVE.

Location of Signs: (1) W/S OLD AVE. 377' N. of Virginia Ave. (2) N/S Virginia Ave. 50' W. of Scotia Ave (Footnote zoning to read 400' N. of this point) (3) N/S Virginia Ave. 100' E. of intersection Ave (4) N/S Virginia Ave. opposite dead end Forester Rd.

Posted by: J. S. Braze Date of return: June 4 1964

4 SIGNS

TELEPHONE 823-3000

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

No. 23299
DATE 6/8/64

TO: James H. Cook, Esq., Loyola Building, Towson 4, Md.

BILLED BY: Office of Planning & Zoning, 119 County Office Bldg., Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
	Cost of posting property of Mardo Homes, 2 signs	$10.00

64-175

PAID — Baltimore County, Md. — Office of Finance
6-664 6226 • 23299 TIP— 1.00

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.

TELEPHONE 823-3000

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

No. 23045
DATE 6/18/64

To: Mardo Homes, Inc. Keyser Building, Baltimore 2, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
	Advertising and posting of property for Mardo Homes, Inc. #64-175-R	$83.00

PAID —
6-1864 5571 • 23045 TIP— $3.00
6-1864 5571 • 23045 TIP— $3.00

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 RECLASSIFICATION
13th DISTRICT

ZONING: From M.L. to R.A. Zone

LOCATION: East side of Baltimore-Washington Expressway North of Virginia Avenue

DATE & TIME: WEDNESDAY, JUNE 17, 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 Thirteenth District of Baltimore County.

Description of presently zoned M-L tract; proposed to be zoned R-A for HIGHLAND VILLAGE APARTMENTS - SECTION TWO, 13th. Election District, Baltimore County, Maryland.

Beginning for the same at a point on the centerline of McDowell Lane, 60 feet wide, said point of beginning being North 07 degrees 01'-30" East 139.41 feet from the point of intersection of said centerline with the centerline of Virginia Avenue (formerly Hickory Road), 60 feet wide, and running thence North 73 degrees -22'-00" West 173.16 feet to a point; thence North 46 degrees 39'-55" West 134.57 feet to a point; thence North 82 degrees 58'-30" West 167.00 feet to a point on the east side of the Baltimore-Washington Expressway, 300 feet wide; thence binding on said east side of the Expressway North 06 degrees 30'-00" East 2264.89 feet to a point; thence South 61 degrees-09'-41" East 356.19 feet to a stone; thence South 03 degrees 14'-12" East 649.57 feet to a point; thence South 70 degrees-39'-40" East 410.25 feet to a point; thence South 86 degrees-47'-06" East 340.81 feet to a point; thence South 14 degrees-21'-40" West 454.30 feet to a stone; thence South 38 degrees-55'-45" East 313.50 feet to a point; thence South 65 degrees-15'-15" West 247.56 feet to a stone; thence South 09 degrees-53'-15" West 207.71 feet to a stone; thence South 76 degrees-07'-42" West 90.34 feet to a point; thence North 45 degrees-18'-32" West 315.71 feet to a point on the centerline of the aforesaid McDowell Lane; thence binding on said centerline the following three courses and distances to the point of beginning (1) South 46 degrees-24'-00" West 360.00 feet, (2) southwesterly binding on an arc curving to the left with a radius of 360.00 feet for a distance of 261.14 feet, and (3) South 07 degrees-01'-30" West 137.00 feet; Containing 38.65 acres of land, more or less.

Being the property of Mardo Homes, Inc., as shown on plat filed with the Zoning Department.

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

May 29.

ORIGINAL

OFFICE OF
THE BALTIMORE COUNTIAN

64-175

THE COMMUNITY NEWS — Reisterstown, Md
THE HERALD - ARGUS — Catonsville, Md.

No. 1 Newburg Avenue — CATONSVILLE, MD.

June 1, 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 1st day of June, 1964, that is to say the same was inserted in the issues of

May 29, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

RM.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13TH — Date of Posting Aug. 12, 1964

Posted for: APPEAL

Petitioner: MARDO HOMES, INC.

Location of property: E/S BALTIMORE-WASHINGTON EXP. NORTH OF VIRGINIA AVE.

Location of Signs: ① W/S OAK RD 478' N OF VIRGINIA AVE
② N/S VIRGINIA AVE INTERSECTION WITH MC DOWELL LANE

Remarks: ① FOOTNOTE ZONING 335' N OF THIS POINT

Posted by J. Sowers — Date of return: AUG 13 1964

Signature

PETITION FOR RECLASSIFICATION
13th DISTRICT

ZONING: From M.L. to R.A. Zone

LOCATION: East side of Baltimore-Washington Expressway North of Virginia Avenue

DATE & TIME: WEDNESDAY, JUNE 17, 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 Thirteenth District of Baltimore County

Description of presently zoned M-L tract, proposed to be zoned R-A for HIGHLAND VILLAGE APARTMENTS - SECTION TWO, 13th Election District, Baltimore County, Maryland.

Beginning for the same at a point on the centerline of McDowell Lane, 60 feet wide, said point of beginning being North 07 degrees, 01 minutes, 30 seconds East 139.41 feet from the point of intersection of said centerline with the centerline of Virginia Avenue (formerly Hickory Road), 60 feet wide, and running thence North 73 degrees, 22 minutes 00 seconds West 173.16 feet to a point; thence North 46 degrees, 39 minutes, 55 seconds West 134.57 feet to a point; thence North 82 degrees, 58 minutes, 30 seconds West 167.00 feet to a point on the east side of the Baltimore-Washington Expressway, 300 feet wide; thence binding on said east side of the Expressway North 06 degrees, 30 minutes, 00 seconds East 2264.89 feet to a point; thence South 61 degrees, 09 minutes, 41 seconds East 356.19 feet to a stone; thence South 03 degrees 14 minutes 12 seconds East 649.57 feet to a point; thence South 70 degrees, 39 minutes, 40 seconds East 410.25 feet to a point; thence South 86 degrees, 47 minutes, 06 seconds East 340.81 feet to a point; thence South 14 degrees, 21 minutes, 40 seconds West 454.30 feet to a stone; thence South 38 degrees, 55 minutes, 45 seconds East 313.50 feet to a point; thence South 65 degrees, 15 minutes, 15 seconds West 247.56 feet to a stone; thence South 09 degrees, 53 minutes, 15 seconds West 207.71 feet to a stone; thence South 76 degrees, 07 minutes, 42 seconds West 90.34 feet to a point; thence North 45 degrees, 18 minutes, 32 seconds West 315.71 feet to a point on the centerline of the aforesaid McDowell Lane; thence binding on said centerline the following three courses and distances to the point of beginning (1) South 46 degrees, 24 minutes, 00 seconds West 360.00 feet, (2) southwesterly binding on an arc curving to the left with a radius of 360.00 feet for a distance of 261.14 feet and (3) South 07 degrees, 01 minutes, 30 seconds West 137.00 feet; Containing 38.65 acres of land, more or less.

Being the property of Mardo Homes, Inc., as shown on plat plan filed with the Zoning Department.

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

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., June 4, 1964

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 17th day of June, 1964, the first publication appearing on the 28th day of May, 1964

THE TIMES,
Manager.
John M. Martin

Cost of Advertisement, $ 29.00
Purchase order T 9567
Requisition No. N 7626

PETITION FOR RECLASSIFICATION
13th DISTRICT

ZONING: From M.L. to R.A. Zone

LOCATION: East side of Baltimore-Washington Expressway North of Virginia Avenue

DATE & TIME: WEDNESDAY, JUNE 17, 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 Thirteenth District of Baltimore County

Description of presently zoned M-L tract, proposed to be zoned R-A for HIGHLAND VILLAGE APARTMENTS - SECTION TWO, 13th Election District, Baltimore County, Maryland.

Beginning for the same at a point on the centerline of McDowell Lane, 60 feet wide, said point of beginning being North 07 degrees, 01 minutes, 30 seconds East 139.41 feet from the point of intersection of said centerline with the centerline of Virginia Avenue (formerly Hickory Road), 60 feet wide, and running thence North 73 degrees, 22 minutes 00 seconds West 173.16 feet to a point; thence North 46 degrees, 39 minutes, 55 seconds West 134.57 feet to a point; thence North 82 degrees, 58 minutes, 30 seconds West 167.00 feet to a point on the east side of the Baltimore-Washington Expressway, 300 feet wide; thence binding on said east side of the Expressway North 06 degrees, 30 minutes, 00 seconds East 2264.89 feet to a point; thence South 61 degrees, 09 minutes, 41 seconds East 356.19 feet to a stone; thence South 03 degrees 14 minutes 12 seconds East 649.57 feet to a point; thence South 70 degrees, 39 minutes, 40 seconds East 410.25 feet to a point; thence South 86 degrees, 47 minutes, 06 seconds East 340.81 feet to a point; thence South 14 degrees, 21 minutes, 40 seconds West 454.30 feet to a stone; thence South 38 degrees, 55 minutes, 45 seconds East 313.50 feet to a point; thence South 65 degrees, 15 minutes, 15 seconds West 247.56 feet to a stone; thence South 09 degrees, 53 minutes, 15 seconds West 207.71 feet to a stone; thence South 76 degrees, 07 minutes, 42 seconds West 90.34 feet to a point; thence North 45 degrees, 18 minutes, 32 seconds West 315.71 feet to a point on the centerline of the aforesaid McDowell Lane; thence binding on said centerline the following three courses and distances to the point of beginning (1) South 46 degrees, 24 minutes, 00 seconds West 360.00 feet for a distance of 261.14 feet and (3) South 07 degrees, 01 minutes, 30 seconds West 137.00 feet; Containing 38.65 acres of land, more or less.

Being the property of Mardo Homes, Inc., as shown on plat plan filed with the Zoning Department.

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

INVOICE

TELEPHONE 823-3000

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

No. 23359

DATE 6/30/64

TO: The Severn River Construction Co.
2 W.University Parkway
Baltimore 18, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01.622

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY		TOTAL AMOUNT COST
	Petition for Reclassification for Mardo Homes, Inc.	50.00

PAID — Baltimore County, Md. — Office of Finance

1-3064 3154 * 23359 TIP— 5000

2-3064 3154 * 23359 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

TELEPHONE 823-3000

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

No. 23296

DATE 7/17/64

To: James H. Cosby, Esq.,
Loyola Building
Towson 4, Md.

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 03-662

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY		TOTAL AMOUNT COST
	Cost of appeal - Mardo Homes, Inc.	70.00
	No.64-175-R	

PAID — Baltimore County, Md. — Office of Finance

1-2064 0142 * 23296 TIP— 7000

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.

DUPLICATE

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS — Reisterstown, Md
THE HERALD - ARGUS — Catonsville, Md.

No. 1 Newburg Avenue — CATONSVILLE, MD.

June 1, 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 1st day of June, 1964, that is to say the same was inserted in the issues of

May 29, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

RM.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#64-175R

TO Mr. John G. Rose, Zoning Commissioner — Date June 5, 1964

FROM Mr. George E. Gavrelis, Zoning Director

SUBJECT #64-175-R. N.L. to R.A. East side of Baltimore Washington Expressway North of Virginia Avenue. Being property of Mardo Homes Inc.

MAP #13
SEC 2A
83A
RA

13th District

HEARING: WEDNESDAY, JUNE 17, 1964 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M-L to R-A zoning. In connection with the preliminary processing of this petition, the Planning staff adopted the position that lack of proper vehicular connection to the Washington Expressway made the subject property suitable for industrial development. At the same time the Planning staff took a position that apartment zoning would be appropriate if adequate and alternative points of access could be provided for this project. These issues have not been resolved.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner — Date May 25, 1964

FROM Mr. George C. Hall

SUBJECT Petition for Reclassification for Mardo Homes - Location on E/S Baltimore-Washington Parkway, North of Virginia Ave.

#64-175R

The subject site has a very good exposure to the Baltimore-Washington Parkway which makes it a desirable industrial location.

There is, however, a problem of access as stated by the Bureau of Traffic Engineering.

George C Hall
GEORGE C. HALL
Administrative Assistant
Industrial Development Commission

GCH:clm

MAY 26 64
ZONING DEPARTMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#64-175R

TO James Dyer — Date May 27, 1964

FROM Albert V. Quinby

SUBJECT Highland Village Apartments

MAP #13
SEC 2-A
RA

When the existing apartment land was rezoned, (which is, in effect, one section of this entire proposed project) the matters of access and density were prime considerations. The project as now presented proposes nothing to change the existing off-site road pattern. The principal project street is shown, on the northern boundary of the project, as connecting with Myrtle Avenue. Myrtle Avenue is a short stretch of an inadequate roadway connecting with a completely residential and equally inadequate street. (The term inadequate is used with reference to pavement and right-of-way.)

The conditions which governed at the time of the last rezoning are not changed until or unless the petitioner presents some way of providing adequate connections to a street capable of handling the traffic the proposed use would engender.

Albert V. Quinby, Chief
Project Planning Division
Office of Planning & Zoning

AVQ:bas

MAY 27 64
OFFICE OF PLANNING & ZONING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#64-175-R

TO Mr. James A. Dyer, Chairman
Zoning Advisory Committee

Date May 19, 1964

FROM Capt. Paul H. Reincke
Fire Bureau

SUBJECT Mardo Homes Inc.
S/S Baltimore Washington Expressway N. Virginia Ave.
District 13 5/15/64

1. Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the Baltimore County Standard Design Manual, 1964 edition. Spacing of fire hydrants in a R.A. zone is 500 feet apart as measured along an improved road and within 300 feet from any dwelling.

2. Water mains serving fire hydrants shall be at least 6 inches in diameter and if exceeding 600 feet in length shall be 8 inches in diameter unless the 6 inch mains are looped in an approved manner.

Contact Capt. Paul H. Reincke at Valley 5-7310 for additional information.

PHR/bbr
cc: file





Zoning File #64-115 Approved plan 5/2/65

NOTES: (SECTION TWO & THREE)

1. PRESENT ZONING - R-A
2. AREA OF TRACT - 46.37 ± ACRES
3. GROSS AREA - 52.6 ± ACRES
4. NET AREA - 35.1 ± ACRES
5. NUMBER OF APT. UNITS - 492
6. OFF-STREET PARKING SPACES - 654 NOW, 393 FUTURE (SEE NOTE 10.
7. GROSS RESIDENTIAL DENSITY - 15.0
8. NET RESIDENTIAL DENSITY - 18.0
9. ALL BUILDING SETBACKS ARE IN ACCORDANCE WITH CURRENT BALTIMORE COUNTY ZONING REGULATIONS.
10. IF FUTURE STREET IN N.E. CORNER IS BUILT, 45 OFF-STREET PARKING SPACES WILL BE LOST, 24 ADDITIONAL SPACES WILL BE ADDED, WITH A NET LOSS OF 21. TOTAL FUTURE SPACES - 633

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY E. C. Rodda
DATE 5/2/65

PRELIMINARY SUBDIVISION PLAT — SECTION TWO & THREE

HIGHLAND VILLAGE APARTMENTS

13TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

MARDO HOMES, INC. OWNERS AND DEVELOPERS, 2 W. UNIVERSITY PKWY., BALTIMORE 18, MARYLAND

KNECHT & HUMAN, LANDSCAPE ARCHITECTS & ENGINEERS, 1526 YORK ROAD, LUTHERVILLE, MD.

SCALE: 1" = 50'

APRIL 27, 1964

REVISED: JULY 15, 1964; DEC. 17, 1964; MAY 3, 1965



Zoning File #64-115 Approved plan 5/2/65

NOTES: (SECTION TWO & THREE)

1. PRESENT ZONING - R-A
2. AREA OF TRACT - 46.37 ± ACRES
3. GROSS AREA - 52.6 ± ACRES
4. NET AREA - 35.1 ± ACRES
5. NUMBER OF APT. UNITS - 492
6. OFF-STREET PARKING SPACES - 654 NOW, 393 FUTURE (SEE NOTE 10.
7. GROSS RESIDENTIAL DENSITY - 15.0
8. NET RESIDENTIAL DENSITY - 18.0
9. ALL BUILDING SETBACKS ARE IN ACCORDANCE WITH CURRENT BALTIMORE COUNTY ZONING REGULATIONS.
10. IF FUTURE STREET IN N.E. CORNER IS BUILT, 45 OFF-STREET PARKING SPACES WILL BE LOST, 24 ADDITIONAL SPACES WILL BE ADDED, WITH A NET LOSS OF 21. TOTAL FUTURE SPACES - 633

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY E. C. Rodda
DATE 5/2/65

PRELIMINARY SUBDIVISION PLAT — SECTION TWO & THREE

HIGHLAND VILLAGE APARTMENTS

13TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

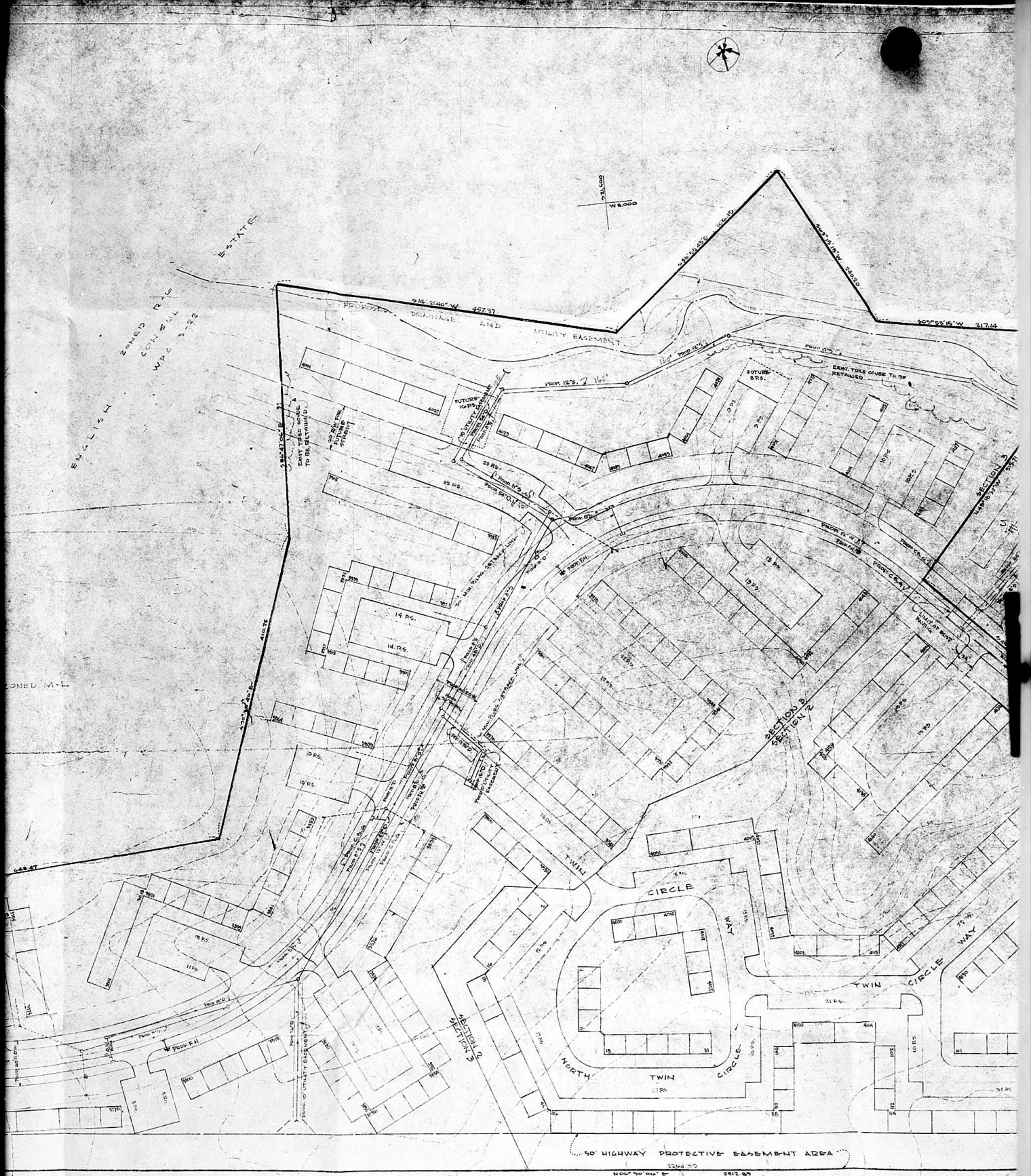
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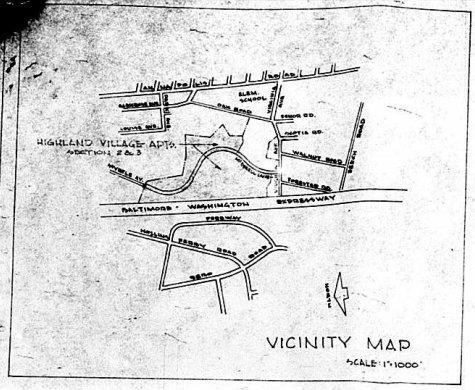


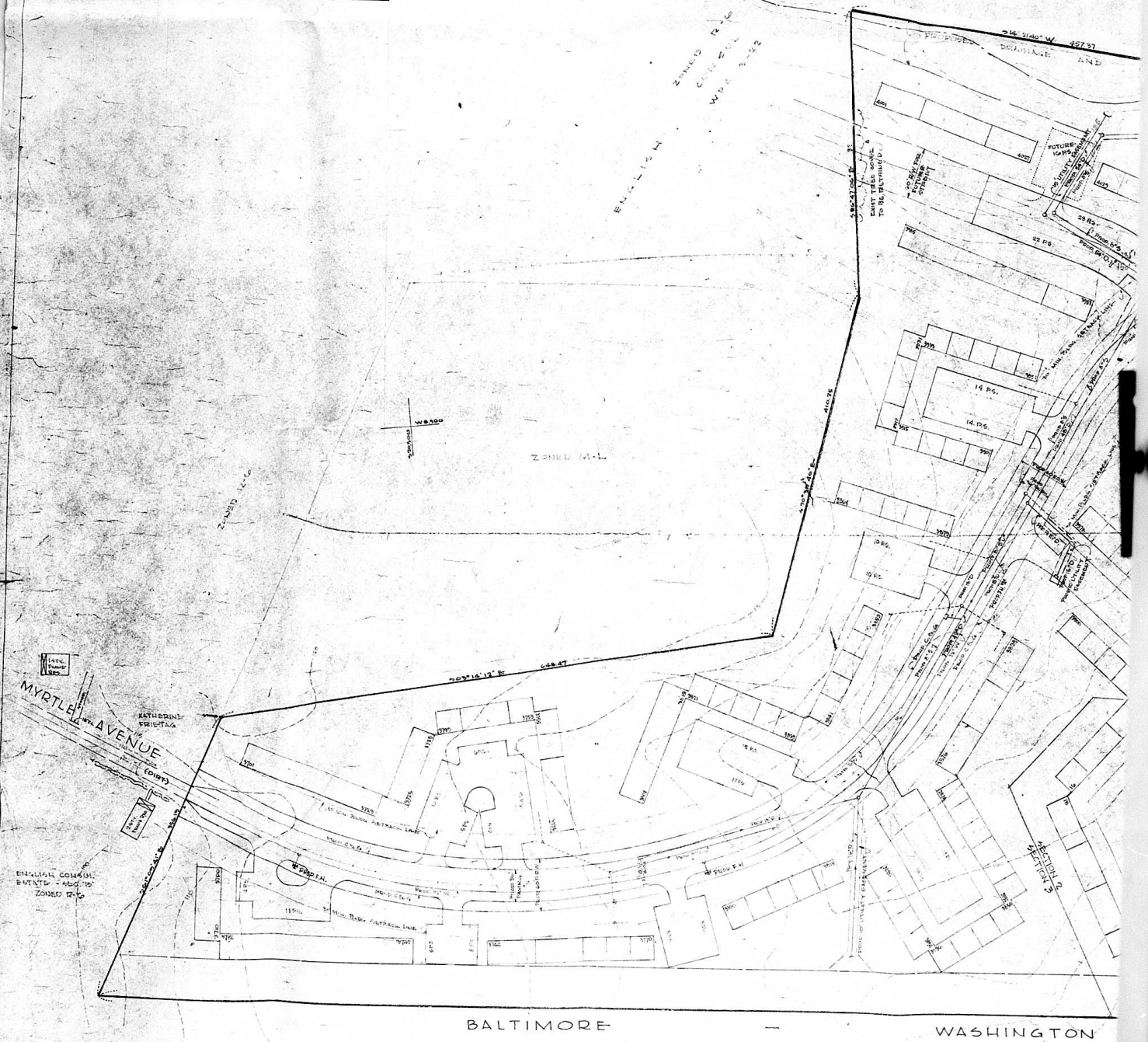
LEGEND:-

EXISTING GRADE CONTOURS (G/M)

NOTES: (SECTION TWO & THREE)

1. PRESENT ZONING - R-A
2. AREA OF TRACT - 45.37 ± ACRES
3. 100 YR AREA - 20.2 ± ACRES
4. NET AREA - 35.1 ± ACRES
5. NUMBER OF APT. UNITS - 692
6. OFF STREET PARKING SPACES - 654 NOW, 698 FUT
7. GROSS RESIDENTIAL DENSITY - 15.3
8. NET RESIDENTIAL DENSITY - 19.0
9. ALL BUILDING SETBACKS ARE IN ACCORDANCE WITH CURRENT BALTIMORE COUNTY ZONING REGULATIONS.
10. IF FUTURE STREET IN N.E. CORNER IS BUILT, 45 PARKING SPACES WILL BE LOST, 24 APPITIONAL BE ADDED, WITH A NET LOSS OF 21. TOTAL FUTURE





MICROFILMED