

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Whereas, Ellis Realty Co., 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 petitions 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-8 zone;

1. There is no present demand or need in the area for additional single family houses, but there is an urgent need and demand in the area for apartment dwelling units, a circumstance which was not anticipated nor provided for at the time of adoption of the zoning map.
2. The public need and convenience requires reclassification of the subject property since the present classification thereof serves no useful purpose, benefits no one, and is out of character with current development, while the reclassification of the property to an R-8 zone will provide housing demanded and required by the public generally.
3. Since adoption of the zoning map for the area, the character and conditions in the neighborhood of the subject property have so changed that a reclassification of the premises from an R-6 to an R-8 zone is justified, appropriate and, in fact, required under proper zoning standards and principles.

Whereas, the subject property is situated in the following manner:

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.

By William A. Adelson, President
Address: 1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202
Petitioner's Attorney

Address: 1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202
Piana 2-8662

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of August, 1964, at 1:00 o'clock P. M.

JUL 14 1964
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, and that there have been sufficient changes in the area to warrant the requested zoning.

the above reclassification should be had; and that there is no other property in the area which should be included in the same.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of October, 1964, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to an R-8 zone.

Special Exception from the Zoning Law of Baltimore County, this 11th day of October, 1964, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to an R-8 zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

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 11th day of October, 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 a R-6 zone; and/or the Special Exception for R-8 zone be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
181 ALLEGANY AVENUE
TOWSON A. MARYLAND
VALLEY 8-8000

PROPOSED RA ZONING PART OF CARROLLWOOD

BEGINNING for the same at a point in or near the center of Bowley's Quarter Road distant 200 feet more or less measured Southerly from the center line intersection of Glenwood Road with Bowley's Quarter Road said point of beginning being at the end of the thirteenth or South 54 degrees 27 minutes 03 seconds West 273.87 foot line of that tract of land which by deed dated May 16, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. #3701 folio 537 etc. was conveyed to The Utah Corporation to Ellis Realty Co., Inc. thence binding in or near the said center of Bowley's Quarter Road and running with and binding on the fourteenth line of said conveyance South 11 degrees 22 minutes 57 seconds East 128.73 feet thence leaving said road and running with and binding on part of the fifteenth line of said conveyance South 83 degrees 59 minutes 52 seconds East 805.00 feet thence for lines of division and in the center of a Proposed Road 60 feet wide to be known as Carrollwood Road the two following courses and distances:

1. North 14 degrees 00 minutes 00 seconds East 1135.38 feet and
2. Northeasterly by a line curving to the West with a radius of 784.95 feet for a distance of 461.44 feet the chord of said arc being North 2 degrees 50 minutes 27 seconds West 454.82 feet thence for a line of division parallel and distant 280.00 feet measured at right angles in a Southeasterly direction to the seventh line of said conveyance South 69 degrees 37 minutes 47 seconds West 849.53 feet thence for another line of division North 88 degrees 00 minutes 00 seconds West 222.64 feet to a point in or near the said center of Bowley's Quarter Road and to intersect the ninth line of said conveyance thence binding in or near the center of said road and

running with and binding on part of said ninth line and on the tenth line of said conveyance the two following courses and distances:

1. South 9 degrees 02 minutes 03 seconds West 660.00 feet and
2. South 2 degrees 32 minutes 03 seconds West 37.72 feet thence running with and binding on the eleventh, twelfth and said thirteenth lines of said conveyance the three following courses and distances:

1. North 69 degrees 37 minutes 29 seconds East 179.36 feet
2. South 20 degrees 22 minutes 31 seconds East 289.45 feet and
3. South 54 degrees 27 minutes 03 seconds West 273.87 feet to the place of beginning.

CONTAINING 29.0156 Acres of land more or less.

BEING part of that tract of land which by deed dated May 16, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. #3701 folio 537 etc. was conveyed by The Utah Corporation to Ellis Realty Co., Inc.

4/3/64

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Byer, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reinecke
Fire Bureau
SUBJECT: Ellis Realty Co., Inc.
275 Bowley's Quarter Road 200' W. Carrollwood Road
District 15 7/10/64

1. Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the 1964 edition of the Baltimore County Standard Design Manual. Spacing of hydrants is 500 foot distance apart as measured along an improved road and within 300 feet from any dwelling.
2. Provide for vehicle turn-arounds in the parking bays.
3. Additional vehicle circulation will contribute to public safety, especially where roads to parking areas exceed 500 feet in length.

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

PHR/abr

JUL 15 1964

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Date: August 7, 1964
FROM: Mr. George M. Corvillier, Director
SUBJECT: 275 Bowley's Quarter Road, East side of Bowley's Quarter Road 200 feet West of Carrollwood Road (Proposed). Being property of Ellis Realty Company, Inc.

15th District
HEARING: Monday, August 17, 1964 (11:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-8 zoning. It finds that the proposed for apartment building here is in line with studies by the planning staff for future land use in the area.

Office

August 14, 1964

Re: Petition for Reclassification from Ellis Realty Co., Inc.
P-5-504

Dear Sir:

The following are amended comments, on the above petition, from the Zoning Advisory Committee:

BUREAU OF ENGINEERING: When available, an 18" water line is proposed to be located in Bowley's Quarter Road. Sanitary adequacy associated with the proposed site to be determined at the time of improvements to the property.

BUREAU OF TRAFFIC ENGINEERING: This office will review the location of the proposed road between Carrollwood Road and Bowley's Quarter Road, as shown on an approved subdivision map.

Very truly,
JOHN G. ROSE

BALTIMORE COUNTY, MARYLAND

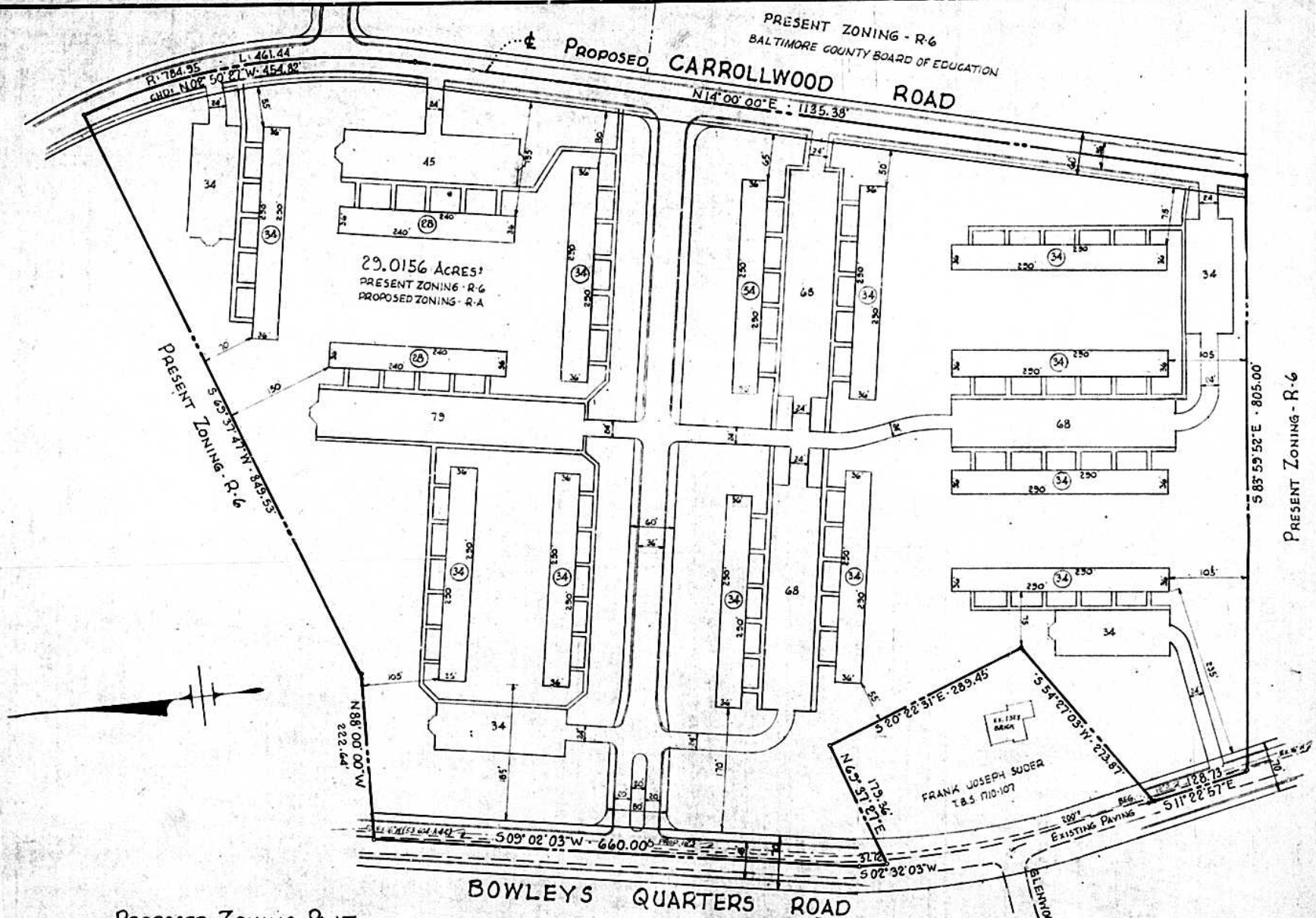
INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner
Date: August 14, 1964
FROM: Albert V. Quinley
SUBJECT: Preliminary comment to the Zoning Advisory Committee of July 25, 1964

Provision of a recreational area sufficient to meet the requirements of Local Open Space for the proposal presented by their tract of land.

Albert V. Quinley
Project Planning Division

ATQ/acp



PROPOSED ZONING PLAT
 To ACCOMPANY
 PETITION FOR ZONING RECLASSIFICATION
 PART OF THE
ELLIS REALTY CO.
 PROPERTY

15TH ELECTION DISTRICT
 BALTIMORE COUNTY, MD.

SCALE: 1"=100'
 MARCH 24, 1964 (REV. AUG. 17, 1964)

EXISTING ZONING R-6
 PROPOSED ZONING R-4
 GROSS AREA - 29.0156 AC.
 NET AREA - 26.02 AC.
 APPROX. HEIGHT TENT. 30.5

PRESENT ZONING - R-6
DESIGNED DENSITY
 GROSS - 16.00
 NET - 17.85
 TOTAL UNITS - 464
PERMITTED DENSITY
 GROSS - 16 / AC.
 NET - 18 / AC.
 TOTAL UNITS - 464

OFF STREET PARKING
 USE - APARTMENTS
 NO UNITS PROPOSED - 464
 NO SPACES REQUIRED - 464 (1/1) - 464
 NO SPACES PROVIDED - 464 (1/1)
 TOTAL SPACES REQUIRED - 464
 TOTAL SPACES PROVIDED - 464
 SIZE: 5'x20' CONSTR. - MACADAM

MICROFILMED

CHARLES D. GRACE
 ENGINEER & SURVEYOR
 121 ALLEGHANY AVENUE
 TOWSON 4, MARYLAND

CARROLLWOOD

BAYVILLE ROAD

ROAD

ROAD

PINE

WHITE

SECTION TWO

DENSITY	DATA
AREA	25.02 AC.
AREA	25.7 AC.
DENSITY	16 UNITS/AC.
DENSITY	18 UNITS/AC.
UNITS ALLOWABLE	414 UNITS
PROPOSED APARTMENT UNITS	414 UNITS
PARCEL A	
AREA	13.18 AC.
AREA	14.7 AC.
PROPOSED APARTMENT UNITS	199 UNITS
PARCEL B	
AREA	12.84 AC.
AREA	14.2 AC.
PROPOSED APARTMENT UNITS	215 UNITS

GRADING PLAN

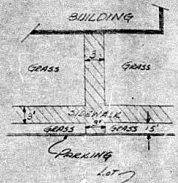
CARROLLWOOD APARTMENTS

SECTION ONE

15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

AUGUST 31, 1965
SCALE 1"=40'

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DETAIL OF SIDEWALKS
PARALLEL PARKING
LOTS
(1/4" SCALE)

BOWLEY'S QUARTERS ROAD

- NOTES:
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PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 8/26/65

CHARLES D. GRACE
ENGINEER AND SURVEYOR
121 ALLEGANY AVE. BALTIMORE, MD.

