RE:
PETITION FOR RECLASSIFICATION:
from an "K-G" Zone to an "R-A" Zone,
SE corner Eastern Avenue and: BEFORE COUNTY BOARD OF APPEALS #65-5312 Lynwood Road, 15th District OF BALTIMORE COUNTY PIPI Woodcroft Realty Company, Petitioner 15-8 No 65-53-R RA

ORDER OF DISMISSAL

Petition of Woodcroft Realty Company for reclassification from an "R-G" Zor.e to an "R-A" Zone, on the southeast corner Eastern Avenue and Lynwood Road in the Fifteenth District of Baltimore County

Whereas the Board of Appeals is in receipt of a "Petition to Dismiss" dated January 6, 1965 from the attorney representing the protostants-appellants 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said attorney for the said protestants requests that the appeal filed on behalf of said protestants, be dismissed and withdrawn as of January 6, 1965.

It is thereby OR DERED this 36 day of January, 1965 that said appeal be dismissed with projudice as of the aforementioned date.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

& Witchell Austin Chairman

#65-5312

MAPY

15.13

OBERT I DOMADKI

Petition of Woodcroft Realty A Company, Southeast corner Eastern Avenue and Lynwood Road, Fifteenth District

REFORE COUNTY BOARD OF AFFEALS 05 BALTIMORE COLUMN

No. 65-53-R

. . . PETITION TO DISMISS

MR. CHAIRMAN:

As attorney for the Protestants, Glen Manor Apartments, have been requested by them to ask the Board of Appeals to dismiss the appeal as they wish to withdraw same effective this date, subject to the further order of this Board

January 6, 1965.

Robert J. Romadka, Attorney for Protestants 809 Eastern Boulevard Baltimore, Maryland (21221) WUrdock 6-8274

#65-5312

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MAF MINNE . Noodcroft . Realty . Co. , Inclegal owner ... of the property situate in Basin more 15 County and which is described in the description and plat attached hereto and made a part/hereo. hereby pelition (that the roning status of the herein described property be re-classified, pursuant te the Zoning Law of Baltimore County, from an R.G.

to the Zoning Law of Ballimore County, from an. R.G.

1. There is no present dessame for the following reasons:

1. There is no present dessame of med in the area for additional single famil homes, but there is an ungested of the same of the same

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

> WOODCROFT REALTY CO., INC. By Hervey In Theyers! Legal Own Vice Pr Addressc/o H. William Adelson, Esq.

1035 Waryland National Bank I M. William Adelson Baltimore, Maryland 21202 Protestant's Attorney

103 Maryland National Bank Bldg. Baltimore, Maryland 21202 Plaza 2-6682

of July , 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 through out 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 19th

JUL 14'64 1 P 1 8785 THE OF PLANTED L

day of August 1964 atl1:00 o'clock Zoning Commissioner of Baltimore County.

soning the subject property "R-G" (group house) the above Reclassification should be had: and its further IT IS ORDERED by the Zoning Commissioner of Baltimore County this the same is hereby reclassified; from a "R-G" zone to a.n. "R-A" created from and after the date of this order, subject to approval of the plot plan for the development of said Property by the State Roots Continuous of Public Services and the Office of Planning and Zoning. Zoning Commissioner of Baltimore County Pursuant to the advertisement, posting of property and public hearing on the above petition

Pursuant to the advertisement, posting of property, and public hearing on the above petition and

t appearing that by reason of _location and the potitioner having proven error in

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this., 195, that the above re-classification be and t'e same is hereby

DENIED and that the above described property or area be and the same is herely continued as and

and it appearing that by reason of ...

100

zone; and or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MICROFILMED

CHARLES D. GRACE

PROPOSED RA - ZONING IN SOUTHWOOD

BEGINNING for the same at the Southeast corner of Eastern Avenue 60 feet wide and Lynwood Road 16 feet wide at the beginning of that tract of land which by deed dated April 13, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. #3688 folio 589 etc. was conveyed by Middleview Manor, Inc. to Woodcroft Realty Co., Inc. thence binding on the South side of Lynwood Road and running with and binding on the first and part of the second lines of said conveyance the two following courses and distances:

- 1. South 82 degrees 57 minutes J0 seconds East 416.20 feet and
- 2. North 76 degrees 41 minutes 46 seconds East 238.17 feet to the beginning of that tract of land which by deed dated May 15, 1/61 and recorded among the Land Records of Baltimore County in Liber W.J.R. #3843 folio 371 etc. was conveyed by Woodcroft Realty Co., Inc. to Joseph H. Punte and wife, thence running reversely with and binding on the last and fifth lines of said conveyance the two following courses and distances
- 1. Southeasterly by a line curving to the South with a radius of 325,00 feet for a distance of 367, 30 feet (the chord of said arc being South 59 degrees 00 minutes 35 seconds East 348.05 feet) and
- 2. South 26 degrees 38 minutes 01 second East 231,82 feet to intersec, the fifth line of the firstly mentioned Woodcroft conveyance thence running with and binding on part of said fifth line and on part of the sixth line the two following courses and distances:
- 1. South 78 degrees 03 minutes 41 seconds West 77, 18 feet and

CHARLES D. GRACE VALLEY B CORO

MAD 2. South 21 degrees 57 minutes 11 seconds East 485,00 feet, thence for 15-6 lines of division the four following courses and distances: 5/10/64

- 1. South 68 degrees 02 minutes 49 seconds West 382.00 feet
- 2. South 80 degrees 00 minutes 05 seconds West 410, 30 feet
- 3. South 0 degrees 20 minutes 42 seconds East 69.76 feet and
- 4. South 61 degrees 10 minutes 39 seconds West 212.00 feet to intersect the eighth line of the said Woodcroft conveyance thence running with and binding on part of said eighth line and on the ninth and tenth and eleventh lines of said conveyance the three following courses and distances:
 - 1. North 28 degrees 49 minutes 21 seconds West 500,00 feet
 - 2. North 23 degrees 16 minutes 19 seconds East 493.96 feet and
- 3. North 66 degrees 43 minutes 41 seconds West 285.82 feet to the said Easternmost side of Eastern Avenue thence binding on said side of Eastern Avenue and running with and binding on the last line of the said Woodcroft conveyance North 23 degrees 17 minutes 49 seconds East 250,12 feet to the place of beginning.

CONTAINING 23, 301 Acres of land more or less.

BEING part of that tract of land which by deed dated April 13, 1960 and recorde I among the Land Records of Baltimore County in Liber W.J.R. #3688 folio 589 etc. was conveyed by Middleview Manor, Inc. to Woodcroft Realty Co., Inc. BALTIMORE COUNTY, MARYLAND

HG5- 53F INTER-OFFICE CORRESPONDENCE G. Mitchell Austin. Chairman TO Baltimore County Board of Appeals Date September 24, 1964

FROM. John G. Rose B SUBJECT.

The stacked polition was granted by the Zoning Commissioner on August 19, 1966. The 30 day appeal period expired at \$130 p. n. on September 18, 1966. The appeal was not received until September 21, 1966, therefore the appeal was not accepted by the Zoning Cormissioner.

I am also attaching Mr. Romadka's appeal and my decision concerning petition No. 65-53-R.

Gran (155 lone)

Check No. 4470 filed with appeal is ateached

. BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

October 5, 1964 Office of Low

County Board of Appeals SUBJECT Petition of Woodcroft Realty Co. SE corner Eastern Avenue & Lynwood Road, 15th District No. 65-53-R

MAP RA

#65-53R

A question has arisen as to the legality of an appeal pending before this Coard for the following reasons:

- Protestants' attorney alleges that the mailing of the appear from the Zoning Commissioner's order was accomplished a day prior to the expiration of the appeal date er's order was accomplished one
- The Zoning Commissioner alleges that the appeal was not actually received by his office until three days subsequen to the appeal date, although the protestants' attorney's was postmarked on the data of the onnea

We have scheduled a special hearing on this mat'er and we would like your opinion as to whether or not in view of the above sated facts, if proven, the appeal is timely. I suggest that the Asistant Solicitor who is to handle this matter contact Mrs. Elsenhort and review our file.

Yours truly.

G. Mitchell Austin, Chairman

4/3/64

BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY, MARYLAND #65-53P INTER-OFFICE CORRESPONDENCE INTER-OFFICE CORRESPONDENCE TO Mr. John C. Rose, Zoning Commissioner Date August 7, 1964 Date. July 15, 1964 Mr. James A. Dyer, Chairman Zoning Advisory Committee MAP FROM Capt. Paul H. Reincke Fire Duresu 15-B SUBJECT Moderoft Sealty Co., 100.

S.E. corner Eastern Ave. & Punte Lane
District 15 7/10/6h PA 15th District 81:0/64 esday, August 19, 1964 (11:00 A.M.) Mater mains, meters and fire hydrants shall be of an approved type and installed in accordance with the 19th edition of the Bullmoore County Standard Design Hamal. Speaking of hydrant is 500 feet distance apart as measured along an improved read, and within 300 feet. From any healthing. Contact Capt. Paul H. Reincke at Valley 5-7310 for information concerning above comments. para/hhe JUL 15'64

> TELEPHONE #65.53R MAP 115.13 Neederoft Realty Co., Inc. S/E cor. Englern Arc. and Punto Lune. Neghtar R.O. to R.A. 15th Dist. (366 Units)

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

HALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING TOMSON L. MARYLAND

Will submit written comments at a later date.

BUREAU OF ENGINEERING

M. William Adelson, Esq. 1035 Maryland Matienel Bank bldg. Baltimore, Maryland 21202

Mater is available. Sanitary sever exists, however, a sewage pumping station may be

BOARD OF EDUCATION

The representative of the Board of Education was not present at this meeting. Copies of the potition will be formered to him for any comment that he might have.

Yours very truly,

James E. Dyer Chief of Permit and Petition Processing

MAP 15-B RA The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from Red to Red soning. It finds that the proposal for apartment soning here is in besic accord with studies by the planning staff for future land used in the area. BAI MORE COUNTY, MAYLAND No. 23100 OFFICE OF FINANCE DATE 7/17/66 Oirision of Collection and Recei COURT HOUSE TOWSON 4, MARYLAND 50,00 Phill - Lat more Greety, Ind. - Office of Equ 7-1764 6133 . 23100 TIP-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.

BAI MORE COUNTY, MANLAND No. 25262 OFFICE OF FINANCE DATE 8/17/64 ivision of Collection and Receip COURT HOUSE TOWSON 4, MARYLAND 74-70 0-1764 6256 . 25262 TIP-74.70 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.

64.53-R 3 signs CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland Duted to Account to Aug 19 Date of Poster 7/33/64
Posted to Afficient out The Things 9.01. District 15 th 7/30/64 Location of property. SE/Cars. Enter are & Lynwood Est. Levelin of San I der Extent large your 30 or project of and applied 30 from Marrier depose Dan & Lymond simon Rich Red. Sal Dy Carry Lever Level of the Posted by Pabert to Bullo Data of return 9/4/64 3 on Punte Love at the Crue to Mounia these Rd are not frished) TION FOR RECLASSIFICA-

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the approved advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and mehlished in Towson, Baltimore County, Md. macustresses. appearing on the ____3lst_day of ____5uly

THE JEFFERSONIAN,

PETITION PO

OFFICE OF The Community Pres

DUNDALK, MD., August 3,

THIS IS TO CERTIFY, that the annexed any "Woodcroft Realty Co."

was inserted in THE COMMUNITY PRESS, a paper published in Baltimore County, Maryland,

28 day of July 19 64 - 1 the same was inserted in the issues of 7-29-64

Stromberg Publication

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., August 3,

THIS IS TO CERTIFY, that the annexed advertisement of "Wooderoft Bealty Co." was inserted in THE COMMUNITY PRESS, a weeldy news

paper published in Baltimore County, Maryland, once a week 1 28 day of July 19 64 : that is to say, the same was inserted in the issues of

MICROFILMED

istances: 1. South 82 degrees 57 min-tes 00 seconds East 416,20 feet

RECLASSIFICATION
15th DISTRICT
ZONING: From R.G to R.A.

TOOM ASSESSION A

By Mrs. Falmer Price

