65-70-R	E & W sides of Wampler Rd. 540' N of Magnolia Ave.	15th
7/31/64	Petition for Reclassification from R-6 to R.A. for Andrew Smith $146.45 cost paid	
7/31/64	Hearing date set for 1:00 P.M. 9/2/64	
8/14/64	Certificate of publication filed	
8/24/64	Certificate of posting filed	
9/4/64	Order for the reclassification denied by the Zoning Commissioner	
9/23/64	Appeal filed to the County Board of Appeals by attorney for petitioner	
10/21/69	Appeal dismissed by the County Board of Appeals.	

65-70-R

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
ESSEX, MARYLAND 21221
MUrdock 6-8374

SEP 23 '64 AM

ZONING DEPARTMENT

September 22, 1964

Mr. John G. Rose,
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland (21204)

Re: Petition for Reclassification
from "R-6" Zone to "R-A" Zone
E. and W. Sides of Wampler
Road 540' N. Magnolia Ave.,
15th Dist., Andrew Smith,
Petitioner - No. 65-70-R

Dear Mr. Rose:

On behalf of my client, Andrew Smith, would you please note an appeal to the Board of Appeals from a decision you rendered dated September 4, 1964, in which you denied the above-captioned Petition for Reclassification.

I have enclosed herewith check in the amount of $75 to cover cost of filing said appeal.

Thank you.

Very truly yours,

Robert J. Romadka

RJR:prm
Enclosure

E. & W. Sides Wampler Road 540' N. Magnolia Ave. 15th Dist.
#65-70-R
Map 15-C
RA
6/24/64

65-70-R

RE: PETITION FOR RECLASSIFICATION
From "R-6" Zone to "R-A" Zone
E. and W. Sides of Wampler Road
540' N. Magnolia Ave., 15th Dist.,
Andrew Smith, Petitioner

FROM
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-70-R

The petitioner in the above matter seeks reclassification of property on the west side of Wampler Road 540 feet north of Magnolia Avenue, in the Fifteenth District of Baltimore County, from an "R-6" Zone to an "R-A" Zone.

After considering all the testimony by both the petitioner and protestants, it is obvious that the subject site is one that should remain in its present cottage type zone. It would be very unwise to increase the number of residents who would live so close to the Martin Company's run-ways. The Maglin Company reports that the proposed apartment site is within 3200 feet/and directly in the flight path and its primary run-way. This means that the aircraft are generally below 500 feet when passing over this area.

Also the present residents have considerable difficulty in driving from their homes and getting to and on Martin Boulevard.

The County Commissioners of Baltimore County were not in error in zoning the subject property "R-6".

A somewhat similar condition was considered in The Mantel Realty, Inc., case granted by the Zoning Commissioner on June 20,1963. The Mantel Realty Trust has acreage of 71.33 acres and is about 3000 feet north of the subject site, thus the general area already is subjected to increased density of population. The Mantel Realty, Inc. reclassification was granted with reluctance and further heavy concentration of population in this area is unwarranted.

For the above reasons the reclassification should be DENIED.

It is this _____ day of September, 1964, by the Zoning Commissioner of Baltimore County, ORDERED 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 remain as "R-6" Zone.

Zoning Commissioner of
Baltimore County

CROCKETT, SMITH & ASSOCIATES • CONSULTING ENGINEERS

#65-70R
Map 15-C
RA
6/24/64

8488 MARYLAND AVENUE • BALTIMORE 15, MARYLAND
SE. 4-3288

JAMES E. CROCKETT
J. STRONG SMITH

DESCRIPTION OF 19.8 ACRES OF LAND
ON WAMPLER ROAD 540 FEET NORTH OF MAGNOLIA AVENUE

BEGINNING FOR THE SAME at a point in the centerline of Wampler Road, said point also being in the centerline of a 30-foot road (not opened), 308 feet east of the southeast corner of the land which by Deed dated July 26, 1941 and recorded among the Land Records of Baltimore County in Liber C.M.H. No. 1195, folio 134 was conveyed by the County Commissioners of Baltimore County to John J. Norvell; thence leaving said point of beginning and binding on the centerline of Wampler Road North 26 degrees 43 minutes East 144.44 feet; thence leaving the centerline of Wampler Road North 89 degrees 05 minutes West 370.80 feet; thence North 00 degrees 55 minutes East 70.00 feet to the northeast corner of aforementioned land conveyed to John J. Norvell; thence North 89 degrees 05 minutes West 200.00 feet; thence binding on lot 3, North 00 degrees 55 minutes East 355.92 feet; thence binding on lot 16 north 73 degrees 55 minutes East 653.56 feet; thence North 00 degrees 55 minutes East 43.50 feet; thence South 66 degrees 29 minutes East 282.26 feet; thence South 43 degrees 07 minutes East 58.08 feet to the centerline of Wampler Road; thence binding on the centerline of Wampler Road North 42 degrees 54 minutes East 289.13 feet to a point, said point being the beginning point of a parcel of ground conveyed by Thomas Fairley and Margaret Fairley to James Fairley and Mary C. Fairley, said conveyance being recorded among the Land Records of Baltimore County in Liber W.J.C. No. 384 folio 178; thence leaving said point in the centerline of Wampler Road and binding on the outline of the aforementioned conveyance Fairley

19.8 ACRES, WAMPLER ROAD (cont'd)

#65-70R
Map 15-C
RA
6/24/64

to Fairley South 41 degrees 45 minutes East 309.00 feet; thence South 50 degrees 45 minutes West 146.85 feet; thence East 18 degrees 15 minutes West 190.00 feet; thence South 66 degrees 32 minutes West 170.30 feet; thence South 74 degrees 29 minutes West 147.65 feet; thence South 68 degrees 14 minutes West 16.00 feet; thence South 38 degrees 14 minutes West 165.00 feet; thence South 68 degrees 44 minutes West 210.00 feet; thence North 89 degrees 05 minutes West 117.00 feet to the point of beginning.

BEING tracts of land as follows:

(1) The same tract of land which by Deed dated February 8, 1944 and recorded among the Land Records of Baltimore County in Liber A.L.S. No. 1357, folio 464 was granted and conveyed by the Milford Estates Corporation, a Connecticut corporation to Norman K. Winston, et al, the within Grantors.

(2) The same parcel of ground which by Deed dated August 24, 1941 and recorded among the Land Records of Baltimore County in Liber W.J.C. 384 folio 178 was granted and conveyed by Thomas Fairley and Margaret Fairley, his wife, to James H. Fairley and Mary C. Fairley, his wife, containing 19.8 acres of land, more or less.

JSS:f
6.1.64

This description is for zoning purposes only and is not to be used for conveyance of property.

4864 2 of 2

STATE OF MARYLAND
JOSEPH STRONG
No. 3000
REGISTERED
PROFESSIONAL ENGINEER

#65-70

MARTIN COMPANY

SEP -2 '64 AM

ZONING DEPARTMENT

Baltimore, Maryland 21203

September 1, 1964

Mr. John G. Rose
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Rose:

It has come to our attention that your office is presently considering a Petition for reclassification of two parcels of land adjacent to Wampler Road, Middle River, so as to permit the construction of approximately 320 apartment units.

Because of the potential risk and noise problems in establishing high density buildings such as schools, apartments, etc., within the flight path of airports, the Martin Company has endeavored over the years, by personal contact and by letter, to keep the Zoning Commissioner and other county officials advised of certain facts in connection with the Martin Airport operations as they may relate to the deliberations and plans of the Zoning Board and other county agencies. In order to assist you in your evaluation of the present Petition for rezoning, we would like to present some relevant facts.

As you probably know, Martin has operated an airport in the Middle River area since 1930 primarily in connection with the Defense effort of our country.

In past years, we have averaged about 10,000 traffic movements per year and, in spite of the fact that our aircraft production work has decreased, our air traffic has increased to the point where we presently average about 13,000 to 14,000 air traffic movements per year. In view of our establishment of an aircraft modification center at our facility and our increased efforts to obtain contracts for modification and overhaul of military aircraft, we would expect that any change in our air traffic movement rate would represent an increase.

It is important to note that the location of the proposed apartment site is within 3,200 feet of and directly in the flight path of our primary runway. This means that aircraft using this runway are generally below 500 feet when passing over this area.

A DIVISION OF MARTIN MARIETTA

Mr. John G. Rose - 2 - September 1, 1964

Because of its length, this primary runway handles all jet air traffic and air traffic of all of the major propeller aircraft utilizing the Martin Airport. It is thus a fact that from 80% to 90% of all of the traffic movement of our airport, 50% of which is jet aircraft of the United States Air Force, either originates from or comes into this runway. We might mention, for example, that our airport is presently handling, and expects to be handling at an increased rate, large, multijet Government aircraft whose rate of climb and descent requires use of this runway and places these aircraft at a rather low altitude over the area in question.

We should also like to remind the Board of the discussion and recommendations of the President's Airport Commission concerning the development of areas contiguous to airports. You will recall that a copy of the Report of the President's Airport Commission, along with a map relating to the report, were made available to your office in June of last year.

We hope that the above facts will be of some assistance in your evaluation of the present Petition for zoning reclassification.

Sincerely yours,

MARTIN COMPANY

Joseph P. Alcarese
Counsel

JPA/jw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#65-70
Map 15-C
RA
6/24/64

TO Mr. John G. Rose, Zoning Commissioner Date August 17, 1964

FROM Mr. George E. Gavrelis, Director

SUBJECT #65-70-R. R-6 to R-A. East and West sides of Wampler Road, 540 feet North of Magnolia Avenue. Being property of Andrew Smith.

15th District

HEARING: Wednesday, September 2, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-A zoning. It notes that the request for apartment zoning here is not in accord with the current plans of the planning staff for comprehensive arrangement of land usages in this portion of the 15th District.

GEG:bms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#65-70R

TO Mr. James A. Dyer, Chairman, Zoning Advisory Committee Date June 16, 1964

FROM Capt. Paul H. Reincke, Fire Bureau

SUBJECT Magnolia Apartments, Wamples Road, District 15 6/12/64

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 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. Reincke at Valley 5-7310 for information concerning above comments.

PHR/thr

JUN 16 '64

OFFICE OF PLANNING & ZONING

July 30, 1964

#65-70R

MAP 15-C RA 8/24/64

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

Robert J. Romadka, Esq.
809 Eastern Blvd.
Baltimore, Maryland
21221

Andrew Smith
Wampler Rd., 540' N of Magnolia Ave.
SUBJECT: Petition for R. A.

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

The Zoning Advisory Committee has reviewed the subject petition and have no adverse comment to make with regard to the proposed development plan.

Yours very truly,

James E. Dyer
Chief of Permits and
Petition Processing

jb

June 18, 1964

#65-70R

MAP 15-C RA 8/24/64

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

John Stronge Smith
James Crockett & Associates
2653 Maryland Avenue
Baltimore, Maryland
21218

Proposed Apartments
Reclassification to B.M. from R-6.
SUBJECT: Location: Wampler Rd.
15th District

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

Office of Planning & Zoning

&

Traffic Department

The development plan as presented presents some problems with regard to interior traffic circulation and access points. However, it appears that these problems could be worked out at the building permit stage if the request is granted.

The following members had no comment to make:

Redevelopment & Rehabilitation Commission
State Roads Commission
Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Building Department
Bureau of Engineering

Yours very truly,

James E. Dyer
Chief of Permits and
Petition Processing

#65-70-R

Assigned

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15th Date of Posting 6-13-64

Posted for: Hearing Wed. Sept 2 '64 at 11:00 A.M.

Petitioner: Andrew Smith

Location of property: E. side of Wampler Rd. 540' N. of Magnolia Ave.

Location of Signs: 2 on each side of Wampler Rd spaced 10' from Magnolia Rd & 3'-4' Back on Wampler Rd. one

Remarks: On each side opposed 95# for sign #1-2 and approx. 15' from Telephone pole Post has yellow small signs on it.

Posted by Robert Lee Bowles Date of return 6-20-64

Signature

Reposted

Assigned

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15th Date of Posting 8-20-64

Posted for: Hearing Wed. Sept 2 '64 at 11:00 A.M.

Petitioner: Andrew Smith

Location of property: E. side of Wampler Rd. 540' N. of Magnolia Rd.

Location of Signs: 2 (Same) as before.

Remarks:

Posted by Robert Lee Bowles Date of return 8-20-64

Signature

Reposted

Assigned

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15th Date of Posting 8-20-64

Posted for: Hearing Wed. Sept 2 '64 at 11:00 A.M.

Petitioner: Andrew Smith

Location of property: E. side of Wampler Rd. 540' N. of Magnolia Rd.

Location of Signs: 2 (Same) as before.

Remarks:

Posted by Robert Lee Bowles Date of return 8-20-64

Signature

August 6, 1964

#65-70R

MAP 15-C RA 8/24/64

Robert J. Romadka, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

NOTICE OF HEARING

Re: Petition for Reclassification for Andrew Smith
#65-70-R

TIME: 1:00 P.M.

DATE: Wednesday, September 2, 1964

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Towson, Maryland

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. 25302

DATE 9/2/64

TO: Robert J. Romadka, Esq., 809 Eastern Boulevard, Baltimore 21, Md.

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

DEPOSIT TO ACCOUNT NO. 01-622

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY		TOTAL AMOUNT COST
—	Cost of advertising and posting property of Andrew Smith No.65-70-	96.45

PAID — Baltimore County, Md. — Office of Finance

9-3064 0286 * 25302 TIP— 96.45

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. 25358

DATE 9/30/64

TO: Robert J. Romadka, Esq., 809 Eastern Boulevard Baltimore 21, Md.

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

DEPOSIT TO ACCOUNT NO. 01-622

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY		TOTAL AMOUNT COST
—	Cost of appeal - Andrew Smith, property - No. 65-70-R x 70.00 1 sign 5.00 =	$75.00

PAID — Baltimore County, Md. — Office of Finance

9-3064 0300 * 25358 TIP— 75.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

PETITION FOR RECLASSIFICATION FROM—1ST TO—BM

ZONING: From R-6 to BM Zone
LOCATION: East and West side of Wampler Road 540 feet North of Magnolia Avenue
DATE & TIME: Wednesday, September 2, 1964 at 1:00 P.M.
PUBLIC HEARING: Room 106, 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 on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Beginning for the same at a point in the center line of Wampler Road, said point also being in the center line of a 30-foot road (not opened) 833 feet east of the southeast corner of Wampler Road and Magnolia Road as laid out 30 feet wide and shown on the Land Records of Baltimore County in Liber C.M.H. No. 1130, Folio 114 was conveyed by the Commissioners of Baltimore County to John J. Parrish; thence leaving said point of beginning and binding on the centerline of Wampler Road North 24 degrees 48 minutes West 540.00 feet; thence leaving the centerline of Wampler Road North 65 degrees 12 minutes East 330.00 feet; thence North 24 degrees 48 minutes West 70.00 feet; thence North 65 degrees 12 minutes East 330.00 feet; thence South 24 degrees 48 minutes East 70.00 feet; thence North 65 degrees 12 minutes East 330.00 feet; thence South 24 degrees 48 minutes East 653.54 feet; thence North 65 degrees 12 minutes East 43.56 feet; thence South 44 degrees 48 minutes East 18.00 feet; thence South 24 degrees 48 minutes East 18.00 feet to the centerline of Wampler Road; thence binding on the centerline of Wampler Road North 24 degrees 48 minutes West 298.13 feet to a point, said point being the beginning point of a parcel of land conveyed by Thomas Fairley and Margaret Fairley to James Fairley and Mary Fairley, his wife, by conveyance being recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3244 Folio 179; thence leaving Wampler Road to the centerline of Wampler Road to the centerline of Wampler Road and binding on the outline of the above mentioned conveyance Fairley to Fairley the following courses and distances viz: North 65 degrees 12 minutes East 664.80 feet, thence South 24 degrees 48 minutes West 118.25 feet, thence South 65 degrees 12 minutes West 198.00 feet; thence South 24 degrees 48 minutes West 174.25 feet; thence South 65 degrees 12 minutes West 147.63 feet; thence South 24 degrees 48 minutes West 14.00 feet; thence South 65 degrees 12 minutes West 318.00 feet; thence South 24 degrees 48 minutes West 210.00 feet; thence North 65 degrees 12 minutes West 117.00 feet to the point of beginning.

Containing 19.3 acres of land.

(2) The same land as follows: All that piece or parcel of land which by Deed dated February 4, 1944 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 1130, Folio 114, was granted and conveyed by the United States of America, a Corporation, to John J. Parrish, in fee simple, all the right, title, interest, claim or demand of the grantor in and to that piece or parcel of ground which by Deed dated February 24, 1941 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 1130, Folio 114, was granted and conveyed by Thomas Fairley and Margaret Fairley, his wife, to James E. Fairley and Mary E. Fairley, as tenants by the entireties, containing 19.3 acres of land more or less.

Being the property of Andrew Smith, as shown on plat plan filed with the Zoning Department.

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 11, 19 64

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once each~~ ~~week~~ 1 time ~~successive weeks~~ before the 2nd day of September 19 64, the ~~first~~ publication appearing on the 11th day of August 19 64.

THE JEFFERSONIAN,

L. Frank Streeper
Manager.

Cost of Advertisement, $.....

August 6, 1964

Robert J. Romadka, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this 31st day of July, 1964.

JOHN G. ROSE
Zoning Commissioner

Owners Name: Andrew Smith

Reviewed by: James E. Dyer

INVOICE

TELEPHONE 823-3000

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 25245

DATE 8/6/64

TO: Robert J. Romadka, Esq. 809 Eastern Blvd. Essex, Md. 21221

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 Andrew Smith #65-70-R	$50.00

PAID — Baltimore County, Md. — Office of Finance

9-3064 0222 * 25245 TIP— 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.

September 30, 1964

Maurice W. Baldwin, Esq.,
Mercantile Building
Towson 4, Maryland

Re: Petition for Reclassification
from "R-6" Zone to "R-A" Zone -
E. and W. Sides of Wampler Road
510' N. Magnolia Ave., 15th Dist.,
Andrew Smith, Petitioner -
No.65-70-R

Dear Mr. Baldwin:

Please be advised that an appeal has been filed by counsel for the petitioner in the above matter from the decision rendered by the Zoning Commissioner denying the reclassification.

You will be duly notified of the date and time of hearing when scheduled by the Board of Appeals.

Very truly yours

Zoning Commissioner

PETITION FOR RECLASSIFICATION

#65-70R

MAP 15-C RA 6/24/64

15th DISTRICT

ZONING: From R-6 to R-A Zone

LOCATION: East and West side of Wampler Road 510 feet North of Magnolia Avenue

DATE & TIME: WEDNESDAY, SEPTEMBER 2, 1964 at 10:00 P.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 Fifteenth District of Baltimore County

Being the property of Andrew Smith, as shown on plat plan filed with the Zoning Department.

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

Sept. 30, 1964

No. 65-70-R ---- Andrew Smith

Petition, description of property and Order of Zoning Commissioner
Certificate of posting
Certificates of advertisement
Comments of Fire Bureau
Comments of Office of Planning
Letter, dated Sept. 1, 1964, from The Martin Company
Petitiones of protest
Sketch oof Instrument Approach Runway
Appeal
Photogrammetric Map
Plat filed with petition

Robert J. Romadka, Esq., — Counsel for petitioner
809 Eastern Boulevard
Baltimore 21, Md.

Maurice W. Baldwin, Esq., — " for protestants
Masonic Building
Towson 4, Md.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

#65-70R

MAP 15-C RA 6/24/64

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, 4, MARYLAND
VA. 3-3000

MALCOLM H. DILL
PLANNING DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

August 21, 1964

Robert J. Romadka, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

Dear Sir:

The enclosed memorandum is sent to you in Compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,

JOHN G. ROSE
Zoning Commissioner

JGR/h

#65-70R

MAP 15-C RA 6/24/64

June 17, 1964

Mr. John Smith
Edens Crockett Associates
2453 Maryland Avenue
Baltimore 18, Md.

Re: Magnolia Apartments, Wamples Road
15th District

Dear Sir:

We are enclosing copy of comment, from the Fire Bureau, on the above plat.

Yours very truly,

JAMES E. DYER

JED/ba

#65-70R

CROCKETT, SMITH & ASSOCIATES · CONSULTING ENGINEERS

2453 MARYLAND AVENUE * BALTIMORE 18, MARYLAND
BELMONT 5-5392

JAMES E. CROCKETT
J. STRONG SMITH

June 29, 1964

Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Attention: Mr. James Dyer

Re: Wampler Road

Gentlemen:

This will confirm our delivering to you on June 26, 1964 the following:

Seven (7) prints of zoning plat,
Seven (7) copies of property description, and
One (1) planimetric

Very truly yours,

CROCKETT, SMITH & ASSOCIATES

J. Strong Smith

JSS:f

4694-R

#65-70R

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
(Baltimore Federal Building)
ESSEX 21, MARYLAND
HUdson 6-8274

July 17, 1964

Mr. James Ogle
Office of Planning and Zoning
County Office Building
Towson, Maryland (21204)

Dear Jim:

Please find enclosed herewith two copies of Petition for Zoning Re-classification which I would appreciate your filing at your earliest convenience.

This petition has already been brought to the attention of Jim Dyer and the committee as said plats were prepared by Crockett-Smith and Associates.

I have also enclosed my check in the amount of $50 to cover costs of filing said petition. If you have any questions concerning this matter, please call.

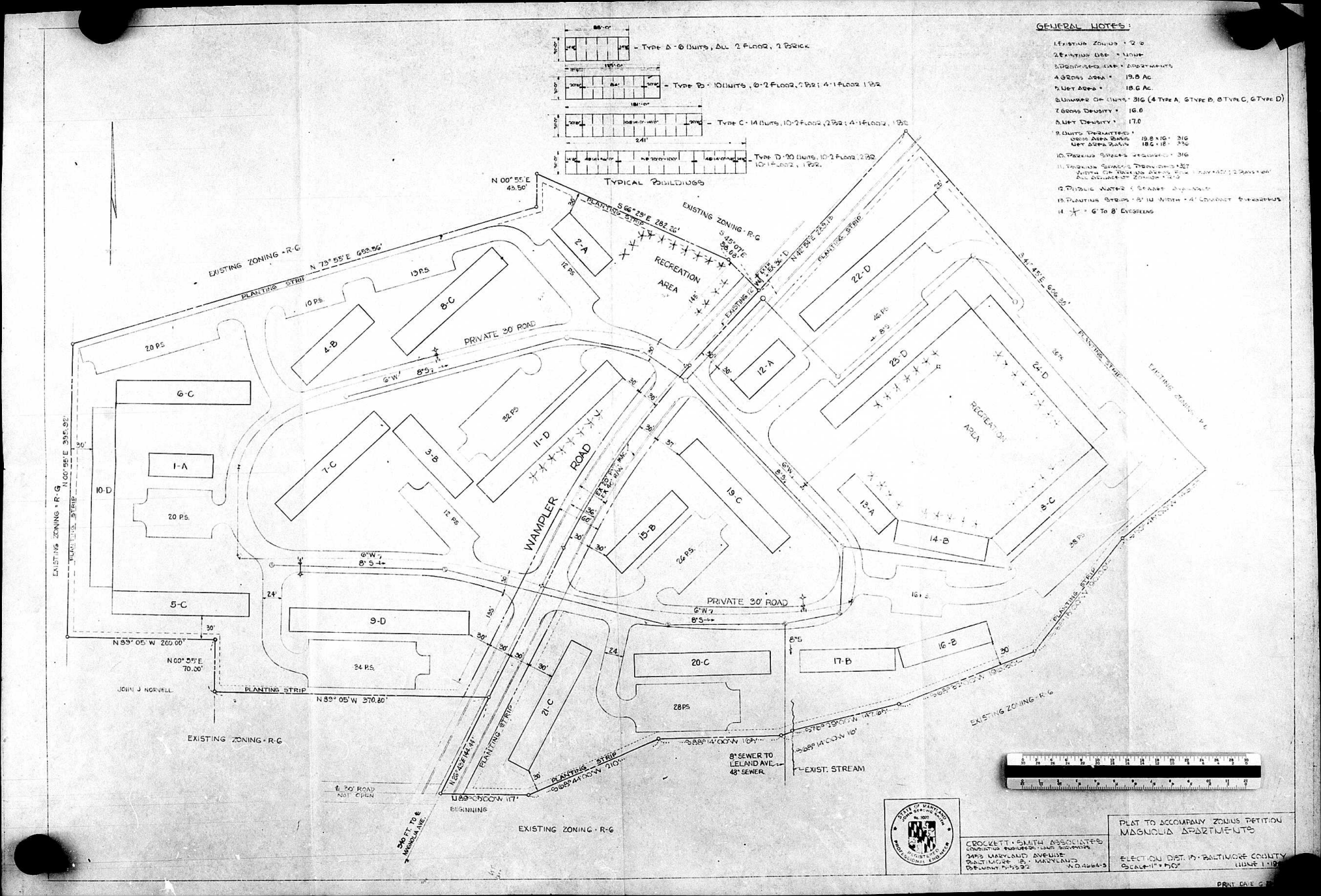
Very truly yours,

Robert J. Romadka

RJR:pm
Enclosures (3)

JUL 22 '64

OFFICE OF PLANNING & ZONING


GENERAL NOTES:
1. EXISTING ZONING = R-G
2. EXISTING USE = NONE
3. PROPOSED USE = APARTMENTS
4. GROSS AREA = 19.8 Ac.
5. NET AREA = 18.6 Ac.
6. NUMBER OF UNITS = 316 (4 TYPE A, 6 TYPE B, 8 TYPE C, 6 TYPE D)
7. GROSS DENSITY = 16.0
8. NET DENSITY = 17.0
9. UNITS PERMITTED = GROSS AREA BASIS 19.8 x 16 = 316; NET AREA BASIS 18.6 x 18 = 336
10. PARKING SPACES REQUIRED = 316
11. PARKING SPACES PROVIDED = 327
12. PUBLIC WATER & SEWER AVAILABLE
13. PLANTING STRIPS = 8' TO WIDTH = 4' CONIFER EVERGREENS
14. * = 6' TO 8' EVERGREENS
TYPE A - 6 UNITS, ALL 2 FLOOR, 2 BRICK
TYPE B - 10 UNITS, 6-2 FLOOR, 2 BR; 4-1 FLOOR 1 BR
TYPE C - 14 UNITS, 10-2 FLOOR, 2 BR; 4-1 FLOOR, 1 BR
TYPE D - 20 UNITS, 10-2 FLOOR, 2 BR 10-1 FLOOR, 1 BR.
TYPICAL BUILDINGS
EXISTING ZONING - R-G
EXISTING ZONING - R-C
PLANTING STRIP
PRIVATE 30' ROAD
WAMPLER ROAD
RECREATION AREA
N 00° 55' E 43.50'
S 66° 25' E 282.20'
S 45° 07' E 88.66'
N 44° 45' E 228.18'
S 44° 45' E 626.22'
N 00° 55' E 395.92'
N 89° 05' W 200.00'
N 00° 55' E 70.00'
N 89° 05' W 370.80'
JOHN J NORVELL
EXISTING ZONING - R-G
N 73° 55' E 662.86'
N 62° 42' 44" E 142.44'
S 68° 47' 00" W 210'
S 68° 14' 00" W 117'
BEGINNING
S 68° 14' 00" W 110'
S 57° 29' 00" W 147.00'
8" SEWER TO LELAND AVE. 48" SEWER
EXIST. STREAM
EXISTING ZONING - R-G
EXISTING ZONING - R-G
350 FT. TO E MAGNOLIA AVE.
E. 30' ROAD NOT OPEN
1-A
2-A
3-B
4-B
5-C
6-C
7-C
8-C
9-D
10-D
11-D
12-A
13-A
14-B
15-B
16-B
17-B
18-C
19-C
20-C
21-C
22-D
23-D
24-D
20 P.S.
10 P.S.
13 P.S.
32 P.S.
12 P.S.
26 P.S.
34 P.S.
28 P.S.
46 P.S.
38 P.S.
16 P.S.
CROCKETT · SMITH ASSOCIATES
CONSULTING ENGINEERS · LAND SURVEYORS
2495 MARYLAND AVENUE
BALTIMORE 18, MARYLAND
DEWMONT 5-5232
W.O. 4664-3
PLAT TO ACCOMPANY ZONING PETITION
MAGNOLIA APARTMENTS
ELECTION DIST. 10 · BALTIMORE COUNTY
SCALE 1" = 50'
JUNE 1, 19
PRINT DATE G