

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, the 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 (Resident Apartments) zone, for the following reason: That the property described and shown on the attached plat is best suited for apartment use and cannot be economically used for R-6 purposes, and because of changes that have occurred in the neighborhood the only practical utility of the property would be for resident apartments.

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 to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and for special exception advertising, 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.

Contract purchaser: Julius Mandel, Legal Owner, 2501-82 E. of York Road, 8th District, Baltimore, Md. Protestant's Attorney: Fred E. Waldrop, Attorney for Appellants, 2124 E. Towson, Maryland 21284, 828-5678.

ORDERED BY the Zoning Commissioner of Baltimore County, this 2nd day of February, 1965, 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 Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of October, 1965, at 10:30 o'clock A.M.

LEO W. RADER, REGISTERED SURVEYOR, No. 1 of 2. SUBDIVISION ENGINEERING, TITLE SURVEYS, LAND PLANNING. 38 Belfast Road - Timonium, Maryland. August 4, 1964.

DESCRIPTION FOR ZONING PETITION - MONTROSE. All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same on the north side of the Baltimore County Road leading to properties of the Baltimore County Department of Recreation, said point of beginning being distant respectively North 88 degrees 23 minutes 26 seconds East 799.77 feet and South 84 degrees 03 minutes 40 seconds East 1764.09 feet measured along the said north side of the Baltimore County Road for a total distance of 2501.86 feet from its intersection with the easternmost Right of Way Line of the York Road (66 feet wide) all coordinates and bearings mentioned herein being referred respectively to the coordinate system and the true meridian as established in this area by the Baltimore County Bureau of Control Surveys, the coordinates of said point of beginning being North 60622.72 West 3173.78, thence binding on the said north side of the Baltimore County Road North 60185.33 West 4164.86, said coordinate position being North 48 degrees 28 minutes 10 seconds West 127.92 feet from the center of electric transmission line tower G-84, No. 78, thence leaving the Baltimore County road and running for lines of zoning division and blinding on the centerline of a proposed 70 foot wide road now referred to as Grenada Drive, the four following lines respectively, viz: North 5 degrees 25 minutes 20 seconds East 693.72 feet to coordinate position North 60779.26 West 4103.64, by a line curving to the left with a radius of 1035.00 feet for a distance of 633.72 feet (the chord of said arc bearing North 15 degrees 09 minutes 20 seconds West 642.91 feet) to coordinate position North 61604.06 West 4298.25, and by a line curving to the right with a radius of 1190.00 feet for a distance of 299.83 feet (the chord of said arc bearing North 23 degrees 01 minute 55 seconds West 299.04 feet) to coordinate position North 61779.26 West 4415.31 and to intersect the centerline of a proposed 70 foot wide road now referred to as Cranbrook Road, thence leaving the centerline of the proposed 70 foot wide Grenada Drive and continuing to run for lines of zoning division blinding on the centerline of the said proposed 70 foot wide Cranbrook Road the four following lines respectively, viz: North 74 degrees 13 minutes 06 seconds East 230.33 feet to coordinate position North 61847.78 West 4174.42, by a line curving to the left with a radius of 1020.00 feet for a distance of 391.53 feet (the chord of said arc bearing North 63 degrees 13 minutes 09 seconds East 389.23 feet) to coordinate position North 62022.72 West 3826.94, seconds East 389.23 feet and by a line curving to the left with a radius of 715.00 feet for a distance of 77.41 feet (the chord of said arc bearing North 49 degrees 07 minutes 06 seconds East 554.57 feet to coordinate position North 62562.47 West 3330.28 and to intersect the last line of the parcel of land described in a deed dated December 15, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3792 Folio 227 which was conveyed by Newport Land Company to Julius Mandel and Tony Weil Mandel et al, thence leaving the

centerline of the proposed 70 foot wide Cranbrook Road and continuing to run for zoning lines of division and running with and binding on a part of the said last line and on a part of the first line of said conveyance the two following courses and distances respectively, viz: South 84 degrees 03 minutes 34 seconds East 505.91 feet to a stone heretofore set at coordinate position North 62360.60 West 2827.09 and South 1 degree 10 minutes 21 seconds East 259.27 feet to coordinate position North 6271.76 West 2869.84 and to the end of the third line of the parcel of land described in a deed dated May 22, 1950 and recorded among the Land Records aforesaid in Liber W.J.R. No. 1834 Folio 514 which was conveyed by Martin Low Kelly to George W. Dano, Jr., thence binding reversely on the third and second lines of said lastly mentioned conveyance and continuing to run for lines of zoning division the two following courses and distances respectively, viz: North 88 degrees 49 minutes 39 seconds West 300.00 feet to coordinate position North 60277.90 West 3169.78 and South 1 degree 10 minutes 21 seconds West 195.11 feet to the place of beginning.

CONTAINING 62,380 acres of land more or less. BEING a part of the parcel of land described in a deed dated December 15, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3792 Folio 227 which was conveyed by Newport Land Company to Julius Mandel and Tony Weil Mandel et al, thence leaving the

Pursuant to the advertisement, posting of property, and public hearing on the above petition it appearing that by reason of... the above reclassification should be had, and that the Special Exception should NOT BE GRANTED. IT IS ORDERED BY the Zoning Commissioner of Baltimore County, this 2nd day of February, 1965, that the above reclassification be and the same is hereby DENIED and that the above described property or area and the same is hereby continued as and to remain a... and/or the Special Exception for... be and the same is hereby DENIED.

MICROFILMED. LEO W. RADER, REGISTERED SURVEYOR, No. 2 of 2. SUBDIVISION ENGINEERING, TITLE SURVEYS, LAND PLANNING. 38 Belfast Road - Timonium, Maryland. August 4, 1964.

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RE: PETITION FOR RECLASSIFICATION: BEFORE COUNTY BOARD OF APPEALS. Julius and Tony Mandel, Petitioners. BALTIMORE COUNTY. No. 65-106-R.

ORDER OF DISMISSAL. Petition of Julius and Tony Mandel for reclassification from an R-6 Zone to an R-4 Zone of property located on the north side of Baltimore County Road, 2501-82 East of York Road in the Eighth District of Baltimore County.

Whereas the Board of Appeals is in receipt of an Order of Dismissal dated February 3, 1965 from the attorney representing the protestants-appellants in the above entitled matter. Whereas the said attorney for the said protestants requests that the appeal be filed on behalf of said protestants, be dismissed and withdrawn as of February 3, 1965. It is thereby ORDERED this 4th day of February, 1965, that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY. G. Mitchell Austin, Chairman. W. Giles Parker. William S. Bidlen.

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Petition for Reclass. BEFORE THE BOARD OF APPEALS. R-6 to R-A Zone. N/8 of the Baltimore County Road 2501-82 E. of York Road, 8th District. Julius and Tony Mandel, Petitioners. BALTIMORE COUNTY. No. 65-106-R.

ORDER OF DISMISSAL. Petition of Julius and Tony Mandel for reclassification from an R-6 Zone to an R-4 Zone of property located on the north side of Baltimore County Road, 2501-82 East of York Road in the Eighth District of Baltimore County.

MR. CLERK: Please advise, with prejudice, the Appeal heretofore filed by the protestants (appellants) in the within case. Fred E. Waldrop, Attorney for Appellants, 2124 E. Towson, Maryland 21284, 828-5678.

Handwritten notes and signatures at the bottom of the right page, including a date of 2-3-65 and a time of 2:30 PM.

FRED E. WALDROP
Traffic Engineer
TOWSON 4, MD.
Masonic Building



October 27, 1964

Mr. John G. Rose,
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification R-6 to R-A-Zone
N/5 of the Baltimore County Road 2501.82'
E of York Road, 8th District
Julius Mandel-Petition.
No. 65-106-R

Dear Mr. Rose:

Please enter an Appeal in the above-entitled matter on behalf of Bennett Bussey and other protestants from an Order of Edward D. Haderley, Deputy Zoning Commissioner, dated October 8th, 1964 approving reclassification therein requested and forward all necessary and requisite papers and exhibits to the Board of Appeals for Baltimore County.

Very truly yours,
Fred E. Waldrop
Fred E. Waldrop

FEW:bcc

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: September 29, 1964
FROM: George H. Gavrellis, Director
SUBJECT: 65-106-R, R-6 to R-A, North side of the Baltimore County Road 2501.82' East of York Road. Being property of Julius Mandel and Tony W. Mandel.
8th District

HEARING: Thursday, October 8, 1964 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-A zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. Apartment zoning was created by petition on portions of property owned by the petitioner. This zoning was in response to changes in general lot size requirements in the area and the creation of a neighborhood shopping facility just east of York Road alongside Cranbrook Road. Apartment zoning was part of a systematic transition from industrial to commercial to apartment zoning to single family residence zoning there. Since the initial petition, apartment zoning was expanded to conform with a more logical boundary to be established by proposed Greenacre Drive.
2. The planning staff believes that the petitions for reclassification referred to above were proper. It believes also that the zoning map now in force for the area is truly a comprehensive document and the map is correct. It is violently opposed to the creation of yet more apartment zoning. The staff believes that the zoning map has given proper recognition of the need for rental housing in this area. It believes that further expansion of apartment zoning in this area will completely thwart the possibilities for providing sales housing in a modest lot size context. The subject property is part of a now relatively small area which has both public water and sewerage facilities wherein sales housing can take place. In terms of the need for Baltimore County to offer a wide variety of choices of different types of housing, and in terms of the diminishing area available for smaller lot sales housing, the planning staff does not believe that it is in public interest to zone the subject property for apartment purposes.
3. The Composite Guide Plan scheduled for formal adoption shortly by the Planning Board does not recognize or affirm the extension of apartment zoning here. From a planning viewpoint the subject petition for apartment zoning is not in accord with a comprehensive plan of zoning or of land use for the area.

GEG:bms

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dwyer, Chairman
Planning Advisory Committee
FROM: Capt. Paul H. Reinhold
SUBJECT: Reg. Acq'd-Portlan Bldg-Apts-999 Units
for Mr. Julius and Tony Weil Mandel Enterprises
Greening Driv and Cranbrook Road
September 9, 1964, District 8

1. Extensive length of buildings would be detrimental to the operations of the fire department in case of an emergency. No personnel access provided for between units. Unit aggregates should not exceed 200' distance unless an access is incorporated in the plan.

2. Unlabeled locations should be indicated also the site of water mains serving the entire project. This will be necessary if zoning is approved and submitted site plan is intended for the actual development of this area.

Cor. at Capt. Paul H. Reinhold at Valley 5-7310 for information concerning the comments above.

PJH/vbr



MICROFILMED

BALTIMORE COUNTY

THE HERALD-ARGUS

CATONSVILLE, MD.

September 21, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editorial Manager

MICROFILMED

THIS IS TO CERTIFY, that the annexed advertisement of Julius Mandel and Tony Weil Mandel, a group of papers published in Baltimore County, Maryland, on the 21st day of September, 1964, that it is in the issue of September, 1964, that it is in the issue of September 10, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of Julius Mandel and Tony Weil Mandel, a group of papers published in Baltimore County, Maryland, on the 21st day of September, 1964, that it is in the issue of September 11, 1964.

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DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 16, 1964.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 11th day of September, 1964, before the 8th day of October, 1964, the 10th publication appearing on the 18th day of September, 1964.

THE JEFFERSONIAN

Cost of Advertisement, \$...

MICROFILMED

INVOICE BALTIMORE COUNTY, MARYLAND No. 27533 OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

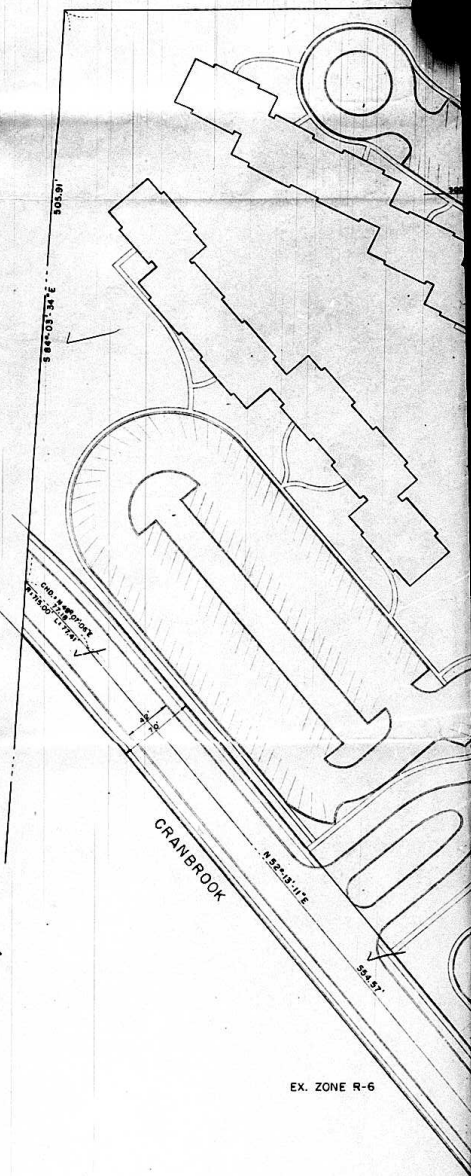
INVOICE BALTIMORE COUNTY, MARYLAND No. 25370 OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

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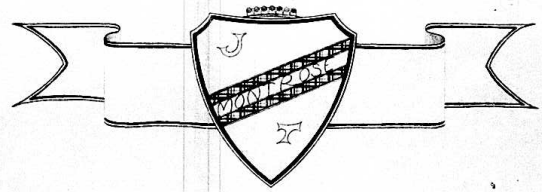
INVOICE BALTIMORE COUNTY, MARYLAND No. 25370 OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

#65-106R
MAP
#8
SEC. 3-D



EX. ZONE R-6

SKYE - CREST

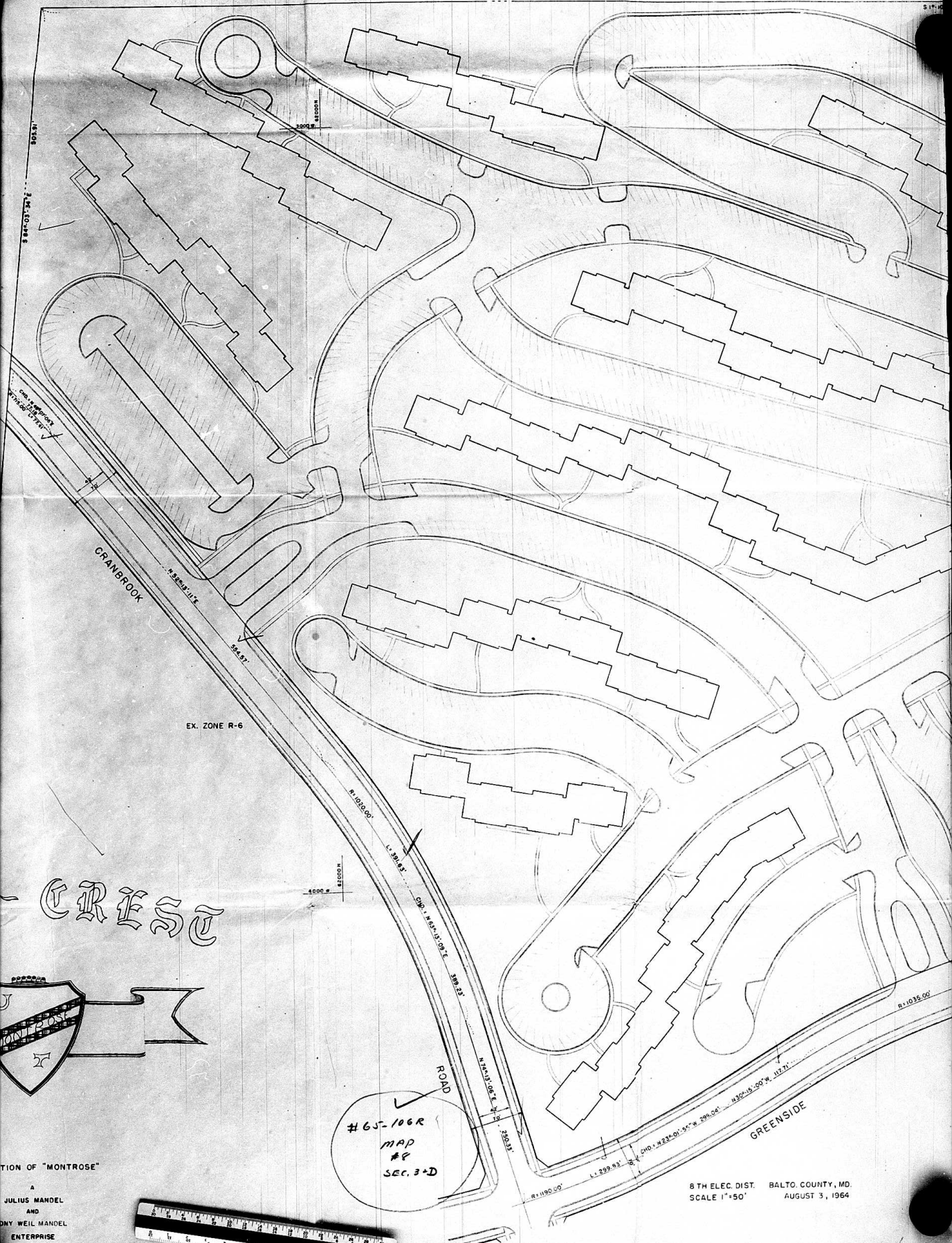


#65-106R

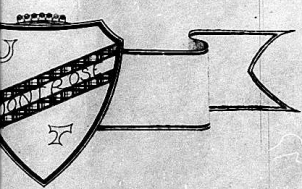
A SECTION OF "MONTROSE"

A
JULIUS MANDEL
AND
TONY WEIL MANDEL
ENTERPRISE



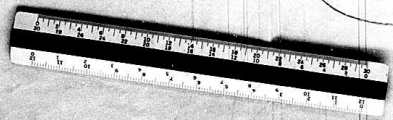


CREST

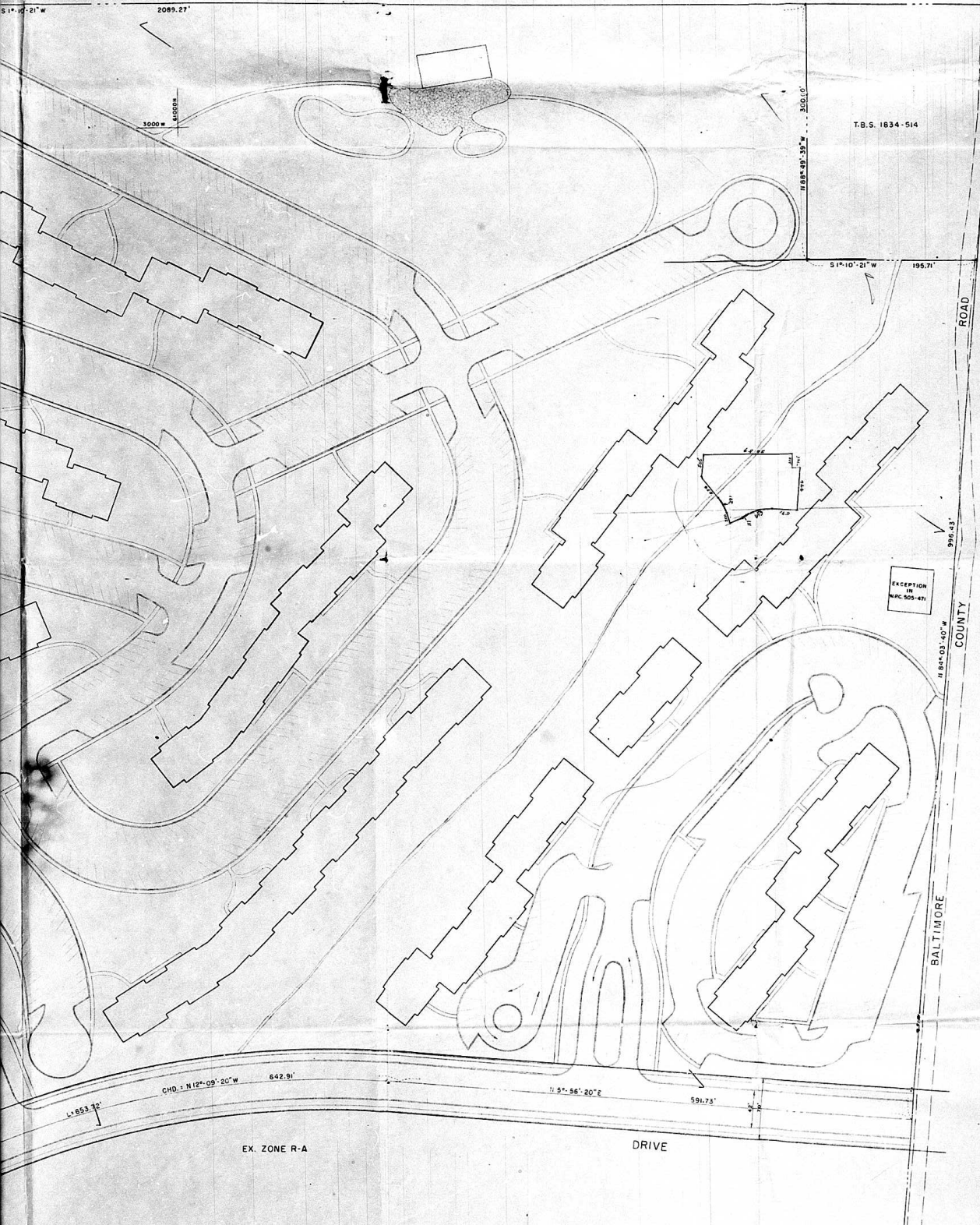


DIVISION OF "MONTROSE"
 A
 JULIUS MANDEL
 AND
 TONY WEIL MANDEL
 ENTERPRISE

#65-106R
 MAP
 #8
 SEC. 3+D



8TH ELEC. DIST. BALTO. COUNTY, MD.
 SCALE 1"=50' AUGUST 3, 1964



T.B.S. 1834-514

EXCEPTION IN M.C. 909-471

BALTO COUNTY RECREATIONAL AREA

EX. ZONE R-A

DRIVE

NOTE

- 1) HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH FIRE PREVENTION CODE OF BALTIMORE COUNTY.
- 2) UTILITIES TO BE INSTALLED IN ACCORDANCE WITH STANDARDS OF BALTIMORE COUNTY BUREAU OF ENGINEERING.
- 3) BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE TRUE MERIDIAN AND COORDINATE SYSTEM OF THE BALTIMORE COUNTY METROPOLITAN DISTRICT AS ESTABLISHED IN THIS AREA BY HUSS NOS. X-5156 AND X-5159, AS LOCATED AND VALUED AUGUST, 1983.
- 4) SCREENING STRIP TO BE 10' WIDE MINIMUM AROUND ENTIRE PROPOSED R-4 ZONE.
- 5) ALL INTERIOR ROADWAYS ARE 30' CLEAR WIDTH.

DENSITY CALCULATIONS

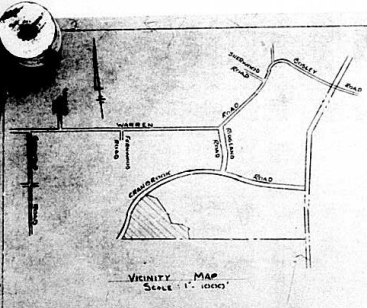
| | |
|----------------------------------|-------------------------------|
| EXISTING ZONING | R-4 |
| PROPOSED ZONING | R-4 |
| GROSS AREA - PROPOSED R-4 ZONING | 62.33 ACRES |
| AREA IN ROADS | 2.36 ACRES |
| NET AREA - PROPOSED R-4 ZONING | 60.02 ACRES |
| DESIGNED DENSITY | |
| GROSS | 16.00 DWELLING UNITS PER ACRE |
| NET | 16.63 DWELLING UNITS PER ACRE |
| TOTAL UNITS | 998 |
| PERMITTED DENSITY | |
| GROSS | 16 DWELLING UNITS PER ACRE |
| NET | 16 DWELLING UNITS PER ACRE |
| TOTAL UNITS | 998 |

PARKING DATA

| | |
|---|---|
| USE | APARTMENTS |
| NUMBER OF UNITS PROPOSED | 998 |
| NUMBER OF SPACES REQUIRED AT ONE SPACE PER UNIT | 998 |
| NUMBER OF SPACES PROVIDED | 1652 |
| PARKING SPACE SIZE | 10' X 20' |
| PAVING | MACADAM OR FLACKTOP |
| SCREENING | PLANTING OR SCREENING FENCE |
| LIGHTING | IN ACCORDANCE WITH BALTO COUNTY STANDARDS |



LEO W. RADER
REG. LAND SURVEYOR
38 BELFAST RD.
THURSDAY, MD. CA. 21220



SITE ANALYSIS

TOTAL ACRES SITE
 GRASS - 19.881 Acres
 STREETS - 1.795 Acres
 NET - 38.028 Acres

DENSITY ALLOWED
 GRASS - 10 x 33,881 = 338 UNITS

SECTION ONE
 NUMBER OF UNITS - 216
 REMAINING SPACES - 392

REMAINING SECTIONS
 NO. OF UNITS - 592 - 216 = 386 UNITS



- NOTES:**
- MAP SCALE: 2" = 1"
 - ALL DIMENSIONS TO BE SHOWN
 - SHOWING CURVE SLICES ON MAIN SIDE OF ALL PARKING LOTS & WALKWAYS SHOWN
 - NO. OF UNITS - ALL DIMENSIONS
 - FOUNDED TRUSS ENCLOSURES
 - EX. CONTAINERS - 2' INTERVAL
 - PLANNED GRASS - 1' INTERVAL
 - PLAN - MAIN ENTR. PROPOSED
 - DC - ROMAN KNOLL CRT. 2 OR MORE
 - DD - " " " " RENTAL OFFICE
 - CC - " " " " 1 OR MORE
 - PARKING LOT LIGHTS
 - STREET LIGHTS
 - MARKET PLACE (MAIN ENTRANCE)
 - MARKET JOUNCTION QUA (MAIN ENTRANCE)

SECTION ONE

SOCIETY PARK - NORTH

8TH ELECTION DISTRICT BALTIMORE CO. MARYLAND

SEPT 3, 1948

SCALE: 1" = 40'

Oct. 8, 1950 - Final Grading
 Oct. 15, 1950 - Rev. Grading Plan
 Oct. 17, 1950 - Rev. Grading Plan
 Nov. 10, 1950 - Rev. Grading Plan
 Nov. 18, 1950 - Final Grading Plan
 Dec. 18, 1950 - Rev. Grading Plan
 Feb. 10, 1951 - Rev. Grading Plan
 Feb. 11, 1951 - Revised Lights (See Annex)



ONE

65-106

Park North

BALTIMORE CO. MARYLAND
SCALE: 1"=40'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *AL [Signature]*
DATE *7/27/62* File No. 65-106



Charles T. Stark
DEPT. OF PLANNING & ZONING

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