

Hess, Martin & Taylor
703 N. Chesapeake Ave.
Towson, Md. 21204

Sentiments

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

BUREAU OF TRAFFIC ENGINEERING: Will submit written comments at a later date if necessary.

FIRE BUREAU: Will submit written comments at a later date.

OFFICE OF PLANNING & ZONING: Will review and comment at a later date if necessary.

No comments from the following departments.

Health Department
R & S Commission
Buildings Department
State Roads Commission
Industrial Commission

cc: Elbert Nelson-Traffic Dept.
Albert Gufsky-Office of Planning & Zoning

Yours very truly,

James E. Dyer
Chief of Permit and
Petition Processing

beginning from the same at a point distance 395 feet more or less from the intersection of Willoughby and Glen Roads said point of beginning being also on the south side of Glen Road thence for lines of division viz:
S 34° E - 1,140' ± -- S 55° E - 795' ± -- N 34°-15' W - 377' ± -- S 55°-45' W - 135' ± -- S 34°-15' W - 135' ± -- N 55°-45' E - 135' ± -- N 34°-15' W - 650' ± to the south side of said Glen Road thence along the south side of said Glen Road S 43°-30' W - 794.63' ± to the joint of beginning.

Containing 10.00 ac. ±



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John A. Dyer, Jr., Zoning Commissioner Date: October 23, 1964
FROM: George E. Gavriloff, Director
SUBJECT: #65-129-R, R-6 to R-A, Southside of Glen Road 395 feet West of Willoughby Road. Being property of Carlo A. Tarsi.
14th District
HEARING: Thursday, November 5, 1964 (10:00 A.M.)

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

- The Planning Board has approved, subject to public hearing, a land use plan embracing this portion of the subject property. That plan proposes to make adequate provision for a broad variety of land uses including apartments. Apartments are recommended to be located at points of high accessibility and/or at points with good relationships to transportation, shopping, and other public facilities. The plan does not recommend apartment land usage for the subject property.
- The subject property is located in the absolute back waters of its neighborhood. Access to it from major thoroughfares is by means of devious and inadequate local streets. It meets none of the locational criteria established by the Planning Board in recommending the establishment of apartment land uses elsewhere in the County or on the proposed land use plan for the instant area, even on the proposed land use plan for the instant area.
- From a planning viewpoint, creation of apartment zoning on the subject property would constitute spot zoning. Such zoning would not be in accordance with the comprehensive plan of land use for the area. Because of its incongruous relationship within the neighborhood, it would establish land use potentials for the subject property which are completely out of character with those of adjoining properties. Apartment zoning here does not represent the only possible place for provision of rental housing in the area. More logical and appropriate areas will be provided in connection with comprehensive rezoning.
- The planning staff does not believe that the present R-6 zoning for the subject property at all is in error. The present zoning is in absolute accord with the developed character of its neighborhood. Neither has there occurred changes in the physical character of the area such as to justify apartment zoning here.

GEG:bms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

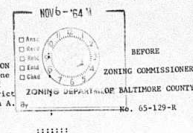
TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reiche
Fire Bureau
SUBJECT: Carlo A. Tarsi
395 Glen Road, 395' W. of Willoughby Road
District 15 - September 22, 1964

Locate fire hydrants throughout entire development supplied by water mains of adequate size and designed by approved engineering practices.

Spacing of fire hydrants is 500 feet apart as measured along an improved road and shall be located within 300 feet of any dwelling.

Contact Capt. Paul H. Reiche at Valley 5-7310 for additional information concerning above comments.

PHH/btr



RE: PETITION FOR RECLASSIFICATION
From "R-6" Zone to "R-A" Zone
S.S. Glen Road 395' West of
Willoughby Road, 14th District
Carlo A. Tarsi and Carolina A.
Tarsi, Petitioners

Dear Mr. No. 1:

As attorneys for the Petitioner, Carlo A. Tarsi and Carolina A. Tarsi, would you please enter an Appeal from your Order of November 5, 1964, denying the reclassification of the above mentioned property from R-6 to R-A zoning reclassification and forward all papers relating to said case to the County Board of Appeals. Attached find check in the amount of \$10 for costs in filing said Appeal.

Walter I. Self
Harvey E. Jones, Jr.
Paul Martin
Attorneys for Carlo A. Tarsi and Carolina A. Tarsi, Petitioners

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **CARLO A. TARI & CAROLINA A. TARI**, legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and make a petition 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 zone to an R-A zone, for the following reasons: to build garden-type 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 garden-type apartments.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Belvin Gervais Contract purchaser
Address 2400 Tenny Rd., Balto., Md. 21209

Carlo A. Tarsi
Carolina A. Tarsi
Address End of Willoughby Road, Balto., Md. 21224

Martin & Taylor
Paul Martin
A. Frederick Taylor, Harvey E. Jones, Jr.
Petitioner's Attorney

Protestant's Attorney

Address 203 West Chesapeake Avenue
Towson, Maryland 21204

ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of September, 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 petition be posted, and 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 5th day of November, 1964, at 10:00 A.M.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION
From "R-6" Zone to "R-A" Zone
S.S. Glen Road 395' W. of
Willoughby Road, 14th Dist.
Carlo A. Tarsi, and Carolina
A. Tarsi, Petitioners

REPORT
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-129-R

The petitioners are requesting a reclassification of property on the south side of Glen Road, 395 feet west of Willoughby Road, in the Fourteenth District of Baltimore County.

The property is bounded on the west by Glen Road; the north by the Baltimore potteries development, consisting of detached and semi-detached homes; the east a quarry and the south by Double Rock Park.

The developer promised fire construction, and water and sewer were certified to by a competent witness. The site plan, as proposed, was completely proper.

The question of traffic was not resolved sufficiently. It is doubtful however, that any severe traffic problem would arise because of the addition of 265 units.

The existing zoning map dates back to approximately 1945 and, therefore, is not of a great deal of assistance in modern zoning problems pertaining to apartments.

Sec. 23-28 of the Baltimore County Code 1961 Supplement (Bill No. 80, 1960) indicates concerning health, safety, morals and general welfare of the community and also the general welfare of Baltimore County.

The Court of Appeals has indicated that the petitioners must prove an error in the existing map or a change in the area.

As has been mentioned herein proof of error is most difficult because of the age of the map.

As for change, such changes as have taken place have been an increase in cottage development.

An advertisement of Sec. 23-28 is that "Such zoning maps and regulations shall be made in accordance with a comprehensive plan." As the present there is no comprehensive plan although one is expected momentarily.

George E. Gavrellis, Director of Planning for Baltimore County, testified that there was a new comprehensive land use map comprising the area in question which was in the process of being adopted. He further testified that it was his personal feeling and that of the Planning Department, that new R-A zones should be established in the Fourteenth Election District, however, it was felt that the subject tract did not satisfy the

For the reasons set forth in the foregoing Opinion, it is this 14th day of December, 1965 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby DENIED.

R. Bruce Alderman

BALTIMORE COUNTY, MARYLAND		No. 27c67	
OFFICE OF		DATE 11/10/64	
Division of Collection and Receipt			
COURT HOUSE			
TOWNSON 4, MARYLAND			
TO: Harvey C. Jones, II, Esq., 263 W. Chesapeake Avenue Towson 4, Md.		BILLED Office of Planning & Zoning 119 County Office Bldg., Towson 4, Md.	
EMPLOY TO ACCOUNT NO. 01- 622			
QUANTITY	COSTS (UPPER SECTION) AND RETURN WITH YOUR REMITTANCE		CONT.
Cost of appeal - Carlo A. Tarsi, et al.	\$70.00		
2 signs	10.00		\$80.00
11426 6422 * 27567 71P- 8000			
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWNSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE			

TELEPHONE 283-3000	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON 4, MARYLAND	No. 25381 DATE 10/7/68
TO: H. G. Enterprises, Inc. 2640 Tenth Road Baltimore, Md. 21209	BILL BY: Zoning Department of Baltimore Co.	
REPORT TO ACCOUNT NO. 01-652	RETURN UPPER SECTION AND RETURN WITH YOUR REMITTANCE	
QUANTITY	TOTAL AMOUNT \$50.00 DUES	
Petition for Reclassification for Carlo Taras 055-129-B		
	PAID — Baltimore County, Md. — Office of Finance 10-764 0001 — 25381 112 —	50.00
3		

2 sign

65-109-18 ✓

Approval
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st 24

Posted for: _____ Date of Posting: 11-19-64

Petitioner: Carlo A. Tavares

Location of property: 38 4th St. NW, District 24

Location of Sign: 2 on frontage corner of 38 4th St. NW
12 4th St. NW, District 24

Remarks: Both signs are on

Posted by: John R. Smith Date of return: 11-23-64

By Mrs. Palmer Price
Mrs. Palmer Price

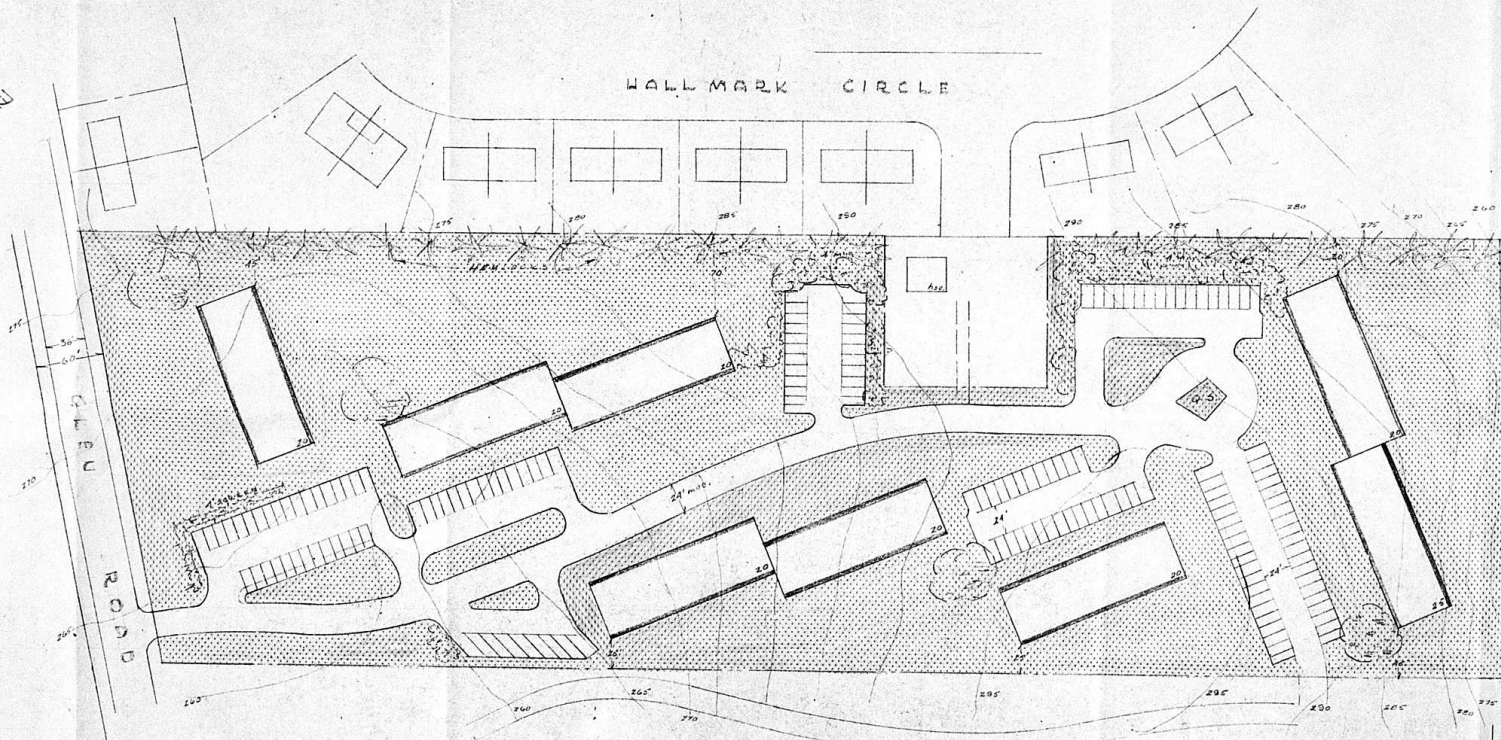
THIS IS TO CERTIFY, that the annexed advertisement was published in the THE JEFFERSONIAN, a weekly newspaper printed and published in TOWSON, Baltimore County, Md. once in each of 1 time successive weeks before the 24th day of November, 1924, the first publication appearing on the 16th day of October, 1924.

THE JEFFERSONIAN.

L. Frank Thompson
Manager.

Cost of Advertisement \$ 5.00

DOUBLE ROCK APARTMENTS



OLD QUARRY

Willema

DOUBLE ROCK PARK



DATA

EXISTING ZONING - R-6
 PROPOSED ZONING - R-A
 GROSS DENSITY YIELD = 165
 (10.27 Ac x 16 F./Ac.)
 NET DENSITY YIELD = 180
 (10.0 Ac. x 18 F./Ac.)
 DESIGNED - 165 D.U.
 PARKING - 179 SPACES

SITE PLAN - Willema
 ENGINEERING - J. WOLFF