

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY... I, or we, Dorothea H. Chew and William F. Chew...

- a. Error in original Land Use Map of 3rd. Election District, as exemplified by;
b. Changes in neighborhood

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 is to be posted and advertised as provided by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising...

Contract purchaser: William F. Chew, Dorothea H. Chew, Legal Owner. Address: Pikeville, Maryland, 21208.

Julia Warfield Zimler, Attorney. Address: Towson, Maryland, 21204.

ORDERED BY THE Zoning Commissioner of Baltimore County, this 27th day of November, 1964...

as of 5:30 PM, 1964, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County...

John J. Kelly, Zoning Commissioner of Baltimore County.

24.6 ACRES, NORTHEAST SIDE REISTERSTOWN ROAD... (1.) S 71° 54' W - 121.1 feet
(2.) S 71° 54' W - 216.14 feet
(3.) S 63° 01' W - 107.4 feet
(4.) S 41° 03' W - 187.63 feet
(5.) S 50° 35' W - 103.07 feet to the northeast side of Reisterstown Road;

thence binding on the northeast side of Reisterstown Road S 41° 20' W 558.13 feet to the point of beginning.

CONTAINING 24.6 Acres of land, more or less.

BEING all of four parcels of land conveyed from Oliver B. J. Krastell and Hilma C. Krastell, his wife, to William F. Chew by deed dated June 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.W.K. No. 1175, folio 74...

JSS 8,10.65 P.N. 221

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



DESCRIPTION OF 2.6 ACRES OF LAND 1600' NORTHEAST OF REISTERSTOWN ROAD 700' SOUTHEAST OF ST. THOMAS LANE

BEGINNING AT A POINT said point being 7.80 feet measured southeasterly from the end of the second or North 65° 15' East - 82 foot line of the firstly described parcel of land conveyed by Oliver B. J. Krastell and wife to William F. Chew by deed dated June 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.W.K. Number 1175, folio 74;

thence binding reversely on said sixth line North 52° 48' East - 69 feet, more or less to the beginning of said sixth line; thence binding reversely on the fifth, fourth and third lines of the firstly described parcel of the aforementioned deed the following three courses and distances:

- (1) South 31° 45' East - 149.00 feet;
(2) South 6° 36' 20" East - 725.22 feet;
(3) South 63° 00' West - 125.75 feet;

thence binding reversely on part of the aforementioned second line South 65° 15' West - 7.80 feet to the point of beginning.

CONTAINING 2.6 Acres of land more or less.

BEING part of the firstly described parcel of land conveyed from Oliver B. J. Krastell and Hilma C. Krastell, his wife, to William F. Chew by deed dated June 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.W.K. Number 1175, folio 74.

JSS 12,21.64 P.N. 221

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

DESCRIPTION OF 22.0 ACRES OF LAND NORTHEAST SIDE REISTERSTOWN ROAD SOUTHEAST SIDE ST. THOMAS LANE

BEGINNING AT A POINT said point being on the northeast side of Reisterstown Road 320.00 feet southeast of the intersection of the centerline of St. Thomas Lane and the northeast side of Reisterstown Road; said point of beginning being the same point of beginning for the secondly described parcel of land conveyed from Oliver B. J. Krastell and wife to William F. Chew by deed dated June 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.W.K. Number 1175, folio 74;

thence binding reversely on the fifth line of the second parcel of aforementioned deed North 56° 30' East - 230.00 feet; thence North 41° 20' West - 320.00 feet to the centerline of St. Thomas Lane; thence binding on the centerline of St. Thomas Lane, North 56° 30' East - 425.35 feet; thence leaving said centerline and binding on the line of division between lots 1 and 4 of Thurland, which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. Number 7, folio 7, South 31° 02' East - 552.70 feet, thence binding on the line of division between lots 4 and 5 of Thurland North 51° 20' East - 492.00 feet;

thence North 31° 45' West - 180.00 feet; thence North 52° 48' East - 569.00 feet to intersect new line, said line being parallel to and 125.00 feet measured southeasterly from the fourth or North 06° 36' 20" West - 725.22 foot line of the firstly described parcel of land in the aforementioned deed Liber C.W.K. Number 1175, folio 74;

thence binding on said new line South 06° 36' 20" East - 865 feet, more or less, to intersect the second or North 65° 15' East - 82.00 foot line of aforementioned deed; thence binding reversely on part of said second line South 65° 15' West - 72.20 feet to the beginning of said second line; thence North 53° 15' West - 120.00 feet; thence along the centerline of an existing 20 foot road the following seven courses and distances -

22.0 ACRES, NORTHEAST SIDE REISTERSTOWN ROAD SOUTHEAST SIDE ST. THOMAS LANE (Cont'd.)

- (1) South 76° 23' West - 189.78 feet
(2) South 54° 51' West - 236.42 feet
(3) South 71° 54' West - 12.1 feet
(4) South 71° 54' West - 216.14 feet
(5) South 63° 01' West - 107.4 feet
(6) South 41° 03' West - 187.63 feet
(7) South 50° 35' West - 103.07 feet to the northeast side of Reisterstown Road;

thence binding on the northeast side of Reisterstown Road North 41° 20' West 558.13 feet to the point of beginning.

CONTAINING 22.0 Acres of land, more or less.

BEING part of the firstly described parcel and all of the secondly, thirdly and fourthly parcels of land conveyed from Oliver B. J. Krastell and Hilma C. Krastell, his wife, to William F. Chew by deed dated June 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.W.K. Number 1175, folio 74. Also being all of that property conveyed by Charles Zimler, George W. Zimler, Mary B. Zimler, John Zimler and Edith Matts to William F. Chew and Dorothea H. Chew by deed dated May 18, 1955 and recorded among the Land Records of Baltimore County in Liber 2711 page 371.

JSS 12,22.64 P.N. 221

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



RE: PETITION FOR RECLASSIFICATION OF E/S Reisterstown Road 320' S. of St. Thomas Lane, 2nd District - William F. Chew, and Dorothea H. Chew, Petitioners. BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY No. 65-126-R

The petitioner in the above matter seek reclassification of two tracts of land on the east side St. Thomas Lane 320' south of St. Thomas Lane, in the Third District of Baltimore County.

Due to the changes which taken place in the area, the reclassification should be granted as follows:

PARCEL NO. 1 - Reclassification from R-10 and R-10 to R-4 Zone

BEGINNING at a point said point being on the northeast side of Reisterstown Road 320.00 feet southeast of the intersection of the centerline of St. Thomas Lane and the northeast side of Reisterstown Road; said point of beginning being the same point of beginning for the secondly described parcel of land conveyed from Oliver B. J. Krastell and wife to William F. Chew by deed dated June 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.W.K. Number 1175, folio 74; thence leaving said point of beginning and binding reversely on the fifth line of the firstly described parcel of aforementioned deed North 56° 30' East 230.00 feet; thence North 41° 20' West - 320.00 feet to the centerline of St. Thomas Lane; thence binding on the centerline of St. Thomas Lane, North 56° 30' East - 425.35 feet; thence leaving said centerline and binding on the line of division between lots 1 and 4 of Thurland, which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. Number 7, folio 7, South 31° 02' East - 552.70 feet, thence binding on the line of division between lots 4 and 5 of Thurland North 51° 20' East - 492.00 feet; thence North 31° 45' West - 180.00 feet; thence North 52° 48' East - 569.00 feet to intersect new line, said line being parallel to and 125.00 feet measured southeasterly from the fourth or North 06° 36' 20" West - 725.22 foot line of the firstly described parcel of land in the aforementioned deed Liber C.W.K. Number 1175, folio 74; thence binding on said new line South 06° 36' 20" East - 865 feet, more or less, to intersect the second or North 65° 15' East - 82.00 foot line of aforementioned deed; thence binding reversely on part of said second line South 65° 15' West - 72.20 feet to the beginning of said second line; thence North 53° 15' West - 120.00 feet; thence along the centerline of an existing 20 foot road the following seven courses and distances:

- (1) South 46° 03' West - 102.70 feet
(2) South 31° 45' East - 149.00 feet
(3) South 71° 54' West - 12.1 feet
(4) South 71° 54' West - 216.14 feet
(5) South 63° 01' West - 107.4 feet
(6) South 41° 03' West - 187.63 feet
(7) South 50° 35' West - 103.07 feet

thence binding reversely on the eighth or South 06° 36' 20" West 103.07 feet to the northeast side of Reisterstown Road; thence binding on the northeast side of Reisterstown Road North 41° 20' West 558.13 feet to the point of beginning.

CONTAINING 22.0 Acres of land, more or less.

PARCEL NO. 2 - Reclassification from R-10 to R-10 Zone

BEGINNING at a point said point being 7.80 feet measured southeasterly from the end of the second or North 65° 15' East 82 foot line of the firstly described parcel of land conveyed by Oliver B. J. Krastell and wife to William F. Chew by deed dated June 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.W.K. Number 1175, folio 74; said point also being the end of the eighth or South 06° 36' 20" West 103.07 feet line of a separate zoning description entitled "Description of 2.6 Acres of land, northeast side of Reisterstown Road, southeast side, St. Thomas Lane, thence binding reversely on said eighth line, North 06° 36' 20" West 865 feet, more or less, to the intersection of the first parcel of aforementioned deed North 56° 30' East 230.00 feet; thence binding reversely on part of said sixth line North 52° 48' East - 69 feet, more or less, to beginning of said sixth line; thence binding reversely on the fifth, fourth and third lines of the firstly described parcel of the aforementioned deed the following three courses and distances:

- (1) South 31° 45' East - 149.00 feet
(2) South 6° 36' 20" East - 725.22 feet
(3) South 63° 00' West - 125.75 feet;

thence binding reversely on part of the aforementioned second line South 65° 15' West - 7.80 feet to the point of beginning.

CONTAINING 2.6 Acres of land, more or less.

BEING part of the firstly described parcel of land conveyed by Oliver B. J. Krastell and Hilma C. Krastell, his wife, to William F. Chew by deed dated June 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.W.K. Number 1175, folio 74.

RE: PETITION FOR RECLASSIFICATION  
 1/8 Reisterstown Road 320' S.  
 of St. Thomas Lane, 3rd District  
 William F. Chew, and Dorcasia H.  
 Chew, Petitioners

BEFORE  
 ZONING COMMISSIONER

OF  
 BALTIMORE COUNTY

No. 65-136-R

MAP #3  
 SEC. 2-C  
 RA

FINAL ORDER

The Petitioners in the above matter seek reclassification of a 24 acre parcel of land on the east side of St. Thomas Lane, 320 feet south of St. Thomas Lane, in the Third Election District.

Due to the changes which have taken place in the area of this parcel the whole of the following described tract of land is reclassified from R-10 and R-43 zones to an R-A (Residence, apartments) zone:

Beginning at a point said point being on the northeast side of Reisterstown Road 320.00 feet southeast of the intersection of the centerline of St. Thomas Lane and the northeast side of Reisterstown Road; said point of beginning being the same point of beginning for the secondly described parcel of land conveyed from Oliver S. Krattall and wife to William F. Chew by deed dated June 27, 1941 and recorded among the Land Records of Baltimore County C.L.K. No. 1175 folio 74; thence Records of Baltimore County C.L.K. No. 1175 folio 74; thence leaving said point of beginning and heading reversely on the fifth line of the secondment of aforementioned deed N 46° 30' E 225.00 feet; thence S 41° 20' E 20.00 feet to the centerline of St. Thomas Lane thence binding on the centerline of St. Thomas Lane, S 45° 30' E 125.00 feet thence leaving said centerline and heading on the line of division between lots 1 and 4 of Thurland, which plot is recorded among the Land Records of Baltimore County in Plat Book N.P.C. No. 7, folio 7, S. 44° 02' E 557.79 feet; thence binding on the line of division between lots 4 and 5 of Thurland N 51° 20' E 492.00 feet; thence S. 31° 45' E 130.00 feet; thence S. 52° 48' E 48.00 feet; thence S. 31° 45' E 140.00 feet; thence S. 0° 56' 30" E 75.22 feet; thence S 64° 00' E 125.75 feet; thence S 64° 15' E 85.00 feet; thence S. 53° 15' E 120.00 feet; thence along the centerline of an existing 20 foot road the following seven courses and distances:

- (1) S 76° 23' W-189.78 feet
- (2) S 54° 54' W-236.42 feet
- (3) S 71° 54' W-121.11 feet
- (4) S 71° 54' W-216.14 feet
- (5) S 63° 01' W-107.41 feet
- (6) S 41° 01' W-137.65 feet
- (7) S. 50° 35' W-103.07 feet

to the northeast side of Reisterstown Road, thence binding on the northeast side of Reisterstown Road N 41° 20' W 558.15 feet to the point of beginning.

Containing 24.6 Acres of land, more or less.

Being all of four parcels of land conveyed from Oliver S. Krattall and Hilma C. Krattall, his wife, to William F. Chew by deed dated June 27, 1941 and recorded among the Land Records of Baltimore County in Liber C.L.K. No. 1175, folio 74. Also being all of that property conveyed by Charles Zimer, George W. Zimer, Mary S. Zimer, John Zimer and Edith Watts to William F. Chew and Dorcasia H. Chew by deed dated May 18, 1955 and recorded among the Land Records of Baltimore County in Liber 2711 page 371.

It is therefore, this 16th day of December, 1964, by the Zoning Commissioner of Baltimore County, ORDERED, that the whole of the parcel of land set forth and described above be and the same is hereby reclassified from an R-10 and R-40 Zone, to an R-A (Residence-Apartments) zone, subject to the approval of a plot plan by the State Roads Commission of Maryland, the Baltimore County Office of Planning and Zoning.

John G. Rose  
 Zoning Commissioner of  
 Baltimore County

Approved as to form  
 R. Eagle Wilson  
 Approved as to form  
 J. H. Williams

RE: PETITION FOR RECLASSIFICATION  
 1/8 Reisterstown Road 320'  
 S. of St. Thomas Lane, 3rd  
 District, William F. Chew  
 and Dorcasia H. Chew,  
 Petitioners

BEFORE  
 ZONING COMMISSIONER

OF  
 BALTIMORE COUNTY

No. 65-136-R

MAP #3  
 SEC. 2-C  
 RA

January 24, 1968

John A. Farley, Jr., Esq.,  
 10 South Street,  
 Baltimore, Maryland 21202

Re: Petition for Reclassification  
 1/8 Reisterstown Road 320'  
 S. of St. Thomas Lane, 3rd Dist.,  
 Wm. F. and Dorcasia H. Chew,  
 Petitioners - No. 65-136-R

Dear Mr. Farley:

Approx our conversation today I am enclosing copies of orders pertaining to the above entitled matter.

Very truly yours

Zoning Commissioner

One of the protestants in the above matter has requested a further hearing in this matter because of an apparent misunderstanding concerning an agreement between counsel and between counsel and the Zoning Commissioner.

The Order dated December 23, 1964 is hereby declared a temporary order and a final order will be passed at a date after an additional hearing as mentioned aforesaid.

John G. Rose  
 Zoning Commissioner of  
 Baltimore County

Date: January 24, 1968

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: November 13, 1964

FROM: George E. Gavrelis, Director

SUBJECT: 65-136-R, R-10 and R-40 to R-A. Eastside of Reisterstown Road 320' S. of St. Thomas Lane. Being property of William F. Chew.

3rd District

HEARING: Wednesday, November 25, 1964 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 and R-40 to R-A zoning. It has the following advisory comments to make with respect to pertinent planning factors:

1. The 3rd District Zoning Map sought carefully to identify future land uses for this area in recommending R-40 zoning for the bulk of the subject property. The Map carefully affirmed the institutional and large lot residential character of the vicinal area easterly from Reisterstown Road. The planning staff does not believe that that Map was in error.
2. Since the adoption of the zoning map, apartment zoning has been provided by the reclassification process. By making changes to apartment zoning, the planning staff submits that the zoning maps for the 3rd and 4th Districts have been kept truly comprehensive. Those changes have been in part a response to growth and changing needs along the Reisterstown Road corridor. Those changes seem to more than provide for the latent needs for rental housing. Provision has been made for several thousand apartment units along the Reisterstown Road corridor. From a planning viewpoint, none of the changes that have occurred in this area merit consideration of the subject property for apartment development. Rather, creation of apartment zoning here would be completely out of context with the comprehensive plan and would constitute a screaming, discordant note with the character of adjoining residential land uses.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman  
 Zoning Advisory Committee Date: September 23, 1964

FROM: Mr. Charles F. Norris, Sr.  
 Fire Bureau

SUBJECT: William F. Chew  
 320' S. of St. Thomas Lane - 4th District  
 R-10 - R-20 to R-A

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 fire hydrants is 500 feet distance apart as measured along an improved road and within 500 feet from any dwelling. Proposed elevation apartment buildings indicate a need for further evaluation by the National Office of Fire Underwriters formula for water supply requirements for structures involved.

CFM/bhr

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

John Farfield, Indirect Rep.  
 Difference Building  
 Towson, Maryland

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

RE: 65-136-R, R-10 and R-20 to R-A

The relation of parking spaces to the apartment units which were allowed to be improved, and the parking, circulation and allocation to open space are all issues which should be reviewed to provide better control of such issues.

OFFICE OF PLANNING AND ZONING

In terms of the local open space, the plan must show open spaces exclusive of required areas and parking, circulation and allocation to open space are all issues which should be reviewed to provide better control of such issues.

RE: 65-136-R, R-10 and R-20 to R-A

Water and sewer are available, however, a study will be required to determine their adequacy.

The following members had no comment to make:

- Development & Rehabilitation Committee
- State Roads Commission
- Fire Bureau
- Health Department
- Industrial Development Commission
- Board of Health
- Housing Department

Yours very truly,

James A. Dyer  
 Chairman  
 Zoning Advisory Committee

MORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: October 23, 1964

FROM: George E. Gavrelis, Director

SUBJECT: 65-136-R, R-10 and R-20 to R-A. Eastside of Reisterstown Road 320 feet South of St. Thomas Avenue. Being property of William F. Chew.

3rd District

HEARING: Friday, November 6, 1964 (2:00 P.M.)

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

1. The planning staff notes that the petition has been processed on the basis of a reclassification from R-10 and R-20 to R-A zoning. Examination of the 3rd District Zoning Map indicates that the subject property falls within the context of zoned R 40.1 and R 40.2 and that none of the property is zoned R-20. Does this affect the validity of the filing inasmuch as the petition has been advertised incorrectly?
2. The 3rd District Zoning Map sought carefully to identify future land uses for this area in recommending R-40 zoning for the bulk of the subject property. The Map carefully affirmed the institutional and large lot residential character of the vicinal area easterly from Reisterstown Road. The planning staff does not believe that that Map was in error.
3. Since the adoption of the zoning map, apartment zoning has been provided by the reclassification process. By making changes to apartment zoning, the planning staff submits that the zoning maps for the 3rd and 4th Districts have been kept truly comprehensive. Those changes have been in part a response to growth and changing needs along the Reisterstown Road corridor. Those changes seem to more than provide for the latent needs for rental housing. Provision has been made for several thousand apartment units along the Reisterstown Road corridor. From a planning viewpoint, none of the changes that have occurred in this area merit consideration of the subject property for apartment development. Rather, creation of apartment zoning here would be completely out of context with the comprehensive plan and would constitute a screaming, discordant note with the character of adjoining residential land uses.

GEG:bms

GEG:bms

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

No. 25391

DATE 10/8/64

65-136-R

TO: William F. Chew & Co., Inc.  
Box 5839  
Pikesville, Md. 21202

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
01-622		Petition for Reclassification #65-136-R	\$50.00
			\$300

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  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

No. 27543

DATE 11/4/64

TO: William F. Chew & Co.  
Box 5839  
Pikesville 8, Md.

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
01-622		Advertising and posting of your property #65-136-R	\$93.50
			\$350

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  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

No. 27594

DATE 11/20/64

TO: William F. Chew & Co., Inc.  
P.O. Box 5839  
Pikesville 8, Md.

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
01-622		Advertising and posting of your property #65-136-R	\$72.25
			\$225

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.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3<sup>RD</sup> Date of Posting: Nov. 7, 1964  
Posted for: Reclassification from R-10 & R-4c to RA  
Petitioner: Wm. F. Chew  
Location of property: E. S. Reisterstown Rd. 320' s. of St. Thomas Lane  
Location of Signs: @ N.E. Cor. Olive Lane & Reisterstown Rd. @ N.E. Cor. Wm. Chew Driveway & Reisterstown Rd. @ South side of Thomas Lane 400 N.E. Reisterstown Rd.  
Remarks:  
Posted by: J. B. Rose Signature Date of return: Nov. 12, 1964  
3 signs

PETITION FOR RECLASSIFICATION—R-10 DISTRICT

ZONING: From R-10 & R-10 to R-A  
LOCATION: East side of Reisterstown Road 320 feet South of St. Thomas Lane.  
DATE & TIME: Friday, November 6, 1964 at 7:00 P.M.  
PUBLIC HEARING: Room 105, County Office Building, 151 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 following:  
Reclassification from R-10 & R-10 to R-A  
All that parcel of land in the Third District of Baltimore County beginning at a point being on the northeast side of Reisterstown Road, 320 feet southeast of the intersection of the centerline of St. Thomas Lane and the northeast side of Reisterstown Road, said point of beginning being the same point of beginning for the secondly described parcel of land conveyed from Oliver B. J. Krasell and wife to William F. Chew by deed dated June 27, 1941 and recorded among the Land Records of Baltimore County in Liber C. H. K. No. 1174, thence having said point of beginning and thence bearing as follows: Fifth line of the second parcel of aforementioned deed, N 47° 30' E 220.00 feet; thence N 41° 20' W—120.00 feet to the centerline of St. Thomas Lane; thence bearing on the centerline of St. Thomas Lane, N 47° 30' E—113.13 feet; thence leaving said centerline and heading on the line of division between Lots 2 and 4 of Thurston, which Part is recorded among the Land Records of Baltimore County in First Book 49 of P. C. of 1860, S. 8 & 8 E—352.70 feet; thence heading on the line of division between Lots 1 and 2 of Thurston N 51° 20' E—432.80 feet; thence N 91° 00' W—160.00 feet; thence N 22° 48' E—436.00 feet; thence S 81° 00' E—160.00 feet; thence S 6° 30' E—225.22 feet; thence S 41° 00' W—225.22 feet; thence S 65° 10' W—82.00 feet; thence S 51° 10' W—120.00 feet; thence along the centerline of an existing 20-foot road the following seven courses and distances: 1) S 74° 22' W—130.75 feet; 2) S 81° 22' W—120.00 feet; 3) S 71° 24' W—121 feet; 4) S 61° 24' W—121.14 feet; 5) S 41° 01' W—107.4 feet; 6) S 41° 01' W—107.62 feet; 7) S 94° 21' W—108.91 feet to the northeast side of Reisterstown Road.  
Thence heading on the northeast side of Reisterstown Road N 41° 20' W—113.13 feet to the point of beginning.  
Containing 24.4 Acres of land more or less.  
Being all of four parcels of land conveyed from Oliver B. J. Krasell and Hilma C. Krasell, his wife, to William F. Chew by deed dated June 27, 1941 and recorded among the Land Records of Baltimore County in Liber C. H. K. No. 1174, and also being all of that property conveyed by Charles Zimmerman, George W. Zimmerman, Mary Zimmerman, John Zimmerman and Edith Watts to William F. Chew and Dorothy H. Chew by deed dated May 19, 1943 and recorded among the Land Records of Baltimore County in Liber 2711 Page 371.  
Being the property of William F. Chew as shown on plat plan filed with the Zoning Department.  
By order of  
JOHN G. ROSE  
Zoning Commissioner of Baltimore County  
Oct. 16.

CERTIFICATE OF PUBLICATION

TOWSON, MD. \_\_\_\_\_, 19\_\_\_\_  
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 in each of \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
THE JEFFERSONIAN,  
D. Leach, Editor  
Manager  
Cost of Advertisement, \$\_\_\_\_\_

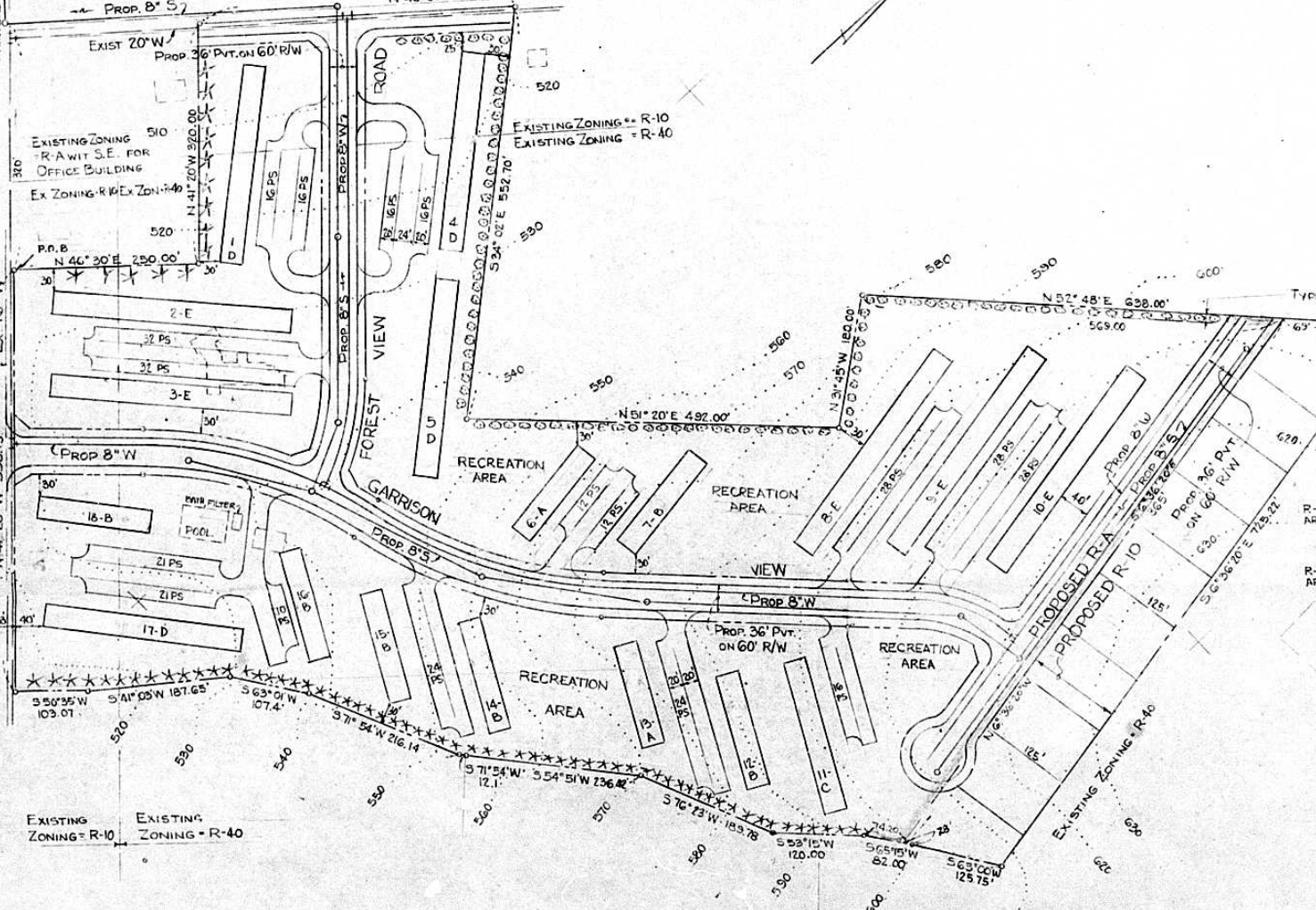
CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3<sup>RD</sup> Date of Posting: Oct. 17, 1964  
Posted for: Reclassification R-10 & R-20 To RA  
Petitioner: Wm. F. Chew  
Location of property: E. S. Reisterstown Rd. 320' s. of St. Thomas Lane  
Location of Signs: @ 400' N. of Reisterstown Rd. E. S. St. Thomas Lane  
@ N.E. Cor. Reisterstown Rd. & Olive Lane  
Remarks:  
Posted by: J. B. Rose Signature Date of return: Oct. 22, 1964  
2 signs

TO EXIST. SEWER  
PAINTERS MILL ROAD

REISTERSTOWN ROAD

ST. THOMAS LANE  
N 46° 30' E. 425.35'



EXISTING ZONING = R-10 & R-40 AS SHOWN  
 EXISTING USE = RESIDENTIAL  
 PROPOSED ZONING = R-A & R-10 AS SHOWN  
 PROPOSED USE = APARTMENTS & HOUSES  
 GROSS AREA = 24.8 ACRES  
 NET AREA = 18.4 ACRES  
 UNITS PERMITTED GROSS AREA BASIS = 220 x 16 = 352  
 NET AREA BASIS = 18.4 x 18 = 332  
 UNITS PROPOSED = 332  
 DENSITY, GROSS = 15.0  
 DENSITY, NET = 18.0  
 GROSS AREA NET = 2.6 ACRES  
 NET AREA = 7.5 ACRES  
 LOTS = 10  
 GROSS DENSITY = 3.8 LOTS PER AC  
 NET DENSITY = 4.0 LOTS PER AC  
 PARKING SPACES REQUIRED = 392 PROVIDED = 398  
 PUBLIC WATER AND SEWERAGE AVAILABLE  
 ALL PLANTING STRIPS SHALL BE 8' WIDE  
 PLANTING STRIPS SHALL BE LOCATED ALONG R.A. PERIPHERAL PROPERTY LINES EXCEPT REISTERSTOWN ROAD. PLANTINGS SHALL BE COMPACT, 4' HIGH EVERGREENS

BUILDING DATA

TYPE	LENGTH	UNITS PER BLDG	No of TOTAL BLDGS	TOTAL UNITS
A	141'	12	2	24
E	153'	4	6	24
C	209'	4	1	4
D	265'	4	4	16
E	321'	10	5	50
TOTAL			18	118

ALL BUILDINGS 2-STORY AND 51'-0" IN DEPTH.  
 2 BR UNITS OCCUPY BOTH FLOORS  
 1 BR UNITS OCCUPY ONE FLOOR

J. STRONG SMITH & ASSOCIATES  
 CONSULTING ENGINEERS  
 201 W. CHESAPEAKE AVENUE  
 TOWSON, MARYLAND 21204  
 VA 3 7579 PN 221



REVISER TO ACCOMPANY ZONING PETITION  
 GARRISON VIEW APARTMENTS  
 REISTERSTOWN ROAD AND ST. THOMAS LANE  
 ELECTION DIST. No. 3 BALTIMORE COUNTY, MD  
 SCALE 1" = 100' AUGUST 7, 1964  
 PRINT DATE 12-16-64