

APPEAL NO. 65-163
JACK BAYLIN ET AL
BEFORE THE BOARD OF APPEALS
OF
BALTIMORE COUNTY
S/W/S SLADE AVENUE
840' S/E Reisterstown Road
THIRD ELECTION DISTRICT

ORDER OF DISMISSAL OF APPEAL

Petition of Jack Baylin et al for reclassification from R-10 and R-20 zones to an RA zone with a special exception for an elevator apartment building, 840' southeast of Reisterstown Road on the southwest side of Slade Avenue in the Third Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a petition filed in those proceedings on the 4 day of March, 1965 from the Protestants-Appellants and their attorneys in the above entitled matter; and

WHEREAS, the said Protestants-Appellants and their attorneys request that the appeal filed on behalf of said Protestants be dismissed and withdrawn;

IT IS HEREBY ORDERED this 4 day of March, 1965 that said appeal be dismissed with prejudice as of the aforementioned date.

BOARD OF APPEALS OF BALTIMORE COUNTY

G. Mitchell Austin, Chairman
W. Giles Parker

William S. Baldwin

November 4, 1964

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWNSHIP, MARYLAND

3rd Dist.
Petition for Reclassification
SUBJECT: Special Exception for
Elevator Apt. Bldg., located
on SE/S Slade Ave, 840' d
SE of Reisterstown Road

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

OFFICE OF PLANNING AND ZONING: This Office will review the road circulation pattern in the area and submit any necessary comments at a later date.

BUREAU OF ENGINEERING: Will review and submit any necessary comments at a later date.

No comments from the following Departments:

Board of Education
Health Department
R & B Commission
Buildings Department
Traffic Department
Industrial Commission
State Roads Commission
Fire Bureau

cc: Albert Quinby-Office of Planning & Zoning
George Rafter-Bureau of Engineering

Yours very truly,

James W. Dyer
Chief of Permit and
Petition Processing

BEFORE THE
BOARD OF APPEALS
OF
BALTIMORE COUNTY
Appeal No. 65-163
Jack Baylin et al Petitioners
S/W/S Slade Avenue
840' S/E Reisterstown Road
3rd Election District

Mr. Clerk:

Please dismiss the appeal to the Board of Appeals taken in the above zoning case.

The Upper Park Heights Association
of Baltimore City, Inc.

Jason McVay Austin, Appellant

Jason McVay Austin, Appellant

Joseph A. Rice, Appellant

Joseph A. Rice, Appellant

William S. Baldwin, Appellant

Appellants for Appellant

Hon. John G. Rose
Zoning Commissioner of Baltimore County
County Office Building
Baltimore, Maryland 21204

Re: Case No. 65-163 RX

Petition filed by Jack L. Baylin, Edwin J. Wolf, and The Equitable Trust Company, Co-Executors of the Estate of Joseph A. Baylin; Albert A. Shugar; Thomas F. Muller; and William S. Muller, for Zoning Reclassification from R-6, R-10 and R-20 to RA 3d side of Slade Avenue 840 feet SE Reisterstown Road, 3rd District.

Dear Mr. Rose,

Please enter an appeal to the County Board of Appeals from the decision of the Zoning Commissioner dated November 30, 1964, approving the Petition for Reclassification in the above entitled case. This appeal is taken on behalf of Joseph A. Rice, J. McVay Austin, and The Upper Park Heights Association of Baltimore City, Inc., pursuant to Section 23-26, Title 23, Baltimore County Code, as enacted by Bill No. 80, approved June 10, 1960.

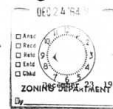
Please enter my appearance together with that of William D. Wells, Esquire, as co-counsel on behalf of the appellants.

A check in the amount of \$70.00 is enclosed herewith to cover costs of the instant appeal.

Respectfully yours,

Louis E. Carliner
Louis E. Carliner, 709 Court Square Building
Baltimore, Maryland 21202 Plaza 2-1233
William S. Muller, 900 Reisterstown Road,
Baltimore, Maryland 21208 484-0300
Attorney for Joseph A. Rice, J. McVay Austin and
The Upper Park Heights Association of Baltimore
City, Inc., Appellants.

Inc:
Encl:



For the above reasons the reclassification should be granted.

As the petitioners have met all the requirements Section 302.1 of the Baltimore County Zoning Regulations, the special exception for elevator apartment building should also be granted.

It is this 20th day of November, 1964, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from R-6, R-10 and R-20 Zones to R-A Zone and the special exception for an elevator apartment building should be and the same is granted, from and after the date of this Order, subject to approval of the site plan for the development of said property by the Bureau of Public Services and the Office of Planning and Zoning, in particular that there shall be no access to the various streets dead-ending into the subject property as indicated on plan prepared by Data Cities & Associates, on September 3, 1964, revised September 25, 1964 and revised again on October 19, 1964.

John G. Rose
Zoning Commissioner of
Baltimore County

It is this 17th day of Nov, 1964, by the Zoning Commissioner of Baltimore County, ORDERED that an extension be granted in two above matter, beginning November 30, 1964 and ending November 30, 1965.

John G. Rose
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: November 20, 1964

FROM: GEORGE E. GAVENILIA, Director

SUBJECT: 65-163-RX, R-6, R-10, R-20 to R-A and Special Exception for elevator apartment building, Southeast side of Slade Avenue 840 feet southeast of Reisterstown Road. Being property of Jack L. Baylin.

3rd District

HEARING: November 30, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6, R-10, and R-20 to R-A zoning together with a Special Exception for an elevator apartment. It has the following advisory comments to make with respect to pertinent planning factors:

1. This property was the subject of a previous petition - No. 55-34, for elevator apartment construction. Since that petition was heard, apartment zoning has been extended easterly along the south side of Warren Avenue to the subject property. Slade Avenue now is scheduled in the Capital Program for improvement commencing in the 1965-66 Budget Year. Similarly, extension of the Northwest Expressway from the City Line to Painters Mill Road is scheduled for construction in the next four years. It is anticipated that the Northwest Expressway also will involve the extension of Slade Avenue easterly to Reisterstown Road.
2. The subject petition differs from that previously filed in that it complies with the zoning tent as now established and makes provision for all off street parking to the rear of the building. The area in front of the building is maintained in its present park-like character.
3. Although not official, the subject property in large measure complies with the proposed local criteria for suburban high rise apartments. It is on a prospective four-lane highway in close proximity to yet another four-lane highway which does have public transit.
4. From a planning viewpoint, the nature of this petition is substantially different from the previous petition. With the extension of apartment zoning elsewhere and with scheduled improvement on Slade Avenue, the Planning staff would concur with apartment zoning here. Regarding the Special Exception, the differences in the scale and specific plan of the two petitions answers the questions raised previously by the Planning staff. If granted, the Special Exception should be conditioned on maintaining the greenery indicated on the petitioner's plan between the proposed elevator structure and Slade Avenue.

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

Re: Zoning Petition 65-163,
S & T Slade Avenue

Dear Mr. Thomas:

Mr. Thomas F. Muller, Jr., one of the signers of the above Petition has recently conveyed a portion of his interest in the property to us.

In order to avoid any questions or misunderstandings in regard to ownership, we wish to add our names and signatures to Petition 65-163 as two of the legal Owners of S & T Slade Avenue.

We assume that this letter may be attached to the Petition in order to accomplish the intended result. If not, please advise.

Very truly yours,

Charles A. Mullin
Charles A. Mullin

Elizabeth R. Mullin
Elizabeth R. Mullin



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: Ed Date of Posting: Nov 14, 1964
Posted for: Relax from R-10-R-6 & R-20 to R.A.
Petitioner: Jack L. Baylin, et al.
Location of property: SE 1/4 of Block 400 S.E. of Rustington Rd.
Location of Sign: Block 400 S.E. of Rustington Rd.
Remarks: 1 block NE. side of Warren Ave.
Posted by: J. J. Jones Date of return: Nov 19, 1964

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgely, Md.

THE HERALD-ARGENT
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

November 17, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week successive weeks before the 17th day of November, 1964, that is to say the same was inserted in the issues of November 13, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
3rd DISTRICT
ZONING: From R-10, R-6 and R-20 to R.A. Petition for Special Exception for Elevator Apartment Building.

LOCATION: Southeast side of Slade Avenue 840 feet Southeast of Rustington Road.
DATE AND TIME: MONDAY, NOVEMBER 30, 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.

PARCEL: "A"
Present Zoning: "R-10"
Proposed Zoning: "R-A" with Special Exception

Beginning for the same at a point on the southeast side of Slade Avenue, at the distance of 840 feet, more or less, as measured northwesterly along said southeast side of Slade Avenue from its intersection with the center line of Rustington Road, and running thence bearing S 1/2 degrees 00' 50" E, 185 feet, more or less, to a point on the third line of the Baltimore County Zoning description 3-R-10-7, thence running reversely on a part of said third line and reversely on a part of the third line of Zoning Description 3-R-6-3, thence bearing on a part of said 8th line, and reversely on a part of the second line of said first mentioned description, southwesterly, 185 feet, more or less, thence N, 36 degrees 42' 12" W, 185 feet, more or less to the place of beginning.

PARCEL: "B"
Present Zoning: "R-6"
Proposed Zoning: "R-A" with Special Exception

Beginning for the same at a point on the 8th line of the Baltimore County Zoning description 3-R-6-3, said point being S, 36 degrees 42' 12" E, 185 feet, more or less, from a point on the southeast side of Slade Avenue, said last mentioned point being at the distance of 840 feet, more or less, as measured northwesterly along said southeast side of Slade Avenue from its intersection with the center line of Rustington Road, and running thence the four following courses and distances: (1) S, 36 degrees 42' 12" E, 352 feet, more or less; (2) N, 49 degrees 30' 04" E, 52.68 feet; (3) S, 47 degrees 11' 23" E, 405.50 feet; and (4) N, 44 degrees 49' 38" E, 70 feet, more or less, to a point on the fourth line of said zoning description and thence bearing on a part of said fourth line and on a part of the third line of Zoning Description 3-R-10-7, northwesterly 730 feet, more or less, to the end of said fourth line and to the end of the second line of Zoning Description 3-R-10-7, thence bearing reversely on a part of said second line and a part of the 8th line of said first mentioned description, southwesterly 185 feet, more or less, to the place of beginning.

PARCEL: "C"
Present Zoning: "R-20"
Proposed Zoning: "R-A" with Special Exception

Beginning for the same at a point on the southeast side of Slade Avenue, at the distance of 1022 feet, more or less, as measured northwesterly along said southeast side of Slade Avenue from its intersection with the center line of Rustington Road, said point of beginning being on the third line of the Baltimore County Zoning description 3-R-10-7, and running thence bearing reversely on a part of said third line and reversely on a part of the fourth line of Zoning Description 3-R-6-3, in all, southwesterly 840 feet, more or less, thence the four following courses and distances: (1) S, 44 degrees 09' 40" E, 180 feet, more or less; (2) N, 44 degrees 32' 25" W, 350.76 feet; (3) S, 49 degrees 02' 17" W, 112.10 feet; and (4) N, 36 degrees 41' 50" W, 449.41 feet, to said southeast side of Slade Avenue, thence bearing thereon the two following courses and distances: (1) S, 12 degrees 21' 50" W, 201.05 feet; and (2) S, 53 degrees 06' 50" E, 216 feet, more or less to the place of beginning.

All that parcel of land in the Third District of Baltimore County, being the property of Jack L. Baylin, et al. as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, November 30, 1964 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, are the legal owner(s) 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10, R-6 and R-20 zone to an R-A zone; for the following reasons:

Error in original zoning and a genuine change in conditions.

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 I, or we, agree to pay expenses of above reposting, etc., upon filing of this petition, and file regulations and restrictions of Baltimore County Zoning.

Address W. Lee Harrison
W. Lee Harrison, Petitioner's Attorney

Address 607 Loyola Building
Towson, Maryland 21204 (823-)

ORDERED BY The Zoning Commissioner of

of October 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 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 30th day of November 1964, at 1:00 o'clock



John G. Rose, Zoning Commissioner of Baltimore County.

Jack L. Baylin
Edwin J. Wolf
Edwin J. Wolf
Legal Owners

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, are the legal owner(s) 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10, R-6 and R-20 zone to an R-A zone; for the following reasons:

Error in original zoning and a genuine change in conditions.

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 Elevator Apartment Building

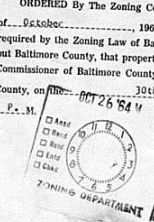
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Address W. Lee Harrison
W. Lee Harrison, Petitioner's Attorney

Address 607 Loyola Building
Towson, Maryland 21204 (823-1200)

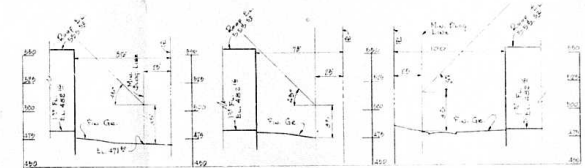
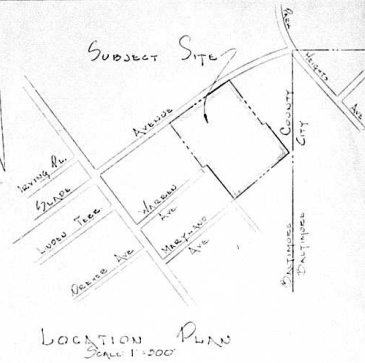
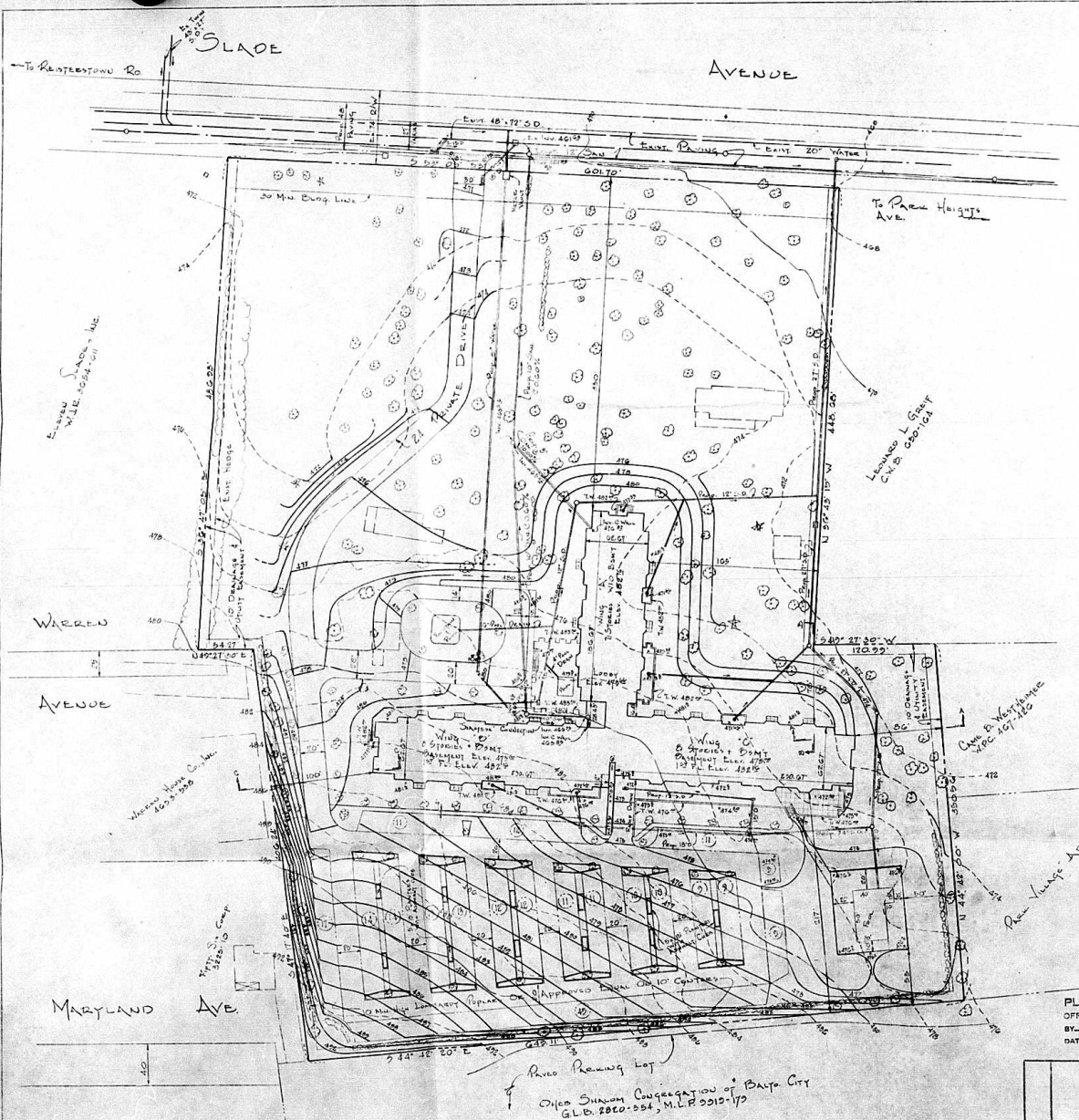
ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day

of October 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 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 30th day of November 1964, at 1:00 o'clock



John G. Rose, Zoning Commissioner of Baltimore County.

W. Lee Harrison
W. Lee Harrison
W. Lee Harrison
Legal Owners



Section A-A Scale: 1"=50'
Section B-B Scale: 1"=50'
Section C-C Scale: 1"=50'

GENERAL NOTES

1. Total Area of Tract Equals 12.1635 Acres
2. Existing Zoning of Tract: "RA With Special Exceptions"
3. Proposed Use: High Rise Apartments
4. Density Calculations:
 - A. Gross Acreage = 12.5841 Acres
 - B. Net Acreage = 12.1635 Acres
 - C. Total Number of Units Allowed = 251 (154-22 + 29841/2)
 - D. Total Number of Units Proposed = 103
 - E. Gross Residential Density = 13.48
 - F. Net Residential Density = 13.88
5. Offstreet Parking Requirements:
 - A. Required Parking (850/100) = 125 Units
 - B. Proposed Parking (101/80) = 146 Units
6. Existing Structures On Site To Be Removed
7. All Existing Trees & Shrubs On Site Shall Be Retained except Those Required to Be Removed for Construction of the Improvements Shown Hereon.
8. Offstreet Parking Will Not Be Allowed Along The 24' Access Drive & No Parking Signs Will Be Required.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 1/17/68

SITE PLAN
OF
SLADE TOWERS
SLADE AVENUE
BETHESDA, MD.
Dec. 20, 1967

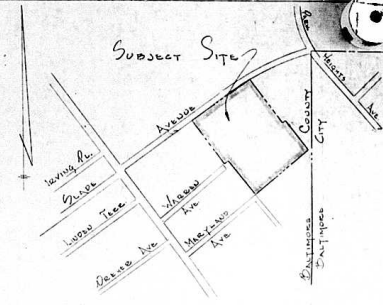
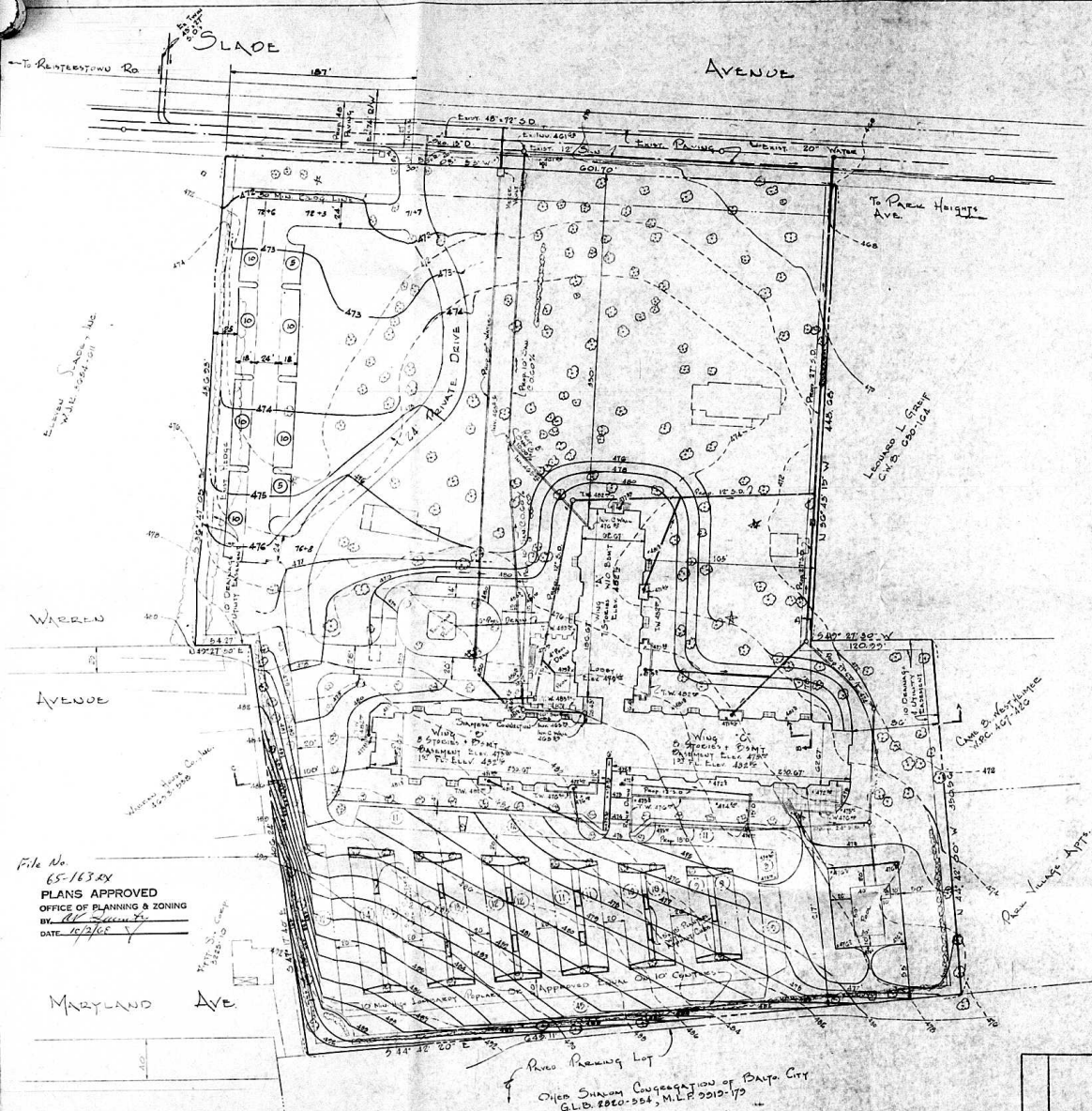
DEVELOPER
MR. SOL BARK
6012 PIMLICO DRIVE
BETHESDA, MARYLAND 21202

ARCHITECT
BUCKLEY, MORGAN & ASSOCIATES
1420 N STREET NW
WASHINGTON, D.C.

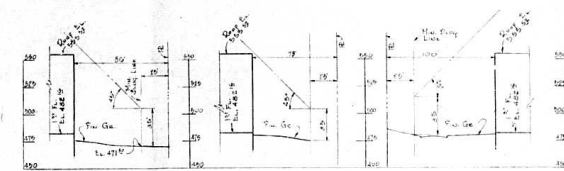
No.	Revisions	Date
1	General Site Plan Approved By G. C. Committee	3-14-68



MATZ, CHILDS & ASSOCIATES
3000 CLAY LANE, SUITE 200
BETHESDA, MARYLAND 20814
DRAWN BY: CHECKED BY: DATE: 1/17/68



LOCATION PLAN
 SCALE: 1"=200'



GENERAL NOTES

1. TOTAL AREA OF TRACT EQUALS 12.1673 ACRES
2. EXISTING BUILDING OF TRACT "A" WITH SPECIAL EXEMPTION
3. PROPOSED USE "HIGH RISE APARTMENTS"
4. DENSITY CALCULATIONS:
 A. Gross Acreage = 12.5841 ACRES
 B. Net Acreage = 12.1673 ACRES
 C. Total Number of Units Allowed = 251 (12.1673 x 20.6984 U/D)
 D. Total Number of Units Proposed = 163
 E. Gross Residential Density = 13.42
 F. Net Residential Density = 13.88
5. DIFFERENT PLANNING REQUIREMENTS:
 A. Required Planning (20.6984) = 163 Units
 B. Proposed Planning (20.20) = 163 Units
6. EXISTING STRUCTURES ON SITE SHALL BE DEMOLISHED EXCEPT THOSE REQUIRED TO BE RETAINED FOR CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON.
7. STREET FRONTAGE SHALL NOT BE INCREASED BEYOND THE 24' ACCESS DRIVE.
8. NO PLANNING SIGNS SHALL BE LOCATED.

SITE OF
 SLADE TOWERS
 SLADE AVENUE
 DIST. DIST. 3
 SCALE: 1"=50'

DEVELOPER
 MR. SOL BANK
 6012 PIMICO DRIVE
 BETHESDA, MARYLAND 20812



MATZ, CHILDS & ASSOCIATES
 3000 KENNESAW BLVD. N.W.
 N.W. CORNER, WASHINGTON, D.C.
 20007
 PREPARED BY: [Signature]
 DATE: 10/17/66

2	RELOCATED ENTR. GARAGE ADDIT. PARKING	3-314
1	GENERAL SITE PLAN WITH P.C. COMMENTS	3-142
No.	Revisions	DATE