

RE: PETITION FOR RECLASSIFICATION
R-6, R-10 & R-20 to R-A Zone
1/2 of Joppa Road opposite
Chestnut Avenue 4th District
Patrick Hanley Estate- Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-166-R

The petitioner has requested rezoning of his property, consisting of approximately ten acres of land, from R-6, R-10 and R-20 Zone to an R-A Zone. Plans call for the construction of 151 apartment units.

Testimony produced at the hearing substantiated an error in the original zoning map so far as that map applies to the subject property. After reviewing pertinent evidence, the Deputy Zoning Commissioner finds that the most appropriate and logical use of the subject property would be as apartments, particularly in view of the proximity of the subject tract to the large apartment projects located directly to the west and to the east.

It has been brought to the commission's attention that the owners of the subject tract have entered into a written agreement with the Institute of Mission Helpers of Baltimore City, the adjacent property owners, with respect to the construction of apartment units, to the matter of traffic impact and access, and to the creation of a buffer zone along Joppa Road.

For the foregoing reasons, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of January, 1964, that the herein described property in R-6, R-10 and R-20 Zone be and the same is hereby reclassified from an R-6, R-10 and R-20 Zone to an R-A Zone, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hanley, Jr.
EDWARD D. HANLEY, JR.
Deputy Zoning Commissioner of
Baltimore County

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Re: Patrick Hanley Estate..... legal owners, 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, R-10, R-20 Zone to an R-A Zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for.....

- (a)- Error in original Land Use Map, as demonstrated by
(b)- Change 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 as 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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

PATRICK HANLEY ESTATE

BY: *Edward D. Hanley, Jr.*
Legal Owner

Contract purchaser

Address: *John Warfield Armiger*

John Warfield Armiger
Petitioner's Attorney
406 Jefferson Building
Towson, Maryland 21204

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of January, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of December, 1964, at 2:00 o'clock P. M.

By: *Edward D. Hanley, Jr.*
Zoning Commissioner of Baltimore County

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Description of Part of the Property of
Patrick Hanley to be rezoned from R-20 to RA

July 2, 1964
Sheet 2

Containing 4,594 acres of land more or less.
Being part of the land conveyed by Rebecca A. Rider et al to Patrick Hanley by deed dated December 7, 1897, and recorded among the Land Records of Baltimore County in Liber N.B.M. 229, folio 124.

Description of Part of the Property of
Patrick Hanley to be rezoned from R-20 to RA

July 2, 1964

Beginning for the same at a point distant 1.00 foot north of the north side of Joppa Road as proposed to be laid out 60 feet wide, said point of beginning the prolongation of the centerline of Chestnut Avenue extended northerly to a point 1.00 foot north of the north side of Joppa Road, and running thence parallel to and 1.00 foot north of said north side of Joppa Road the three following courses and distances as now surveyed viz: first northwesterly along a curve to the right with a radius of 5,698.58 feet for a distance of 73.45 feet, said curve being subtended by a chord bearing North 60° 27' 29" West 73.45 feet, second North 60° 05' 20" West 127.13 feet, and third northwesterly along a curve to the left with a radius of 11,490.16 feet for a distance of 148.33 feet, said curve being subtended by a chord bearing North 60° 27' 31" West 148.33 feet to intersect the third line of the land conveyed by Rebecca A. Rider et al to Patrick Hanley, by deed dated December 7, 1897, and recorded among the Land Records of Baltimore County in Liber N.B.M. 229, folio 124, thence binding reversely on part of said third line as now surveyed North 19° 44' 30" East 483.41 feet to intersect the northwesterly 3,480 foot line of Zoning Area 9-R-20-6, thence binding on the outline of said Zoning Area 9-R-20-6, the four following courses and distances as now surveyed viz: first South 60° 44' 02" East 279.45 feet, second South 53° 22' 43" East 170.35 feet, third South 63° 56' 02" East 49.47 feet, and fourth South 37° 46' 58" West 465.31 feet to the place of beginning.

Description of Part of the Estate of Patrick
Hanley to be rezoned from R-6 to R-A

July 2, 1964

Beginning for the same at a point on the south side of Kenilworth Drive 70.00 feet wide as shown on Baltimore County Highway Plan C-1507, said point of beginning being distant 710 feet, more or less, measured westerly along said south side of Kenilworth Drive from the intersection of said south side of Kenilworth Drive and the west side of West Road 70.00 feet wide, produced southerly, said point of beginning being on the last or North 29 3/4° East 4 perch line of the land conveyed by Edward Rider et ux, to Patrick Hanley by deed dated April 20, 1894, and recorded among the Land Records of Baltimore County in Liber LMB 204, folio 84, at a point distant 64.17 feet from the beginning of said last line, thence binding on said south side of Kenilworth Drive the two following courses and distances as now surveyed viz: first northwesterly along a curve to the right with a radius of 4035.00 feet, for a distance of 377.96 feet, said curve being subtended by a chord bearing North 64° 57' 50" West 377.82 feet, and second North 62° 16' 50" West 181.99 feet to intersect the second line of said deed, thence South 19° 44' 30" West binding on part of said second line of said deed as now surveyed and binding on part of the third line of the land conveyed by Rebecca A. Rider et al to Patrick Hanley by deed dated December 7, 1897, and recorded among the Land Records of Baltimore County in Liber N.B.M. 229, folio 124, as now surveyed, in all 222.66 feet to intersect the 43rd or 5990 foot line of Zoning Area 9-R-6-12, thence binding on part of said 43rd line of Zoning Area 9-R-6-12 the three following courses and distances as now surveyed viz: first First South 60° 44' 02" East 279.45 feet,

Description of Part of the Estate of Patrick Hanley
to be rezoned from R-6 to R-A

July 2, 1964
Sheet 2

second South 53° 22' 43" East 170.35 feet, and third South 63° 56' 02" East 96.47 feet to intersect the first line of the above last mentioned deed, thence binding on part of the first line of the above last mentioned deed and binding on part of the last line of the above last mentioned deed the two following courses and distances as now surveyed viz: first North 24° 24' 25" East 205.60 feet, and second North 24° 24' 32" East 64.17 feet to the place of beginning.

Containing 3.018 acres of land more or less.

Being parts of the two following Deeds:

- (1) Deed from Edward Rider et ux to Patrick Hanley, dated April 20, 1894, and recorded among the Land Records of Baltimore County in Liber L.M.B. 204, folio 84.
- (2) Deed from Rebecca A. Rider et al to Patrick Hanley, dated December 7, 1897, and recorded among the Land Records of Baltimore County in Liber N.B.M. 229, folio 124.

John Warfield Armiger, Esq.
406 Jefferson Building
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

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

- OFFICE OF PLANNING & ZONING** Will review and comment at a later date if necessary.
BUREAU OF TRAFFIC ENGINEERING Will review and comment at a later date if necessary.
FIRE BUREAU Will review and submit comments at a later date.
Bureau of Engineering Will review and comment at a later date.

No comments from the following Departments:

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

cc: Albert Galsby-Office of Planning & Zoning
George Heller-Bureau of Engineering
C. Richard Moore-Traffic Bureau

Yours very truly,

John E. Byer
John E. Byer
Chief of Permit and
Petition Processing

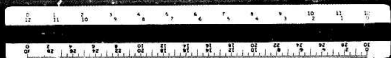
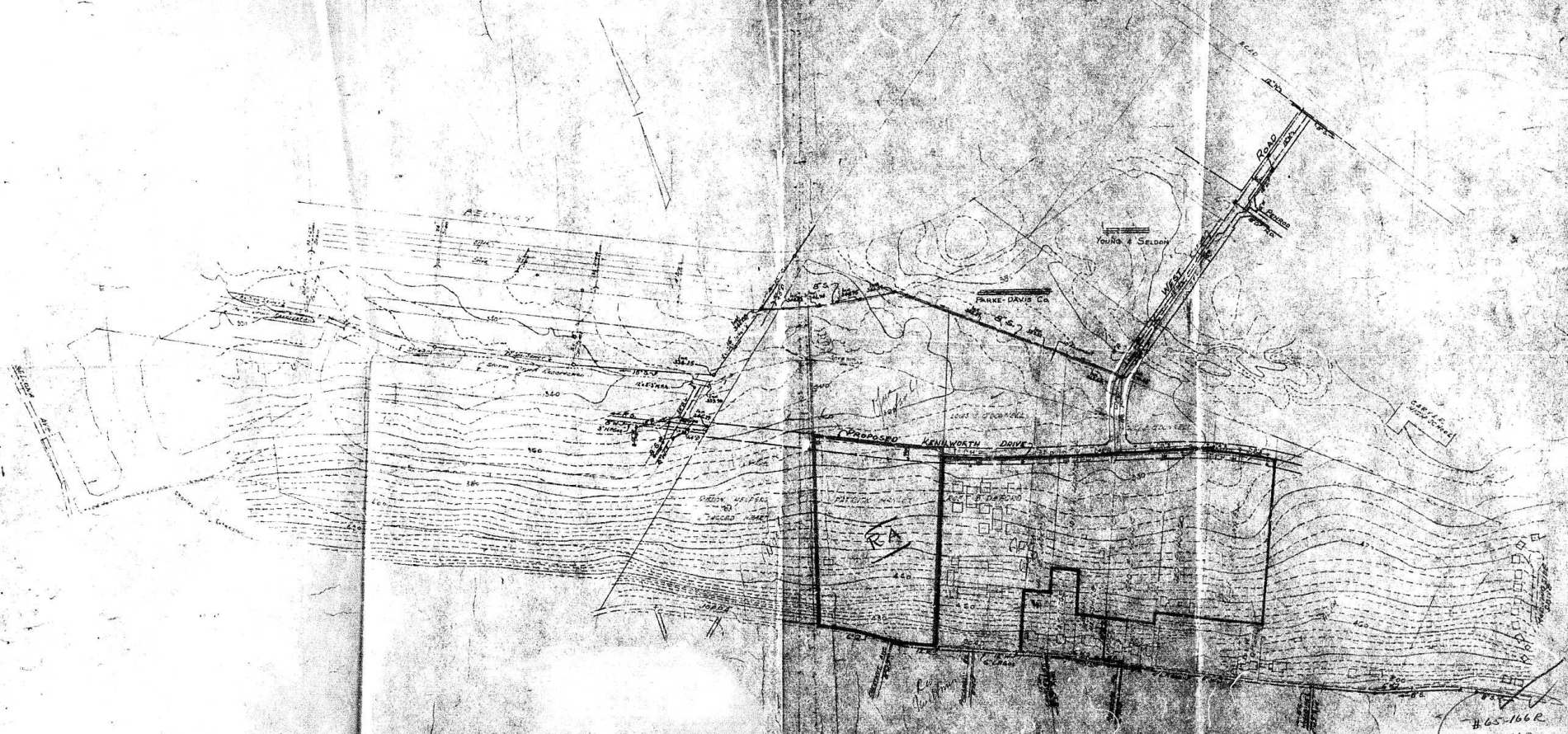
Description of Part of the Estate of
Patrick Hanley to be rezoned from R-10 to RA

July 2, 1964

Beginning for the same at a point distant 1.00 foot north of the north side of Joppa Road as proposed to be laid out 55.00 feet wide, said point of beginning being distant 150 feet more or less, measured westerly along said north side of Joppa Road from the intersection of said north side of Joppa Road and the west side of Piccadilly Road 50.00 feet wide extended northerly, said point of beginning being on the first or North 30° East 42 perch line of the land conveyed by Rebecca A. Rider et al, to Patrick Hanley by deed dated December 7, 1897, and recorded among the Land Records of Baltimore County in Liber N.B.M. 229, folio 124, at a point distant 20.61 feet from the beginning of said first line, and running thence parallel to and distant 1.00 foot north of the said north side of Joppa Road as now surveyed northwesterly along a curve to the right with a radius of 5,698.58 feet for a distance of 155.00 feet, said curve being subtended by a chord bearing North 61° 36' 23" West 155.00 feet to intersect the ninth line of Zoning Area 9-R-10-10, thence binding on part of the ninth and part of the tenth line of Zoning Area 9-R-10-10 the two following courses and distances as now surveyed viz: first North 37° 46' 58" East 465.31 feet and second South 63° 56' 02" East 47.00 feet, to intersect the said first line of said deed, thence binding reversely on part of said first line as now surveyed South 24° 24' 25" West 462.11 feet to the place of beginning.

Containing 1.067 acres of land more or less.

Being part of the land conveyed by Rebecca A. Rider et al to Patrick Hanley by deed dated December 7, 1897, and recorded among the Land Records of Baltimore County in Liber N.B.M. 229, folio 124.



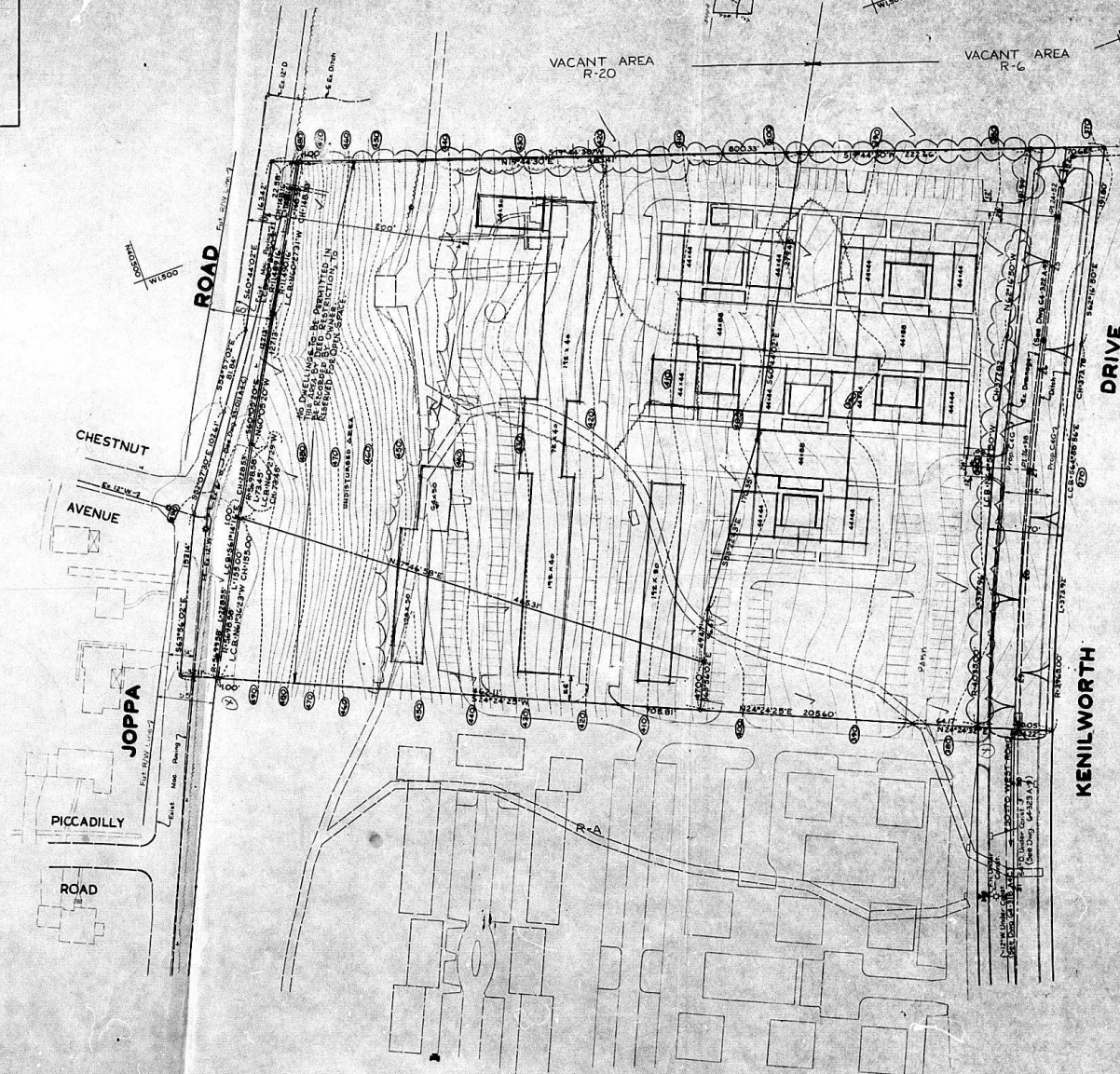
BALTIMORE COUNTY, MARYLAND
 SCALE: 1"=200'
 GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 200 ALLEGHENY AVE.
 TOWSON 4, MARYLAND

865-166R
 MAP
 #9
 SEC. 3-C

Existing Zoning - R-6-R-10-R-20
 Proposed Zoning - R-4
 Gross Area - 1.951 Ac. ±
 Net Area - 0.411 Ac. ±
 DESIGNED DENSITY
 Gross - 1517 Dwelling units per acre
 Net - 1775 Dwelling units per acre
 Total Units - 151
 PERMITTED DENSITY
 Gross - 1716 Dwelling units per acre
 Net - 1716 Dwelling units per acre
 Total Units - 151

OFF STREET PARKING - Apartments
 Use - No. of Units Proposed - 151
 No. of Spaces Required - 151
 No. of Spaces Provided - 204

PARKING SPACE SIZE - 9'x20'
 PAVING - 4" Base Course & 2 Bit Conc Surface Course
 SCREENING - 4' Arborvitae Hedge



#65-166 R

#65-166 R
 MAP
 #9
 SEC. 3-C

PLAT TO ACCOMPANY
 ZONING PETITION
TOWSON VILLAGE APARTMENTS
 KENILWORTH DRIVE 750'± WEST OF WEST ROAD
 BALTO CO MD ELECT DIST NO 9
 SCALE 1"=50' AUG. 1964 OCT. 12, 1964



GEORGE WILLIAM STEPHENS JR
 AND ASSOCIATES
 303 ALLEGHENY AVENUE
 TOWSON 4 MARYLAND