

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Calculus Apartments, Inc., 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-2 zone to an SEC-2A zone, for the following reasons: Industrial development centered in this area, including the Industrial Park adjacent to Calculus has created an unrestricted demand for commercial housing. This site with its commanding view, adjacent to Riverview Elementary and other schools, as well as, it's proximity to an existing shopping center and within walking distance to a new school, is a prime location for residential development. It is the desire of the owner to develop this property to provide partial satisfaction of that need. Access to the property from Calculus Avenue via the elevated ramp of high speed traffic further enhances this purpose.

Site 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 prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and of 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
Calculus Apartments, Inc.
Address: 3034 Riverview Circle
Baltimore, Md. 21227
Petitioner's Attorney
Reginald A. Bregal
Address: One Charles Center
Baltimore, Md. 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 49th day of December, 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 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 1st day of February, 1966, at 10:00 o'clock
P. M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
Zoning Commissioner
FROM: Mr. Hubert I. Snyder, Director
Department of Recreation and Parks
SUBJECT: McClellan Property - S. E. Corner Hollins Ferry Road and Ryerson Circle - 11th Election District

This is to inform you that Mr. Elroy J. Snodder, Esq., 401 Old Town Bank Building, Baltimore, Maryland, a member of the Baltimore County Board of Recreation and Parks brought the matter of the above mentioned property to the attention of the members of this Board in February, 1965.

The Board directed me to make a study of potential recreation and park use of this property, and present it to them at their March 1st meeting. This was done and the Board recommended this land be accepted by the County and be developed as a part of the Riverview School Recreation Center site as well as provide a small lot to serve the people of the Patapsco Terrace locality.

It was understood by the Board that the owner would contribute the sum of \$2,000 for the purpose of slope planting and control. We have not, to date, received from the owner a written offer to convey this land to the County nor to contribute the above mentioned sum to meet the slope treatment required.

Before final action can be taken, it will be necessary for the County to formally offer this property to the County and to submit a deed making this conveyance. It will also be necessary for him to make payment of \$2,000 to Baltimore County for the above mentioned purpose. This offer should be made to the County Executive.

We hope it is proper for your office to convey this information to the owner so that proper action can be taken in the very near future.

Hubert I. Snyder, Director
Department of Recreation and Parks

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. E. Scott Moore
County Solicitor
FROM: Mr. Hubert I. Snyder, Director
Department of Recreation and Parks
SUBJECT: 4.72 Acres Adjacent to Riverview Elementary School-Recreation Center Site

The Baltimore County Board of Recreation and Parks at their regular meeting held March 3, 1965 recommended that approximately 4.72 acres of ground located in the Riverview Section of Baltimore County be accepted as a gift from the Patapsco Terrace, Inc., President, John MacLeod.

This particular piece of property is shown on the attached plat outlined in light green. You will note it is adjacent to the Riverview Elementary School-Recreation Center site. You will note that this particular School-Recreation Center site contains 13.95 acres and is deficient in size.

The Board of Recreation and Parks heard a delegation of people from the Patapsco Terrace development in regard to this property. This is a group home development and the people there have strongly recommended that the County accept this property and develop it for park and recreation purposes.

This property was submitted to our Office of Zoning with the request that it be developed into apartments. This move was vigorously opposed by the citizens residing in Patapsco Terrace. The owner, Mr. MacLeod, has also agreed to pay to Baltimore County \$2,000 to be used for slope control of the northern portion of the property.

We also submit for your information a functional land use plan for the area.

The owner requests that the County prepare a Deed to this property which has been agreed to sign. We therefore respectfully request that you prepare this Deed. We are enclosing a plat showing maps and bounds of the property as well as a written description of it. We believe this acquisition is important and should be made at the earliest possible date. Please advise if further information is desired.

cc: Mr. John Rose, Zoning Commissioner
Mr. Elroy J. Snodder, Vice Chairman
Board of Recreation and Parks
Hubert I. Snyder, Director
Enclosures

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of

the above Reclassification should be had; and it further appearing that by reason of

a Special Exception for a _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1965, that the herein described property or area should be and the same is hereby reclassified, from a _____ zone to a _____ zone, and/or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____ as the petitioner failed to prove an error in the zoning of the subject property or that sufficient change in the area had taken place to warrant the reclassification,

the above reclassification should NOT BE HAD, and the above Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of August, 1965, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain as a _____ zone.

Zoning Commissioner of Baltimore County

COPY KNIGHT AND HUMAN

DESCRIPTION OF PARCEL OF LAND, 13TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, PRESENTLY ZONED R-2, PROPOSED TO BE ZONED R-4 FOR PURPOSES CALLED CALOCUS APARTMENTS

Beginning for the same at a point on the east side of a 14-foot Alley, said point of beginning being the following six (6) courses and distances, to-wit: the South 42°23'-40" East 35.36 feet to the intersection of the south side of Hollins Ferry Road, 70 feet wide, as shown on the plat of Patapsco Terrace Subdivision recorded 87-231-40; (2) thence South 89°56'-30" East 35.36 feet to the intersection of the south side of Hollins Ferry Road and Ryerson Circle, 60 feet wide, as shown on the plat of Patapsco Terrace Subdivision recorded 87-231-40; (3) thence South 89°56'-30" East 35.36 feet to the intersection of the south side of Hollins Ferry Road and Ryerson Circle, 60 feet wide, as shown on the plat of Patapsco Terrace Subdivision recorded 87-231-40; (4) thence South 89°56'-30" East 35.36 feet to the intersection of the south side of Hollins Ferry Road and Ryerson Circle, 60 feet wide, as shown on the plat of Patapsco Terrace Subdivision recorded 87-231-40; (5) thence South 89°56'-30" East 35.36 feet to the intersection of the south side of Hollins Ferry Road and Ryerson Circle, 60 feet wide, as shown on the plat of Patapsco Terrace Subdivision recorded 87-231-40; (6) thence South 89°56'-30" East 35.36 feet to the intersection of the south side of Hollins Ferry Road and Ryerson Circle, 60 feet wide, as shown on the plat of Patapsco Terrace Subdivision recorded 87-231-40.

Containing 4.5 acres of land, more or less.

Hubert I. Snyder

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Gaverlis, Director
SUBJECT: 4.72 Acres Adjacent to Riverview Elementary School-Recreation Center Site

HEARING: Monday, February 1, 1965 (11:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to make with respect to pertinent planning factors:

1. According to the approved plat on file with the Office of Planning and Zoning for the Patapsco Terrace subdivision, the subject parcel was set aside as a recreation area. This parcel consists of 4.72 acres of land, more or less, and is situated on the proposed plan, even steeper slopes, in part, would result.
2. The fact that the subject parcel cannot be developed with buildings in such a way as to satisfy basic planning and zoning criteria is a direct result of the way that the original Patapsco Terrace development was carried out. The parcel was formerly a part of the Patapsco Terrace development and was intended to be a recreation area. Since the development occurred after enactment of the zoning regulations affecting it, any hardship that may be alleged would be self-imposed.
3. From a planning viewpoint, the Patapsco Terrace development proposal as a whole, including the subject parcel, was rational and of reasonable economic potential.
4. The staff believes that the present R-2 zoning to be reasonable. There is no evidence of an error in the Zoning Map, and - since all development has been of a R-2 type - no change in the neighborhood to warrant different zoning. Further, the proposal is not consistent with staff proposals for the Composite Guide Plan.

DJ:ms

GEG

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Gaverlis, Director
SUBJECT: 4.72 Acres Adjacent to Riverview Elementary School-Recreation Center Site

January 1, 1965

Dear Sir:

The Bureau of Traffic Engineering will review and submit comments at a later date if it is deemed necessary.

Please see the attached Fire Bureau comments.

Yours very truly,

John G. Rose
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Gaverlis, Director
SUBJECT: 4.72 Acres Adjacent to Riverview Elementary School-Recreation Center Site

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Yours very truly,

John G. Rose
Zoning Commissioner

DEC 31 1964 AM

OFFICE OF PLANNING AND ZONING

Harris, Bragel & Bragel
One Charles Carroll
Baltimore, Md.
21201
A333

January 4, 1965

COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
30th day of December, 1964.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Owner's Name: Caladonia Apartments, Inc.

Reviewed by *James E. Ryan*

PETITION FOR RECLASSIFICATION
FROM R-1 TO R-2
LOCATION: Southeast corner of
Hollins Ferry Road and Ryerson
Road, Towson, Maryland, February
1, 1965 at 1:00 P.M.
PUBLIC HEARING: Room 109, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland, February
1, 1965 at 1:00 P.M.
Hearing Date: Monday, February
1, 1965 at 1:00 P.M.
Hearing Room: Room 109, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1965

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 the successive weeks before the 1st day of February, 1965, the first publication appearing on the 12th day of January, 1965.

THE JEFFERSONIAN,
L. L. Smith
Manager.

Cost of Advertisement, \$...

PETITION FOR RECLASSIFICATION
FROM R-1 TO R-2
LOCATION: Southeast corner of
Hollins Ferry Road and Ryerson
Road, Towson, Maryland, February
1, 1965 at 1:00 P.M.
PUBLIC HEARING: Room 109, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland, February
1, 1965 at 1:00 P.M.
Hearing Date: Monday, February
1, 1965 at 1:00 P.M.
Hearing Room: Room 109, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. January 14, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of the successive weeks before the 1st day of February, 1965, the first publication appearing on the 14th day of January, 1965.

THE TIMES,
John H. Martin
Manager.

Cost of Advertisement \$10.00
Purchase Order A5576
Registration No. 39888

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

TELEPHONE 823-3000

To: Cash

BILLED TO: Zoning Department of Balto. Co.

01-622

REPORT TO ACCOUNT NO. 01-622

QUANTITY

Petition for Reclassification for Caladonia Apartments, Inc.

TOTAL AMOUNT \$50.00

COPIES 50.00

27626 TIF

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

TELEPHONE 823-3000

To: Petapago Terrace, Inc.
3114 Ryerson Circle
Baltimore, Md. 21227

BILLED TO: Zoning Department of Balto. Co.

01-622

REPORT TO ACCOUNT NO. 01-622

QUANTITY

Advertising and posting of property for Caladonia Apts., Inc.

TOTAL AMOUNT \$85.00

COPIES 85.00

28521 TIF

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: 137 Date of Posting: Jan. 16, 1965

Posted for: *John G. Rose*

Petitioner: *John G. Rose*

Location of property: *at the intersection of Rte. 1 and Rte. 2*

Location of Sign: *at the intersection of Rte. 1 and Rte. 2*

Remarks: *Property located on Rte. 1*

Posted by: *John G. Rose* Date of return: Jan. 23, 1965

ROAD

HOLLYN FERRY ROAD

BOARD OF EDUCATION OF BALTIMORE COUNTY
RIVERVIEW ELEMENTARY SCHOOL

CALEDONIA AVENUE

KESSLER CT

BLOCK 7
RIVERVIEW SUBDIVISION
415 29-102

MAP
NO
20
20-24
20-25

APPROACH

TUNNEL

BALTIMORE HARBOUR

SECTION I SUBDIVISION
PATAPSCO TERRACE
W.R. 21-103

PROPOSED 3 STY. APT. BLDG. 'A'
24 UNITS

PROPOSED 3 STY. APT. BLDG. 'B'
24 UNITS

SECTION III SUBDIVISION
PATAPSCO TERRACE
W.R. 21-104

WISSEWELL CT

RYERSON

CIRCLE

- NOTES:-
1. AREA OF TRACT: 4.5+ ACRES
 2. PRESENT ZONING: R-4
 3. PROPOSED ZONING: R-2A
 4. PROPOSED APARTMENT UNITS - 72
 5. GROSS AREA OF TRACT: 4.7+ ACRES
 6. GROSS DENSITY: 15.5 UNITS/ACRE
 7. NET AREA OF TRACT: 4.51 ACRES
 8. NET DENSITY: 16.0 UNITS/ACRE
 9. PROPOSED OFF-STREET PARKING SPACES - 64
 10. SIZE OF PARKING SPACES: 13'x20'
 11. THIS PLAT IS COMPILED FROM DEEDS AND RECORD PLATS AND DOES NOT IMPLY A CURRENT SURVEY OF PROPERTIES SHOWN.

W 15,250

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Andrew H. Knecht

CALEDONIA AVENUE APARTMENTS

13TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
CALEDONIA APARTMENTS, INC.
3214 RYERSON CIRCLE, BALTIMORE, MD. 21227

KNECHT & HUMAN, LANDSCAPE ARCHITECTS & ENGINEERS
1525 YORK ROAD, LOTHERVILLE, MARYLAND 21092

SCALE: 1" = 50' NOVEMBER 30, 1964

LOCATION PLAN

SCALE: 1" = 500'

