WILSIE H. ADAMS Planning and Zoning Consultant NWAY, DUNDALK 22, MD



March 10, 1805

Sens Tru Nove:

wish to enter an a peal to an order of the Zoning commissioner dates much 2, 1905.

letitioner: Severn River Construction Company Location: Back Liver lock hose

Petition No.: 65-293-R

Exclosed find check for costs of \$70.00. very truly yours,

Milei il Cularo wilste H. Adams

A. L. B

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#65-223R

-223-A Poles

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

County and which is describereby petition (1) that the	timora County from an zone to an	MP 5-12
17-1	zone; for the following reasons:	
to sitisfy the de	minu on a artistics of the water	S/L

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 Zordag Regulations. I, or we, agree to pay expenses of above re-classification and - 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 god and for do a clingle with Luino D. Mich Tenny J. Inoll, rus. Contract purchaser Address 600 Middlebrough Address ..... Balte 21, nd Petitioner's Attorney ORDERED By The Zoning Commissioner of Baltimore County, this 19th . 196. 5. 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 Rooms 108, County Office Building in Towson, Baltimor 24th day of February 19.5 5, at 10th clock County, on the - " The see AL A...

Zoning Commissioner of Baltitaore County

ENECHT AND HIMA

DESCRIPTION OF TRACT OF LAND IN THE LETH. ELECTION DISTRICT, MARYLAND, PRESENTLY LOND R-6, PROFOSED LONING R+A

DESCRIPTION OF TRACT OF LAND IN THE LETH. KIRCTION DISTRICT, BAITIMORE COUNTY, MARYLAND, PRESENTLY LONGE R-6, PROFOSED LONING R-4.

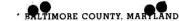
Beginning for the same at a point on the centerline of Back River Reck Road, 60 feet wide, said point of beginning being the following two courses and distances from the point of intersection of said execterline and the centerline of Poles Road, 50 feet wide, wis:

South 350-48; East 100 feet and South 400-18; East 36,20 feet, and running thence North 890-42; East 485 feet to the point of intersection of the south side of a lo-foet alley and the ceat side of 20-foot alley; thence binding on said east side of 10-foot alley; being also the castermost line of Rivermood Park Subdivision as shown in the plat book received of Baitimore County in Liber 28, folio 5, and Liber 24, folio 53 North 290-42; being also the castermost line of Cove Road, 60 feet wide; thence binding on the seat side of an unrecorded 40-foot right-of-way known as Line Road North 290-42; kast 280,22 feet to a point on the north side of an unrecorded 40-foot right-of-way known as Hopewall Road; thence South 600-18; East 46,40 feet to a point on the maximum creek; thence binding on or near the water's edge of Ropkins Creek the fellowing two courses and distances, visit seat 141.6 feet and South 770-28; East 78,0 feet to a point on the water's edge of Ropkins Creek the fellowing two courses and distances, visit sauth 270-49; East 141.6 feet and South 770-28; East 78,0 feet to a point on the watern cutline of Hillton Fark subdivision as shown in the plat book records of Baltimore County in Liber 8, folio 32; thence binding on asid western outline the following two courses and distances, visit South 270-49; East 141.6 feet and South 770-28; best 790-00 feet to a point; thence North 600-18; west 185.00 feet to a point; thence North 800-18; west 185.00 feet to a point; thence North 800-18; west 185.00 feet to a point; thence North 800-18; west 185.00 feet to a point; thence North 800-18; west 185.00 feet to a point; thence

Containing 18.31 acres of land, more or less.

(This description not to be used for conveyance of properties.)





INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date February 10, 1965 FROM George E. Govrelis, Director

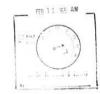
SUBJECT. 65-223-R. R-6 to R.A. Northeast side of Back River Neck Road, South of Poles Road. Being the property of Angelo Nido and Enedima S. Nido.

15th DISTRICT

HEARING: Wednesday, February 24, 1965 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments with regard to planning factors:

- The subject property is served by Back River Neck Road and, in the future, may be served by a proposed arterial road in the northeastern portion. Adequate commercial facilities are located nearby.
- 2. In view of the above factors, apartments at the density proposed would appear to constitute a reasonable use. However, the above-mentioned arterial road will cut through the property, and the development plan should take taks into account. This matter can be handled when the development plan is submitted to this office.
- As indicated in the comments submitted to the Zoning Advisory Committee by this office. The Fire Bureau, and by the Division of Traffic Engineering details relating to parking internal circulation, and access will also need



RE: PETITION FOR RECLASSIFICATION : from an R-6 zone to an R-A zone, NE/S Back River Neck Road South of Poles Road Severn River Construction Co. Contract Purchaser

00

BEFORE COUNTY BOARD OF APPEAU OF

> BALTIMORE COUNTY No. 65-223-R

### OPINION

This case involves approximately eighteen (18) acres of vacant land on the south side of Poles Road and extending from the junction of Back River Neck Road and Middleborough Road to the shores of Hopkins Creek in the Fifteenth District of Baltimore County. The application is for reclassification from R-6 to R-A which reclassification was granted by Mr. John G. Rose, Zoning Commissioner. The plans presented to the Board are for garden-type apartments comprising 299 family units with parking space as required by the regulations. It is proposed to be known as the Hopkins Creek apartments and will have access to the public highways via an interior private road to Middleborough Road and Oakfield Avenue which will run through the northeastern most section of the tract leaving an unused area of open land bordering on Hopkins Creek. The change was requested on the basis that there had been sufficient changes in the neighborhood and specifically in zoning matters to warrant a reclassification. The zoning map presently in effect is the old map dating back to 1945 and testimony indicates that there have been at least twenty-eight (28) zoning changes in the area within a one mile radius of the subject tract. These zoning changes include ten changes from residential classification to commercial uses, six changes from R-6 (small cottage residential) to R-G (group houses) and seven changes from R-6 to R-A (apartment zoning) of which two were in 1964 and one in April, 1965 (after the decision of the Zoning Commissioner in the present case) none of which was appealed by any of the present protestants or their Associations. At least three of the reclassifications mentioned are on extensive tracts and it appears that there is still an increasing demand for upartments in this area. Mr. Henry Knott, President of the Severn River Construction Company, the contract purchaser, testified that he has over 5000 apartment units in operation right now and all are filled. There was presented to the Board as Petitioner's Exhibit No. 1 a map showing the various zoning changes.

It is to be noted that there is under consideration a preliminary Master Plan for the eastern area on which public hearings have been held and though, of course, this present plan has no legal standing until adopted by the County Council, apartments in this area would not conflict to any great extent with proposed land uses in the area specifically as to the amount of rental housing predicted by the Planning Department as being needed in this area in the fairly near future. In the memorandum from Mr. George E. Gavrelis,

WAR 29 '85 M Poles Road

more, Maryland 21221 26, 1965

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

Re. Petition for reclassification of Amgelo Wido, et al NE/S Back River Neck Road south of Poles Road, 15th District NO 65-223R

Dear Mr. Rose:

Flease file an appeal for the Riverwood Civic Association and myself in the Angelo Nido case identified above. Enclosed please find a check for seventy dollars (\$70.00) to cover costs.

Please notify me as to the date and time of said appeal.

Very truly yours, Albert Kellinger. Albert Dellinger Prosident

Angelo Nido - No. 65-223-R

Director of the Office of Planning and Zoning, to the Zoning Commissioner it is stated that apartments at the density proposed would appear to constitute a reasonable use.

-2-

The protestants, who were residents of the immediate neighborhood, objected to the granting of the reclassification on the grounds that any increase of traffic on Back River Neck Road would be hazardous and that apartments would bring transients to the neighborhood who would be undesirable neighbors and would add nothing to the community and that overcrowding of local schools might result, none of which appeared to the Board to be valid objections. Several of the protestants testified that they would object to the construction of group homes or individual cottages on the property and, in fact, two of them said they objected to any use being made of this land and that the land was not suitable for homes of any type

The Board does not believe, as the protestants would have it, that apartmen would tend to overcrowd the schools anymore and, in fact, they probably would do so less than any other type of residential development, and rather than adding to the tax burden of the neighbors would benefit them, as apartment houses and other high censity uses are widely known to produce proportionately more tax revenue when compared with the burden placed upon public services than other types of residential development.

For the foregoing reasons the decision of the Zoning Commissioner will be affirmed and the reclassification will be granted as requested.

#### ORDER

For the reasons set forth in the aforegoing Opinion, it is this 8th day of November, 1965 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

W. Giles Parker

John A. Slowik

INTER-OFFICE CORRESPONDENCE DIVISION OF TRAFFIC ENGINEERIN Baltimore C. ity. Maryland

Date February 8, 1965

Mr. James E. Dyer

FROM: C. Richard Moore

SUBJECT: Item 1 ZAC - January 19, 1965 - Angelo Nido Back River Neck Road

Review of the subject plat dated January 5, 1965 results in the following comments.

The entrance to the subject property as shown creates some concern due to the heavy traffic volumes on Middleborough Road and Back River Neck Road during the summer months. It is considered more desirable to locate the entrance along the western property line so as to enter Back River Neck Road at Station 38\*50 on Project 5-216-1,

Unless more parking is provided the private drive will be used. According to the Wilbur Smith report on Baltimore Metropolitan Area, this area will have 1,26 vehicles per dwelling unit; therefore, more parking should be provided or the private drive should be made a public road of 36° pavement on a 60° right of way.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. James A. Dyer, Chairman Date. January 20, 1965

Zoning Advisory Committee FROM Lt. Charles F. Morris, Sr. Fire Bureau-Plans Review

Property Owner - Angelo Mido NE/3 Back River Neck Rd., S. Poles Road District 15

Location of proposed hydrants and size of water mains shall be indicated on plot plan. Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the Baltimore County Standard Besign Manual. Spacing of hydrants shall be 500 feet distance apart as measured along an improved road, and within 300 feet from any debiling. Hydrants shall be located in a pattern approved by the Baltimore County Fire Sureau.

Parking shall be designed so as to give emergency equipment an rowed radius for turning at emi of parking areas.



January 25, 1965

65-223 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING TOWSON 4, MARYLAND

C. Edward Jones, Esq. Keyser Building Baltimore, Maryland 21202

Reclassification From R-6 to RA for Angelo SUPJECT: Nido located on the NE/S of Back River Neck Road S of Poles Road

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

TRAFFIC ENGINEERING: The entrance off Middleborough Road could be somewhat of a traffic problem. This bureau will make an on-site inspection of the site and submit detail comments at a later date.

OFFICE OF PLANNING AND ZCHING: (1) The subject site is in conflict with the proposed relocation of Eack River Neck Road. This relocated road is presently proposed to bisect the site diagonaly from Cove Road in a southerly direction to Middleborugh Road. (2) The parking layout is satisfactory; however, the number of parking spaces with respect to the number of units is marginal. Therefore, it would appear that the proposed private road will be used quite excessively for parking. This office will review the site to determine if this road should remain private or if it should be re-designed as public road. It is suggested that the petitioners engineer contact Mr. Albert Quisby of this office with regard to this matter.

The Board of Education will review the public site and submit any necessary comments at a later date.

FIRE BUREAU: See attached comments.

The following members have no comment to offer:

cc: C. R. Moore-Traffic Engineering Albert Quinby-Office of Planning & Zoning David Black-Board of Education Lt. Charles F. Morris-Fire Bureau

Yours very truly,

JAMES E. DYER Chief of Permit and Petition Processing

TELEPHONE 823-3000

BALTIME :E COUNTY, MARYL ND OFFICE OF FINANCE

No. 28513 DATE 1/27/65

ivision of Collection and Receipts
COURT HOUSE TOWSON 4. MARYLAND

DEPORIT TO		TOTAL AN
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE court House TOWSON 4, MARYLAND

No. 28669 DATE VS/65

ACCOUNT NO.	01- 021 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Cost	of pasting property for opposit hearing	110.00
-	Mear Construction Co. No. 65-225-2	
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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.

# 65.223-8 CERTIFICATE OF POSTING TMENT OF BALTIMORE COUNTY

District 15th Date of Posting 5-25-65 Posted for: Petitioner: angel Mido Location of property NE/S Back fliver nech PA South of Polared Location of Signal and at the and of Oak field the middebrough Rd. Posted by Respect for Bull Je Date of return 41-65 I marked the plat of location of sign with a &

2/3/7	••		# 65-223	-R-
	CERTII	PICATE OF POS	Tible	
II vv	STAR!	TMENT OF BALTIMO Towner, Maryland	RE COUNTY	
District 15 th				
Posted for: He	armi Wal	Elmin	Date of Posting 2 - 4	1-65
Petitioner:	gelo nielo	25 24 69	-AT/0100 A	, m.
Location of property:	NE/S	e 6		
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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chescpeake Avenue Towson 4, Maryland

Your petition has been received and accepted for filling this

Owners Name: Angelo Hido

No. 28620

DATE 3/15/65

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

TELEPHONE

T TO AC	COUNT HO. 01-421	STO.40
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	Cost of appeal - Sevenor Siver Construction Co.	170.00
7	No.65-223-0	
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	3-1665 1 0 3 9 • 28620 TIP-	70.00

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,..... February 5, ..., 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., description of 1 time XEXCERCE DEFORE the 25th

day of \_\_\_\_\_\_ February\_\_\_\_\_\_\_ 1965 \_, the first publication appearing on the 5th day of February 19 65

G. Leanh Structur Manager

BALTIMORE COUNTY, MARYLAND No. 28671 OFFICE OF FINANCE Division of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND

DEPOSIT TO ACCOUNT NO. 07-621		170.00
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITYANCE	COST
	Cost of appeal - Angelo Mide, at al, No. 65-223-8	570.00
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	4765 3014 • 28671 RP-	70.00
	4	
INDADASANA	THE CHECK BAYABLE TO BALTIMORE COUNTY MARYLAND	20/10/2019

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT H PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TIMORE COU	NTY, MARYLAND
OFFICE OF Division of Collection of Collection COURT TOWSON 4,	FINANCE stion and Receipts HOUSE
River Construction Co.	BILLED Joning Department

No. 28564

AT-2/23/65

6.60 PAID - Beltisone Comby, ME - O'Gue of Po-6960 2-2365 567 • 28564 118-

MPORTANT: 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.

## ERTIFICATE OF PUBLICATION

PETITION FOR RECLASSIFICATION

15th DISTRICT ZONING: From R-6 to R

Zone LOCATION: Northeast side Back River Neck Road South of Poles Road

DATE & TIME: WEDNES. DAY, FEBRUARY 24, 1965 at 10:00 A.M PUBLIC HEARING: Room

W. Chesapeake Avenue, Towson, Maryland The Zening Commissioner Baltimore County, by authority of the Zonina Act and Regula-

hold a nublic hearing: Present Zoning: R-6 Proposed Zoning: R-A

centerline of Poles Road, 60 feet 165.00 feet to a point; thence wide, viz: South 33 degrees-18' South 29 degrees-42' West 200.90 side of a 20-foot alley; thence beginning; binding on said east side of 20-

coming parallel to and 20 feet north of the south side of Cove Road 60 feet wide: thence binding on the east side of an unecorded 40-foot right-of-way known as Line R ad North 29 degrees-42' East 283-23 feet to a point on the north side of an unrecorded right-of-way, 40 feet DUNDALK, MD. wide, known as Hopewell Road; thence South 60 degrees 18' East 46.40 feet to a point: thence North 29 degrees-42' East 168.24 edge of Hopkins Creek; thence binding on or near the water's edge of Hopkins Creek the fol- "angelo "ido" lewing two courses and distan-Fast 141.6 feet and South 77 degrees-26' East 76.0 feet to a point on the western outline of All that parcel of land in the Hillton Park subdivision as Fifteenth District of Baltimore shown in the plat book records of Ralt more County in Liber S. Beginning for the same at a folio 32; thence binding on said point on the centerline of Back western outline the following River Neck Road, 60 feet wide, two courses and distances, viz said point of beginning being the South 04 degrees-27 West 492 following two courses and dis- feet and South 29 degrees-42" tances from the point of inter- West 1325.13 feet to a point: section of said centerline and the thence North 60 degrees-18' West

East 190 feet and South 10 de. feet to a point on the centerline green-18' East 36.25 feet, and of Middleborough Road, 30 feet running thence North 29 degrees wide; thence binning on siad cen--42" East 485 feet to the point terline and on said centerline exof intersection of the south side tended North 58 degrees-02" of a 16-foot alley and the east West 282 26 feet to the point of

Containing 18.31 acres of land.

foot alley being also the eastern- more or less. most line of Riverwood Park (This description not be used Subdivision as shown in the plat for conveyance of properties.) book records of Baltimore Coun- Being the property of Angelo ty in Liber 22, folio 65, Liber 23, Nido and Enedima S, Nido as

folio 6, and Liber 24, folio 53 shown on plat plan filed with North 29 degrees-42' East the Zoning Department.

JOHN G. ROSE OF BALTIMORE COUNTY 1076.01 feet to a point on a line Hearing Date: Wednesday,

# OFFICE OF

19 65

feet to a point near the water's HIS IS TO CERTIFY, that the annexed advertisement of

of the Zoning, Act and Regula-tions of Baltimore County, will cost viz: South 27 degrees-19 nserted in THE COMMUNITY PRESS, a weekly news-

published in Baltimore County, Maryland, once a week

successive week before the

1965 : that is to say,

ne was inserted in the issues of

Stromberg Publications, Inc.

February 24, 1965 at 16:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W.

Chesapeake Avenue, Towson, Md. BY ORDER OF

ZONING COMMISSIONER

Publisher.

Labour

Prece

13th DISTRE ZONING: From LOCATION: North Back River Neck Roll Poles Road DATE & TIME DAY, FEERUARY 10:00 A.M. PUBLIC HEARE 108, County Office W. Chesapeake Ave T Maryland. The Zening Com Baltimore County, of the Zoning Act tions of Haltimore

PETITION I

RECLASSIFICATI

following two tances from th section of said . section of said of the said of East 190 feet ancan, Betty Spence, Vesta grees-18' Eastly, Carl Humphrey,

running thence. -12" East 485 This may sound old-fashir of intersection; it still pays to buy a h

point on the cent

Sindally will meet February 10

1076.01 feet

# CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., February 8.

THIS IS TO CERTIFY, that the annexed advertisement of

19 65

"Angelo Nido"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for

successive weeks before the 1965 : that is to say,

2nd. day of February the same was inserted in the issues of

Stromberg Publications, Inc.

2-3-65

By Mrs. Palmer Price

· Mrs Palmer

