

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and general welfare of the locality involved not being detrimentally affected,

the above Reclassification should be had; and it further appearing that the proposed reclassification

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of March, 1965, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an R-A zone.

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

the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of January, 1965, that the above re-classification 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 a R-6 zone; and or the Special Exception for

Zoning Commissioner of Baltimore County

MICROFILMED

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

we, the undersigned, legal owner 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-6 zone to an R-A zone; for the following reasons:

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 prescribed by Zoning 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 County.

Contract purchaser Address: 600 Middleborough Road, Baltimore 21, Md.  
Legal Owner Address: 600 Middleborough Road, Baltimore 21, Md.  
Petitioner's Attorney Address: 600 Middleborough Road, Baltimore 21, Md.  
Protestant's Attorney Address: 600 Middleborough Road, Baltimore 21, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of January, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of February, 1965, at 10 o'clock

Zoning Commissioner of Baltimore County

(over)

COPY

KNECHT AND HIRMAN

January 5, 1965

DESCRIPTION OF TRACT OF LAND IN THE 15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, PRESENTLY ZONED R-6, PROPOSED ZONING R-A

Beginning for the same at a point on the centerline of Back River Neck Road, 60 feet wide, said point of beginning being the following two courses and distances from the point of intersection of said centerline and the centerline of Poles Road, 60 feet wide, viz: South 33°-48' East 190 feet and South 40°-18' East 34.26 feet, and South 29°-42' East 485 feet to the point of intersection of a 20-foot alley, thence binding on said east side of 20-foot alley being also the easternmost line of Riverwood Park subdivision as shown in the plat book records of Baltimore County in Liber 22, folio 65, Liber 23, folio 6, and Liber 24, folio 53 North 29°-42' East 1076.01 feet to a point on a line running parallel to and 20 feet north of the south side of Cove Road, 60 feet wide; thence binding on the east side of an unrecorded 40-foot right-of-way known as Line Road North 29°-42' East 283.22 feet to a point on the north side of an unrecorded right-of-way, 40 feet wide, known as Hopewell Road; thence South 60°-18' East 46.40 feet to a point; thence North 29°-42' East 189.24 feet to a point near the water's edge of Hopkins Creek; thence binding on or near the water's edge of Hopkins Creek the following two courses and distances, viz: South 77°-26' East 78.0 feet to South 27°-40' East 141.6 feet and South 77°-26' East 78.0 feet to a point on the western outline of Hilltop Park subdivision as shown in the plat book records of Baltimore County in Liber 8, folio 32; thence binding on said western outline the following two courses and distances, viz: South 04°-27' East 492 feet and South 29°-42' West 1325.13 feet to a point; thence North 60°-18' West 165.00 feet to a point; thence South 29°-42' West 200.90 feet to a point on the centerline of Middleborough Road, 30 feet wide; thence binding on said centerline and on said centerline extended North 58°-02' West 282.26 feet to the point of beginning;

Containing 19.31 acres of land, more or less.

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



Andrew H. Knott

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 10, 1965

FROM: George E. Gavrellis, 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:

1. 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 this into account. This matter can be handled when the development plan is submitted to this office.
3. 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 further attention.



RE: PETITION FOR RECLASSIFICATION BEFORE  
from an R-6 zone to an R-A zone, COUNTY BOARD OF APPEALS  
NE/S Back River Neck Road  
South of Poles Road  
15th District  
Angelo Nido, et al, Petitioners  
Severn River Construction Co.,  
Contract Purchaser  
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 apartments 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. Gavrellis,



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

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

Dear Mr. Rose:

Please 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 Dellinger  
President

- 2 -

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.

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 apartments 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 density 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 foregoing 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

William S. Baldwin, Chairman

W. Giles Parker

John A. Slowik



# **CERTIFICATE OF PUBLICATION**

OFFICE OF

## **The Community Press**

DUNDALK, MD., February 8, 19 65

THIS IS TO CERTIFY, that the annexed advertisement of

"Angelo Nido"

was inserted in THE COMMUNITY PRESS, a weekly news-

paper published in Baltimore County, Maryland, once a week

for 1 successive week before the

day of February 1965; that is to say,

it was inserted in the issues of

2-3-65

**Stromberg Publications, Inc.**

Publisher.

February 24, 1965 at 10:00 A.M.  
Public Hearing: Room 108,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson, Md.  
BY ORDER OF  
JOHN G. ROSE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

mer Price

*Palmer Price*

### **PETITION FOR RECLASSIFICATION 15th DISTRICT**

ZONING: From R-6 to R-A

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

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

PUBLIC HEARING: Room  
108, County Office Building, 111  
W. Chesapeake Avenue, Towson,  
Maryland.

The Zoning Commissioner of  
Baltimore County, by authority  
of the Zoning Act and Regula-  
tions of Baltimore County, will  
hold a public hearing:

Present Zoning: R-6

Proposed Zoning: R-A

All that parcel of land in the  
Fifteenth District of Baltimore  
County.

Beginning for the same at a  
point on the centerline of Back  
River Neck Road, 60 feet wide,  
said point of beginning being the  
following two courses and dis-  
tances from the point of inter-  
section of said centerline and the  
centerline of Poles Road, 60 feet  
wide, viz: South 33 degrees-48'  
East 190 feet and South 10 de-  
grees-18' East 36.25 feet, and  
running thence North 29 degrees  
-42' East 485 feet to the point  
of intersection of the south side  
of a 16-foot alley and the east  
side of a 20-foot alley; thence  
binding on said east side of 20-  
foot alley being also the eastern-  
most line of Riverwood Park  
Subdivision as shown in the plat  
book records of Baltimore Coun-  
ty in Liber 22, folio 65, Liber 23,  
folio 6, and Liber 24, folio 53  
North 29 degrees-42' East  
1076.01 feet to a point on a line

running parallel to and 20 feet  
north of the south side of Cove  
Road, 60 feet wide; thence bind-  
ing on the east side of an un-  
recorded 40-foot right-of-way  
known as Line Road North 25  
degrees-42' East 283.23 feet to a  
point on the north side of an  
unrecorded right-of-way, 40 feet  
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  
feet to a point near the water's  
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East 141.6 feet and South 77 de-  
grees-26' East 76.0 feet to a  
point on the western outline of  
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of Baltimore County in Liber 8,  
folio 32; thence binding on said  
western outline the following  
two courses and distances, viz:  
South 04 degrees-27' West 192  
feet and South 29 degrees-42'  
West 1325.13 feet to a point;  
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of Middleborough Road, 30 feet  
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tended North 58 degrees-02'  
West 282.26 feet to the point of  
beginning;

Containing 18.31 acres of land,  
more or less.  
(This description not to be used  
for conveyance of properties.)  
Being the property of Angelo  
Nido and Eneida S. Nido as  
shown on plat plan filed with  
the Zoning Department.

Hearing Date: Wednesday,  
February 24, 1965 at 10:00 A.M.  
Public Hearing: Room 108,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson, Md.  
BY ORDER OF  
JOHN G. ROSE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

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Publisher.

By Mrs. Palmer Price

*Mrs. Palmer Price*

### **PETITION FOR RECLASSIFICATION 15th DISTRICT**

ZONING: From R-6 to R-A

Zone  
LOCATION: North  
Back River Neck Road  
Poles Road.

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

PUBLIC HEARING: Room  
108, County Office Building, 111  
W. Chesapeake Avenue, Towson,  
Maryland.

The Zoning Commissioner of  
Baltimore County, by authority  
of the Zoning Act and Regula-  
tions of Baltimore County, will  
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Proposed Zoning: R-A

All that parcel of land in the  
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East 190 feet and South 10 de-  
grees-18' East 36.25 feet, and  
running thence North 29 degrees  
-42' East 485 feet to the point  
of intersection of the south side  
of a 16-foot alley and the east  
side of a 20-foot alley; thence  
binding on said east side of 20-  
foot alley being also the eastern-  
most line of Riverwood Park  
Subdivision as shown in the plat  
book records of Baltimore Coun-  
ty in Liber 22, folio 65, Liber 23,  
folio 6, and Liber 24, folio 53  
North 29 degrees-42' East  
1076.01 feet to a point on a line

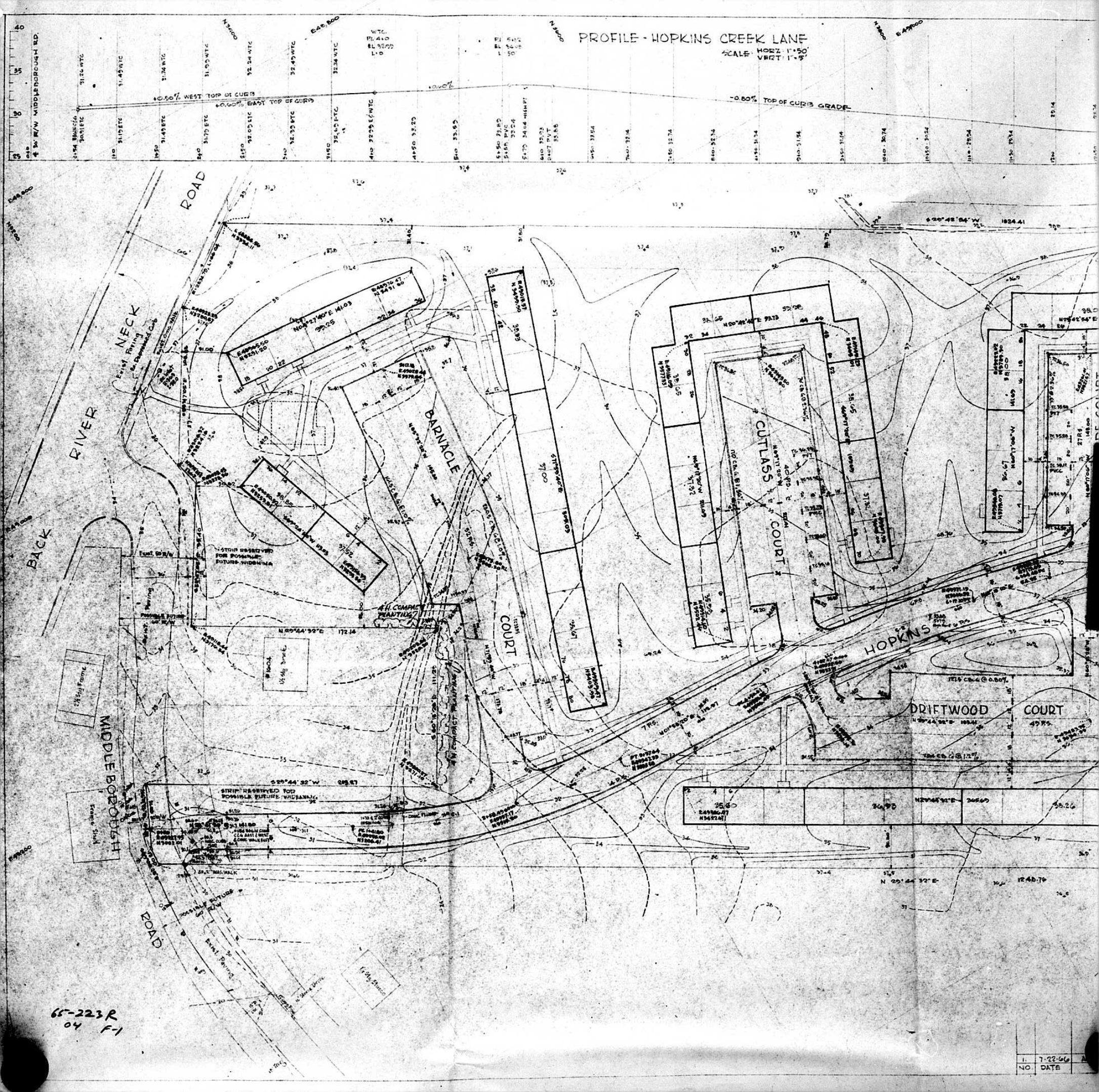
### **Groups Meet**

The Afternoon Literature  
Group of the Woman's Club of  
Dundalk will meet February 10  
at 1:30 with Mrs. Verney Hall.  
2146 Neck Road, The Dundalk  
1076.01 feet to a point on a line

**KING  
IS GIVING**

# PROFILE - HOPKINS CREEK LANE

SCALE HORIZ 1"=50'  
VERT 1"=5'



65-223R  
04 F-1

|    |         |   |
|----|---------|---|
| 1  | 7-22-66 | A |
| NO | DATE    |   |

KINS CREEK LANE

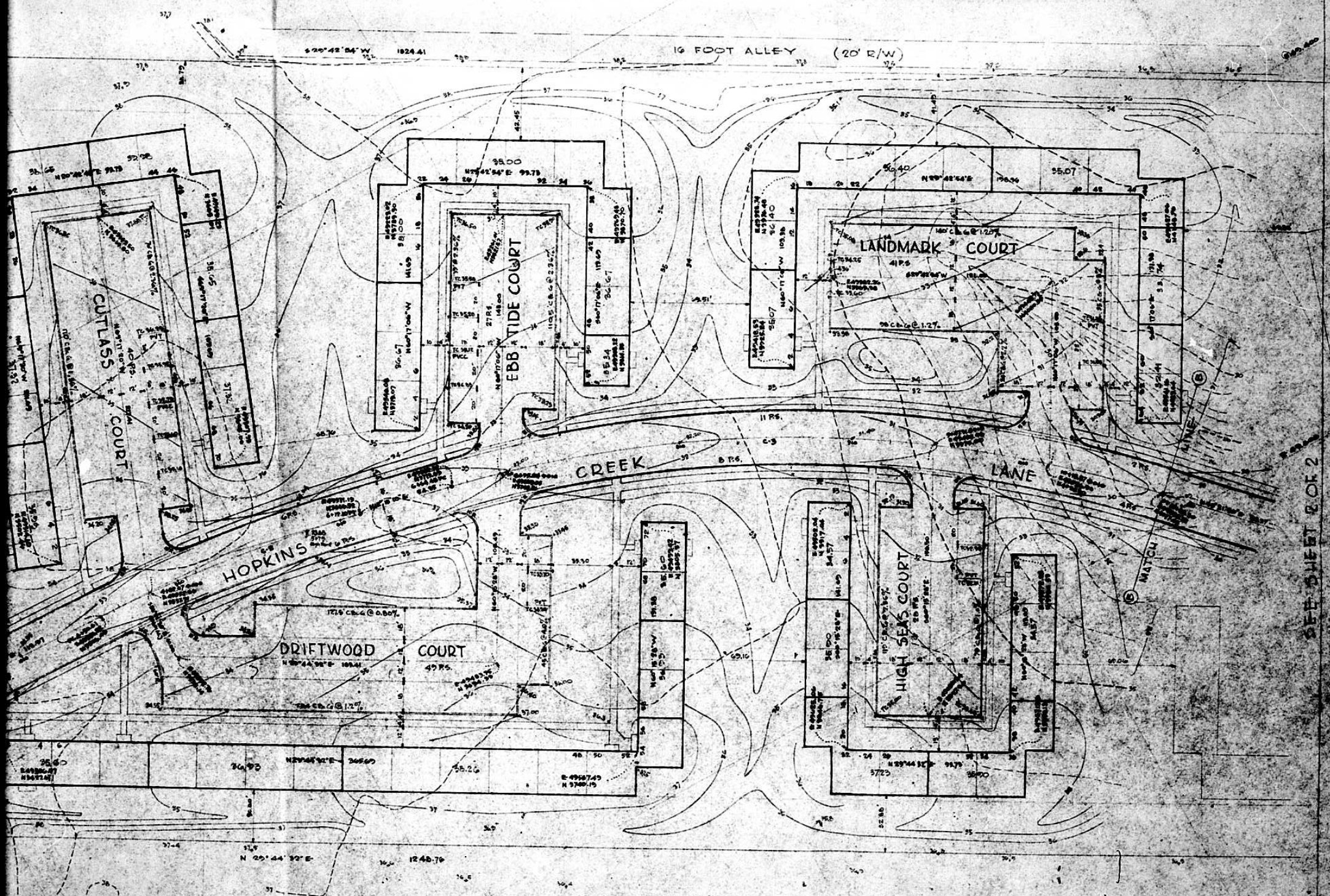
SCALE: HORIZ. 1"=50'  
VERT. 1"=5'

BL 14+10  
EL 51.46  
L 1000  
C 11.90

# CURVE DATA

| NO. | Δ         | RAD.   | ABC    | TAN.   | CHORD               |
|-----|-----------|--------|--------|--------|---------------------|
| C-1 | 26°45'00" | 420.00 | 195.84 | 99.74  | N15°19'50"E, 174.07 |
| C-2 | 10°16'50" | 900.00 | 161.49 | 80.96  | N07°06'45"E, 161.27 |
| C-3 | 34°06'40" | 700.00 | 416.75 | 214.75 | N27°18'30"E, 410.62 |
| C-7 | 15°32'40" | 560.00 | 85.10  | 42.75  | N78°46'00"W, 84.90  |

CONTINUED ON SHEET 2 OF 2.



PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *[Signature]*  
DATE: *[Date]*

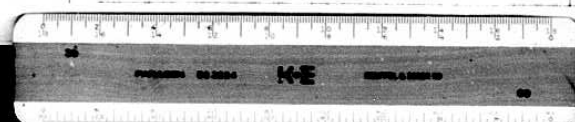
## DEVELOPMENT PLAN - HOPKINS CREEK APARTMENTS

MIDDLEBOROUGH & BACK RIVER NECK ROADS  
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND  
BEYER RIVER CONSTRUCTION COMPANY  
2 W. UNIVERSITY PARKWAY, BALTIMORE, MARYLAND 21218  
KNECHT AND HUMAN, LANDSCAPE ARCHITECTS & ENGINEERS  
1528 YORK ROAD, LUTHERVILLE, MARYLAND 21093  
SCALE: 1"=50'

195 UNITS - SHEET 1 - 256 RS.  
104 UNITS - SHEET 2 - 180 RS.  
299 UNITS - TOTALS - 436 RS.  
DATE: 4/27/66  
SHEET NO. 1 OF 2  
FILE: *[File Name]*

65-223 R  
04 F-2

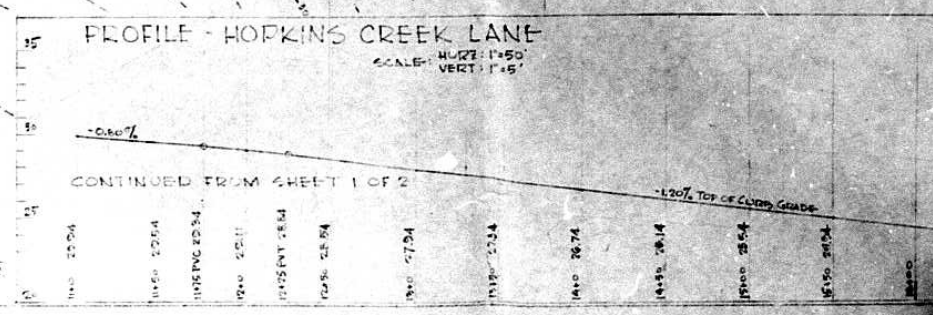
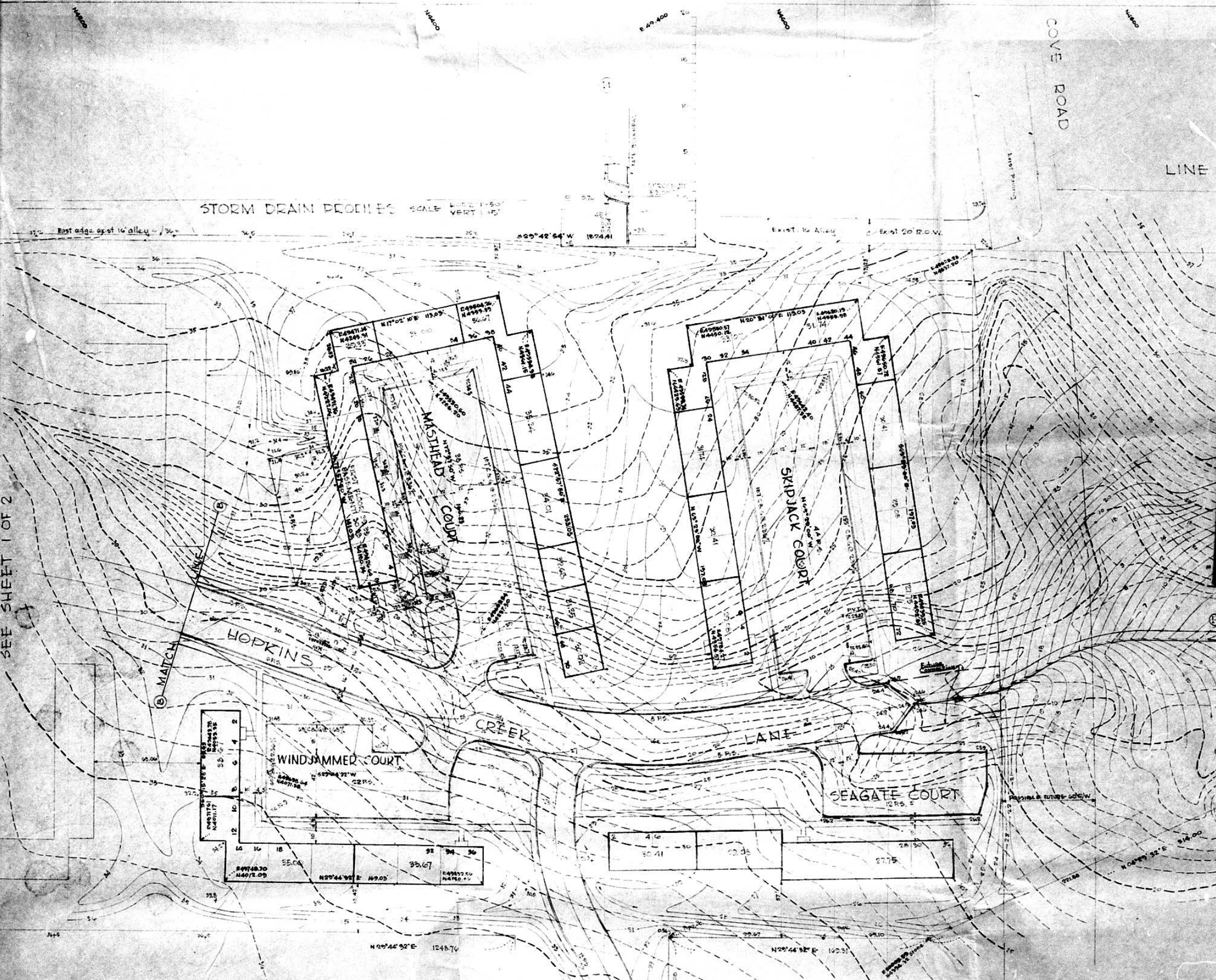
1. 7-22-66 4444' A' high compact planting near 21604 Middleborough  
NO DATE DESCRIPTION



LINE

STORM DRAIN PROFILES SCALE HORIZ 1"=50' VERT 1"=5'

SEE SHEET 1 OF 2



COVE ROAD

LINE ROAD

HOPEWELL ROAD

HILLTOP AVE

INSERT NO. 1

CURVE DATA

| No. | Δ         | RAD.   | ARC    | TAN    | CHORD               |
|-----|-----------|--------|--------|--------|---------------------|
| C-4 | 35°40'10" | 270.00 | 168.09 | 86.67  | NG4°11'55"E, 165.99 |
| C-5 | 87°42'32" | 330.00 | 217.19 | 112.69 | S79°06'44"E, 219.29 |
| C-6 | 31°30'10" | 190.00 | 104.47 | 53.59  | N07°47'05"E, 103.16 |

2. 8.00.00 Elev. alignment grade of road+bridge.  
1. 5.05.00 Elev. grades N of Shipjack Ct. - 200' to Lane. Add storm drains.  
No. DATE REVISIONS

DEVELOPMENT PLAT -  
HOPKINS CREEK APARTMENTS

MIDDLEBOROUGH & BACK RIVER NECK ROADS  
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND  
SEVERN RIVER CONSTRUCTION COMPANY  
2 W. UNIVERSITY PARKWAY, BALTIMORE, MARYLAND 21218  
KNECHT AND HUMAN LANDSCAPE ARCHITECTS & ENGINEERS  
1526 YORK ROAD, LUTHERVILLE, MARYLAND 21093  
SCALE: 1"=30'

125 UNITS - SHEET 1 - 235 P.S.  
104 UNITS - SHEET 2 - 160 P.S.  
239 UNITS - TOTALS 455 P.S.  
DATE: 4/27/66  
SHEET NO. 2 OF 2  
FILE: 3-129

65-223 R  
05 F-2

PLANS APPROVED  
OFFICE OF PLANNING & ZONING