

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ralph DeChiaro Enterprises, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-A zone; for the following reasons:

1. Error in the Comprehensive Zoning Map.
2. Change in conditions in the neighborhood since the adoption of the Comprehensive Zoning Map.

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/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.

Contract purchaser William L. Siskind
Address 933 Maryland National Bank Bldg.
Baltimore, Maryland 21202
Petitioner's Attorney
Address 933 Maryland National Bank Bldg.
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 26th 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 3rd day of March, 1965, at 1:00 o'clock P.M.



Zoning Commissioner of Baltimore County.

NO AP 11/7/67

feet, thence N. 69° 25' 00" E - 30.00 feet to a point on said east side of Sanzo Road, thence binding on the division line between lot 13 and lots 11 and 12, Block H, as shown on said plat, N. 73° 49' 30" E - 145.91 feet, thence binding on the division line first herein referred to, S. 16° 10' 30" E - 122.33 feet to the place of beginning.
Containing 2.0698 acres of land.

RS/jc

J. O. #62227

12/15/64



Pursuant to the advertisement, posting of property, and public hearing on the above petition ~~the~~ the petitioner having proven error on the Land Use Map and change in the area in which the subject property is located,

the above Reclassification should be had; and ~~the~~ the

~~and/or a Special Exception~~ IT IS ORDERED by the Zoning Commissioner of Baltimore County this

June day of 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, and ~~on a Special Exception~~ subject, however, to approval of the site plan for the development of said property by the Bureau of Public Works and the Office of Planning & Zoning.

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 26th 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 the be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND
Mr. William L. Siskind, Esq.
933 Maryland Natl. Bank Bldg.
Baltimore, Maryland 21202
Reclassification From
R-6 to RA for Ralph
DeChiaro Enterprises, Inc.
located at the NW/4 of
The Baltimore City Line & Sanzo
Road, 3rd District
The Zoning Advisory Committee has reviewed the subject petition makes the following comments:
FIRE BUREAU—Plans review; See attached comments.
OFFICE OF PLANNING AND ZONING: The Fire Bureau's comments should be complied with prior to the Zoning Commissioner and/or Deputy Zoning Commissioners hearing.
The following members have no comments to offer with regard to the proposed development plan:
Bureau of Engineering
Board of Education
Buildings Department
Industrial Commission
Health Department
State Roads Commission
Traffic Bureau
cc: Lt. Charles F. Morris—Fire Bureau
Albert Quinby—Office of Planning & Zoning

Yours very truly,

James E. Dyer
Chief of Permit and
Petition Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 17, 1965
FROM: George E. Gervelle, Director
SUBJECT: #65-233-R, R-6 to R.A. Northside of Woodcourt Road of Sanzo Road. Being the property of Ralph DeChiaro Enterprises, Inc.
3rd District
HEARING: Wednesday, March 3, 1965 (1:00 P.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. Apartment zoning on adjoining property serves as a buffer between the present R-6 Zone and the B. L. zoning for the proposed Greenspring Mall shopping center. We do not feel that the previous grant of R. A. zoning in any way justifies a further grant for the very property it protects. In our opinion the line between R-6 and R.A. is now properly set.
2. In view of the fact that R. A. property adjoining and across the street from the subject parcels will be developed by the same firm, a particularly good motive is afforded to build into the apartment development just the kind of "buffering" which the R.A. Zone was conceived to provide. With good site planning, adjacent apartment development will even increase the desirability of R-6 development on the subject property.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer—Chairman Date: JANUARY 13, 1965
Zoning Advisory Committee
FROM: Lt. Charles F. Morris, Sr.
Fire Bureau—Plans Review
SUBJECT: Property Owner—Ralph DeChiaro Enterprises, Inc.
Location: NW/4 corner Baltimore City Line & Sanzo Rd.
District: 3rd.

1. Location of proposed hydrants and size of water mains shall be indicated on plot plan. Spacing of fire hydrants is 500 feet apart as measured along an improved road and located within 300 feet of any dwelling.
Contact Lt. Charles F. Morris, Sr. for any additional information at VA 5-7310.

CFM/obr

Matz, P. E.
John C. Childs, L. S.
Associates
Engineers - Surveyors - Site Planners
1020 Crosswell Bridge Rd. - Towson, Md. 21204
823 - 0900
George W. Baller, L. S.
Robert W. Cullen, P. E.
Loren J. M. Glass, P. E.
Norman F. Horvath, L. S.
Paul Lee, P. E.
Paul S. Santora
MATZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
1020 Crosswell Bridge Rd. - Towson, Md. 21204
823 - 0900
DESCRIPTION
2.0698 ACRE PARCEL - PART OF PICKWICK - THIRD
ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND.
Present Zoning R6
Proposed Zoning RA
Beginning for the same at a point on the north side of Woodcourt Road, 60 feet wide, as shown on a plat entitled "Plat 1, Section 3 - Pickwick", and recorded among the Land Records of Baltimore County in Plat Book R. R. G. 29, page 145, said point of beginning being at the division line between Lots 10 and 11, Block 'H', as shown on said plat, and being located 137.50 feet more or less as measured easterly along said north side of Woodcourt Road from its intersection with the east side of Sanzo Road, 60 feet wide, as shown on said plat, running thence, S. 17° 57' 30" E - 60.28 feet to a point on the south side of Woodcourt Road, said last mentioned point being at the division line between Lots 37 and 38, Block I as shown on said plat, thence binding on said last mentioned division line S. 12° 14' 00" E - 123.90 feet to a point on the southernmost outline of said plat, thence binding thereon, S. 67° 15' 50" W - 49.95 feet, thence leaving said outline, Due South - 275.00 feet to a point on the Northern Boundary Line of Baltimore City, thence binding thereon, Due West - 140.00 feet to the center line of Sanzo Road as aforesaid, thence binding thereon, the three following courses and distances, (1) Due North - 294.69 feet, (2) northerly by a curve to the left with a radius of 450 feet, the distance of 161.66 feet, (3) N. 20° 35' 00" W - 92.00

William L. Siskind, Esq.
933 Maryland National Bank Building
Baltimore, Md. 21202
BALTIMORE 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
13th day of January, 1965.
xx 5
JOHN G. ROSE
Zoning Commissioner
Owners Name: Ralph DeChiaro Enterprises
Reviewed by: James E. Dyer

INVOICE		No. 28528	
BALTIMORE COUNTY, MARYLAND		DATE 2/5/65	
OFFICE OF FINANCE		DIVISION OF COLLECTION AND RECEIPTS	
COURT HOUSE		TOWSON 4, MARYLAND	
To: <u>Ralph DeChiaro Enterprises, Inc.</u>		Billing Department of Balto. Co.	
700 Fairmount Ave.		Towson, Md. 21204	
DEPOSIT TO ACCOUNT NO. <u>95-823</u>		TOTAL AMOUNT <u>\$50.00</u>	
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
1	Petition for Reclassification	50.00	
1	#65-233-R	50.00	
1	2-845 604 • 28528 TFP-	50.00	

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.

NOTICE: From R-4 to R-A Zone.
LOCATION: West side of Wood-
court Road East of Sango Road.
DATE & TIME: WEDNESDAY,
MARCH 3, 1965 at 1:00 P.M.
PUBLIC HEARING: Room 109,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by author-
ity of the Zoning Act and Re-
gulations of Baltimore County,
will hold a public hearing:
Present Zoning: R-4
Proposed Zoning: R-A

All that parcel of land in the
Third District of Baltimore
County

Beginning for the same at a
point on the north side of
Woodcourt Road, 80 feet wide,
as shown on a plat entitled
"Plat F, Section 3-Plewick",
and recorded among the Land
Records of Baltimore County
in Plat Book R.R.C. 25, page
145, said point of beginning
being at the division line be-
tween Lots 10 and 11, Block
"H", as shown on said plat,
and being located 137.50 feet
more or less as measured en-
tirely along said north side of
Woodcourt Road from its inter-
section with the east side of
Sango Road, 80 feet wide, as
shown on said plat, running
thence, South 17 degrees 57
minutes 30 seconds East-
60.25 feet to a point on the
south side of Woodcourt Road,
said last mentioned point being
at the division line between
Lots 37 and 38, Block "F", as
shown on said plat, thence
binding on said last mentioned
division line South 12 degrees
14 minutes 00 seconds East-
123.90 feet to a point on the
southernmost outline of said
plat, thence binding thereon,
South 87 degrees 15 minutes
50 seconds West-69.95 feet,
thence leaving said outline,
Due South-273.00 feet to a
point on the Northern Boundary
Line of Baltimore City, thence
binding thereon, Due West-
140.00 feet to the center line
of Sango Road as aforesaid,
thence binding thereon, the
three following courses and
distances: (1) Due North-
294.69 feet, (2) northerly by a
curve to the left with a radius
of 450 feet, the distance of
161.64 feet, (3) North 20 de-
grees 35 minutes 00 seconds
West-82.00 feet, thence North
69 degrees 25 minutes 00
seconds East-30.00 feet to a
point on said east side of San-
go Road, thence binding on the
division line between lot 13
and lot 11 and 12, Block "H",
as shown on said plat, North
73 degrees 45 minutes 30
seconds East-145.91 feet,
thence binding on the division
line first herein referred to,
South 16 degrees 10 minutes
30 seconds East-122.53 feet
to the place of beginning.

Containing 2.0484 acres of
land.

Being the property of R.A.
DeChiaro Enterprises, Inc., as
shown on "plat" filed with
the Zoning Department.

Hearing Date: Wednesday,
March 3, 1965 at 1:00 p.m.
Public Hearing: Room 109,
County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Maryland.

By Order Of
John G. Rose
Zoning Commissioner Of
Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. February 11 19 65.

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, Md. once in each of one
successive weeks before the 3rd
day of March, 19 65, the first publication
appearing on the 11th day of February
19 65.

THE TIMES.

John H. Martin
Manager.

Cost of Advertisement, \$ 30.00

Purchase Order A6737
Requisition No. P2822

THE JEFFERSONIAN
TOWSON, MARYLAND
PUBLISHED WEEKLY
By Order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 12, 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 one successive weeks before the 3rd
day of March, 1965, the first publication
appearing on the 12th day of February
1965.

THE JEFFERSONIAN.

G. Frank Strickland
Manager.

Cost of Advertisement, \$.....

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

To: Ralph DeChiaro Enterprises, Inc.
113 Woodcourt Rd.
Towson, Md. 21204

PAID - Baltimore County, MD - Office of Finance

3-545 1164 • 20583 TIP- 7050

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.

65-233 R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3 RD
Posted for: Nicholas, from R-6 to RA
Petitioner: Ralph H. DeChiaro Enterprises, Inc.
Location of property: 113 Woodcourt Rd. & Sango Rd.
Location of Sign: 213 Smith Ave. 100' E. of Alameda Rd. (Footnote)
213 Alameda and Maryland Rd. (Footnote) 213 Sango Rd. dead
Remarks: 3 Signs
Posted by: J. DeChiaro
Date of return: Feb. 18 1965

GENERAL NOTES

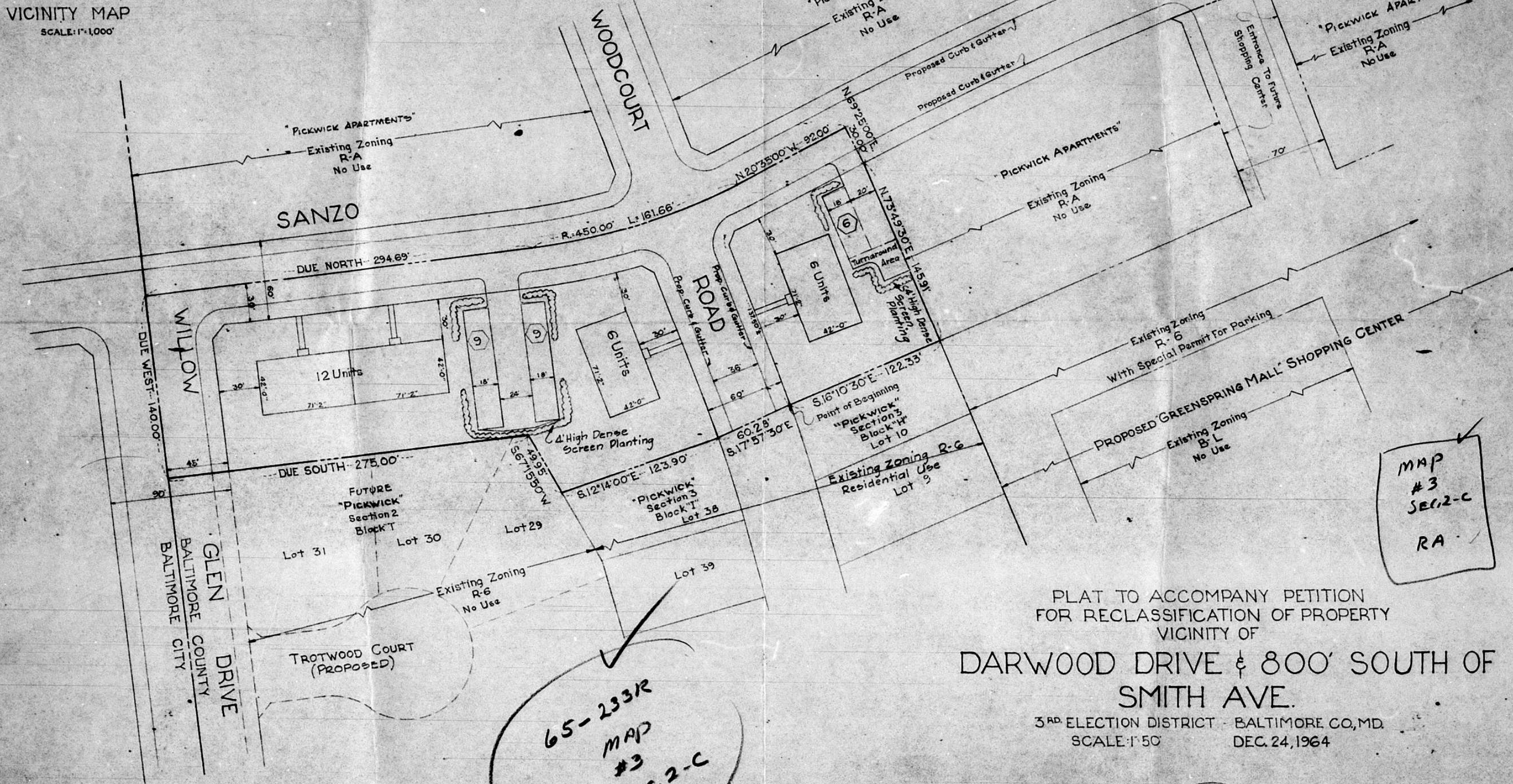
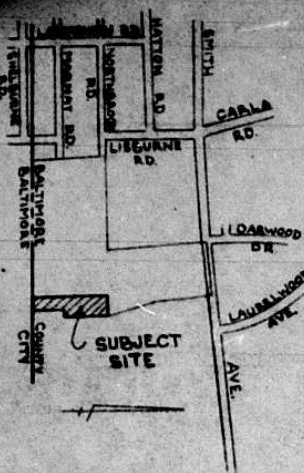
PRESENT ZONING OF TRACT
PRESENT USE OF TRACT
PROPOSED ZONING OF TRACT
PROPOSED USE OF TRACT

R-6
NONE
R-A
APARTMENTS

GROSS ACREAGE OF TRACT 2.0698 Ac.
GROSS RESIDENTIAL ACREAGE 2.0698 Ac.
NET RESIDENTIAL ACREAGE 1.3807 Ac.
TOTAL N^o OF APT. UNITS PERMITTED 24
TOTAL N^o OF APT. UNITS PROPOSED 24
GROSS RESIDENTIAL DENSITY 11.59
NET RESIDENTIAL DENSITY 17.38
TOTAL N^o PARKING SPACES REQUIRED 24
TOTAL N^o PARKING SPACES PROPOSED 24

VICINITY MAP

SCALE: 1"=1,000'



PLAT TO ACCOMPANY PETITION
FOR RECLASSIFICATION OF PROPERTY
VICINITY OF

DARWOOD DRIVE & 800' SOUTH OF
SMITH AVE.

3RD ELECTION DISTRICT - BALTIMORE CO., MD.
SCALE: 1"=50' DEC. 24, 1964

